

City Council of Peachtree City
Minutes of Meeting
April 2, 2009
7:00 p.m.

The City Council of Peachtree City met Thursday, April 2, 2009, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Council Members present: Steve Boone, Don Haddix, Cyndi Plunkett, and Doug Sturbaum.

Announcements, Awards, Special Recognitions

Mayor Logsdon read proclamations for Confederate Memorial Month, Peachtree City's 50th Anniversary WWII Heritage Days Weekend, and Red Cross Month. Fire Captain Dave Williamson was recognized for 10 years of service.

Public Comment

There were none.

Agenda Changes

There were no changes to the agenda.

Minutes

Boone moved to approve the March 5, 2009, regular meeting minutes; March 19, 2009, regular meeting minutes; March 24, 2009, special called meeting minutes; and the 2009 Retreat minutes as written. Haddix seconded. The motion carried unanimously.

Monthly Reports

There were no comments or questions.

Consent Agenda

1. Consider Bid for Concessions at the Amphitheater – Maguire's
2. Consider Resolution to Add Auxiliary and Reserve Police Officers to City's Workman's Compensation Policy
3. Consider Appointment of City Clerk – Betsy Tyler

Plunkett moved to approve Consent Agenda items 2 and 3 and remove Item 1 for discussion. Sturbaum seconded. The motion carried unanimously. The motion carried unanimously.

CA #1. Consider Bid for Concessions at the Amphitheater – Maguire's

Plunkett noted that Council had hoped a local business would be selected for the concessions, and she asked Amphitheater Director Nancy Price to explain why Maguire's had been recommended. Price said only two companies had submitted proposals – Maguire's in Senoia and Mike and C's from Peachtree City. She continued that Mike & C's had not been interested in pursuing a full alcohol license and preferred to serve only beer and wine. In addition, Mike & C's had proposed to pay the City 10% of gross food and non-alcoholic drinks and 10% of alcohol sales, while Maguire's had proposed to pay 15% and was prepared to pursue an alcohol license in an expedient manner.

Plunkett asked how many Requests for Proposals (RFPs) were sent out. Price said they sent to every business in the City and Fayette County that had an alcohol license, approximately 100. Plunkett noted that five businesses attended the pre-proposal meeting. Price said that was correct, but only two had submitted proposals.

Sturbaum noted that there was a substantial difference in the operations. Haddix said the difference in the proposals was too great to go with the local business.

Plunkett moved to approve Consent Agenda item 1. Sturbaum seconded. The motion carried unanimously.

Old Agenda Items

There were no Old Agenda Items.

New Agenda Items

04-09-01 Public Hearing – Consider Proposed 2009 Partial Plan Update to the Comprehensive Plan and Transmittal Resolution

Acting Developmental Services Director David Rast addressed Council, noting that staff had completed the update to the City's Short Term Work Program (STWP), Capital Improvements Element (CIE), and an annual financial report as required by the Georgia Department of Community Affairs (DCA). The documents were a supplement to the information submitted in 2009 as part of the City's Partial Plan Update. Rast continued that a transmittal resolution was included for Council approval to forward the documents to the Atlanta Regional Commission (ARC) and the DCA. Once the documents and comments came back, staff would bring them to Council for approval. The process should take approximately 60 days. Rast pointed out that the documents did not reflect any changes to the City's impact fee ordinance. The Impact Fee Advisory Committee would bring their proposal to Council with a request to send the information to the ARC and DCA at a later date.

The public hearing opened and closed as there were no comments.

Logsdon asked Rast when a full update to the Comprehensive Plan was due. Rast explained that the state changed the deadlines in 2007. The update to the complete plan was due in 2012. Annual updates (partial plan updates) were due in some areas, such as the STWP, CIE, and reports showing how the City was using impact fee funds. Logsdon clarified that the dates were staggered so all the complete updates were not due at the same time. Rast said that was correct. He added that the entire County was now on the same recertification schedule, with interim reports due June 30 of each year and update of the entire plan due in 2012.

Plunkett asked how the Comprehensive Plan dealt with significant changes in circumstances, such as the completion of Lake McIntosh. She asked if the best use of the property would change. Rast said that was being worked on at a staff level now. Staff had just received the updated boundaries of the lake, with the location of the dam. Changes had already been made in property located adjacent to Falcon Field. There were two parcels of land owned by Pathway Communities that would be landlocked. Boone asked Plunkett if she was asking about a master plan for the area. Plunkett pointed out there would be a substantial change in circumstances with

the lake, and the Comprehensive Plan needed to look at that to see if any changes needed to be made as a result. Rast said that, as part of the Partial Plan Update, character areas had been identified. The Southpark area was one of the 10 to 15 areas identified around town where there should be additional study. It would be the first area ventured into. Plunkett asked what the timeline would be, adding that she would like to have public input on any plan. Rast said it would be in the next 45 to 60 days. They wanted to see how the boundaries of the lake affected the development around it, including the City and Coweta County. Plunkett asked whether the Comprehensive Plan would be adjusted to strengthen the village concept, adding that she wanted to see that move forward.

Sturbaum moved to approve the proposed 2009 Partial Plan Update to the Comprehensive Plan and the transmittal resolution to DCA. Boone seconded. The motion carried unanimously.

04-09-02 Consider Reduction in Workforce, Developmental Services

City Manager Bernard McMullen asked Council to consider a reduction in the workforce and recommended that the following positions be eliminated from the Developmental Services Division – Engineering Assistant/Project Inspector, Plans Examiner, Staff Assistant Building Department, and one Building Inspector position effective April 17. In addition, he also asked Council to approve the reclassification of the Assistant City Manager/Developmental Services Director position to Developmental Services Director effective April 3. He continued that the affected employees were notified on March 27, and the recommendation for the severance package was similar to the package offered to the Public Works and Recreation Department employees, including six weeks of severance pay paid out bi-weekly, medical insurance for the employee until the end of the severance pay with the Consolidated Omnibus Reconciliation Act (COBRA) option thereafter, and access to the Employee Assistance Program (EAP) for three months after termination. McMullen continued that the reason for the proposed reduction was the downturn in the economy. Development had decreased significantly. The City also reduced its Public Improvement Program (PIP) projects.

Haddix asked how the reduction would affect stormwater inspections. McMullen said it would not affect any of the employees funded through the Stormwater Utility, including the Stormwater Manager and the Stormwater Inspector.

Boone verified that the workload could be distributed among the remaining employees, then asked if the remaining employees would be able to keep up if the workload increased. McMullen said there would be changes in the administrative workload for the remaining employees. As for the building inspectors, staff would look at permit revenue that would be coming in with any larger projects and would recommend hiring a temporary inspector. Plunkett asked if the temporary position would be offered first to the employees who lost their jobs. McMullen said absolutely.

Art Bernard, the current Plans Examiner, addressed Council, challenging the permit numbers provided to Council. He noted that, as the archives keeper, only 20 commercial permits had been reported to Fayette County. He explained that the County only wanted the number of the projects coming out of the ground. Currently, there were 75 commercial permits on file and included only those projects large enough to have multiple-page permits. The number did not

include tenant finishes, build-out of stores, and other things. He agreed there was a downslide in the residential numbers, but said there was an upswing in commercial permits. He continued that commercial inspections were different from residential, usually requiring all of the inspectors to be present due to the size of the buildings. The statistics did not reflect the actual man-hour correlation. The reports only indicated the number of documents signed, not the man-hours it took to complete the documents. The inspection of one commercial building could take all three building inspectors all day to complete, while the report only showed one inspection. Since January 1, Bernard said 12 commercial projects had been completed, eight were in the process, and five had not started. He continued that public safety would be affected. If the Building Department staff did not do their jobs correctly, then structures would be inferior. He asked Council to re-evaluate the reduction in the workforce.

Bob Patel, the general contractor for the Hilton Garden Inn said it was not just about how fast the inspections would be done. He said the Department's attention to detail exceeded everyone else's. He noted that, when reviewing the plans, Bernard found that a door opened the wrong way to the electrical room, which could be life-threatening during an emergency. He encouraged Mayor and Council to look at other avenues.

Dan Petrie, Homebuilders Association of Midwest Georgia president, said the members wanted to convey that the City's Building Department was held up as the example in the building industry. Others cities modeled their departments after the City's. He asked Council to not take away from the City's service level.

Dewey Pfeifer, Pfeifer Building Company, said that while new home construction had dwindled, remodeling was on the upswing. Most builders did not want to deal with the City's tough Building Department. He said the Building Department helped protect property values by scrutinizing plans and ensuring builders were licensed.

McMullen explained that his staffing recommendation had been approached in two ways. He had asked Rast, the Acting Developmental Services Director, and Administrative Services Director Nikki Vrana to look at the workload indicators and develop an organizational chart to handle the workload. He also met with the Fulton County Developmental Services Director and asked him to do the same thing. Both came up with the same organizational chart.

Haddix asked if the changes would result in delays in the permit process. McMullen said he could not answer that. If it became problem, he wanted to know about it. He noted that the Building Official had spent a good portion of time participating as an officer with other organizations, but had been told that could no longer be done. In terms of the administrative staff, the Building Department might need to close during lunch. Staff would make sure everything was tracked, and any problems were identified. Logsdon said that service would be impacted, but he trusted that staff would minimize that impact as much as possible. Reducing the workforce was not easy, but Council had to balance the budget.

Plunkett said she was comfortable with the decision that had been made. She asked if it would be possible to stagger the jobs cuts to see how it affected the department. Once the employees were let go, the training and experience would be gone. She wanted to ensure the work would be

accomplished. McMullen said he was not 100% sure, but both methodologies provided the same answer. The cuts could be staged. The Building Official would have to assume the Plans Examiner role. The position of building inspector had been identified, but not the person. The intention was to have the employees bid for the position left, then choose the most qualified person. Plunkett said she did not know if that answered her question. McMullen said the issue was whether the job could be done with less people. An extra body would improve service. Logsdon said the City Manager had done the due diligence and recommended following McMullen's recommendation. Plunkett agreed, but her concern was whether the positions should all be eliminated at one time. McMullen noted that the Stormwater Inspector, who was funded by the Stormwater Utility, was also a certified building inspector and could assist when necessary. Plunkett directed that the service level be followed closely for the next 90 days, so any problems could be quickly addressed. Haddix said they would not know if it would work until they got to the recommended levels.

Haddix moved to authorize the reduction in workforce for Developmental Services as specified and the reclassification as specified. Boone seconded. The motion carried unanimously.

04-09-03 Consider Position Reclassifications for Administrative Services Supervisor & Public Information Officer/Deputy City Clerk

The Administrative Services Department asked to reclassify the position of Administrative Services Supervisor to Executive Assistant and the Public Information Officer/Deputy City Clerk to Public Information Officer/City Clerk.

Plunkett moved to approve the reclassifications for Administrative Services Supervisor and Public Information Officer/Deputy City Clerk as outlined. Haddix seconded. The motion carried unanimously.

04-08-04 Consider Reclassification of Small Engine Technician

The Public Services Department requested the reclassification of the Small Engine Technician to Mechanic.

Plunkett moved to approve the reclassification of the Small Engine Technician as outlined. Haddix seconded. The motion carried unanimously.

04-09-05 Consider Fee Structure – Fire Training Grounds

The Fire Department requested that fees be set and charged for use of the Fire Training Grounds. The requested fees included Live Fire Training at \$50 per student with a \$500 daily maximum and \$50 per apparatus for the Pump Test Facility.

Boone moved to approve the fee structure for the Fire Training Grounds. Haddix seconded. The motion carried unanimously.

04-09-06 Consider Intergovernmental Agreement – FCBOC Street Resurfacing – Redwine Road

Sturbaum moved to approve the intergovernmental agreement with the Fayette County Board of Commissioners for paving Redwine Road. Plunkett seconded. The motion carried unanimously.

\$25
corrected
by Council
vote on
12/17/09
HL
PPD

Council/Staff Topics**Update on Library Operating Hours (2009 Budget Reduction)**

Library Administrator Jill Prouty reported that library usage was up 35% from this time last year, and the upward trend of circulations per hour continued with the shortened operating hours. There had been a 3.2% overall increase in circulation to this point in FY 2009. In January 2009, the average number of library transactions per hour was 107.76 when the Library had been open 68 hours each week. In January 2009, there were, on average, 145.56 transactions per hour during the current 56-hour week. More people were coming in during a limited amount of time.

Due to the current staffing situation, Prouty reported that all of staff's time was spent serving the public during operating hours, which left very little time for the necessary administrative work, such as ordering books. Prouty noted that, due to a retirement in November 2008, the Library was temporarily down one full-time reference supervisor. The start date for the new hire was April 30. Three library assistants had either resigned or been dismissed since January; one person started on March 30, leaving two positions unfilled. Two more part-time library assistants were scheduled to retire in April.

The ramifications of the change in hours included more work in less time; increased wait times at the circulation/reference desks; supervisors working split shifts and/or extra days to cover vacations, sick days, etc.; operating in crisis mode; cuts in adult programs, computer classes, and family night; no planning time; volunteers working record hours (146 in February); and the Recreation staff pitching in to help with shelving books.

Prouty continued that patrons were adjusting to the hours, and usage continued to climb. The limited evening hours and the new Wednesday hours seemed to cause the most problems. Their busiest time of year was on the horizon – the Vacation Reading Program. Staff was looking to fill one additional part-time library assistant position, as well as 20 additional discretionary hours to use as contingency.

Prouty suggested considering seasonal hours for FY 2010, which worked well for other libraries. During the summer, the Library could open earlier (9 a.m.) and close earlier (8 p.m.). During the school year, the Library could open later (10 a.m.) and stay open later (9 p.m.) for students.

Plunkett asked how the hours compared to the Fayette County Library. Prouty said the Fayette County Library was open 65 hours each week, but was closed on Sunday. Plunkett suggested that closing the Library on the slowest day and staying open later the other nights could also be considered. Boone's concerns were about the Wednesday hours, and the effect the 8 p.m. closing had on students. Plunkett said closing one day a week might be a good alternative to opening later and closing earlier. People might find it easier to adjust to knowing it was always closed on a certain day. Prouty said it would not be a problem, but people would have to adjust. Sturbaum suggested looking at the feedback from the customers about shifting the hours and closing one day a week, then looking at how the budget was impacted. Better customer satisfaction might offset some of the workload.

Plunkett asked how the additional personnel were hired during the hiring freeze. McMullen said each position was evaluated as it came open. There would be additional savings with the senior

employee retirements compared to starting salaries of new hires. He felt the Library would meet its savings goals. He continued that the part-time hours for all the existing employees had been cut. Prouty would be able to spread the additional 20 hours out so the remaining employees would get additional hours. McMullen said he had not approved the request for the additional part-time employee yet. Prouty explained that it would be good to have the 20 hours available in cases such as having one employee out sick and another on vacation.

Sturbaum said that staff needed to make sure other libraries in the County were open if a decision was made to close one day a week. Prouty said all the others were open on Wednesday, if Wednesday was the day selected. Logsdon said they should consider longer hours on the days the Library was open, if it was closed one day a week. He added that, hopefully, the changes would not be permanent. Administrative Services Director Nikki Vrana suggested that staff could come in and work on the day the facility was closed. Prouty said that would help the supervisory staff. Plunkett directed staff to come back with a recommendation on hours.

SR 54 West Multi-use Path & Bridge

Rast reported that all the comments were back from DOT and the utility companies, and staff had the final set of drawings with all the changes. He was scheduled to meet with the ARC on Tuesday, April 7, to deliver the plans and discuss the next steps. The environmental report and the right-of-way reports were being recertified. Rast said he hoped to have a timeline after the meeting with ARC.

Path Connection to MacDuff Parkway Tunnel

Rast said the alternate route would be quite expensive due to retaining walls and other items. The consultant had done a schematic of another, less costly alternate. They hoped to have the plans the next day, then would meet with the Camden Apartments' owner to discuss easements.

SR 74 North Landscaping Project Adjacent to CSX Rail Line

Rast said staff had heard from CSX Railroad and had approval of the plans. Per Craig Camuso of CSX, they had agreed to fund the project. He was talking to their right-of-way department about the maintenance agreement. One of the caveats was that they were still planning to close the Comcast crossing and wanted to include that as part of this project, or shortly thereafter.

SR 54 East Landscaping

Rast said the City had received the grants in 2002. The design had been done in-house and had received the notice to proceed from DOT, then the drought hit and the landscape projects were restricted. Staff had been notified that the restriction was lifted, and the City could move forward. Staff was getting the bid information together.

Somerby Senior Project/Commercial Development

The AutoZone was under construction in the retail development. The day care had pulled out, and no other plans had been submitted. Rast said staff had not heard from Walgreen's or Delta Community Credit Union, although both had already turned in plans. Rast continued that he had not heard from John Gorecki of Somerby regarding the senior development, but he had notified Gorecki that DOT was moving forward with the letting of SR 74 South in July. The developer was responsible for \$200,000 of the funding for the tunnel under SR 74 as part of the

realignment of Rockaway Road. He also asked for Somerby to send drawings that needed DOT approval as part of the realignment project.

SR 74 South Gateway Grant

Staff had been notified that the City received the funding, and was getting the project ready to put out for bid.

Huddleston Pond

City Engineer Dave Borkowski reported that there had been concerns that the dam was not functioning properly since there was a lot of water in the pond, but everything was functioning as designed. It was designed to match the pre-repair outflows and elevations, but there had just been a lot of rain in recent days, leading to some minor flooding.

Bridlepath Project

Borkowski said there were several issues, including an unforeseen change of scope that extended the contract time. He continued that staff was not happy with the contractor and were pursuing liquidated damages. Logsdon asked when the project would be completed. Borkowski said he had called the contractor that day, but had not heard from them prior to the meeting. He would forward the information when he received it. They were putting flagstone on the jersey wall. There were still several things to be done.

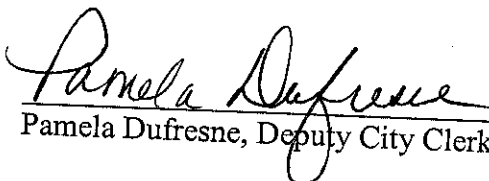
SR 74/Paschall Road Tunnel/Path

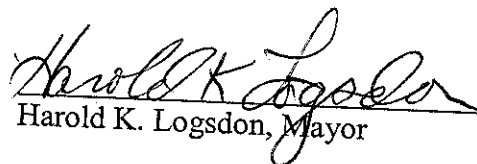
Borkowski said staff was pursuing the easement for the east side connection. They were finishing the appraisal so an offer could be made. The west side plans for the path to Post Office had been sent to DOT. A few more easements were needed on the west side. He hoped to put everything out to bid in the fall, so that it could be built at one time.

Sturbaum moved to convene in executive session for threatened or pending litigation and personnel at 8:44 p.m. Plunkett seconded. The motion carried unanimously.

Plunkett moved to reconvene in regular session at 9:07 p.m. Haddix seconded. The motion carried unanimously.

There being no further business to discuss, Boone moved to adjourn. Haddix seconded. The motion carried unanimously. The meeting adjourned at 9:23 p.m.


Pamela Dufresne, Deputy City Clerk


Harold K. Logsdon, Mayor