City Council of Peachtree City
Minutes of Meeting
August 2, 2007
7:00 p.m.

The City Council of Peachtree City met Thursday, August 2, 2007, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:03 p.m. Other Council Members present: Steve Boone, Stuart Kourajian, and Cyndi Plunkett.

Announcements, Awards, Special Recognitions
Mayor Logsdon read a proclamation of appreciation for Danen Clarke, who lost his life, Brett Boot, and Brock Gardner, who received the Boy Scouts of America's Honor Medal with Crossed Palms for their efforts to save a friend. The proclamation was accepted by their parents. The parents presented the City with a copy of the Congressional Record from the day the young men's names were read for receiving the honor. Mayor Logsdon, Captain Stan Pye, and Major Mike Dupree recognized the graduates of the Citizens Police Academy.

Election and Oath of Office for Mayor Pro-tem
Boone nominated Kourajian for the office of mayor pro-tem. Logsdon seconded the nomination. The motion carried unanimously. Logsdon administered the oath of office.

Public Comment
There was no public comment.

Minutes
Kourajian moved to approve the June 14, 2007, budget workshop minutes; the July 12, 2007, workshop minutes; and the July 19, 2007, regular meeting minutes as written. Boone seconded. The motion carried unanimously.

Monthly Reports
Logsdon asked if Peachtree City 101 was on the calendar. Acting Administrative Services Director/City Clerk Betsy Tyler said the first class would be held on September 25, and was included on the calendar. Logsdon explained that Peachtree City 101 was a leadership program about the City's government. The program would have five sessions.

Consent Agenda
1. **Alcohol License – Change in License Representative – Pizza Hut**
2. **Alcohol License – Change in License Representative – Moe's Southwest Grill**
3. **Alcohol License – Change in License Representative – Kroger #422**
4. **Consider Budget Adjustment**

Boone moved to approve Consent Agenda items 1-4. Kourajian seconded. The motion carried unanimously.

Old Agenda Items
07-07-08 Public Hearing – Increase in Mayor and Council Salaries
Logsdon noted that this agenda item was primarily for public comment. There would not be a vote at this meeting.

Plunkett said she had received some e-mails with questions, including one from Lynda Wojcik, who asked if police officers had the same cost of living increase, whether their salaries would have kept up. Plunkett said she asked Finance Director Paul Salvatore, who reported that the beginning salary for a police officer in 1985 had been $13,314. Salvatore had applied the CPI inflation index factor and determined that the 1985 figure in 2006 dollars would be $24,912. Plunkett continued that an uncertified police officer hired today was paid an average of $30,942.

Plunkett said that another resident asked why the Council needed a pay increase for three one-hour meetings a month. She had asked the executive assistant to find the total number of hours for Council meetings held between June 15 and July 15, which included the budget workshops. The total for public meetings was 28.75 hours. During that time period, Plunkett also received and responded to 175 e-mails and a number of phone calls, for which she had not kept records. She continued that there were also five days of training out of the City. According to the Georgia Municipal Association (GMA), the average salary for council members in the state (cities of all sizes) was $12,363.68 for council members and $19,203.37 for mayors.

Tom O'Toole, Juan Matute, Richard Spain, and Dan Skelly spoke during the public hearing. Their comments included:

- The comments generally favored a salary increase.
- It was a matter of public service. Perhaps there were employee benefits, such as retirement plans or insurance, that could be extended to Council rather than a straight salary increase.
- It was obvious that serving on Council took a lot of time, but there needed to be a good explanation to the residents and employees regarding compensation in other cities.
- There was concern as to what hope an increase in Council's salary offered to public safety employees.
- The Mayor and Council and public safety salaries should be at the top of the mark.
- The increase should not be extended out to 2012, but should have a two-tiered phase-in.
- There were questions on whether public comment would be accepted at other meetings.

There was also discussion on the required procedure for the pay increase. City Attorney Ted Meeker went over the timeline and the required legal notice publication. The vote would be taken at the August 16 Council meeting following a second public hearing.

Kourajian said an increase would not affect him, except in the taxes he paid. He had looked over Plunkett's research. He supported an increase, but not immediately. He would like to see a certain percentage increase in the 2010 budget, with the remainder in the 2012 budget. It should be voted in for the next Council, not anyone currently serving. It would not be much of a hit as far as the budget, but would still be a 100% increase.

Logsdon said he was not prepared to take a position yet. He continued that state law looked at the matter exhaustively, including the time period during which it could be done, which took out a lot of concerns.

New Agenda Items

07-07-01 Adopt FY 2008 Budget Resolution

Salvatore said there had been several workshops, and the required public hearings had been held. It was time to adopt the budget resolution. The supporting documents for the resolution were the same as presented at the public hearings. There had been no changes as a result of the public hearings.

Kourajian moved to adopt the FY 2008 budget resolution and confirm the supporting budget summaries. Plunkett seconded.

Boone said he wanted to make it perfectly clear that the City was not increasing the millage rate. The budget was very aggressive with public safety and had included new public safety personnel, full-time and part-time, and increased pay for beginning police officers through the rank of corporal, which cost money. The Police Department was currently short seven officers. The increase in starting pay would, hopefully, stabilize attrition. Also, an additional person would be added to the Finance Department due to new audit requirements. He challenged Salvatore and City Manager Bernard McMullen to monitor the budget closely and keep it in line with what was programmed. Boone said staff had done a fine job in developing the budget, especially with the input and guidance from Council.

The motion carried unanimously.

08-07-02 Presentation from Peninsula Subdivision Homeowners Concerning Traffic and Golf Cart Paths

Anthony DiNota spoke on behalf of many residents in the Peninsula and Stoneybrook subdivisions, and other subdivisions along Peachtree Parkway North, regarding Safe Travel on Peachtree Parkway (STOPP) for automobiles and golf carts. (A copy of his PowerPoint presentation is included in the official meeting file.) He said the objective was to restore the quality of life that was desired by moving to the City, by ensuring safe driving, walking, and cart path availability for our children. The goals and objectives included improving vehicle flow entering and exiting the Peninsula/Stoneybrook subdivisions, improving cart crossings and cart access for homeowners, reducing vehicle speed on the Parkway, and presenting problems and solutions. He said there should be a comprehensive look at the northern portion of the Parkway from SR 54 to SR 74.

DiNota continued there was a high volume of vehicles using the Parkway, and speed was a serious concern. The topography led to the increased speed. It was a cut through to avoid the SR 74/SR 54 intersection. The increase in traffic was getting critical with the expansion of the Kedron Village commercial area. The cart crossings were not keeping up with current traffic and were a significant safety risk. Law enforcement was an effective tactical solution when the Police Department was able to patrol the area. The subdivision residents could not exit their subdivisions safely based on the traffic flow and speed.

DiNota looked at the conditions that led to the current situation, including the fact that the north end of the Parkway was designed for a much smaller population, commercial development, the original assumptions were no longer valid, the population around the City's perimeter had grown, more than 10,000 golf carts used the paths, and 15-year olds did not make the best choices. Safety must be designed into the process.

The recommendations for vehicle traffic included a four-way stop, which would have the lowest financial impact, but resulted in the highest traffic queuing; a traffic light, which was expensive, yet highly effective, but deteriorated the residential feel of the area; and roundabouts, which were reasonably priced, maintained the natural look, reduced queuing, and fit in the existing space. DiNota added that roundabouts also did not slow EMS vehicles when well designed and could provide an effective, attractive and high quality solution by adding textured pavement, split medians, and landscaping.

DiNota suggested that the next steps include adding the Peninsula/Stoneybrook vehicle issue to the traffic study group analyzing problems on the Parkway; investigating permit/approvals for an additional path bridge at Lake Kedron (wooden, at an estimated cost of $91,000); budgeting resources for new cart paths along both sides of the Parkway to eliminate the need for most of the crossings; exploring federal/state financial grants, including the Georgia Safe Routes to Schools ($100,000 to $500,000); agreement on the issues; and developing a timeline for corrective action. DiNota said the Safe Routes to Schools program was designed to get kids out of cars and targeted areas within two miles of a school. DiNota added that they wanted to be part of the discussion and understood any solution would be long-term.

Logsdon told DiNota that the issues were real, and he realized the residents were not "crying wolf." He had also suggested building a bridge for carts on the east side of the road. Staff needed to get involved to see what could be accomplished.

Plunkett asked if the City had the necessary right-of-way to four-lane the road. McMullen said the City had the right-of-way. Plunkett said the City then had the right-of-way needed to put in a path on the east side. She asked the cost. McMullen said it was approximately $75 per linear foot. Kourajian asked that staff come back with an accurate answer.

Boone asked if the same permitting required for the other current projects would be required to build another bridge over the lake. City Engineer Dave Borkowski there would be several issues involving a bridge, including buffer and wetlands permits. He added that City standards required a steel bridge as opposed to a wooden one, and the cost estimate would be more in the $300,000 range. He said he would meet with the homeowners, so both parties would be educated on what was needed.

Logsdon directed staff to get with the homeowners and come up with some options. Plunkett asked McMullen if he had a timeline. McMullen said they could get the initial report to Council in two months. Council asked for the report at the first meeting in October.

08-07-03 Discussion on Establishing a Franchise Agreement for Trash Service
Tyler noted that Council last looked at the possibility in January 2006. The issue had been hotly discussed, and Council did not pursue a franchise. At that time, the Preferred Provider had cancelled the agreement with the City because of the limit on price increases. With a franchise, the trucks on the roads would belong to one company. The wear and tear on the City's road would decrease, as would the cost of the road repairs. Staff was asked to look into the issue again due to changes in the services offered by some of the local providers.

Tyler went over the results of the citizen survey (a copy of the PowerPoint presentation is included in the official meeting file), which was advertised in newspapers, on the web site, and through the e-mail subscriber list. The survey was also available online, and hard copies were available to anyone who came to City Hall. A total of 82 surveys were submitted.

Tyler continued that the questions on the survey included whether or not the City should look at contracting with a single company for lower fees and increased services. The answers were Yes, 62.20%; No, 31.71%, and Don't Know, 6.10%. The survey also asked which current provider was used and the satisfaction level. Forty-two Allied Waste customers responded to the survey, 70% of them favored a single contract, and approximately 50% rated Allied Waste's service fair or poor.

Tyler added that many Allied Waste customers called City Hall with complaints, and their neighbors also called when Allied Waste was late for a pickup. Allsouth Robertson customers sent 17 responses, 53% of those favored a single contract, and all rated the service as excellent or good. CLM had 12 customers respond, 50% favoring a single contract, and all rating the service as excellent or good. Three Peach State customers responded, 67% favoring a single contract, and all rating the service as excellent or good. Peach State served a limited area.

Tyler continued that the survey also compared the possible change in services if the costs decreased. Approximately 68% desired weekly service, and approximately 85% had weekly service. Approximately 5% desired weekly service with two cans and currently had weekly with two cans. Approximately 5% had twice weekly service, and approximately 23% desired it. Currently, approximately 2% had back door service and 4% desired it. Thirteen percent currently recycled, and nearly 37% desired it. Approximately 5% had yard debris pickup, and 39% desired it. Currently, approximately 6% had bulky items picked up, and 28% desired the service.

The current rates and services offered included Allied Waste, $45.60 per quarter for weekly pickup, $24 for yard debris, and they were not accepting new recycling customers. Tyler added that, since she had collected the information, Allied Waste had stopped picking up yard debris. Allsouth Robertson services were $42.63 quarterly for weekly pickup and $60.63 quarterly for twice weekly. CLM services were $36.00 quarterly for weekly service, free recycling, and $4 per bag for yard debris. Peach State had a limited service area and charged $46.50 and $49.50 quarterly for weekly pickup.

Tyler said that staff would move forward if directed by Council.

Plunkett noted that she had received an e-mail from a Bob Adams community resident with private streets that already had an agreement in place for the subdivision. She asked how those situations would be addressed by a franchise. Tyler said those issues could be addressed in the Request for Proposal (RFP). She did not have an answer, but there were other neighborhoods with private streets that expressed similar concerns.

Kourajian said he believed strongly in the capital market system, but prices kept going up. There were also a lot of trucks leaking fluids and losing trash going in and out of the neighborhoods. He was interested in getting more information to see if a franchise would make sense.

Logsdon asked what the next step was. McMullen said staff would prepare the bid documents for Council's review. The documents would include how private streets, existing contracts, and other issues would be addressed, as well as liquidated damages for poor performance. There would also be information on the criteria used in making the decision to award the bid. McMullen said staff would not recommend any bid that was significantly higher than what people were already paying. Logsdon said a franchise had to be a good deal for the citizens and the City. McMullen said that Council could always deny the franchise.

Boone asked how long a franchise contract would be. Meeker said the standard agreement was year-to-year with an automatic renewal. Tyler noted that the preferred provider agreements automatically renewed for a total of three years as long as the City was satisfied. Logsdon said this would be a sole source contract.

Plunkett asked if a citizen would be able to opt out or did 100% of the residents have to use the service. McMullen said everyone would have to be with the provider. If residents wanted to opt out, then the City would be in the same situation as today. Kourajian noted some residents might want to take their own trash to the County landfill. Plunkett said people needed to know they could not opt out under the criteria that would be set up. McMullen agreed with Kourajian that people would have the option to take their own trash to Fayette County. Plunkett said she would only consider a franchise that showed a significant savings. Kourajian said that was important, but Council also had to consider the traffic and safety issues. With one provider, the City would know which company was dripping hydraulic fluid. McMullen said another big problem was trash on the highways. A lot of it came from the garbage trucks, and a franchise would help in that situation since there would be only one company providing the service.

Logsdon said staff should proceed with the bid certification information and bring it back to Council.

Dan Skelly asked for the rates to be shown again. He asked for clarification on whether the costs were monthly or quarterly. Tyler noted that the rates were quarterly, and she had gotten the rates a few weeks prior to the meeting. A resident said that AllSouth now charged $90 for twice weekly service. Kourajian asked how many residents had twice a week pickup. A representative from AllSouth said they had very few. Tyler noted that less than 5% of those who responded to the survey had twice weekly service.

08-07-04 Consider Ordinance Amendment – County Board of Health Rules
Tyler noted that the ordinance assigned certain powers to the Fayette County Board of Health for enforcement, and the City had received a request asking for ordinance amendments that removed a section addressing nursing homes, which was now handled by the state, and added a section on septic systems.

Kourajian moved to adopt the ordinance amendments regarding the rules and regulations of the County Board of Health. Boone seconded. The motion carried unanimously.

08-07-05 Consider Approval of Land Lease Agreement with Fayette County
Kourajian asked Meeker if the agreement was acceptable to him. Meeker said it was. The agreement renewed the lease of land adjacent to the Fayette County Animal Shelter for five years to allow for removal of the septic drain field.

Kourajian moved to approve the renewal of the intergovernmental agreement for the Animal Shelter land lease and authorize the Mayor to sign it. Boone seconded. The motion carried unanimously.

08-07-06 Consider Agreement with Fayette County for 2007 Election
Boone moved to approve the agreement with Fayette County for the 2007 election and authorize the Mayor to sign. Kourajian seconded.

Kourajian asked if the cost was always $50,000. McMullen said the budget line was for the election and the run-off. Kourajian asked what the cost would be if it was just for an election with no run-off. McMullen said the cost would be approximately half. Kourajian asked how much it would be the City elections were held during the General election. Plunkett asked if it cost the City more to have the Presidential election. Tyler noted the County ran those elections. She added that state law required municipal elections be held in odd-numbered years.

Plunkett asked if the amount was reasonable. Tyler said there was not a significant increase compared to the cost when the City conducted the municipal elections. The cost included access to the required voting equipment, and the County had the annual experience. The City was paying the hard costs of an election.
The motion carried unanimously.

Council/Staff Topics
McMullen noted that the final public hearing and adoption of the millage rate was scheduled on Monday, August 6, at 7:30 a.m. Applications for the vacant Council seat would be taken from August 6-10.

Plunkett asked if there was any progress on the CSX cart bridge on SR 54. Borkowski said the right-of-way plans had been submitted to the DOT. Comments on the construction plans had been returned, so the City was able to proceed with the right-of-way plans. It was moving forward, but the delays were a good example of what often happened with grant projects.

Boone asked for an update on Huddleston Pond. Borkowski said the process was rounding the corner. The City had received the green light on the Corps of Engineers' permit and was waiting on the permit. A legal notice for the wetlands variance for the 25-foot buffer requirement would have to run for 30 days. The construction bids were due August 28, and the bid award should be on the September 6 agenda. During the time the legal notice ran, the City would be getting comments that would have to be addressed to the satisfaction of the Environmental Protection Division. All comments should be in by September 21, and staff would have one week to answer them. They hoped to receive the variance from the EPD on October 12. The target to start construction was October. It would be a three-month project, and the dirt-moving needed to be done before January when the wet season started.

Kourajian moved to convene in executive session for threatened or pending litigation and personnel. Boone seconded. The motion carried unanimously.

Kourajian moved to reconvene in regular session. Plunkett seconded. The motion carried unanimously.

There being no further business to discuss, Logsdon moved to adjourn. Kourajian seconded. The motion carried unanimously. The meeting adjourned at 9:22 p.m.

Betsy Tyler, Acting City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary