City Council of Peachtree City
Minutes of Meeting
March 6, 2008
7:00 p.m.

The City Council of Peachtree City met Thursday, March 6, 2008, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present: Steve Boone, Don Haddix, Cyndi Plunkett, and Doug Sturbaum.

Announcements, Awards, Special Recognitions

Mayor Logsdon proclaimed March 16 – March 22 as DeMolay Week in the City. Logsdon proclaimed March 2008 as Share the Road Awareness Month and recognized that City bicyclists would participate in the Metro Atlanta Mayors' Association of Georgia Ride on March 11.

Public Comment

Melvin Ewing requested to speak for seven minutes instead of two, citing "Roberts Rules of Order." Mayor Logsdon denied his request, as Ewing had the opportunity to request to be heard on a regular agenda and declined. Ewing read a statement regarding information requests and the necessary qualifications for the stormwater manager position.

Lynda Wojcik commented on the possible closure of the Clover Reach pool, the Recreation Department budget, and the percentage of funds split with instructors for recreational classes.

Charles Vicari spoke about the Police Department building and his concerns about fixing the existing building. Vicari stated that the building was not worth the extra money it would cost to fix, and the matter should be put to the people for a vote.

Al Yougel addressed the issue of stormwater bills and private streets. Yougel said there should be a tax break or stormwater credit for owners of private streets.

Agenda Changes

There were no changes.

Minutes

Plunkett moved to approve the February 7, 2008, regular meeting minutes; the February 13, 2008, special called meeting minutes; and the February 23, 2008, special called meeting minutes as written. Sturbaum seconded. The motion carried unanimously.

Monthly Reports

The monthly reports were accepted as presented.

Consent Agenda

1. **Consider Bids – SUV Accessories & Patrol Unit Accessories for Police Department**
2. **Consider Appointments to the Development Authority of Peachtree City**
3. **Consider Addendum to Intergovernmental Agreement with WASA**

Logsdon introduced two appointees for the Development Authority, Mark Hollums and Markus Schwab. Plunkett moved to approve the Consent Agenda. Boone seconded. The motion carried unanimously.

Old Agenda Items

02-08-18 Discussion/Consideration of Repair of Police Department Building

City Engineer Dave Borkowski summarized options five (purchase and renovation of the current rental facility), six (purchase and renovation of the current rental facility and conversion of the existing Police Department building into a recycling center), and seven [repair of the existing building and building phase one of the recycling center on the adjacent Water and Sewerage Authority (WASA) property] for Council.

Borkowski also updated land value costs on two sites considered for the building of a new facility (options two and three discussed at the February 6 workshop). According to information provided by Pathway Communities, one site that was approximately 6.6 acres in size would cost $60,000 per acre ($396,000), and another 6.5-acre site cost $75,000 per acre ($487,500).

Borkowski reviewed the purchase of the current lease space and renovation to a permanent facility. Borkowski, architect Jim Porter of Leo Daly, and representatives from the Police Department toured the rental facility on February 29. The facility, located at 2011 Commerce Drive, was on a two-acre site. The building totaled 19,300 square feet. The Police Department was currently leasing only 12,100 square feet, but would need to occupy the entire building as a permanent facility for parking space and other reasons.

Based on the visit, costs were estimated to be approximately $772,000 to renovate the building to meet the minimum needs, with a purchase price at approximately $4.1 million for the land and building. The estimate included architectural, design, and engineering costs, as well as other miscellaneous costs. Borkowski noted the prepayment penalties and breakage fees for the Bricks & Mortar loan on the existing Police Building would be approximately $1.3 million, with credits of about $1.5 million for a total cost of approximately $5.2 million for option five. Borkowski gave a timeline of four months to acquire the property and six months for construction. He added that the total cost did not include repairs to the HVAC system or the roof, noting that they had been unable to go up on the roof to assess the condition of the 1998 system. The cost of an emergency generator and wiring would need to be added.

Borkowski mentioned that the four other tenants in the building would need to have their leases bought out, and some of those leases were not going to expire until 2016. There could also be some potential environmental clean-up costs for the dry cleaning business that was currently in the building, as well as the installation of security doors, drywall and insulation issues that could occur during renovation, and some potential drainage improvements at the rear of the building. Borkowski commented that the assumption would be that the Police Department would be able to stay in the building during renovation and continue to use the obstacle course on Highway 74. The site would need to be secured by a 16-foot fence around the rear and sides of the building. Borkowski said a variance would be required for the fence, or a wall could be used, which could significantly increase the cost estimate.

Borkowski presented the sixth option, the purchase and renovation of the space currently leased and demolishing the existing building on Highway 74 and converting the land to the recycling center. The cost estimate would be basic usage of the land. Existing containers from current recycling center would be reused. The site was approximately 2.4 acres, which was less than the existing recycling center, with the desired size being eight acres. The obstacle course was noted as part of the reason why the size of the land was relatively small. The added cost for the demolition and disposal of the building, along with the prepayment penalties to payoff of the Bricks & Mortar loan, would make this option about $6.9 million.

Borkowski reviewed the seventh option of repairing the existing building on Highway 74 and building phase one of the recycling center. Repair of the building would cost about $538,000. The architecture fees, engineering, site improvements, and the purchase of the approximately 13 acres of land currently owned by WASA was approximately $500,000. Additionally, the design and construction of the recycling center with a separate paved road would bring the total cost to approximately $1.8 million.

Haddix said that some numbers were omitted that had been presented at Retreat. Haddix reviewed some of the figures and noted some differences that seemed huge. Plunkett requested that Haddix write out these figures and send them to Mayor and Council for their review, as the numbers were presented too quickly to keep up. McMullen said Leo Daly had provided numbers for the presentation, but Plunkett felt that they were not comparing apples to apples and would need more time to digest the information. Logsdon requested that Haddix provide an analysis for their comparison. Plunkett questioned whether $215 per square foot was a reasonable cost for commercial real estate. McMullen commented that there had been three or four real estate agencies that had reported those costs.

No action was taken on the item.

New Agenda Items

03-08-01 Public Hearing – Comprehensive Revenue Analysis

Financial Services Director Paul Salvatore noted that City policy was to have a comprehensive revenue analysis done every three years, with each department reviewing their fees and charges. Salvatore said staff conducted a survey of other class "B" cities in Georgia, as well as surrounding communities in the Southern Crescent region, comparing revenues and making recommendations for any changes. Salvatore said the timing coincided with the budget process.

Acting Administrative Services Director/City Clerk Betsy Tyler presented information compiled for Administrative Services. Tyler noted that three types of revenue were reviewed; the first and largest was Occupational Taxes. Tyler said that the City collected Occupational Taxes based on a per employee rate, while some other cities in the comparison, like Fayetteville, used gross receipts. Tyler commented that 11 of the 17 cities in the survey used a per employee rate as the only means to collect the Occupational Tax. Tyler said gross receipts could generate more tax dollars, but would result in more staff time and paperwork, and some private information from local businesses would have to be protected. Tyler recommended that the maximum tax of $5,000 increase to $6,000 in 2009, $7,000 in 2010, and $8,000 in 2011. Tyler also recommended that the per employee tax rate change from $17.50 per person to $18.50 per person, noting that the majority of businesses, approximately 75%, would not have any increase in their tax. Tyler continued that staff collected a $20 administrative fee for each business in addition to the per employee tax payment. She proposed that businesses exempt from the occupational tax that wanted to be included in the website listing pay the $20 administrative fee to be included on the list. Tyler recommended this fee be implemented immediately. Plunkett questioned whether businesses and non-profit organizations knew the City was considering the increases. Tyler stated that the general public was informed only through the advertisement of the public hearing. Tyler noted that the second type of revenue was from Alcohol Licenses fees, which had been modified in 2007; no changes were recommended at this time. The third type of revenue was the fines collected from the Municipal Court, and Judge Stephen Ott had implemented several fine increases that would be effective April 1, 2008.

Acting Police Chief Major Mike Dupree presented the findings of his staff's comparison to 14 class "B" cities, as well as five cities in the Southern Crescent area. Dupree noted that five categories for revenue were compared: fingerprinting, solicitor permit fees, report copying, alcohol permit processing, and record exspoungement. After the data was analyzed, the department was equal or slightly greater than the other class "B" cities. Dupree noted that four of the cities did not provide service for solicitor permits, and two other cities provided the service free of charge. Of the other cities, the average cost was lower than the City's. Dupree said staff recommended the fee be changed to a $25 processing fee for the first day and $10 per day for up to six days within the same week.

Salvatore noted that Council had addressed Fire Department and EMS fees at the last Council meeting and introduced John Dailey, Fire Marshal. Dailey noted that few departments charged any fees for the Fire Marshal's office, but the City's Fire Department was in line with the State Fire Marshal's office, particularly with fees charged during building permit review, charging $0.015 per square foot. Dailey proposed to stay with the fee, with a minimum of $100 per permit, but to eliminate the $500 maximum. Dailey said that, on larger projects, there could be numerous follow-up inspections, and the $500 maximum did not cover the time and manpower utilized. Dailey noted that currently there was no charge for construction site inspection, but proposed a $100 fee for a second inspection and a $150 fee for a third inspection. Dailey commented that Building Official Tom Carty was considering dropping some of the fees associated with sprinkler contractors, as the fire sprinkler requirement was under review. Dailey proposed that the current fee for sprinklers be increased to $100 from $50 and apologized that this was an additional item. He requested that the changes be implemented immediately. Plunkett asked how big a building like Cooper Lighting was, and what the charge would be for them. Staff said the facility was approximately 500,000 square feet, resulting in a fee change from $500 to $7,500. Plunkett felt this was a significant change. Logsdon asked if the fees were in line with the other cities. Dailey confirmed that they were, including the State Fire Marshal's Office, but some places, even Fayette County, were significantly higher. Sturbaum noted that Fayette County charged $0.10 per square foot. Logsdon confirmed that this would be for new construction.

Leisure Services Director Randy Gaddo stated that the last time they had compared class "B" cities was in 2004. Gaddo said it was difficult to compare apples to apples, as cities had different amenities in facilities, but that the City's fees were pretty much in line with others. Gaddo noted that the staff recommended adding reasonable fees for civic organizations, schools or church groups renting facilities, to be effective June 1, 2008, to allow the groups time to adjust to the charges. Gaddo said any group that was currently renting at no charge would be exempted one time. Gaddo estimated approximately $12,000 to $15,000 annual revenue based on 2007 usage. He said the fee would not apply to those organizations that they already had agreements with, such the youth sports organizations and many organizations at The Gathering Place, since they provided programs. Gaddo stated that, if the organization wanted to have a special event outside of their program, the fees would apply. Logsdon used the girls' softball program as an example. The program could use a room at Kedron Fieldhouse for registrations without charge, but a fee would be charged for a Christmas party. Gaddo confirmed this. Gaddo stated that the staff also recommended dropping the out-of-County resident fee from 50% to 25% above the in-County resident fee. He noted that staff had originally raised the fee due to concerns that County and City residents were not able to get into programs, but this had not proven true. Instead, out-of-County residents felt the cost was too much and did not attend, and staff actually had to cancel classes for lack of participation. Gaddo noted that City residents were given first opportunity to register for classes, then County residents, and then registration opened to all to fill classes. Gaddo stated that the comparison showed pool fees were low, and staff recommended increasing the daily pool pass fee by $1.00 for ages three to 64, with no fee increase for ages zero to two and 65 and older. Gaddo anticipated approximately $15,000 in annual revenue. Gaddo also recommended increasing the family pool packets by about 9% for an anticipated $4,000 in annual revenue. The rates would remain doubled for out-of-County residents because of overcrowding in the summertime at Kedron. Gaddo asked for approval to look at the fees for The Gathering Place, noting that staff had considered charging $1.00 per person per visit, but they could not determine how to administer it. Gaddo felt they should talk to all the groups that used the facility to determine a fair way to increase revenue and have any fees take effect on January 1, 2009, to allow people to get used to the fees.

McMullen reported that Acting Developmental Services Director/City Planner David Rast was out with a family emergency last week. The reports from Developmental Services were not available and would be brought to Council at a later date.

Al Yougel, of Keep Peachtree City Beautiful, spoke regarding special consideration for non-profits to not pay administrative fees, as it was difficult for them to run their businesses with volunteers. Yougel asked that, to emphasize the impact of litter, that Gaddo determine the cost of cleaning up after tournaments and to make the public aware of the costs.

Richard Spain spoke on the issue of charging civic organizations for usage of Kedron rooms, requesting clarification on the charge of $30 per hour per room. He said their civic organization used those rooms, and that $60 for a two-hour meeting would be a burden. Plunkett asked Spain to clarify what a civic organization was, and he replied that his was the Peachtree City Civic Association, which held monthly meetings that were scheduled month to month. He said the Library limited how often a group could use their rooms, and the fee would be too much at Kedron. Logsdon asked if they could exclude the Peachtree City Civic Association, and it was noted that the fees were specific to rates for schools, churches and civic groups. Spain asked that the fee not be approved for civic groups, because schools and churches usually had their own buildings. Gaddo noted that if civic groups used the rooms on a regular basis, then staff had trouble scheduling classes and other events that would generate revenue. Gaddo said schools and churches were also approaching staff about using rooms, particularly at The Gathering Place, because their facilities were out of space or because the schools charged their groups. Spain reiterated that his group reserved space each month and did not schedule a regular day.

Linda Wojcik spoke regarding charging fees to schools, non-profits groups, or civic organizations, saying the City should support groups that are getting citizens to volunteer. Wojcik opposed the fees, and added that she was not a member of any non-profit or civic group, only her church. She said that, if schools were not available for scouting events, it would be criminal to not allow use of City facilities if they were available. Wojcik stated that the City should not charge organizations that were non-profit and based in the City. Logsdon asked Wojcik if a civic group had an event, but there was an opportunity to schedule a class, should the civic group be bumped. Wojcik asked if there was only a month's notice to start a class. Gaddo clarified that when a new class was started, it was advertised for at least three months. A group might walk in the door, see a room blocked out but no one using the room, and question the reservation. Wojcik said it should not be an issue if the room was being requested prior to the start of the class, even if on paper it was blocked out. Wojcik noted that booking the room month-to-month for non-profits still allowed classes to be scheduled. Gaddo said there were only five rooms available in City facilities, and that scheduling could be difficult, with many classes overlapping. Wojcik asked if an art class was charged these fees, and Gaddo explained that the class was charged a percentage of the registration fees. Gaddo stated that, to maintain good instructors, the City had an 80-20 split with instructors. Wojcik questioned if 5% more would cost the City instructors, and Gaddo felt it could.

Beth Pullias commented that raising the Occupational Tax was not the way to attract businesses to the City. She also felt that available rooms should be free to any group that was a City-based non-profit organization.

Phyllis Aguayo stated that civic organizations would only use the rooms when they were available, and since the rooms were in use with lights on anyway, there was no real cost to the City.

Kathleen Brewer of the Fayette Art Center asked if the City advertised for instructors, as she knew of several people that would be willing to teach classes if they were aware.

Logsdon declared the public hearing closed.

Sturbaum moved to table the item of the Comprehensive Revenue Analysis on the grounds that there was a lot of line-by-line information to review. He also noted that the building fees per square foot were a concern, as well as special interest groups. Haddix seconded the motion. Logsdon asked if the Council wanted to table the whole item or just certain portions. Plunkett said the entire issue should be tabled. She expressed concerns about Rast's presentation and wanted to give Gaddo time to gather more information about The Gathering Place and possible revenue fees. The item was tabled unanimously.

03-08-02 Present Results of Waste Services RFI

Assistant Finance Director Janet Camburn presented the results of the Waste Services Request for Information (RFI), saying staff was looking for direction from Council to pursue an exclusive franchise or a preferred provider agreement for residential waste services and recycling, or for the City to remain with the current open market system. Camburn reviewed the advantages and disadvantages of each option. She said there could be budget impacts, including franchise fees and free services offered to City facilities.

Council discussed the advantages and disadvantages, including limiting street traffic with an exclusive franchise and the ability of citizens to opt out of an exclusive franchise. Council debated the possible cost savings, whether they would depend on 100% participation and homeowners associations that requested neighborhoods to use the same provider. Haddix said that, the last time an exclusive franchise was considered, his rates increased by $12. Boone expressed concern about the staff time involved in handling customer complaints about garbage service.

Plunkett moved to direct City staff to get Requests for Proposals (RFPs) for preferred providers and exclusive franchises for waste services. Boone seconded. The motion carried unanimously.

03-08-03 Consider Non Profit Funding and Requests for FY 2009 Budget
Tyler provided information to the Mayor and Councilmembers about non-profit organizations in the area and requests for funding for their projects. Tyler stated that staff was looking for direction from the Council on the policy itself, and how City funds could be given. Tyler reviewed the three categories of non-profit organizations, which included basic needs, general needs, and school requests. She said three organizations had requested new or increased funding: Fayette Senior Services, Fayette Art Center & Gallery and Honor Flight. Logsdon clarified that the 2009 budget would be at issue, not the 2008. Tyler confirmed this. Tyler noted that the City received non-profit request funds by June 1st of each year to include in the next fiscal year's budget, and the requesting agency came back to Council after the new budget year to re-request the funding. Tyler said staff was requesting a change to the procedure that would allow the non-profit organizations to apply to Council prior to June 1. Once the requests were included in the budget and the budget was approved, the funds would be approved. Tyler said it would eliminate a double review of the funding requests by Council. Plunkett asked what services Honor Flight provided that could legally be covered by the City. City Attorney Ted Meeker said that they would have to look at that. Boone was concerned about inflation because Council had set the maximum amounts in 2003, and those funds would not purchase or provide the same goods and services in 2008. Discussion ended with the consensus that Council would like more time to discuss the issues and would table the item until a future date.

03-08-04 Consider Ordinance – Fire Sprinklers (Commercial/Industrial/Multi-family)
John Dailey reviewed the ordinance to require fire sprinklers in commercial, industrial, and multi-family buildings in new construction. Plunkett moved to approve the ordinance. Haddix seconded. The motion carried unanimously.

Council/Staff Topics
Plunkett requested an update for the completion of the CSX/Highway 54 West golf cart bridge. Borkowski did not have a firm date and was still waiting for information on the path connections. Plunkett noted that she had received approximately 30 e-mails regarding the completion of the bridge.

Boone moved to convene in executive session for pending litigation and a personnel matter at 9:03 p.m. Sturbaum seconded. The motion carried unanimously.

Plunkett moved to reconvene in regular session at 9:54 p.m. Haddix seconded. The motion carried unanimously.
There being no further business to discuss, Plunkett moved to adjourn. Boone seconded the motion. The motion carried unanimously. The meeting adjourned at 9:55 p.m.

Betsy Tyler, Acting City Clerk

Harold K Logsdon

Harold K. Logsdon, Mayor

Linda Morton, Recording Secretary