

City Council of Peachtree City
Meeting Minutes
August 2, 2012
7:00 p.m.

The Mayor and City Council of the City of Peachtree City met in regular session on Thursday, August 2, 2012. Mayor Haddix called the meeting to order at 7:00 p.m. Other Council Members in attendance: George Dienhart, Vanessa Fleisch, Eric Imker, and Kim Learnard.

Announcements, Awards, Special Recognition

Mayor Haddix proclaimed September 3 – 7, 2012, as National Payroll Week in Peachtree City. Wilma Parker and Irena Mill from the Atlanta Chapter of the American Payroll Association accepted the proclamation. Police Chief H.C. "Skip" Clark and Corp. Chris Hyatt presented Chelsea Turner with a "Saved by the Belt" award. Turner was wearing her seatbelt when she was in an accident on March 9, which kept her from being thrown from her car. The commanders of American Legion Posts 50 and 105, Veterans of Foreign Wars Post 9949, and the Clyde Thomason Detachment of the Marine Corps League recognized Becky Kimble for her work with the local veterans groups during the City's Memorial Day observance and the Fourth of July festivities. George Martin of the Peachtree City Running Club gave the City \$6,000 to replace and maintain the drinking water fountain at City Hall Plaza.

Public Comment

Penny Hunter addressed Council concerning safety at the City's crosswalks, saying they needed to be clearly marked, identified, and protected. She continued that it was important to protect pedestrians, especially children, using the crosswalks. Hunter also asked Council to consider putting a restroom at the Battery Way park, noting it was a health hazard. Many people used the park, and the City should be a friendly community for people who used its parks.

Inge Guha-Biswas addressed Council concerning The Gathering Place, saying the money being spent on upgrading the Recreation Administration building for senior activities would be better spent upgrading the senior center. She asked Council to reconsider their decision. Guha-Biswas said she was delighted to see the appreciation given that night to a City employee and would like to see it given to other volunteers in the community.

Minutes

July 12, 2012, Workshop Minutes

July 12, 2012, Regular Meeting Minutes

Learnard moved to approve the July 12, 2012, workshop minutes and the July 12, 2012, regular meeting minutes as written. Fleisch seconded. Motion carried unanimously.

Consent Agenda

- 1. Consider Letter Notifying Safebuilt of Termination of Agreement for 2013**
- 2. Alcohol License – NEW – Walgreens, 100 S. Peachtree Parkway**
- 3. Consider Police Department Mutual Aid Agreements – Fairburn, Newnan, Senoia, Tyrone, Fayetteville, Fayette County, Coweta County**

Haddix pointed out that the termination of the Safebuilt agreement was not to get rid of Safebuilt, but to open up the process for a new Request for Proposal (RFP).

Learnard moved to approve Consent Agenda items 1, 2, and 3. Fleisch seconded. Motion carried unanimously.

Old Agenda Items

06-12-01 Discuss Request from Resident to Consider Selling a Portion of Platted Greenbelt

Learnard said it was time for a clean slate. Some of the information Council had been given had been incorrect and was later corrected. Learnard had met with both neighbors and looked at both lots. She asked for Council to be given all the information at this time.

Planning & Zoning Administrator David Rast gave a brief history of the situation. Ming Lu, the homeowner, had requested that Council consider selling him a portion of the greenbelt to allow him to make improvements to his home and yard. The Centennial subdivision had been platted in seven or eight phases, and the property, 706 Bostonian Place (Lot 144), was in Phase IB, which was recorded on July 23, 2002. One of the subdivision's stormwater detention ponds was located in the greenbelt area behind the property. In 2005, the developer asked the City to extend the length of Lot 143 (Lu's neighbor) from 90 feet to 100 feet; the builder was having issues placing the house with a deck on the tract without extending into the rear building setback. The request was reviewed and taken through the approval process, and the plat was recorded with the additional property. When the current situation came about, staff realized the plat for Lot 143 had been recorded in error. The 10-foot swath of land added to the neighbor's property extended into the greenbelt that had been deeded to the City earlier.

Rast said the building permit for Lot 144 was approved in August 2005, and the Certificate of Occupancy was issued in May 2006. He continued that Lu was not the original owner of the home, and wanted to make some improvements to the house and the yard. Rast said Lu was asking Council to consider selling him approximately 420 square feet of the greenbelt.

Lu thanked Council for reconsidering his request, noting that his reasons for asking for the additional property were the same as his neighbor's and that the timelines were also similar. He asked Council to approve his request. There was a steep drop-off in the backyard, making it unusable. He understood his neighbor's replatting had been approved in error.

Imker asked Rast if selling the property would change the size of the detention pond. Rast said it would not affect the capacity, adding that access to the detention pond for maintenance was in another location. Imker asked if the neighbor had paid anything when the amendment was made to his plat. Rast said he had not. Imker asked Lu if he was willing to pay for the additional 10 feet. Lu said he had been willing to, but he wanted to be treated fairly based on what had happened with his neighbor. Imker asked how many lots in the area were developed that were under 100 feet in length. Rast said only the only lots platted with less than 100 feet were Lot 143 and the common property line with 144. The average of the other lots was 120 feet or more. Imker recapped what had been said, noting Lu was asking for the same thing his neighbors had, and he did not see why Council could not approve selling Lu the greenbelt area. Imker said this appeared to be a unique situation, and he did not see approval as precedent-setting.

Dienhart noted Lu had said he would rather not pay for the extension, asking City Attorney Ted Meeker for his opinion and whether it could be done. Meeker said there was process under state law that had to be followed, and it usually involved getting a value for the property. Dienhart said that, if Council approved moving forward, he needed to know Lu would be willing to pay for the land.

Imker noted that the appraisal of the area might cost more than the land itself. Fleisch agreed. Imker asked Lu if he was willing to pay for the appraisal and the land, saying it would probably be hundreds of dollars rather than thousands. Rast said most of the lots were initially appraised at \$30,000 – \$35,000, and the sale could add 400 square feet to the lot. An appraisal had not been done, but that was his guess based on the initial information.

Fleisch said the developer had made a mistake by not squaring off the lots. However, Georgia was a "buyer beware" state, and Lu had had plenty of time to get a survey done and look at the house prior to purchasing it.

Imker said the developer should have replatted both lots at the same time, and it should have come before Council. Fleisch said, when builders had a lot that was less desirable, they usually built a "spec house" on it with all the bells and whistles to compensate for the lot, which had been the case with his lot. The original sale on Lu's lot closed before the sale of Lot 143, which was a custom-built house. The neighbors and the developer had realized the footprint for the custom home was too big for the lot, and that was when the developer asked the City to extend the lot.

Fleisch continued that Lu's home had all the bells and whistles to compensate for the odd lot. Most people would have passed on the house if they had not liked the backyard. She said approving the sale of greenbelt would be precedent-setting. She referred to a similar situation in Southern Shore, and Council had not agreed to sell that homeowner any land. She continued that many residents had bad backyards with steep drop-offs. It would be difficult to approve replatting a lot or selling greenbelt to one homeowner and then deny another one. Fleisch said she could not support selling greenbelt. Council could not make a bad decision for one person, and it was not a good idea for the City.

Haddix agreed with Fleisch, saying many people had come before Council wanting to put in swimming pools, basketball courts, or tennis courts. They all said their backyards were not big enough, asking for variances to encroach into the building setbacks. Anyone could ask for more land. It would set a precedent. Staff errors did not set precedent. The City had been to court in the past due to precedent set by Council. How Councils had voted on requests in the past set law. In the past, Council had required homeowners to restore greenbelt they had cleared and claimed as their yard.

Robert McQueston, Lu's neighbor at 708 Bostonian Trace (Lot 143), asked if Council would be considering approval of the sale that night. Meeker said it would not be to approve the sale, but to authorize staff to move forward with the process. There were certain state requirements that had to be met prior to bringing a sale to Council.

McQueston asked what the purpose of a greenbelt was. Rast said approximately 30% of the City was platted as greenbelt, and greenbelts provided natural buffers between subdivisions to protect green buffers and watersheds. Some of the areas were originally platted as greenbelt to give more protection and prevent other developers from encroaching. There had been issues of over-clearing within those areas platted as undisturbed buffers, which meant they were to be left untouched. McQueston asked what would happen if the greenbelt were removed from an area. Rast said the greenbelt was to protect the stormwater detention pond, which was the area that cleaned the water before it got to the wetlands area leading to Line Creek. The City was responsible for maintenance of detention ponds in subdivisions, and in some areas, the greenbelts were used for access to the ponds, although not in this greenbelt. Rast said Lu's plan included filling in the proposed area of sale to create a level play area for his children. Even with that, the pond would still maintain its capacity.

McQueston asked what criteria would be used to make a decision. Meeker said, from a legal standpoint, it was up to Council's discretion in unique situations. McQueston asked if it mattered whether the reason for the request would determine whether the request was granted. Meeker said the criteria were need-based, whether the property was serving a current purpose or there was a hardship.

McQueston said he did not feel the information presented was accurate. The memo said Lu's lot was the only one with a back line of 90 feet. Rast said Lots 143 and 144 were the only lots staff could find with a depth of 90 feet. McQueston said there was one side of Lu's yard that was 108 feet deep. He asked Rast why the lot on the opposite side of Lot 143 had not been extended since its depth was not 100 feet. Dienhart agreed, asking what would stop that property owner from also asking for an extension. Rast said the placement of the front of the homes in the area were mostly along the setback from the edge of pavement. The way the home on Lot 145 was angled gave room for the deck and a larger yard. He did not know what would preclude them from asking for the same thing. Haddix said that, if Council approved the sale of the greenbelt, Lu's yard would fall under all the normal ordinances. McQueston asked whether the purpose of buying the area would be part of the decision. Haddix said it could play a part in how it impacted each member's thinking. Haddix said he could not get past the precedent it would set.

McQueston said he had not seen any decks that extended along the entire back of a house. He was not sure about Lu's, but he could not see it from his yard. He thought Lu could rebuild his deck and square it off so he would not have to encroach into the greenbelt. McQueston said Lu also wanted a larger area for his children to play, but one of the good things about Centennial was the amount of greenspace and areas for children to play. He thanked Council for their consideration.

Imker asked whether Council was willing to get the property back that McQueston had acquired without due process. Dienhart said Council could not correct past errors. Fleisch said it would take forever to correct every past mistake. The error was made during construction. Platting was not an exact science. Fleisch said, based on the dates, the spec home had sold very quickly.

Imker did not think selling the greenbelt would be precedent-setting. The neighbor's property had been extended for the same reason. Council needed to accommodate the request. Haddix said any time Council voted to sell a piece of property it set a precedent. Imker said precedent was set when the greenbelt was given to the neighbor. Haddix disagreed, saying staff made an error and that was not precedent-setting.

Learnard asked what the legal precedent would be. Meeker said he was not aware of the City selling greenbelt in the past. A staff error was a bit different than a Council decision. Council did not have to sell property just because someone asked. It might not set a definitive precedent, but it would open a small door. Any time Council granted something new, there was always the possibility of setting a precedent.

Imker said it was the same way every time Council made a decision. Haddix said that was not an accurate statement. It was one thing when Council made a decision based on law, zoning, ordinances, and past precedents. When Council did something that set a new precedent, a new door opened.

Mary Giles told Council that the greenbelts and green areas were in the top five things that were important to the City. Once the City started selling it and setting different rules for different parts of the City, there would be a slippery slope for the City. The sale would be precedent-selling. She asked Council to retain the greenbelt it had.

Imker said seven of the nine properties that bordered the greenbelt went into the drainage easement or the greenbelt. They were talking about 400 square feet to allow Lu to improve his property and increase its value. He was struggling to find why that could not be

accommodated. Council denied requests all the time; he wanted to find a reason to help a citizen.

Fleisch said Council was helping the City by not going down the "slippery slope." The City had 34,000 residents and going down that road would be bad.

Fleisch asked Lu about his homeowners association (HOA) and whether they knew of his plans. Lu said he had checked with the HOA and was told by the HOA that they did not need to know about the issue. He had received an e-mail from the HOA manager. Haddix said the property would need to be replatted, or he would have two separate tracts. Lu read from his e-mail, which indicated he would not need HOA approval to acquire additional land. Haddix told Lu inclusion in the HOA membership was a standard deed restriction. The land in the greenbelt would have to be platted separately, outside the HOA, unless the HOA went through a legal process to include the property. Dienhart asked Lu if it mattered to him if he had two separate deeds. Lu said it did not.

Fleisch said she had checked when the certificate of occupancy (CO) was issued for Lu's residence and found the CO was issued on May 26, 2005, and the home had sold on June 16, 2005, adding Lu was not the original buyer. The builder's permit for his neighbor's house had been pulled on August 16, 2005. Fleisch said, presumably, the neighbor wanted a custom home with a larger footprint that would have encroached into the building setbacks. Lu said the builder should have had sufficient time to replat his lot if his neighbor's lot was done after his. Fleisch said a lot could be replatted if additional property was purchased, but the homeowner would have to purchase the property.

Lu said that was why he had approached Council, to buy the property. Lu read from an e-mail he received from Haddix, which said, "the bottom line issue here is that the prior plat changes were made before the greenbelt was dedicated to the City. At that time, it was still developer-owned property, not City property. No plat yet existed. The plat had not yet been finalized and become part of the zoning." Haddix pointed out that e-mail had been written prior to staff discovering the error, which changed that aspect, but not the key issue of setting precedent. Lu said he had a final plat, and his neighbor had a final plat that had been changed. Lu asked what the difference was. Haddix reiterated that staff made a mistake in approving the change in the neighbor's plat. They should not have changed the plat without a Council vote. Council had not voted on the issue. A precedent was set by Council vote. Staff errors did not have the elected authority by state law to set precedent. The error could be corrected, but it would be difficult, and it was another discussion that Haddix said Imker could bring the issue to Council if he wanted to.

Lu said his neighbor's house was very close to his. His concern was if his neighbor's home caught on fire, it could bring his home down. Lu said his neighbor had finished the basement without proper permits, and he did not know if the work complied with the City's code. Haddix told Lu he should bring those concerns to City staff so they could look into them. Dienhart said that was a separate matter.

Learnard said she would like for Lu to develop his backyard, but she could not get away from the idea that people were responsible for what they bought. Haddix said he meant no disrespect, but Council was charged to make the right decision for the City, and sometimes that was uncomfortable. This was one of those times.

Fleisch moved to deny selling a portion of the platted greenbelt at 706 Bostonian Trace in Centennial subdivision. Haddix seconded. Motion carried 4-0-1 (Imker).

New Agenda Items**08-12-01 Consider Amendment to Purchasing Ordinance**

Financial Services Director Paul Salvatore said the ordinance had not been updated since 1999. There had been a recent flurry of activity due to the Public Facilities Authority bond. Currently, sealed bids were required for any purchases over \$10,000, and three written quotes were required for items between \$5,000 and \$10,000. Staff would like to increase the limit from \$10,000 to \$25,000 on sealed bids and update the written quote requirement to \$25,000.

Imker said it would be good to amend the ordinance, but in a precautionary manner. He knew staff had checked with other municipalities to see what they did. Imker wanted to ensure the department heads still communicated with Purchasing to get all the potential bidders, and that they all received the requests for bids. Imker continued that Council needed to know the three required bids were received and documented so the reasons for the decision made were documented. There also needed to be documentation ensuring the bidders had the same information. To ensure the process had been implemented properly, Imker asked for an audit/review of the contracts that were let in six months. He wanted staff to take the responsibility, and he trusted, but wanted to verify.

Dienhart said he understood the reason for increasing the limit, but he felt the oversight was good now and saw no reason to change the ordinance.

Learnard asked what the reasons were for the ordinance change. Imker said it was paperwork.

Salvatore added that quoted items could also be turned around in a much shorter time. The average number of bids put out annually was usually 10 – 14. This year, 20 bids had been put out, which was probably an anomaly due to the Public Facilities Authority projects. Generally, it took approximately one week to put bids of this size out.

Salvatore went over the formal sealed bid requirements of other Class B cities, noting that Peachtree City was ranked at the bottom along with Valdosta and Rome with a limit of \$10,000. The remaining cities had limits of \$15,000, \$20,000, \$25,000, \$40,000, and \$100,000. No quotes were required for items under \$2,500 in Smyrna. Douglasville required three quotes on all purchases under the \$100,000 limit.

Learnard said the City had a staff of seasoned professionals, and if the amendment would help them do their jobs, then she supported it.

Dienhart asked what the City would save by increasing the limit. Salvatore said it would save staff and vendor time. Dienhart said there truly was not more freedom if the same process was used. Salvatore said it would expedite the process since staff would not have to wait for the sealed bids to come back. A director or chief would be required to get three written quotes, but the process would move smaller projects along more quickly. Dienhart said Council was charged with being a good steward of the taxpayers' money, and he did not feel he could support the increase.

Learnard said staff was spread very thin, and \$25,000 was reasonable. There would still be standardized procedures and practices.

Fleisch noted the reality was that projects were being delayed by the current process. She also wanted a review in six months to see how things were going, noting it would include items such as electrical panels. Council wanted to keep tabs on the projects as well.

Dienhart said the City had a good staff now, but they could not predict the future. In 10 years, someone could abuse the process, and Council should minimize the exposure.

Learnard moved to approve the amendment to the purchasing ordinance regarding sealed bids and written quotes. Fleisch seconded. Motion carried 4-1 (Dienhart).

08-12-02 Consider RFP for IT Support Services

Salvatore clarified that the Request for Proposal (RFP) was for the company that would maintain the infrastructure, noting there were two contracts on the agenda. He also pointed out that Council had approved the agreement for the technology infrastructure earlier. This project was for the managed services piece that would maintain the new infrastructure moving forward. Salvatore asked Council to approve the contract with Presidio for managed services for \$143,480 for the first year, and two one-year renewals at \$130,680 each, for a total of \$404,840. He also asked Council to approve a contract with Southern Technology Inc. for \$23,900 to assist in the transition to the new hardware and managed services environment. He noted that John Hulsey of Presidio and Horatio Cyrus of Southern Tech were in attendance and could answer any questions.

Learnard asked if the contract tied the City to three years. Salvatore said there was a 60-day out clause. Meeker said the contract went year to year. City Manager Jim Pennington added the staff wanted to make sure the City was not locked in.

Salvatore continued that Southern Tech's contract had been reviewed and approved by the City Attorney. They would oversee the VC3 hardware installation, ensuring it was done correctly before the City signed off. Southern Tech would assist in the transition between VC3 and Presidio. Salvatore said the agreement with Presidio would retain the two remaining Information Technology (IT) employees. Southern Tech would also ensure there was a clear understanding of what would be done by the in-house staff and what would be done by Presidio.

Imker asked if the Southern Tech contract would be for this fiscal year. Salvatore said it would.

Pennington clarified that Southern Technology would be used to ensure a smooth blend and would check VC3 and Presidio as they moved in. A new element had been added that day because VC3 was requiring a total sign-off by the City on everything they did. Pennington said Southern Tech would help with that.

Imker moved to award Presidio the managed information technology services contract for \$404,480 and to approve the Southern Technology contract in the amount of \$23,900 to assist with the transition. Meeker said the Presidio agreement had just been received that day, and he needed time to review and modify it, asking Imker to add the condition of a revised agreement. Imker added the condition to his motion. Learnard seconded. Motion carried unanimously.

There was a short break from 8:32 – 8:38 p.m.

08-12-03 Public Hearing – FY 2012-2013 Budget

Public Information Officer/City Clerk Betsy Tyler read the protocol for public hearings.

Salvatore pointed out there was a triple threat to future revenue streams – decreasing tax digest values, depletion/discontinuation of Special Purpose Local Option Sales Tax (SPLOST) funds for transportation infrastructure, and the loss of Local Option Sales Tax (LOST) revenue due to population shifts, with arbitration on LOST pending.

Salvatore continued that the assessed property values in the City had declined over 11% since 2009, with an equivalent market value decline of over \$540 million. The model had projected a 0% decline for FY 2013, but the actual decline reported was 5.13%, or a dollar value of property tax revenue of \$635,839.

Staff proposed a 0.372 "roll-up" of the Maintenance & Operation (M&O) millage rate to offset the tax revenue lost from the property digest value decline. The adoption of the rollback millage rate was not advertised as a tax increase because it was revenue neutral. The annual loss from not adopting the rollback millage rate would be ongoing (\$635,839 each year going forward). Last year's digest decline cost approximately \$200,000 a year.

Salvatore said the 2005 County SPLOST had generated approximately \$2 million per year for transportation infrastructure, and any remaining funds would be completely depleted by the end of FY 2013. The regional TSPLOST vote on July 31 had failed. Staff now proposed a General Obligation bond referendum for City voters in FY 2014 that would cover five years of paving needs.

Staff had predicted a significant decline in LOST for many years due to the projected population shifts. The model currently projected a decline in the City's share of 1.45%, or approximately \$300,000. The matter was now going to arbitration, and the actual loss might exceed the projected amount. Salvatore pointed out that any loss had an ongoing impact on the model.

The expense challenges included the continuing demand for upkeep and maintenance of City facilities and other infrastructure and the continuing need for technology upgrades for both hardware and software. A pay study had not been conducted in over 10 years. Salvatore said the future expense increases projected in the five-year financial model were nominal at 1.5%.

Staff continued to look at ways to reorganize and/or economize on service delivery methods. Salvatore said if revenues continued to suffer and there was no desire for millage rate increases, there would need to be further adjustments to the way services were delivered and/or the levels of services provided. Clear direction from the citizens and Council was needed on the outcomes expected from the City budget process going forward.

The proposed budget now included a 2% cost-of-living adjustment (COLA) for employees, totaling \$262,169. The improvements to Police operations included a new full-time evidence custodian and two new part-time court bailiffs to free up sworn officers to be available for patrol, one additional motorcycle patrol unit, new records management software, and improved surveillance and fingerprinting systems. City-wide technology infrastructure improvements included Phase II of the technology replacement project and an upgrade of the city-wide wireless and phone systems. The emphasis on facility maintenance and infrastructure included six new part-time maintenance technicians, ongoing facility improvement projects, and improved capital equipment for Public Works.

Salvatore looked at the FY 2013 uses of funds, noting that the \$28,948,190 budget included \$7,235,586 (25%) for Police, \$6,816,954 (23.6%) for Fire/EMS, \$3,608,284 (12.5%) for Public Works, \$902,310 (3.1%) for Buildings and Grounds, \$2,538,861 (8.8%) for Recreation and Special Events, \$1,000,041 (3.5%) for the Library, \$1,176,763 (4.1%) for Administrative Services, \$1,131,288 (3.9%) for Financial Services/IT, \$2,640,990 (9.1%) for Debt Service, \$624,737 (2.2%) for Non-Divisional and Transfers, \$219,849 (0.8%) for Planning and Zoning, \$348,524 (1.2%) for Stormwater (City bill), \$318,848 (1.1%) for Building Inspection, and \$385,156 (1.3%) for Executive Services. The City taxes on a property valued at \$243,000 would be \$656.62.

Salvatore looked at the five-year financial projections, which included 0.2 mill increases in 2014, 2015, and 2016, adding that staff would continue to look for ways to reduce the fund balance and do away with the future millage increases.

Haddix opened the public hearing.

Joe Bowler referred to the proposed 2% COLA, saying he had just retired from Clayton State University, and he had not had a raise in four to five years. He suggested the alternative of a one-time bonus to minimize the cost to the City, as the payroll was around \$15 million. He added that 2% of that was approximately \$300,000.

Kim Westwood suggested adding a new stream of income, referring to agenda item 06-12-01, the request from a citizen to purchase a portion of a platted greenbelt. She said that land was of value to that one person, and the City should let them pay for the right of using it.

The public hearing closed.

Imker asked what the schedule would be to finalize the budget. Salvatore said Council usually gave some final instructions based on the public hearing. The millage rate would be set at the special called meeting on August 9. Normally, staff came to Council with the budget resolution at this time, but Salvatore recommended another workshop be held to discuss what Council wanted in the final budget. Policy decisions were needed regarding service levels. Staff had set the service level at what was perceived the citizens wanted.

Haddix asked when the information was needed to get the budget resolution ready for Council consideration. Salvatore said a workshop could be held in conjunction with the millage rate meeting on August 9, or another workshop to hash everything out. Haddix asked if that would work with the legal requirements for posting the meeting. Salvatore said the millage rate hearing had to be advertised two weeks prior to the meeting. Council could go ahead and approve the millage rate on August 9, and they could continue to work on the budget. If the numbers on the revenue side were a given, then they could work on the expense side. Haddix asked if there was any objection to having a workshop on August 9.

Imker said he wanted to meet with each director and chief prior to the workshop. The goal for the was to provide the County with the millage rate on time, but the City's requirement for budget approval was September 30, which meant it needed to be complete by the second meeting in September. Imker asked if there were any more required budget hearings that had to be held. Salvatore said no. Imker said now it was up to Council to develop the budget and approve it by September 30. He asked the directors and chiefs to consider more reductions in their department budgets. He said every dollar not spent would help reduce or eliminate future millage rate increase projections. He wanted to discuss cuts with the directors that would not impact services too much.

Haddix said he did not see many more cuts to be made, and that the department heads had said all they were going to say. Dienhart said he supported Imker asking more questions, adding he had questions he also wanted to ask. Imker said there were items he had not noticed earlier that he wanted to point out one more time. Some of the items in the budget were guesses. He suggested August 21 for the workshop.

Fleisch asked for an update on the LOST negotiations. Meeker said they had gone to mediation last month, and it had not lasted very long. The 60-day mediation period would end the next day or Monday, meaning the municipalities had 30 days to file the arbitration. He did not know

when a court decision would be made. Fleisch said that was part of the issue this year, as well as the vote on the regional TSPLOST, which had been turned down by the voters on July 31.

Imker said the proposed FY 2014 referendum had been added by staff depending on the TSPLOST vote. The citizens did not want it, but the City still had maintenance needs for roads and paths. There would be a new County Commission in 2013 that would have to decide on funding for its roads. He suspected the County might consider a proposal for the citizens to vote on. The City should see what the County was going to do before beginning work on the referendum process.

Pennington said his budget message had clearly indicated staff had tried to take the needs of all of the Council Members and blend them with the operational expectations of the community. There could and would be changes. Once the budget was adopted, it was staff's responsibility to administer it. The 2% COLA was very important. The City's major asset was its employees. They were assets, not liabilities. He said Salvatore would need a week to get the budget resolution together after Council provided their final budget input. The time frame for the budget was now between the middle of August to the middle of September.

Council consensus was to hold a budget workshop on Tuesday, August 21, at 6:30 p.m.

No vote was required.

08-12-04 — Consider Bid for Roofs — Various Buildings

This item is on the August 16 agenda and was left on this agenda in error.

08-12-05 Consider Bid – Façade Recoating/Restoration

City Engineer Dave Borkowski addressed Council, recommending that the bid be awarded to Holbrook Waterproofing Company of Georgia for an amount not to exceed \$165,000 to restore/recoat the exterior walls of the Library, Leach Fire Station 81, and Neely Fire Station 82, as well as some other maintenance work.

The bid process had requested base bids for the exterior walls and alternate bids to include painting the existing metal structure for the covered walkway around the Library and other projects at the fire stations. Two bids were submitted, ranging from \$173,000 to \$222,000. Staff recommended Council only approve the base bid work, with additional items 1, 3, 5, 6, 7, 8, and 10. Additional items 9 and 11 would be completed by the Fire Department as self-help projects, which resulted in a reduction in the bid cost of approximately \$8,000.

Borkowski continued that the new total cost was \$155,293, with the rest of the recommended \$165,000 funding set aside as contingency for the project. The budgeted amount had been \$191,000. Staff requested the funds come from the Facilities Authority bond.

Learnard moved to approve the bid from Holbrook Waterproofing Company of Georgia for an amount not to exceed \$165,000. Fleisch seconded. Motion carried unanimously.

Pennington thanked the Fire Department for the work they would be doing, noting several departments had been working together on projects recently.

08-12-06 Consider Ordinance Amendment – Parking on Stevens Entry, Prime Point, and Petrol Point

Chief Clark said revisions were needed regarding parking around McIntosh High School. Sometime in 2000, the school had created 160 – 180 parking spots for golf carts. In 2008 – 2009,

staff worked with the Board of Education to reconfigure the parking lot, and 200 parking spots were available. Clark showed photos of Prime Point and Stevens Entry, pointing out it was difficult to get around to the businesses in the area because of the cars and golf carts parking on the streets around the school. The businesses were affected because it was difficult for drivers to see when leaving the businesses due to the parking along the curb. The school had created additional golf cart parking near the football field for this year, possibly for another 200 carts. The school had also changed the permit parking from assigned spaces to first-come, first-served. Freshmen and sophomores would also be able to get a parking permit mid-year. With the changes made by the school, the carts and cars should be able to park on the school grounds. All the businesses had been contacted, and they were either in complete support or they were not against the idea of eliminating parking on the roadways, with the exception of one business that would be addressed later.

Borkowski said staff had looked at the curb cuts on the three roads and evaluated the sight distance, finding the majority of the roads needed to be open due to the number of curb cuts. Street parking worked in only a few places around 300 Prime Point. There was still a desire for street parking at Ashley Glen, the assisted living facility. Borkowski said there was an area of approximately 94 feet where on-street parking would work for the facility if one entrance were designated as "in" only. Staff recommended making no parking at any time on all three streets, but parking could be accommodated in some areas if there was an overwhelming desire.

Fleisch asked if the vehicles parked in the street had been counted. Sergeant Brad Williams said Mike Satterfield of the Board of Education had counted anywhere from 200 to 215.

Clark said that, from the school's perspective, it was better to have the vehicles on campus where they were easier to regulate than having students enter through the back gate near the football field where there was no sidewalk. There had been occasional break-ins in the street parking area. Ashley Glen had said they were willing to make the changes to their facility at their own expense. Mimi's Restaurant had also had an issue with traffic in and out, but the restaurant had relocated and the parking should be fine for the expanded doctor's office that remained.

Public Information Officer/City Clerk Betsy Tyler said language could be added to the proposed ordinance for Ashley Glen. Learnard said she wanted to move ahead with the ordinance with the understanding staff would continue to work with Ashley Glen. Clark said staff would continue to work with them. Haddix asked if it would be better to blend Ashley Glen into the motion. Clark said they had indicated they were going to make the modifications, but staff wanted to make sure they would be able to have the on-street parking issue resolved before the start of school. Meeker suggested leaving any language out for Ashley Glen if it was not ready, noting there were things that had to be done by Ashley Glen. The ordinance could be amended later.

Learnard moved to adopt the attached ordinance to prohibit parking on both sides of Prime Point, Stevens Entry north of SR 54, and Petrol Point north of SR 54. Fleisch seconded. Motion carried unanimously.

Council/Staff Topics

Hot Topics

Pennington referred to Ryan Chapman, the Boy Scout who addressed Council at the July 12 meeting, saying Chapman had been contacted twice since the meeting regarding his online complaint about the poor condition of the golf cart path in his neighborhood. Pennington said

the path was scheduled for paving in the next day or two. The communication problem had been resolved.

Pennington reported that work on the easement from Camden Apartments for the golf cart path had slipped through the cracks due to workload, but it was now moving forward.

Pennington said the communications between McIntosh High School Principal Lisa Fine and the Police Department were going very well.

The site plan for the RaceTrac gas station on SR 54 West was under review. The Planning Commission had asked RaceTrac for a start date. Staff hoped to have a construction schedule by the next meeting. The plans were available on the City website.

Initial discussions had been held on the Southern Pines Plantation annexation request, but no other documents had been submitted. There were issues that had to be worked through regarding the sewer and golf cart connections with Southern Pines, the Somerby development, and Meade Field. Staff hoped to have a workshop on the issue in the near future.

Pennington said Fayette County Development Authority President/CEO Matt Forshee would report to Council on the partnership/employee at the August 16 meeting.

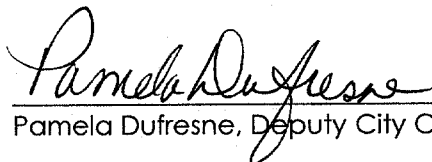
Pennington referred to an e-mail regarding the June lacrosse tournament. It was a very detailed issue, and staff was putting everything in writing. Cost and revenue projections had been done to see the effect the tournament had on the City, and it had been positive.

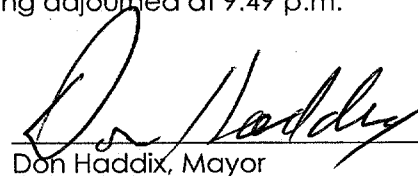
Five projects would be getting ready for construction over the next few months. Staff was looking at potential impact fees. There would be more on the horizon.

North Peachtree Parkway paving would be done toward the end of the summer. Wisdom Road had been completed, and Kelly Drive had been permafised. Stormwater work was going on in several neighborhoods.

Salvatore gave an update on VC3's implementation of the new computer equipment, which had been ordered. The virtualization infrastructure was the real meat of the work, with three large servers. Work would then start on migrating the information from the current servers to the new ones. Test groups would be set up to ensure everything worked as it should. Most of the equipment should be in and the first group moved over to the thin clients by the end of August. The Phase 1 activities should wrap up around the middle of September, which was when the City would sign off on the work and Presidio would take over the management and working with City staff on maintenance. The Phase 2 funds would be available October 1.

There being no further business to discuss, Learnard moved to adjourn the meeting. Fleisch seconded. Motion carried unanimously. The meeting adjourned at 9:49 p.m.


Pamela Dufresne, Deputy City Clerk


Don Haddix, Mayor