

The Council of the City of Villa Rica met in a regular scheduled meeting on Tuesday, May 4, 2004 at Villa Rica City Hall. Those present were Mayor J Collins, Councilmembers Perry Amidon, Verland Best, and Danny Carter; City Manager Lamar Moody, City Clerk Jane Chastain and City Attorney David Mecklin. Jeane Williams and Woody Holland were absent with notification. Approximately 32 people were in attendance.

Mayor Collins called the meeting to order at 7:00 p.m. The invocation was by Councilmember Carter. All recited the pledge of allegiance.

The minutes from the April 6, 2004 meeting were approved as presented.

Mayor Collins announced that agenda item 5 would be presented at the June meeting.

Mayor Collins presented a Proclamation naming Wednesday, May 26, 2004 as Jane Boss Day, in honor of her many contributions as she retires from twenty-one years of teaching on that day. Best moved to accept, seconded by Carter. Motion carried 3/0.

Eric Lacefield, Community Development Manager, introduced Frederick Gardiner, the City's new Planning and Zoning Manager, who brings over ten years of experience in planning and zoning. Gardiner requested tabling RA-11-03, Conner Road Project, until the June meeting. Gardiner said the project will be re-advertised and reheard by the Planning & Zoning Commission on May 27. Carter moved to table until the June meeting, seconded by Best. Motion carried 3/0. Mecklin noted that this project would be heard at the June meeting, and not tabled again.

Gardiner presented RA-17-03, Annexation and Rezoning application, Liberty Road. Gardiner requested tabling until the June meeting at the applicant's request. Best moved to table, seconded by Carter. Motion carried 3/0.

Gardiner presented RA-18-03, Rezoning application for expansion of Berkley Park. Gardiner requested tabling until the June meeting. This application has not yet been before the Planning & Zoning Commission [due to lack of quorum for the April 29 meeting]. Amidon moved to table, seconded by Carter. Motion carried 3/0.

Moody informed the Council, concerning agenda item 11, street acceptance in Gold Creek and Chestnut Creek, that the roads had not yet been topped and were therefore not ready for acceptance. These streets would be re-considered at the June meeting.

Moody presented an overview of the City's status on water and sewer capacity. Currently there are 4485 residential units permitted to be built. In 2003, 805 Certificates of Occupancy [CO] were issued. So far this year 228 CO's have been issued. The City can produce 1.3 million gallons of water per day [gpd] for customer use and can purchase approximately 750,000gpd from Douglas and Carroll Counties. The City is working on a new contract with Douglas County for more. However, there is concern

that this year will be a drought year, which will pose further water availability problems. Using the 2003 sewer capacity numbers, the City would have the capacity for 704 new customers using the North Plant and 852 new customers through the West Plant. However, 2526 units have been approved which would use the North Plant and 1575 units which would use the West Plant. Moody said the upside is that residential growth promotes commercial growth and the City is currently experiencing that commercial growth. The City is working with various State and Local agencies to address the resource issues including locating funds for expansion. Moody introduced Jim Stanley with Keck & Wood, the City's engineers who are working on options for solutions to these issues. He addressed the Council on what is currently being done. He cautioned that the numbers don't reflect significant rain events which, if they occur, could create a bigger problem with sewer capacity. Stanley said his staff plans to work with the City to find workable solutions within the confines of available funds and government regulations.

Moody presented the review of contracts over \$5,000. These items totaled \$149,241.75 and had been already approved by Council individually or through the fiscal budget before any work began. Carter moved to accept these items, seconded by Amidon. Motion carried 3/0.

Moody presented a resolution to accept, as required by law, a balanced budget for the previous fiscal year of 2003-2004. Best moved to accept the balanced actual 2003-2004FY Budget as presented, seconded by Carter. Motion carried 3/0.

Moody presented the second reading of an ordinance to officially change the time of the Council meeting from 7:30pm to 7:00pm as approved by Council in February. Changes requested by Carter at the April meeting were incorporated as requested. Carter moved to accept the ordinance, seconded by Amidon. Motion carried 3/0.

Moody presented a request to re-open Lake Paradise for public fishing. The lake was drained a few years ago for repairs and was restocked with various species of fish once refilled. However, it has remained closed to the public. Moody introduced Jeff Reese, Parks and Recreation Director, who asked the Council to approve the re-opening of the lake with a fishing rodeo on June 19, 2004. Reese said much of the manpower for the event would be volunteered by two local bass clubs. Best moved to re-open the lake with the fishing rodeo, seconded by Carter. Motion carried 3/0.

Mecklin reported his findings requested at the last council meeting. He said the City's liability insurance does indeed cover members of appointed entities such as the Downtown Development Authority.

Moody presented information for the Council's review on a proposed Statewide outdoor watering ban, graduated system. Moody asked the Council to consider adopting this system if approved by the state.

Moody presented a proposal from Chattahoochee-Flint Regional Developmental Center [CFRDC] to assist the City in the development of a new Comprehensive Plan. CFRDC would work with information produced by PlanningWorks and anticipates completion of

the project by June of 2005. Moody introduced Henry Booker, Director of the CFRDC. Amidon asked if the work CFRDC will be doing would take into consideration the surrounding areas. Booker said yes. Moody said the project would cost the City \$55,000 for completion of the new Comprehensive Plan. Best moved to accept the proposal, seconded by Carter. Motion carried 3/0.

CITY UPDATE: Moody said that at this time there are no further updates than what he has already presented.

Mayor Collins opened the floor for public comment.

Mike Williamson, Mirror Lake, asked Mecklin how many times RA-11-03 has been tabled. He asked about new public notices on this. Mecklin said this particular project will be advertised as if it were a first-time rezoning.

Emirl Norili, Tyrone, GA, asked if the Council would grant a package store license. Mayor Collins told him the City does not currently allow packaged liquor sales. Mecklin said a referendum would have to be put before the voters and if anyone wanted to initiate such a project that person would have to check the law and follow the required steps. Best asked about Sunday sales of liquor-by-the-drink. Mecklin said the Council could decide that issue. Best asked if the Council could order a referendum. Mecklin said yes. Mayor Collins asked if that could occur on the July ballot. Mecklin said it would probably by November but he would look into it.

Kay Smith, 9636 Coastal Pointe Drive, asked about the tabled zoning items and why they are even being considered in light of what Moody presented about available resources. Mecklin said State and Federal law requires that the City must give due process to any property owner as to what that property owner wants to do with the property. However, the City is allowed to give consideration to available City resources and the best interest of the citizens as a whole.

Steve Carmichael, 3014 Catamaran Cove, asked why the City was not addressing education issues. Mayor Collins said the school boards, not the City, have control over that area. Moody said the location of a school is determined by the local board of education and the area around a school naturally grows in population. There being no further comments, Mayor Collins closed the floor to public comments.

With no further business, Amidon moved to adjourn, seconded by Carter. Motion carried 3/0. Meeting was adjourned at 8:00 p.m.

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J Allen Collins - Mayor

ATTEST:

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Lamar Moody – City Manager