

City of Peachtree City
Minutes of Meeting
August 1, 2002
7:00 p.m.

The City Council of Peachtree City met Thursday, August 1, 2002, 7:00 p.m., in the City Hall Council Chambers. Council Members attending were: Mayor Steve Brown, Annie McMenamin, Dan Tennant, and Murray Weed. Steve Rapson was out of town.

Announcements, Awards, Special Recognition

Mayor Brown noted that a reception had been held earlier for Developmental Services Director Jim Williams, who was leaving the City to become the City Manager/Planner in Fairburn.

City Manager Jim Basinger read a note from Council Member Rapson regarding his absence from the meeting. Rapson explained he was on a Boy Scout backpacking trip with his son in New Mexico. The trip had been planned for two years.

Approval of Minutes

Weed moved to approve the minutes of the July 15, 2002, budget workshop with corrections. McMenamin seconded. The motion carried unanimously.

Weed moved to approve the minutes of the July 18, 2002, regular meeting with corrections. Tennant seconded. The motion carried unanimously.

Brown announced another budget workshop was scheduled Monday, August 12, 6 p.m., at the Library. The Georgia Municipal Association training session was scheduled August 23-24 at the Wyndham Peachtree Conference Center. Special called meetings on the millage rate were scheduled on Thursday, September 5, at 7:30 a.m. and 6:30 p.m. The City was planning a commemorative event on September 11. Details would be announced as available.

Consent Agenda

There were no items on the Consent Agenda.

Old Agenda Items

**07-02-CA2 Consider Annual Contract for Geotechnical and Materials
Testing Services**

Brown noted that this had been held up due to some concerns from Council Member Rapson. Basinger said Rapson's concerns had been answered and that there was an e-mail from Rapson in the Council meeting books addressing the matter. Weed stated his only concern was something that was not in the current contract. City Engineer Troy Besseche had recommended the City enter a 12-month agreement, which was renewable annually for up to three years. Weed said he had no problem with that, but he would like to see a multi-year provision added to the contract.

Lindsey said that a multi-year clause could be added without a problem. He continued that Council could approve the contract in form and the clause would be added.

Tennant said he would like to hear from Besseche each year before Council voted on whether to renew the contract or not. Lindsey said the agreement would be automatically renewed unless Council decided they did not want to renew the agreement. Council did not have to take action to renew it, but if there was a contract like that then there should be some saving language in the agreement. Tennant said he would like for Besseche to give a status report each year and that Council could choose a date that would give staff enough time to put the contract out for bid should Council decide not to renew the contract. Lindsey said that would be easier than having to go through contract negotiations each year. He suggested the end of May or first of June to provide ample time to do what was necessary if the contract was not renewed.

Weed moved to approve the contract contingent upon additional language being added that reflected OCGA 36-60-13(a)(2) and any other relevant revision of that code of state law. Brown seconded.

Tennant asked why Exhibit "A" was crossed out in the contract. Besseche explained that they had started with typical contract used for construction and Exhibit "A" addressed bid bonds. He continued that a bid bond was not appropriate in this type of contract, so it was crossed out. Weed said the standard rule was that if a portion of a contract was crossed out, then it was not intended to be included in the agreement. Lindsey agreed.

The motion carried unanimously.

New Agenda Items

08-02-01 Alcoholic Beverage License – NEW – Ashland Grille

Michael Stieber and Robert Stieber applied for a new alcoholic beverage license for Great Food Lovers, Inc., dba Ashland Grille, located in the Peachtree City Tennis Center at 10 Planterra Way. Weed noted that the Stiebers were personal friends and that Robert Stieber had supported his campaign for City Council. He said he would abstain from the vote. The restaurant is scheduled to open September 15.

McMenamin moved to approve Michael R. Stieber as the Licensee and Robert V. Stieber as the License Representative for Great Food Lovers, Inc., dba Ashland Grille. Tennant seconded. The motion carried 3-0-1 (Weed).

08-02-02 Consider Homeland Security Advisory System

Fire Chief Stony Lohr addressed Council and recommended that Council adopt the national Homeland Security Advisory System established by Homeland Security Presidential Directive-3 to indicate the degree of risk of terrorist attack. Lohr said the intent was to increase public awareness and showed Council examples of the flags that would be used.

Brown asked Lohr how the City would receive notification regarding a change in status. Lohr explained that the City would be notified via national and state websites and computer communications from the Georgia Mutual Aid Group, as well as police communications with NCIC and GCIC. Lohr said there were also other informal channels. Weed told Lohr he found his memo enlightening and informative, but there was no indication of cost. Lohr said the only cost was the cost of the flags, which was around \$50-\$60 a set. The rest of the cost was manpower.

Weed asked what the City's liability was if the wrong flag went up the flagpole. Lohr said it was under Presidential directive. Lindsey said the information would also be on the television and on the City website with the statement that the information available was current to "the best of our ability." Lohr continued that there might be some instances where the information might not be made public.

McMenamin said there was a lot of information, but staff needed to put it in the UPDATE newsletter and alert the residents that this was the government's response to threat conditions.

Brown moved to adopt the Homeland Security Advisory System. Tennant seconded. Tennant remarked that no one dreamed a year ago that the City would have to implement this kind of system. Weed said it was absolutely essential. The motion carried unanimously.

08-02-03 Consider Teen Issues Study Circle Proposal

Leisure Services Director Randy Gaddo addressed Council and recalled that Council had directed staff to pursue obtaining a contract with a facilitator to form study circles to address teen issues. The RFP originally went out in May, but only one valid proposal was received by the deadline. Staff felt that was not enough to make a decision. The project was re-bid and two proposals were received. One was from Jon Abercrombie of Common Focus and one from Kitty Seabolt of the University of Georgia's Carl Vinson Institute of Government. Gaddo said staff recommended the proposal from Abercrombie at a maximum cost of \$10,000. The cost could be brought down to \$8,500 if volunteers handled certain items. Gaddo said Seabolt's proposal was very impressive and her cost was about the same; however, staff felt Abercrombie's approach was more in line with the intent expressed by Council during Retreat.

Gaddo continued that the study circles could involve as many as 200 people and would be a cross-section of the community. A central work team, which would include youth, would be formed to train and guide smaller groups of 10-12 people. Each group would include the same demographic make up as the central work team, which would lend itself to more consistent results at the end of the process. Staff recommended that, if approved, the process start in January. Gaddo said that would give Abercrombie and his staff time to compile the data already available and to identify and train facilitators. It would also keep the timing out of the holiday season. Gaddo said it should take about four to five months to complete the process.

Brown stated that Tennant had been very vigilant about trying to seek out teen needs. There had been a reoccurring discussion over the past 10 years about building a teen center. Brown said that was a \$2 million, or \$2.5 million, expenditure that might not work out. He continued that the teen demographic was hard to pin down as to what they would participate in based on the level of adult supervision. Brown said he appreciated Tennant's efforts. Brown continued that he read a report that Abercrombie had done with the City of Decatur and it was an incredible piece of work. He added the people in Decatur were excited about the study and that the study circles had come up with ideas that the elected officials and city staff members had not thought of. The ideas were raised in priority status because the study groups thought they were vital issues. Brown said he was getting more correspondence from teens on a variety of subjects. He felt that was exciting, but did not want to get geared up for a solution that would not work with that demographic. He continued that the study circles were a proactive approach and that the community developed a solution.

McMenamin said she also appreciated Tennant's work on teen issues. She discussed the local churches and said the Methodist church was planning to dedicate a major area for teens when the new building was completed. She recalled that she first met Gaddo at a focus group for teens about 10 years ago. She agreed that the times had changed, but she felt that what the teens wanted had not changed that much. McMenamin said her concern was the money. Last week, she and Gaddo told the seniors that the expansion of The Gathering Place had been cut out of the budget. Their message to her was no increase in taxes, balance the budget, no wasteful spending, and to prioritize projects. McMenamin asked Council to delay the item until after the final budget workshop and to prioritize the items that had been cut from the budget before adding new projects. She continued that it might be time to try to use the school system to touch all levels. She emphasized that her concern was spending money the City did not have. She asked to delay the study circles until the budget year began and Council had set priorities.

Tennant responded that the topic had been near to his heart since his campaign in 1995. After asking questions and communicating with a lot of people, Tennant felt there was a void in the City for that age group. He pointed out that the seniors had a tremendous facility in The Gathering Place and he understood they were disappointed that there would not be an expansion. Tennant said he had discussed the topic with the Mayor, church leaders, teens, and ordinary citizens. He said finding out what the questions were seemed like the right approach. He wanted to find out how to effectively integrate solutions and come up with a "common" solution. Tennant said he was strongly in favor of making the initial commitment of \$10,000. He moved that Council award the contract for facilitation of a community dialog on teen issues to Mr. Jon Abercrombie of Common Focus at a cost not to exceed \$10,000 as described in his proposals. Brown seconded.

Brown said he thought the Methodist church's teen-oriented project was wonderful. He discussed the Unite 17 group's plans for concerts and sports-related activities and said he supported them. He continued that the study would benefit the City and would be a fabulous tool for other groups to use. Brown said the City would be glad to share the

study with any group and that it could help the churches, schools and others design their programs in a way that they could reach out to this hard-to-reach demographic.

Tennant said when Public Works needed a new truck at a cost of \$18,000 that Council spent \$18,000. He pointed out that the truck was a required expense. Tennant said he understood this would be an expenditure of taxpayer funds, but he looked at it as more of an investment and one that was long overdue.

Weed said he agreed with a number of McMenamin's comments. Weed continued that he thought this situation was a balancing act. Weed said he would like for this Council to have the philosophy of spending less on studies and more on facilities. When he saw \$10,000, Weed said he could not help but think about a \$14,000 dog park that was put off and now the private sector was going to have to build the dog park. The money for the study would almost build a park, which would appeal to a greater demographic than the single demographic of teenagers. Weed said he was greatly concerned that Council was putting off a permanent facility to spend money on a study. He continued that he was balancing that against the fact that Peachtree City was a different community and he was convinced spending \$10,000 was less than having to spend money to put new stones in a fountain to repair it because of skateboarders or having to paint over graffiti. Weed felt by engaging teens in the study circles that Council would be putting the money towards the good and actually saving money in the long run. Weed added that he had questions for Abercrombie and asked Abercrombie about his professional education and his experience in facilitating such groups. Abercrombie went over his education and work background, and then added he would be glad to get letters of support from the cities for which he had worked. Weed asked that the letters be forwarded to Basinger's attention.

McMenamin noted her concerns were budgetary and added she would like some input from the public. She said there were concerns in the City regarding the budget and balancing it before introducing new projects. Brown said he had no problem taking the funding from Council Contingency. Tennant said that was where he planned to take the money from and that he would amend his motion. Weed said he would be hesitant to support the \$10,000 amount, but would be in favor of supporting up to \$8,500. He asked Tennant to consider the lower amount. Tennant modified his motion to award the contract with costs not to exceed \$8,500 and that the funds would come out of Council Contingency. Brown accepted the amendment.

Chuck Lehman addressed Council. Lehman served on the Commission on Children and Youth (CCY) and said the CCY asked teens what they would like to do and see. The answer always came down to something that would cost a lot of money, such as a teen center. Lehman agreed that the bigger churches were doing a lot of things for teens, but he pointed out there were teens who would not go to church activities because they did not feel they belonged there. Lehman continued that he agreed with McMenamin's budget concerns. He emphasized that he was not disagreeing that something should be done, but asked Council to put everything on the table, see where they were, and then look at what was most relevant at that point. Lehman said teens needed to be kept busy

and there was a void in the City. The CCY was abolished because no one seemed interested and it crossed too many school lines. He encouraged Council to prioritize the things they wanted to do.

Brown said that the teens who worked with the CCY and the Youth Advisory Board were the cream of the crop and they would be busy whether there was a teen center or not. They would excel because they had a great foundation to build on. He said he wanted to reach to the next tier where the motivation to do well was not there. Lehman said the motivation then became parental. He acknowledged that some parents were too busy and that teens ran the household. Involvement usually centered around school and church. Lehman continued there were a lot of things out there for kids, but there was also a lot more that could be done. He reiterated that he did not disagree with the concept, but that Council should put everything on the table and discuss among themselves to determine the biggest need.

Tennant told Lehman he had made some good points, but added this idea was not something that came up all of a sudden. The purpose of the study was to gain information so something could be done strategically, logically, and sensibly. Lehman said if Council voted to fund the study, he would like to see Council take \$10,000 from somewhere else. Tennant said Council Contingency was funded so there would be money for unexpected items. Lehman said these items were not contingencies and that contingencies were something that happened unexpectedly, such as lightning striking a building and burning it down. Tennant said that would be insurance. Lehman said a contingency would be something along that line and asked Tennant to be conservative in spending. Tennant commented that Weed made one of the best points when he said that he was concerned about making sure this was an investment to save money down the road. Tennant stated that, to him, the cost was an investment - not an expense, and that the City's kids were worth it.

Brown commented that the only reason Council was talking about certain budget situations was for unexpected expenses such as the increase in insurance costs and expenses the City had no control over. The City had never been hit like it had been hit after September 11 and more increases were expected.

Ben Bauman told Council he was the father of two teenagers and he had known about the teen problem since he moved to the City 10 years ago. He continued that he thought the plan merited consideration, but he felt it should be bounced off other priorities. He suggested Council wait a few months, get a complete plan together, and do it by the book. He recalled that some Council Members were elected to office because they wanted better planning. He did not understand why this study was rushed and said the decision could wait two months. He urged Council to do their job, get their plan together, and then come back. Brown noted that this was something Tennant had worked on for two years. He added the process had been planned. Bauman said it made sense to put the issue in the comprehensive plan, bring it before the public, and balance it out. He added that was what people voted for them to do. Tennant said one of the reasons he ran

for office was to accommodate this group of people and it had been an uphill battle. He continued that he had been patient and that if they waited for a whole lot of tomorrows they would wind up with a lot of empty yesterdays. Bauman said he and other businessmen in the City had tried to put together projects for teens for years and had been shot down a number of times. He said the kids Council was talking about reaching could wait two more months so the plan could be put together properly and correctly.

Weed said he agreed with Bauman and that he had some concerns about this particular study; however, it had not been rushed. He said Council spent two days discussing items during the Retreat and they had been discussed thoroughly. Bauman said if the study was not a rushed activity, then the study could wait until Council finished the budget process. Weed said he disagreed, but appreciated Bauman's point of view.

Debbie Condon noted her eight years of service on the Board of Education and said she did not think there was a problem. She said the County had some of the best students and best teens in the state. Condon continued that the study would not get rid of the problems with graffiti and at local restaurants. Parents were responsible. Condon said the City had churches and more athletic teams than any place around. The City could keep adding money, but Condon pointed out that a teen center was not the sort of thing where you build it and they would come. She continued that it had been tried in Fayetteville and by the CCY. Condon said Council Contingency was for emergencies. She agreed with Brown that costs were going up and felt Council Contingency should be reserved for those costs. She urged Council if they felt there was still a need for the study to make it part of the regular budget; not to do it because students need a wall to put graffiti on or because there was a problem at a restaurant. Condon continued there were many good students and teens and that Council needed to look at the whole picture before putting \$10,000 towards it. She urged Council not to forget about that small percentage of teens, but to talk to the high school principals and vice principals and see what they needed the City to do to help them.

Tennant thanked Condon for her comments and pointed out that Council was not interested in spending \$8,500 to build a wall for graffiti. They were interested in getting information from the study.

Condon said she was not forgetting about the lower tier of teens, but there were counselors at the school and other people to work with those specific students. Tennant said the purpose he had in mind was to garner enough information to find out what the needs were, what was practical and what was not, as well as to make the City a little bit of a better place to decrease the crime and increase the cohesiveness of the family unit.

The motion carried 3-1 (McMenamin). McMenamin told Tennant that she hoped he understood she was not voting against him. She said she would just like Council to delay the vote until after the issue had been prioritized in the budget.

**08-02-04 Adoption of Transmittal Resolution –Annual Comprehensive
Plan Update**

City Planner David Rast addressed Council and apologized for a mix-up in information. Staff found out that the format had changed for the report and that was the reason for the revision. He thanked Assistant Finance Director Janet Camburn for her work in clarifying the information and making it easier to understand.

Rast explained that the document was the annual update for the Short Term Work Program, the Capital Improvement Element, a report of annexations, and an Impact Fees Report required under the Georgia Planning Act and the Development Impact Fee Compliance Requirements. The update was required because the City charged impact fees. Approval and adoption of the documents was required in order for the City to maintain its status as a Qualified Local Government. The Department of Community Affairs (DCA) required a 60-day review period and the Atlanta Regional Commission (ARC) required 80 days for review. The document had to be ready 140 days prior to adoption, which allowed the ARC to look at the information for discrepancies or clarification before it was officially transmitted to the DCA. Rast added that was why the process began in July rather than November or December. The Annual Short Term Work Program Update listed the projects identified as part of the program and the Comprehensive Plan. The Short Term Work Program identified the items the City planned to do in order to meet the goals and objectives established in the Comprehensive Plan. The entire Comprehensive Plan needed to be redrafted and submitted by 2007. Some of the things included in the work program were designed to get them on the burner so staff would know they needed to be done by the submittal date in 2007. The DCA was coming out with a standardized format for the Comprehensive Plan that would help the communities, as well as the ARC, and the DCA in the review.

Rast continued that the impact fee report was broken down into several public facilities based on information from DCA. The facilities DCA identified were roads and bridges, parks and recreation, library, police, and fire. In those, staff had to break down the impact fees that had been collected from the time the City began collecting impact fees and what was collected this past year, as well as what would be encumbered the next year. Rast said staff had realized that some of the information submitted last year might not have been as accurate as it should have been. Staff had notified DCA and planned to revise the information and send a spreadsheet to DCA for their records.

The projects were identified in the Capital Improvement Element. Rast said the budget for a project stayed with that particular project. Some projects in the PIP (Public Improvement Program) might be delayed. The budget was transferred with the project to the year it would be constructed. Rast said the work done by Camburn and Salvatore would help track those items.

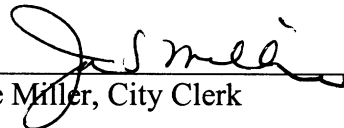
Staff provided the transmittal resolution and it was staff's recommendation that the resolution be adopted and that staff be authorized to transmit the report to the ARC for review.

Brown moved to approve the attached transmittal resolution authorizing the Mayor to forward the Short Term Work Program and other plan amendments to the Atlanta Regional Commission and the Department of Community Affairs for review. McMenamin seconded. Tennant, Brown, and McMenamin commended Rast and Camburn on the report. The motion carried unanimously.

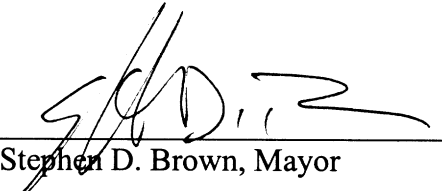
Council/Staff Topics

There were no Council/Staff Topics or executive session items.

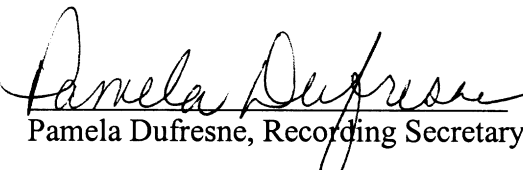
There being no further business to discuss, Brown moved to adjourn the meeting. Tennant seconded. The motion carried unanimously. The meeting adjourned at 8:20 p.m.



Jane Miller, City Clerk



Stephen D. Brown, Mayor



Pamela Dufresne, Recording Secretary