2003 CITY COUNCIL RETREAT
MINUTES
March 7 – 8, 2003
Wyndham Peachtree Conference Center

Friday, March 7, 2003

Mayor Brown called the meeting to order at 8:00 a.m. Other Council Members present were Annie McMenamin, Steve Rapson, Dan Tennant, and Murray Weed.

1. Council Discussion/Added Agenda Items

- McMenamin noted that this was her last time at Retreat as a Council Member. She told staff she had enjoyed working with them.
- Weed proposed a subcommittee to discuss the public hearing portion of Council meetings. The purpose would be to establish rules, not stifle speech. He suggested using the basic public hearing rules as a guideline. Weed and Brown volunteered to serve on the committee.
- Weed said he had been in extensive discussions with the Development Authority and would like for the Authority to pursue community events such as the Scottish Festival. He had spoken to everyone but Tate Godfrey and they would like to take on the project. Weed said they would discuss the idea further during the Development Authority time on Saturday, March 8.

2. Mid-Year Finance Review (Paul Salvatore)

- Financial Services Director Paul Salvatore noted the City was five months, or 42%, into the fiscal year. A copy of his PowerPoint presentation was included in the official file. Salvatore looked at actual vs. projected revenues.
- Salvatore noted one hotel had not remitted hotel/motel tax for the last four months and had been sending five percent instead of six percent. The audit of hotel/motel taxes was almost complete. An audit of the alcoholic beverage tax was also scheduled. A shortfall of $175,000 was expected in the hotel/motel tax projection due to the Aberdeen Conference Center renovation.
- LOST revenue to date was short $71,000. December was traditionally the biggest month and the LOST revenue was short $35,000 in December alone. Salvatore said his department was looking at contingency plans.
- Occupational tax collections were also behind schedule. Salvatore said the businesses had until May 1 before the late penalty kicked in. He believed most businesses had been slow paying the tax due to the economy.
- Impact fees—Rast was confident the City would collect the $330,000 budgeted for impact fees. Salvatore said around $110,000 was still out from last year from Maple Shade (Phase 2) and Governor's Row. Rast said the Cedarcroft developer believed the subdivision was exempt from impact fees due to some language in the agreement. The infrastructure will be completed in the next phase. Salvatore said they had already asked for a legal opinion.
- Interest revenue was budgeted at three percent. Salvatore said he would be happy to find three percent without going out three-five years. There would be a budget amendment.
- Salvatore said staff was looking at the Defined Benefit Pension Plan. They had received the actuarial information and the increase would be about $150,000 rather than $250,000. The budget amendment would also include the reallocations of funds for GASB 34.
- Salvatore noted insurance expenditures had increased. He said there had been a number of claims as well as serious health issues this year. Rapson said higher insurance costs were a state and nationwide problem.
- Rapson noted that the GASB 34 changes were state mandated and were as major as the stormwater legislation. He said the fact the City was near compliance was due to Salvatore's efforts.

3. Five-Year Staff Plan (Paul Salvatore)

- Salvatore said staff recommended a feasibility study on the new fire station. He said it would give a better idea of staffing and could bring to light other issues that should be considered. He noted that the satellite auto shop study had done that. He recommended an outside third-party consultant to assess the facility needs. It would be well worth the money to have the assessment justify the need to the taxpayers.
- Salvatore noted that when new staff positions were not hired in a budget year the positions were not cut, just bumped into future years.

4. Five-Year Public Improvement Program (PIP) (Paul Salvatore)
Encl. A – FY2004 Five-Year PIP

- Salvatore said the emphasis would be on upkeep and replacement of existing facilities as opposed to building new facilities.
- Salvatore gave an overview of times proposed for debt financing and equipment lease program.
- Salvatore noted the final installment on the Drake Field land acquisition was due in 2004. Gaddo recently sent an e-mail about the state's talks about getting rid of Greenspace grants. Rapson said City might dodge the bullet since this year's program might be funded and subsequent funding would be done away with.

Encl. B – Unfunded Project List

- Salvatore said priority ranking was essential as most items fell under discretionary projects and would be done if funds were available. The amount of money and the percent of population affected should be considered. Other factors to consider included public health and safety. Rapson noted that the Bridlepath silt removal and West Nile program were both health issues. Rapson said City helped create the silt problem and he had no problem taking funds out of PIP to fix the problem.
- Salvatore went over the PIP priority ranking system. Core projects must be funded and there were three criteria – critical to preventing major safety or health hazard, legal mandate, or essential to complete project phase.
- Rapson and Weed disagreed as to whether public support clearly demonstrated whether a project was essential or not. Rapson said the process was deeply rooted in political process. An independent study could show if project was feasible or not. McMenamin noted that if petition was signed by a certain number of citizens Council was compelled to obey and asked where the money would come from. Rapson said the first bucket was discretionary funds. PIP should be projects already accounted for. Weed had two legal concerns – trying to implement so that it was not a straw poll (illegal) and concerns about delegating decisions to staff. McMenamin noted apathetic citizens did not respond to surveys. Signed petitions gave more of mandate. Opinion poll could be swayed by wording. Rapson and McMenamin agreed facility equipment maintenance was a core project. Weed said the City had to be careful about shadow accounting and how positive fiscal impact was determined.
- Discretionary projects -- if funds were available after meeting core projects and essential needs.

Encl. C – Street Resurfacing ProgramEncl. D – Cart Path Resurfacing Program

Encl. E – Construction Projects Update

- City Engineer Troy Besseche went over the status of the construction projects in the City.

- There was a brief discussion regarding the Gerald Reed Memorial Park. Frank Cawood & Associates, the adjacent property owner, had submitted a plan for the park and wanted to buy a portion of the property to allow for more parking. McMenamin said Council had to follow the bid process. Rapson noted that Council had never voted to sell the property. Weed said he believed Council had decided the property would be a park. Rapson said if the property was sold it had to go out for bid.

5. Divisions' Personnel Requirements (Directors/Chiefs)

- Salvatore said he had 23 requests for new personnel, half of the number in the Fire Department

Administrative Services
Developmental Services
Fire Department

- Salvatore said the Fire Department was now at the national average for response times for fires.
- A resident attending the Retreat noted that due to the response to a recent house fire there was no on else left to respond to any medical calls. He continued that there were not enough people on the scene of fires and 15-19 people were required. Now there were 11 people on scene. Salvatore noted that Fire Department staffing would be a good area for a survey because the survey would support the need if there were one. He recommended spending $30,000 on a needs assessment before spending millions on another fire station, equipment, and personnel.

Leisure Services
Police Department
Public Services

6. Discuss Grant Writer Position (Rewarding Employees for Securing Grants) (Steve Rapson)

- Rapson's notes on Grants Awards Program are included in official meeting file.
- Rapson said his plan had zero risk to the City and rewarded employees who thought "outside the box."
- Salvatore noted such bonuses were subject to state, federal, FICA taxes.
- Grants sent to the City would not be eligible.

7. Discuss Freeze on Tax Assessments for Homeowners Age 70-Plus (Paul Salvatore)

- Brown said it was a small amount of money. Seniors have disposable income and did not contribute to crime. Fayette and Gwinnett are two leading areas for seniors in metro Atlanta. Seniors were the largest growing segment in the U.S.
- Salvatore said the assessed value of homes would stay the same until sold for those who had reached the age of 70. The tax freeze would require enactment of local legislation and a referendum. The financial impact, based on the current millage rate, would be $36,636. Property values would go up as the City reached buildout.
- Rapson favored having the income tiered. Seniors would have to prove eligibility and City needed to set income levels.
- McMenamin said it was a "feel good" thing and she did not support it. She said it had to be a level playing field and it was not government's responsibility to say if someone under priced themselves.
- Weed agreed with a tiered income system.
- City Attorney Ted Meeker said there needed to be a unanimous vote based on the legislative climate.

8. Discuss Municipal Option Sales Tax (MOST) (Paul Salvatore)

- Salvatore explained that the MOST was for capital projects and allowed the City to collect an additional one percent sales tax in addition to the LOST (Local Option Sales Tax). GMA asked Council to support the MOST with a resolution. Salvatore added that a voter referendum was needed to approve the collection of the tax. He continued that the ACCG was vehemently opposed to the MOST.
- Rapson said it was a tax increase, but it was a voter approved tax increase and was another option for citizens.
- Council directed staff to put the matter on an agenda.

9. CAR 8-3 Council Funding for Non-Profit Organizations (Dan Tennant/Paul Salvatore)

- Tennant noted that historically Council looked at requests and decided whether or not to fund them. A few years ago $25,000 was included for the requests as a line item in the budget. Tennant said, in his opinion, it was not the proper role of government to give donations of taxpayer money to non-profit organizations. The program was set up for right reasons, but was unfair. Tennant added times were austere.
- Brown agreed that citizens should contribute to charitable organizations. He suggested associating a line item in the budget with battered women.
- Weed said it was a radical idea. He pointed out that some of the organizations did a better job of providing services than the City could.
- McMenamin said domestic violence had been used as an example and asked if it was not government's responsibility to provide a safe haven. She said it was a safety issue, but asked how much the City should provide.
- Rapson said CAR needed to be tweaked. More funds should be used for basic needs and the money should be spent on residents. He said there should always be an agreement and the money should be prorated based on the number of residents served by an organization.
- McMenamin noted that funding to Fayette Senior Service was cut because the county's median income was too high. They had to consider health, safety, and welfare of the citizens.
- Weed said the burden of persuasion was on the people asking for money. The organization had something the City needed and the services to be provided were in a contract.
- Rapson suggested adding a clause that there had to be contract that stated services to be provided, and the amount would be prorated based on the number of residents involved.

10. LCI Update (Troy Besseche/David Rast)

- Besseche and Rast gave a PowerPoint presentation on the LCI (included in meeting packet).

11. Traffic Impact Ordinance (Troy Besseche)

- Besseche went over the key aspects of the traffic ordinance. Besseche recommended pursuing the traffic impact ordinance to address the City's transportation needs. He said it would require significant staff time and wanted to pursue it within the next 12-18 months.
- Rapson said he felt they needed to go ahead and look at the ordinance. He said if there were issues, Besseche needed to bring them before Council.
- McMenamin expressed concern regarding future redevelopment on Highway 54 at the Willowbend/Northlake Drive intersection. She said she did not want the City to be caught short.
- Besseche said transportation aspects would depend on the curb cuts allowed by DOT and there might be modifications available such as a light at Commerce and Highway 54.
- Brown noted that once the overlay map on Highway 54 West was in place it would be easier to expand the overlay to other areas of the City.

- Meeker asked Besseche if DOT would allow new curb cuts. Besseche said sif there was not a curb cut now then DOT would not construct one, but that could change later on.
- Rast noted that the Planning Commission would discuss redevelopment during their time at the Retreat on Saturday.
- Council directed staff to pursue the ordinance.

12. Status Report on Cart Path System/Creation of Master Plan (Bobby Thompson/David Rast)

- Thompson said Public Works had done a three-year maintenance history on the cart path system and found that new paths deteriorate as fast as the older paths. The money was spent to repair the system and pave unplanned new connections. More money would go to maintenance and dirt trails would be paved depending on size.
- Halterman said 3,500 feet was added to the PIP every year.
- Rapson asked if the budgeted amount was enough to cover repairs and staff time. Thompson said the biggest obstacle was staff availability because it took all of the Department's people to help the County when the County worked on City streets. Brown said there needed to be a contract or something in place so City's skilled labor could work on City projects.
- Weed asked when there would be no more new paths. Halterman said there would always be new paths. Brown added there were also several vital connections to make.
- Brown also suggested encouraging alternate transportation use in the Industrial Park. He noted employees who worked in the area used the paths that were in the park. Rast said the paths should be called multi-use paths and went over the future plans for the system. Rast said acknowledging to the system as multi-use would hopefully open the door to state and federal grants.

13. Discuss Amendments to Ethics Ordinance

- Rob Williams of the Ethics Committee discussed the proposed changes in the ordinance with Council. Changes included moving Section 62-90 to Section 62-73. A chairman's template was created to give the committee chairman a road map to running the procedure. A complaint form was created to provide guidance to the person making the complaint. The form included a certification oath (swearing everything in the statement was true).
- The board proposed the chairman be elected for a one-year term. The ordinance also set the duties of the board and what actually happened during a hearing.
- A "common sense" element was included in the hearing procedure and provided flexibility for those not familiar with the law.
- A section was added regarding frivolous complaints, which allowed the board to assess complaints and determine if the complaint fell under the ethics ordinance.
- Formal and informal advisory opinions were allowed; however, the "binding" portion was removed.
- The changes include a two-year statute of limitations on filing a claim.

14. Stormwater Funding (Troy Besseche)

- Ron Fellner of Integrated Science and Engineering and Tommy Brown of Boyle Engineering gave a stormwater management program assessment. A copy of the PowerPoint was included in the official meeting file.
- Besseche noted that stormwater improvement projects were ordinarily funded through the PIP. The capital element of the program was a large percentage of the cost.

15. Picnic Park Beach (Randy Gaddo)

- Gaddo noted that Council Member Tennant had introduced this idea at the last Retreat and a staff study had been done.
- The idea came from Lake Acworth, which was not a drinking reservoir. Gaddo said the estimated cost to start the project was $251,000 and significant excavation was required.
- EPD would prohibit the project unless there was significant evidence to justify the project. An alternative would be to move the water withdrawal point from Lake Peachtree to Lake Kedron, which would cost $2.5 million.
- Tennant said it was disheartening, but the beach did not look feasible.

16. Naming City Facilities (Randy Gaddo)

- Rapson said the question was whether CAR 8-6 should be changed. He continued that the question came up with the Tennis Center pavilion was named. He said he did not want Council to be in violation of the CAR if a similar situation happened.
- Brown said he had no problem with the naming of the Tennis Center Pavilion, but the timing was bad. He suggested a waiting period before naming a City facility after a person. He noted that it was difficult to tell someone something they did not want to hear soon after a loved one had died.
- Jane Miller noted the CAR did not allow a City facility to be named after someone unless they had made a significant contribution.
- Gaddo said it had become a subjective decision and felt it was a good idea to have a waiting period.
- Rapson said whatever was decided should be incorporated into the CAR.
- McMenamin said there should be a process in place so the matter did not come to Council right away and suggested the recommendations be filtered through the Recreation Commission. Rapson agreed and also suggested the recommendations could also be filtered through the appropriate director.
- Staff was directed to look at the policy and get back to Council with a recommendation.

17. Policy on Support for Special Events (Randy Gaddo)

- Gaddo noted the number of events had increased and gave Council a list of the big events. He said the concern was whether timely response to routine calls would suffer during the events.
- Chief Murray said the policy was not Recreation's idea. He continued that he and Lohr had discussed the matter for a long time. He said people have their events with no concern over what else was going on and the impact was incredible. Murray suggested classifying the events so maybe only so many were allowed per month. There needed to be criteria so Gaddo could say no. Murray said the City did not have the manpower to continue. Murray pointed out that Saturday was the busiest day in the City and Friday and Saturday were the busiest nights. The largest event for both departments was the airshow. If something were to happen, both departments would need everything they had. If they were not already at the airport, they could not get there. During the last airshow, there were also two concerts at the Amphitheater.
- Lohr reiterated Murray's comments. He said his department looked at the events from the risk to the participants and the community. Volunteers were getting maxed out.
- Gaddo said there were times when there were Fire, Police, Recreation, and Public Works people working on events and were on overtime. He questioned if it was fair for the City to have to pay for groups to have events.
- Gaddo suggested grandfathering some of the more established events and said he was looking for guidance. Gaddo said whatever the decision was it needed to be fully supported by Council.

18. Increase Amount of Sick Leave Balance/Partial Payment for Unused Time (Jane Miller)

- Miller told Council that employees had suggested Council look at the sick leave policy. Some employees felt they were not recognized for outstanding attendance since sick leave accumulation was capped and the time was lost.
- Rapson noted that the matter could become a morale problem. Tennant asked what the average time was and Rapson noted it was close to six months.
- Salvatore reported the ICMA retirement representative had discussed a new program to allow sick leave to be paid to an account similar to a 401 or 457 account. Federal and FICA taxes were not taken out. When the money was withdrawn for medical reasons, it would be tax-free.
- Chief Murray pointed out that some would use the time towards retirement. They would retire at 30 years, but would receive credit for 31 years.
- Miller noted that when the policy had originally been set the City did not have any employees who had been with the City for 10 years or more.
- Tennant suggested having staff look at some options to provide some equity.
- Salvatore suggested increasing the maximum to 620 hours. Each year an employee went over the maximum, they could keep 480 hours and the City could buy back the extra hours at 50 cents on the dollar.
- Miller was directed to bring something back to Council for consideration.

19. Discuss Golf Cart Issues (Steve Brown/Annie McMenamin)

- Brown said the City needed to make sure people knew moving violations on golf carts also went on their driving records, especially 15 year-olds. He continued that he and Miller met with local insurance agents and the agents recommended no specific insurance requirements for golf carts, but strongly recommended people have insurance.
- Sgt. Reeves, the resource officer at McIntosh, had a class on golf cart driving that went very well. Brown suggested Reeves keep doing the class.
- McMenamin asked for a re-evaluation of the matter since they only had information from the winter months. She suggested August or anytime Chief Murray felt 15 year-old drivers had become a significant problem.
- Murray said the Department would begin issuing citations in April to 15 year-olds as well as adults. He noted that the teens and their parents had to understand that if the teen received a citation they would not get a license at 16.
- Murray noted the teen offenders were a small group, but they had to be taught driving skills that applied in the car and the golf cart.

20. Discuss "Quality of Life Capital of the South" Slogan (Steve Brown)

- Brown noted the new look of the Update and said they decided to put the slogan on the Update and wait for feedback. He said he got one negative comment and five or six positive comments. Tennant added that he received some negative comments.
- McMenamin said she did not think a motto should be established without bringing the matter before Council. She also suggested checking with the Fayette County Development Authority. A motto should be something people looked at that said it was the City. McMenamin continued that as a Southerner anything that had "Capital of the South" in it rang out as "Dixie." She pointed out that the City was all-comprehensive. If Council wanted a motto, they needed feedback from the people out selling the City.
- Brown said he had spoken to Chris Clark and Clark said the selling point for the City was "quality of life."

- Tennant suggested having a contest and letting people submit their suggestions. Rapson suggested forming a committee.
- Gaddo said the question was what would the City do with the motto once it had one. McMenamin said the FCDA could use the slogan in its marketing.
- McMenamin suggested keeping the slogan contest internal to City staff and let employees submit their suggestions to Betsy Tyler. Council agreed.

21. Discuss CAR 3-8 (Paul Salvatore)

- Salvatore noted the CAR was the City's computer systems policy. The proposed changes made it more encompassing and looked at what constituted a quorum online. He pointed out that if three or four Council Members were in a chatroom there would be a quorum.
- McMenamin said her concern was that e-mails built a consensus outside of the public domain and thought all Council e-mail should be saved.
- Meeker told Council if they did not want anyone to see something, then they should not put it in an e-mail.
- Salvatore said staff wanted to put the CAR back on a Council agenda.
- Matt Robinson suggested adding a sentence regarding anything Council sent or received being subject to Open Records Requests. As for tracking e-mails, Robinson suggested provided web-based e-mail to all Council Members.
- Meeker said the bottom line was that all e-mail was public record.

Saturday, March 8, 2003

Airport Authority
Members present: Kathy Nelmes, Jerry Cobb, Matt Davis, Doug Fisher, Jim Toombs; Staff present: Jim Savage

- Nelmes gave a "state of the airport" presentation to Council.
- Revenues exceeded projections and reached a milestone -- $1 million in operational revenue.
- The Authority acquired 24 acres for airport development/business park.
- The Airport hoped to get clearance for precision approach. Toombs said the earlier they received the precision approach the earlier they would be able to attract corporate jets to Falcon Field.
- Cobb said precision approaches kept the traffic higher so there was less noise on the ground.
- Nelmes said the Authority planned to have a retreat in April to discuss future plans for the airport.
- New airport businesses included Aircraft Spruce and Specialty Company (50 jobs), Gardner Aviation Specialist, Inc. (20 jobs), and Southeast Piper (first aircraft dealership).
- Rapson noted that interest rates were still low and it was a good time to lock in the rate for Stallings Road. Nelmes said they were still waiting to hear if they would receive any state funding.
- Rapson said the airport was the epitome of five-year and 10-year plan and working to achieve the plan.
- Toombs was to take on public relations for the Authority.
- Weed told the Authority he appreciated their spirit of cooperation on the agreement negotiations.

Development Authority
Members present: Tate Godfrey, Scott Bradshaw, Scott Formel, Brian Palmitessa; Staff present: Virgil Christian

- Christian gave an update on the Tennis Center, Amphitheater, and economic development.

- Christian noted that the Development Authority had been asked to look at all three projects differently and had begun implementing changes to break even.
- Christian listed the tournament scheduled at the Tennis Center for the coming year. He said there were 12 events, which brought in 3,000 committed hotel rooms in the City. He added they were also trying to get additional events that did not tie up the entire facility.
- Brown asked how tournaments affected the bottom line. Christian answered that the Peach State was now a moneymaker and brought in $40,000 in revenues. The pro tournament went up and down, but would not be a drain. The Wyndham had agreed to help with the cost of the NAIA tournament due to the number of hotel bookings.
- Christian said they were very selective about events and turned down many.
- Fees for non-members were raised. There was a brief discussion on raising membership rates for out-of-county residents. Godfrey said they would take the suggestion to the Tennis Center Advisory Council.
- The restaurant was expected to open by the end of the month.
- All of the acts were booked for the Amphitheater. A three-concert jazz series would be offered for the first time. Christian said they had learned that packages sold better than stand-alone concerts.
- Godfrey went over the background of the Authority's financial history. He said the Development Authority had $223,214 in its bank account when it began managing the facilities. The money was left over from bond proceeds when the City Authority was authorized to issue bonds for economic development. The Fayette County Development Authority took over that role. Any revenue went back into the facilities. Godfrey said the Authority incurred debt, but put $1.3 million in revenues back into the facilities, approximately the same amount as the Authority's debt.
- Godfrey asked that the subcommittee get back together to address immediate needs regarding the debt. He said the negotiating team had been very successful.
- Weed asked the members of the Development Authority in attendance if they still supported the proposed Recreation and Entertainment Authority. The members said they did. Weed asked if all the members of the Development Authority supported the proposed authority and the members said the full board supported the proposed authority.
- Meeker said he and Authority attorney Mark Oldenburg were to meet with County's legislators the next week to discuss legislation for the proposed Recreation and Entertainment Authority. He added that he and Oldenburg felt that the Authority and Council were on the same page and now the matter was in the hands of the legislators.

Water and Sewerage Authority
Members present: John Gronner, Tim Meredith, Wade Williams; Staff present: Larry Turner

- Gronner presented an update on WASA's activities for the past year.
- The budget was $5.6 million; however, the operating budget remained status quo. There was a $37,000 increase in debt service. The new building was $1.2 million.
- Year-to-date revenues were $192,354 ahead of budget. Expenditures were $1,900 over budget.
- Expansion construction was scheduled to begin in 2004.
- The re-use plant upgraded filtration at Line Creek. Planterra Golf Course would utilize the re-use water from March-October.

Recreation Commission
Members present: David Ring, Mike Williams, Rob Learnard; Staff present: Sherry McHugh, Randy Gaddo

- Gaddo noted there had been a complete turnover on the commission. Each person was designated as a point person. Learnard was to work with the Dog Park Committee. George Martin worked with the All Children's Playground Committee, Williams worked with Youth Programs, and Johnny Inman was working with Cultural Events.

- The commissioners went over the past year's accomplishments, which included the multi-purpose rink, upgraded playgrounds, Colleen Sugar of All Children's Playground named GRPA Volunteer of the Year, All Children's Playground received GRPA District Award, Recreation Department received state and district awards, enhanced agreements with youth associations (background checks mandatory beginning 2004), and new skate ramp materials.
- Current initiatives included the City's ponds. Gaddo said they were looking at all the ponds to make them a better resource. Brown added ponds would come under the stormwater utility when it came into being. Gaddo said a fishing group suggested turning the ponds into a kids' fishing mecca.
- The commission was getting ready for a six-year review of the facilities. The goal was to rejuvenate all parks and recreation facilities by 2009 (the City's 50th anniversary).
- The future focus was to take care of what the City had.
- Tennant asked about the possibility of putting in a playground at the Baseball/Soccer Complex. Gaddo said they had looked at the possibility, but there was nowhere to put a playground unless it was enclosed to ensure the children were not hit with balls. Tennant asked if netting would work. Gaddo said that could be done.
- McMenamin and Rapson expressed their appreciation to the commissioners and the department for their efforts.

Library Commission

Members Present: Chris Clark, Barbara Swafford, Marie Washburn; Staff present: Janice Dukes, Mary Haas, Jill Prouty, M.T. Allen, and Randy Gaddo

- Clark noted the Master Plan 2000-2005 was on track and the financial status was good. Lack of funding was an ongoing issue.
- The library had 68,500 volumes, which would cost around $4.5 million if the users bought all of the volumes that were checked out.
- In 1999, the number of users was 10,000. The estimated number of users in 2003 was 25,000.
- The commissioners recommended a 5,000 square-foot expansion of the library for around $2 million. The expansion would allow the volumes to grow from 68,500 to 119,300. There would also be a dedicated area for children.
- Rapson noted that the state would not be giving any grants and suggested there should be a bond issue for just the library.
- Washburn pointed out that the library was unique in that it served all segments of the population. She added they needed to be specific in the bonds and she felt the public would respond to the need.
- Weed agreed if the bond were narrow enough that the public would support it.
- Weed and Rapson said they would be willing to talk to groups to support a bond issue.

Planning Commission

Members Present: Wes Saunders; Staff Present: David Rast, Troy Besseche

- Rast gave a summary of the annual report. He noted the Land Use Plan update had been done and the rezonings had been completed. The commissioners were looking at modifications to the Clover Reach Business Park. They had discussed designating the area commercial, but a recent development was not going to happen so the property reverted back to industrial. LUC would be recommended so there would be more control over architecture in the area. There were only five or six parcels left.

- Development had started in Lexington Circle. Metro Group was purchasing the remaining retail portion of the Adams tract. There were now two developers instead of three or four.
- Home Depot and Wal-Mart opened.
- The office and retail space in The Avenue was all rented.
- Cedarcroft, Centennial, and Live Oak were all under construction. Rast said he was working on an overall landscape plan for MacDuff Parkway.
- Rast discussed problems with the Live Oak subdivision. Ultima purchased the property from Marvin Isenburg and was now selling the property to the Ashton Woods subdivision developer. The land had been cleared and left and there was a severe erosion problem. The Ashton Woods developer would not be purchasing the property until Ultima cleaned up the property.
- Phase 2 of Wisdom Pointe was approved and clearing should begin in a week or so.
- Guidelines for properties, such as shopping centers and churches, that might re-develop was also a concern. Once the overlay map for 54 West was finished, Rast hoped to come up with a scenario, if not another overlay, for what the City would like to see in such projects.
- The way the traffic impact ordinance was written restricted development on Highway 54 corridor. There was also a problem with administration. Staff was looking at a possible traffic impact fee.
- Developmental Services would be taking over covenant enforcement since Pathways was moving out of the City. Meeker said it would be simpler process to have ordinances to enforce the covenants. Besseche said the complexity to writing the ordinances would be the differences in the covenants. Meeker said there had to be a better way of enforcing the covenants than filing suit against citizens.
- Rast noted the City did not have an official thoroughfare document. He said it would be good to have an official document for the Comprehensive Plan Update in a few years.

Retreat adjourned at 3:15 p.m.

Jane Miller, City Clerk

Stephen D. Brown, Mayor

Pamela Dufresne, Recording Secretary