City Council of Peachtree City
Minutes of Meeting
July 20, 2006
7:00 p.m.

The City Council of Peachtree City met Thursday, July 20, 2006, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford.

Announcements, Awards, Special Recognitions
Mayor Logsdon recognized Scott McCord of Kedron Fieldhouse for 10 years of service. Police Sergeant Sam Smith was recognized for 15 years of service. Joe Wiegele of IT was recognized as the Employee of the Month for June. Mary Ann Browning was recognized for her service on the Library Commission. The Georgia Municipal Association presented State Senator Ronnie Chance with the 2006 "Champion of Georgia's Cities Award." The July 4th parade winners were presented with trophies. The winners included:

Golf Cart: 3rd place – The Elephant's Tale
2nd place – New Neighbors League
1st place – St. Paul Lutheran Church
Most Creative – Memory Cottage
Most Patriotic – Partner's II Pizza
Mayor's Trophy – Amphitheater
Grand Marshal's Trophy – C.E.R.T.

Public Comment
There were no Public Comments.

Minutes
Rutherford moved to approve the May 4, 2006, executive session minutes; June 1, 2006, executive session minutes; June 5, 2006, budget workshop minutes; June 6, 2006, special called meeting minutes; June 6, 2006, budget workshop meeting minutes; and June 15, 2006, regular meeting minutes as written. Kourajian seconded. The motion carried 4-0-1(Plunkett).

Monthly Reports
Logsdon noted that the Top 5 accident locations for last month continued to be the same – GA 54/GA 74, GA 54/Commerce Drive, GA 54/Huddleston Road, GA 54/Planterra Way, and GA 54/Robinson Road.

Consent Agenda
1. **Consider Budget Adjustments**
2. **Consider Appointment to the Development Authority – Erin Ballentine, Tom Lacey (Alternate)**
3. **Alcohol License – Change in Ownership – The Georgia Shrimp Company**
4. **Alcohol License – Change in Licensee, License Representative – Kroger #422**
5. **Consider Surplus of Air Compressor**

6. **Consider Request to Extend Alcohol License for Katie's**

Rutherford moved to approve the Consent Agenda as presented. Boone seconded. The motion carried unanimously.

New Agenda Items

07-06-01 Public Hearing – FY 2007 Budget

Finance Director Paul Salvatore gave a PowerPoint presentation (a copy of the presentation is included in the official meeting file) on the FY 2007 budget. The General Fund total was $26,987,025 and included a 0.25 millage rate increase. The budget was balanced with the use of $414,000 from cash reserves. There was a 1.5% increase in departmental operating budgets, and there was a 4.5% increase in total General Fund appropriations. Salvatore pointed out that the increase in the departmental operating budgets was unusually low since some items in Public Works and Developmental Services had shifted into the stormwater fund, and there was also a $100,000 decrease in the Administrative Services budget because there would not be an election and items that had gone away. The budget included $100,000 in Council Contingency. The key to the millage rate increase was the six new Public Safety positions and the local share of six additional firefighter positions, if the SAFER grant was approved. The Public Safety positions included three new police officers, three new fire captain positions, and six additional new firefighter positions if the grant was approved.

Salvatore showed a chart of the General Fund revenues and pointed out that the majority came from ad valorem and LOST. He showed a similar chart for the appropriations side of the budget with the major areas being Police, Fire, Public Works, and Recreation. Salvatore showed another chart with an update on the full-time employees per 1,000 residents. He noted that Roswell, which was the only City with fewer full-time employees, had 489 part-time employees compared to the 65 part-time employees in the City.

Salvatore continued that the Public Improvement Program (PIP) total was $2,361,708. The major projects included Crosstown/Peachtree Parkway intersection improvements, cart path extensions (Flat Creek, Cooper Circle), Fire Station 83 improvements, Emergency Pre-Plans software, Police Headquarters moisture problem, and 10 patrol vehicles/mobile data units (seven replacement and three new vehicles).

Salvatore said the FY 2007 SPLOST budget total was $2,026,641. The major projects included an upgrade of railroad crossing signals, MacDuff Parkway landscape installation, Peachtree Parkway North intersection improvements (design), the street resurfacing program, and the cart path widening and resurfacing program.

Salvatore continued that debt service was budgeted at $2.9 million. The Bricks & Mortar loan had been cut back from $2.3 million to $1.4 million, so the related debt service had been cut from $133,000 to $85,000. The debt service for seven replacement and three new police vehicles was $94,000. The mobile data terminals for the police vehicles accounted for $35,000 in debt service, and $24,000 was included for the Emergency Pre-Plans software for the Fire Department.

Salvatore added that the Special Purpose/Authorities included the Peachtree City Tourism Association, which would receive $728,194 (two-thirds of the hotel/motel tax collections), and $35,000 for operating expenses for the Development Authority.

Salvatore summarized that the FY 2007 budget total was $34,810,950, which included General Fund expenses, $23,564,445; capital projects (PIP), $2,361,708; SPLOST projects, $2,928,7556; stormwater utility, $2,230,427; debt service, $2,962,420; and Special Purpose, $763,194.

There were no comments from the public on the proposed FY 2007 budget. Logsdon closed the public hearing.

07-06-02 Discussion on FY 2007 Budget
Plunkett asked Salvatore the status of the FY 2006 Council Contingency. Salvatore said there was approximately $43,000 remaining. Plunkett said she wanted to take $10,000 from Council Contingency for the Senior Center expansion design at the August 3 meeting. She explained to the members of the Senior Adult Council that Council would vote on the funding on August 3, so they would not have to wait until October.

Salvatore discussed the changes made to the budget since the June 21 budget workshop. The reductions in appropriations included cutting back the figures from 12 months to nine months for the new Public Safety employees, which would help reduce the proposed millage rate increase from 0.34 mills to 0.25 mills. The reduction in the fire budget for three new fire captains and the local share of six new firefighters was $92,133. The reduction in the police budget for three new police officers was $39,637.

Rutherford asked if the Police Department would have a surplus at the end of FY 2006. Salvatore said they would; a two percent savings was projected. Rutherford asked if the amount would be sufficient to hire an officer that could start the Police Academy in September. Salvatore said there should be approximately $37,000 available. Rutherford said to put it on the August agenda. City Manager Bernard McMullen asked if Council still planned to have three new positions next year, with a total of four. Council said four. Logsdon noted there was more to deal with than salary, such as a car. Rutherford said they could deal with the car in the next budget since the officer would not need one until June. Logsdon said they needed to go into it knowing there would not be a car. Salvatore said the cost of uniforms and equipment for each officer was $6,000. Rutherford said if there was $37,000 left, then there would be enough for uniforms and salary to get a person in the academy in September. There would be time to work everything out, and there would be four police officers.

Salvatore noted that the $6,000 appropriation for a court interpreter was removed because the City's probation services company would be providing the service at no charge. As a result of the changes, the proposed millage rate was reduced by 0.09 mills ($158,990) from 0.34 mills to 0.25 mills. The actual tax digest also came in slightly higher than projected – an additional $13,089 in revenue. He continued that the use of cash reserves as presented at the last workshop was $405,996. The net cut in appropriations was $136,970. The net revenue reduction was

$145,901. The revised use of cash reserves was now $414,927, which had just changed by approximately $67,000.

Salvatore continued that the items for discussion included the standard salary adjustment. The proposed pay plan included a one-time reduction of the standard salary adjustment from two percent to one percent. The revised pay plan also resulted in a one-time salary increase averaging one-half percent. Staff had contacted the Atlanta Regional Commission (ARC) and requested that a salary survey be performed. McMullen clarified that there would not be an updated pay plan, but there would be a salary survey. The next agenda item was an overview of the plan. Rutherford added that the one-time COLA reduction would save $67,000.

Salvatore said there had been a question at the last workshop regarding the $5,000 appropriation included in the Fire Department budget for an accreditation consultant. Rutherford said the appropriation should come out. Plunkett asked why a consultant was needed. Fire Chief Stony Lohr said the consultant would provide guidance and assistance on what needed to be done to achieve accreditation. The consultant was familiar with the procedures so the Department would not spend time going down dead ends. Rutherford asked how long the Department had been working on accreditation. Lohr said the Department began working on it in 1998, but this was the first effort since October 2004. Plunkett suggested they wait to see if the nine new people could help with accreditation since that had always been an issue in the past, and move the appropriation to the FY 2008 budget. Logsdon asked Lohr if it was critical. Lohr said the consultant was not critical, but would be beneficial. Rutherford said accreditation would be nice to have, but she was not sure it was needed this year. Plunkett supported taking the consultant out of the budget, but added if the accreditation effort was floundering, then the Department could ask Council to fund the consultant out of Council Contingency. Logsdon agreed.

Salvatore addressed the Riley Field parking project. The project had been included in the Bricks & Mortar loan for $245,000. The scope of the project had been revised, and the new cost estimate was $75,000. The debt service was reduced from $23,316 to $7,137, for a net savings of $16,179. Rutherford asked if the improvements would be pervious or impervious. McMullen said it would be paved and would comply with stormwater requirements.

Salvatore added there was also a $30,000 budget line item in the FY 2007 PIP for the conceptual design to expand the Baseball/Soccer Complex. The expansion would address the overcrowding problem at Riley Field due to growth in the football and lacrosse programs. Salvatore said the money would come out of cash reserves. Rutherford and Kourajian said it should not be taken from cash reserves. Rutherford asked why the money could not come from the FY 2006 PIP Contingency. McMullen cautioned Council that the PIIP Contingency should not be used to fund new projects. Rutherford said she understood that, but there needed to be a discussion on what was in the fund and what projects were left hanging over the fund.

Salvatore continued that the funds for the Senior Center design would be on the next meeting agenda. The Senior Council had requested $50,000 for this item.

Salvatore pointed out that additional funding would be required for the police vehicles. The 10 vehicles had been included in the PIP for $34,000. The latest cost estimates came in at $38,900. He recommended increasing the annual debt service by $13,592 to cover the additional cost ($49,000) of the vehicles. Rutherford asked why the costs were up. Salvatore said the amount was based on the costs coming in. He had been overly hopeful when he originally budgeted the vehicles.

Plunkett said she wanted to look at funding a part-time parks monitor, and Salvatore should work with Leisure Services Director Randy Gaddo to find funding in his budget. She did not want the funding to come out of cash reserves, and the cost should be approximately $10,000. Rutherford said Gaddo needed to look at what he was willing to adjust to get the parks monitors. She agreed the position was needed, but had wanted to know where the money would come from. Plunkett said that was the consensus.

Salvatore said he would have the budget resolution for Council's approval at the August 3 meeting. The final millage rate public hearing was scheduled on July 31at 7 a.m.

Kourajian asked, if something else came up, whether Council could possibly change the millage rate after July 31. Salvatore said that, after July 31, any additional proceeds would have to go toward rolling the millage rate back the next year.

Plunkett noted that, even though the City was raising its millage rate, the overall tax bill for City residents would go down. Salvatore said that, depending on assessments, the overall millage rate, including the County and Board of Education, would go down 0.341 mills. He said the rate per $1,000 would be less.

07-06-03 New Alcohol License – NEW – Moe's Southwest Grill

Perry Rhodes, applicant for Licensee, addressed Council. He said the restaurant should open around August 10.

Rutherford moved to approve the alcohol license for Moe's Southwest Grill. Boone seconded. The motion carried unanimously.

07-06-04 Briefing on ARC Performance Appraisal Project

Kellie Brownlow, Local Government Services division chief of the ARC, told Council that the ARC worked with 71 entities. She would be working with staff on revising the City's current pay for performance plan. The objective was to develop a system to compensate the employees that met or exceeded standards and vice versa.

Brownlow said the first step was to study the current tool and its outcomes, then use the information to research and develop a new tool. The new tool should hold employees accountable for their work, as well as supervisors accountable for evaluating the employees. In order for that to be effective, especially the supervisor element, they would need a complete commitment from Council, administration, and supervisors.

Brownlow continued that, once the tool was developed, they would spend time educating employees and staff on how to use the tool. She said that developing the tool was the least difficult part of the plan. Training was the most difficult and lengthiest part of the process. The goal was to have the new tool in use by February. She said there would be kinks, and the transition usually took a few years to get it right. Rutherford agreed that education and training was essential and would help the implementation go a lot smoother. Brownlow said they would work with every level to make sure all understood the process.

Kourajian asked for clarification of the tool. Brownlow said the tool was the evaluation form and how the process worked. Kourajian asked if the evaluation would be objective or subjective. Brownlow said the tool itself would be based on the needs of the City. How it was used was what the ARC would train on. She said they could not make someone not be subjective when giving an evaluation. Sometimes the problems with pay plans was that no one was paying attention to what the supervisor was doing. A major part of the supervisor's job was how they were managing their department. Brownlow said they would work with the City to get the system right. Rutherford said the evaluation needed to be quantifiable and definable. The tool itself needed to be a true measurement, and the majority of the evaluation should be objective. It would also help them look at how the supervisors evaluated their employees.

07-06-05 Consider Acceptance of Donation of 20.07 Acres of Land Adjacent to Platinum Ridge

McMullen said the 20-acre parcel was associated with the de-annexation Council recently approved. It was the segment of land left in the City located next to Camp Creek and the City limits. The owner of the land requested the donation. The land had been appraised, and staff recommended approval.

Rutherford asked City Attorney Ted Meeker if he had read the document. Meeker said he had drafted the agreement. Plunkett asked if the property had been inspected, and the inspection had been documented. McMullen said the appraisal was one of the most extensive he had ever seen. There were a lot of photos.

Rutherford asked if there were any known liabilities. McMullen said that City Engineer Dave Borkowski had walked the parcel. It was heavily wooded, completely undeveloped, and had wetlands. The parcel could be used for mitigation credits.

Kourajian asked if the owner would receive any tax benefits. McMullen said the owner would get the tax benefits, but the land was very difficult to develop. Kourajian said he understood, but wanted to make sure since it was $227,000 of land.

Rutherford said there was no obvious reason not to accept the parcel. She moved to accept the donation of 20.07 acres of land adjacent to Platinum Ridge. Kourajian seconded. The motion carried unanimously. McMullen said the motion needed to include that the Mayor was authorized to sign the agreement. Rutherford moved that the Mayor be authorized to sign the agreement. Plunkett seconded. The motion carried unanimously.

07-06-06 Consider Bid on Tower Halo

Public Services Director Tom Corbett addressed Council, and said that staff recommended that Dyco Enterprises, Inc., of Doraville be awarded for the cell tower grounding repairs. Corbett said the repair would essentially restore the integrity of the halo, which dissipated lightning bolts. He continued that the work included modernization, restoration, and safety issues, and was essential to keep the cell tower functional.

Rutherford asked what had caused the issues. Corbett said it was a combination of age and time. Rutherford asked why the soil cost $125 per bag. McMullen answered that the soil was enhanced with metals for conductivity. Corbett said he believed they were 50-pound bags. He noted that the tower was a lightning rod and could not be filled with whatever was available. The soil added to the effect and protected the metal in the ground. Rutherford asked how many bags and rods would be needed. Corbett said that Dyco expected that not more than two additional rods would be needed. It could take anywhere from 10 to 50 bags of soil, but they would not know until the old infrastructure was dug up and replaced. Logsdon said he did not know they were digging it up. Corbett said they were actually digging a trench for the new halo, and the old structure would stay in place. The final determination on the soil could not be made until the structure was in the ground and all of the measurements were made. Corbett said he had counted a dozen rods originally, but two or three more might be required. Logsdon said there were more than a dozen.

Kourajian questioned if the $500 was to re-test the whole unit, and whether there was a place to get the soil for a better price. Corbett said that was how the bid went out. He did not know if there was a better price. Kourajian said if they could find it at a lower price, they could buy 150 bags, then return the unused bags. Corbett said that Purchasing would know the options available on the contract. Borkowski said they would not know how much dirt was needed until the conductivity was tested. The intent was to approve a unit price for the material. It was possible that no soil would be needed. Rutherford said she was concerned that there was no idea how many bags would be needed. Borkowski said they looked for the cheapest unit price. Rutherford asked if they would reuse the soil they dug up. Logsdon said he had never seen one installed, but they would not know how much was needed. Logsdon said he did not believe it would take 50 bags; that would be an extreme number. Corbett said the only alternative was to dig the trench up front, then do some testing, but the tower would not be functioning.

Rutherford noted that the money was not provided for in the budget. She asked how the issue was discovered. McMullen said that the problems with the tower had been discovered near the end of the library expansion. A consultant was brought in to do the testing and design work.

Rutherford noted that the request was to take the money from the PIP Contingency. She asked what might not get done, and if there was still money in the FY 2005 PIP Contingency. Salvatore said he did not have the figures for FY 2005, but the funds were accounted for during the budget workshops.

Rutherford moved to approve the bidder, Dyco Enterprises, for an amount not to exceed $60,000, which included the $52,800 base bid, $195.50 for each additional rod, assumed to be two, and

$500 for the re-test and the bags that were needed, and to take it out of PIP Contingency for 2006. Boone seconded.

Kourajian noted that the City needed to institute annual halo validation, and asked where the annual maintenance costs were in the budget. McMullen said it was in the 2007 budget for engineering. One of the issues was that the annual maintenance had not been done. Plunkett asked if the work would be guaranteed. McMullen said there should be a normal one-year construction warranty. Rutherford and Plunkett said to make sure there was a warranty. Rutherford asked how many users were on the tower. Assistant Finance Director Janet Camburn noted there was one less user on the tower now.

The motion carried unanimously.

07-06-06 Consider Authorization of Economic Development Grant for Cooper Wiring Entrance Road

McMullen said that in 2003 the City had agreed to participate in a development grant to Cooper Wiring to extend the road. Mayor Brown, in a letter dated November 13, 2003, committed to participating in the grant with $20,000. The money was to extend the road that went to the Cooper Wiring loop. The project was completed, and the City had received a letter from the Fayette County Development Authority requesting the payment. Staff asked that Council approve payment of the $20,000 grant.

Rutherford asked if the former Mayor had permission from Council to sign the letter. McMullen recalled that the former Mayor had contacted certain members of the Council at that time. Rutherford noted there was no money in the budget put aside for the grant. Boone asked why it had not been given in 2004. McMullen explained that, in the interim, the City was to contribute to the left turn lane. There had been discussion back and forth, and then the state accelerated the plans to widen GA 74 South. The grant was never picked up and put in a budget.

Rutherford said she did not have a problem paying the money. It was a construction cost, and she did not want it to come from Council Contingency. Plunkett asked if it could come out of PIP Contingency since it was a project. McMullen said it could. Rutherford asked if $10,000 could come from Council Contingency and $10,000 from PIP Contingency. McMullen said that would not be problem.

Rutherford moved to authorize payment of $20,000 for an economic development grant to the Fayette County Development Authority for assistance with the entrance road to Cooper Wiring Devices and that the money come from the 2006 PIP Contingency fund. Boone seconded. The motion carried unanimously.

07-06-07 Consider Bid for Backhoe

Corbett noted that the backhoe was in the FY 2007 budget. The backhoe was used exclusively by the cart path crew. The old machine was beyond repair. A refurbishing would cost approximately 75% of the cost of a new machine. The state contract price was good through July 31. They had a good vendor, but had bid it out anyway. The state contract price discounted the price one-third, and staff recommended the purchase through the state contractor. There was a 90 to 120-day delivery.

Rutherford moved to authorize the purchase agent to place an order with Wade Tractor of Griffin for the state amount of $44,878.57 for the New Holland Construction two-wheel drive backhoe on or before July 31, but not to pay until it arrived in FY 2007. Kourajian seconded. The motion carried unanimously.

Council/Staff Topics

Rutherford asked for an update on the light at GA 74/Georgian Park. McMullen said the lights were up. They still needed to put asphalt down for turn lanes. The plan was to do that the next day, but it would depend on the weather.

Plunkett asked if anything could be done regarding the tarps put out early for the July 4th activities. McMullen said he and Gaddo had met that day, and an ordinance change would be drafted to bring to Council.

Plunkett asked if it would be possible to form a political action committee to assist with CSX issues. Meeker said someone could do that as an individual, but not as a member of Council. The City could hire a lobbyist to work on its behalf.

Kourajian asked if the City staff helped with the Senior Adult Council newsletter. McMullen said staff did not provide any assistance, but he would check with the Leisure Services Director. Rutherford said the City should provide them with the places to get the correct information. Tyler said she did not help with it, she did not know if the Recreation Department did. The U.S. Census did have projections based on growth trends, rather than the City's plan.

Rutherford thanked the Fire Department, Police Department, Recreation, Public Works, and all employees who helped clean up the City after the July 4th activities. She said she was amazed at the amount of trash left. McMullen said that had also been discussed, and it was suggested that people hand out litterbags near the end of the parade. Logsdon said he was on an anti-litter campaign and asked if anything had been done. Tyler said letters had been sent to the garbage companies this week addressing issues with them, such as missing pick-ups and animals getting in the trash, as well as overfilling trucks. A press release had also been sent regarding the expenditures on trash pick-up. She said it cost over $65,000 to pick up litter so far this year. Rutherford said the City needed to make a concerted effort. It was embarrassing. There needed to be an education campaign on what it cost in tax dollars to clean up the litter. Logsdon said he wanted a high profile campaign. Corbett said Public Works was reviving the "Adopt-a-Mile" program, and Mike Rogers was also working with the fast food businesses. Corbett said there was also a problem with businesses overfilling trash containers with packing materials that blew everywhere. Plunkett and Rutherford both wanted to get the schools involved, maybe sponsor a poster contest. Tyler noted that McDonald's, Subway, and Wendy's were involved; there were new fast food restaurants that might be interested in getting involved. Getting the schools involved was another good option. There would also be information in the **Update** newsletter. Rutherford noted that litter pick-up was part of the stormwater credit system.

Kourajian asked about the maintenance schedules for the City. Corbett said he was finding there was a misconception about what three different crews did in the community. The right-of-way crew did bulk grass cutting, and they covered 325 acres on the road shoulders on a two-week cycle. The landscaping crew took care of 250 subdivision entrances and 400 interior landscaped areas in a five-week cycle. To add to the confusion, the cart path crew cut the grass on the path system. Corbett continued that not all of the subdivision entrances were under the City's jurisdiction. Everything was on a different cycle. Last year, there were calls because of the wet conditions. This year, there were calls about weeds, which thrived during drought conditions. The weeds either had to be pulled or sprayed, but the spray was not killing the weeds. Rutherford asked if an employee spoke to those who had called. Corbett said it depended if the resident was at home or at work. They spoke to the residents if they were at home and asked the residents to show them the problem. Plunkett asked if the maintenance cycle needed to be reviewed, or if something else needed to be done. She had received a number of complaints about how the City looked. Rutherford said maybe they should consider landscaping that required less maintenance. Corbett said some of the original installation had been less maintenance intensive, but had changed over the years. Rutherford said maybe the homeowners associations should take back the maintenance, especially those that were more labor intensive. Rutherford suggested the City should set some regulations on what it would accept. Kourajian asked for an update by the first meeting in September.

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

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

There being no further business to discuss, Rutherford moved to adjourn. Kourajian seconded the motion. The motion carried unanimously. The meeting adjourned at 10:30 p.m.

Betsy Tyler

Betsy Tyler, Deputy City Clerk

Harold K Logsdon

Harold K. Logsdon, Mayor

Pamela Dufresne

Pamela Dufresne, Recording Secretary