**City Council of Peachtree City**
**Minutes of Meeting**
**February 19, 2009**
**7:00 p.m.**

The City Council of Peachtree City met Thursday, February 19, 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**
There were none.

**Public Comment**
Darlene Gulli expressed concern about the separation agreement that was being required of employees being laid off. She said it was coercion and violated the code of ethics.

Al Yougel of Keep Peachtree City Beautiful addressed Council about residents being informed. He said Council meetings, workshops, and annual retreats were open to the public, as were the commission and authority meetings. The **UPDATE** newsletter was mailed out, the web site had information and events, Comcast Channel 25 had information, and the local papers had news. If all else failed, residents could contact Council or staff. In his opinion, there was no excuse for citizens being uninformed. The City needed informed public opinion, not uninformed "published" opinion like what was printed in the papers and online.

**Agenda Changes**
There were none.

**Minutes**
Sturbaum moved to approve the January 23, 2009, workshop minutes and the February 4, 2009, workshop meeting minutes as written. Plunkett seconded. The motion carried unanimously.

**Consent Agenda**

1. **Consider Budget Adjustments**
2. **Consider Amendments to Credit Card Policy**
3. **Consider Grant for CERT**

Sturbaum clarified that the credit card policy (Consent Agenda #2) just allowed Amphitheater staff to make last minute purchases, not circumvent the purchasing policy. Financial Services Director Paul Salvatore confirmed that.

Sturbaum moved to approve the Consent Agenda. Haddix seconded. The motion carried unanimously.

**Old Agenda Items**
**01-09-02 Consider Reduction in Workforce, Public Works and Leisure Services**
City Manager Bernard McMullen said this item was discussed at the January 15 meeting and had been tabled. Council had asked staff to survey employees about their willingness to take a 25%

pay cut City-wide in lieu of the layoffs. The results of the survey were presented at the February 5 meeting.

McMullen said his recommendation remained the same for the Reduction in Workforce for the employees outlined in Public Services and Leisure Services, with the only change being the effective date of March 6, including severance of six weeks pay, medical insurance during that time with a Consolidated Omnibus Budget Reconciliation Act (COBRA) option thereafter, and access to the Employee Assistance Program (EAP) for a period of three months. Individual meetings with Human Resources would be scheduled prior to the effective date to review benefits, there would be joint meeting at City Hall with the Department of Labor and local temporary agency, a letter of reference would be provided, and there would be information on any current or future job openings in the City (McMullen noted that one of the employees who would have been impacted had already transferred to another position). Additionally, Council asked that the outsourcing endeavors include language that the vendors consider hiring the employees. The bid had gone out, and one of the vendors had contacted the City saying that was certainly an option.

Sturbaum moved to approve the Reduction in Workforce as presented. Plunkett seconded. The motion carried unanimously.

**02-09-05 Consider Ordinance Amendment – Alcohol Licenses**
Acting Administrative Services Director Nikki Vrana addressed Council, saying the Amphitheater was having difficulty securing a vendor for the concessions due to the $5,000 cost of the alcohol license for the limited duration of the season. The proposed ordinance amendment reduced the fee for the amphitheater to half the regular annual license fee.

McMullen said the Tourism Association had faced the same challenge when managing the venue and had paid half the license fee due to the difficulty attracting a vendor.

Plunkett asked if there was a way to cover this as an additional bar under an existing license in the City if a local company already had a license. City Attorney Meeker said they had to be considered separate licenses under both state law and City code, and such a broad action could have unintended consequences. Plunkett said she hoped to find a way to encourage a City business to be the vendor, so that if the City was giving a break, it was to a local business. Vrana said the state had also pointed out that the beverages would have to be delivered to the Amphitheater, not to another business that the license holder owned, and then transported to the Amphitheater. Plunkett said she wanted to encourage City businesses to bid. Amphitheater Director Nancy Price said the bid letters had already gone out, and most had gone to businesses in the City.

Plunkett moved to approve the ordinance amendment requiring the vendor at the Amphitheater to pay half the City's fee plus the state rate. Haddix seconded. The motion carried unanimously.

## New Agenda Items

### Public Hearing – Consider Step 1 Annexation of Hyde Property, 48 Acres

City Planner David Rast addressed Council, saying the City had received a Step 1 annexation application for 48 acres in Fayette County directly east of the Peachtree City United Methodist Church off the end of Old Stagecoach Road. Rast said the property was two parcels, and noted the proximity of the Hyde Park neighborhood to the northwest. Rast said access would be from Carriage Lane via an easement to Stagecoach Road. Rast said the City's adjacent land use was Estate Residential (ER) and the current County zoning was Agricultural Residential (AR). Rast said there was a flood zone that ran through the property associated with Camp Creek.

Mike Lorber, planning consultant for Mike Hyde of Hyde Investment, said the applicant's options were to pursue development through the City or through the County. However, the property was landlocked from the County side, so access would still be through the City. Lorber continued that there was an 11-acre floodplain that would be put into a conservation easement, and develop 2.5-acre lots, with home prices ranging from $600,000 to $1 million.

Beth Pullias said she was concerned that the City did not need any more homes in that price range to add competition to the many homes already for sale. She was also concerned that the property jutted out irregularly from the existing City limits, so it was not a logical fit. It could encourage further annexations to the north and south due to the configuration. She said it might have some merit, but felt there were more factors against the request than for it.

Richard Spain asked for clarification that the Step 1 request only allowed staff to look at the application, and the details would come forward later with a public hearing. Meeker confirmed this, saying an annexation request would still have to go through public hearings with both the Planning Commission and Council.

Frances Meaders said the property was very close to Shiloh Mobile Home Ranch, and asked if the proximity of this price homes made sense. She also did not want the City paying for a road to get to Hyde's property. She asked if Hyde Park was built out, and Lorber estimated seven of the 12 homes were completed. Lorber clarified that, based on the economy, they would not be building for two to three years, and it was a rare opportunity to build on this size lot in the City.

Hearing no further comment, Logsdon closed the public hearing.

Sturbaum asked staff if the City would respond to any incident that occurred in the area if it remained in unincorporated Fayette County. McMullen said the City only responded in the unincorporated County when requested to do so by the County. Logsdon clarified if that was the case when there was no access from the County, and McMullen confirmed the County would have to respond through the City.

Boone asked if Lorber could give more detail on plans for the floodplain. Lorber referred to an aerial photo and pointed out the area where the floodplain defined itself. Lorber said it encompassed approximately 11 acres. He continued that Southern Conservation Trust wanted to protect the floodplain and wetlands in the City and had made progress in getting those areas under some type of conservation easement or ownership. The homes would sit far from the floodplain, and they had already done some engineering studies on how to protect the area. He was not aware of any environmental issues that would come up. Stagecoach Road crossed Camp Creek, and had a 40-inch culvert that had worked well for many years.

Plunkett was interested in the developer's willingness to cover the costs of staff time to work with the applicant, and noted that the City would not pay for any work on the road. Haddix agreed.

Lorber said he thought Stagecoach Road was originally a County road that they had pretty much abandoned, and the City helped to maintain it now, but the right-of-way was not wide enough to build a standard road. He said one of the thoughts over time had been to make it a cart path.

Sturbaum asked if the Council could get any kind of financial analysis on the impact of the property without approving the Step 1, and McMullen said staff could not work on it until the Step 1 request was approved.

Haddix said his concern was the timing due to the economy and the housing market. He felt the request was premature since they might find that people were not interested in buying that price range of home anymore. Lorber said Hyde Investments had been looking at this for about four years, and he thought they were just trying to see what their options were. Haddix said he also was not a fan of adding a peninsula onto the City without a good reason.

Lorber said that Camp Creek was to be the border of the City, based on the 1985 Land Use Plan, but this property allowed the City to protect the creek on both sides. He continued that most communities had strange edges.

Plunkett noted that the trailer park was actually due north of Hyde Park, not this property.

Logsdon recognized a member of the audience he had not seen during the public hearing. Eric Snell commended the applicant for being willing to explore the option. He felt if they were willing to foot the bill, he did not really see a risk to the city.

Plunkett asked if staff had a ballpark estimate for the cost of staff time. Rast clarified that the new fee structure for the Step 2 application had factored in staff time in addition to a base fee per acre Plunkett said she wanted staff to bring the request back to Council if something extraordinary happened to increase staff time.

Boone moved to approve the Step 1 annexation request, and if there were any costs above the fees, the developer would pay those. Sturbaum seconded. The motion carried 4-1 (Haddix).

**02-09-10 Consider 401/457 Investment Management & Account Administration**
Logsdon noted there was some additional information on the dais that Council had received that afternoon. He wanted more time to look over the information. Logsdon moved to table the item until the next meeting. Sturbaum seconded. The motion carried unanimously.

**02-09-11 Consider Increases in Employee Health Care Contributions**

McMullen said this was one of the items on which he had briefed Council at the last meeting. The proposal was to double the current employee contribution to $40 per month for single employee coverage and $100 per month for employee and family coverage. To help offset the cost to the employee, the City had implemented a Wellness Program that would allow participating employees and covered family members to earn gift card rewards.

Boone clarified that the City's coverage was very good. McMullen said he was not aware of any employee complaints about the extent of the health care coverage, and this was not changing coverage. Sturbaum agreed it was a strong policy.

Sturbaum moved to approve the increases in employee health care contributions. Haddix seconded. The motion carried unanimously.

**02-09-12 Consider Change to Personnel Policy RE: Paid Leave Benefits for Regular Part-time Employees & Birthday Holiday and Safety Hours for Part-time Firefighters**

McMullen said he was proposing to cut the current benefits for regular part-time employees and non-regular part-time firefighters. He noted that the part-time firefighters would still receive eight hours pay for working a holiday. McMullen continued that he had spoken with Library Manager Jill Prouty, who had the largest percentage of part-time employees, and she indicated that interviewees were always surprised that the City offered those hours. In many cases, if a part-time employee took off, their position had to be covered by another part-time or even a full-time employee.

Plunkett said she received an email that the City had great part-time employees, noting that the City did not pay health insurance for them, but said that the leave benefits were probably enough incentive for them.

Sturbaum asked if the time the employees had on the books would be grandfathered. McMullen said the proposal included keeping the current time on the books and allowing them to use them, but not accruing any henceforth. Plunkett asked if there had been any surveys of other jurisdictions. Vrana said they had called six jurisdictions, and only a couple gave these benefits.

Haddix moved to approve the changes as proposed. Sturbaum seconded. The motion carried unanimously.

**02-09-13 Consider HVAC Maintenance Agreement for City Facilities**

Public Services Director Tom Corbett addressed Council, saying that staff recommended the low bidder, Schumate Mechanical, for $105,996. The bid also included the boiler system at Kedron pool and all the water heating systems.

Sturbaum moved to approve the HVAC maintenance agreement with Shumate Mechanical for City facilities. Boone seconded. The motion carried unanimously.

**02-09-14 Consider Design Contract for HVAC Modification at Fire Station #82**
Rast addressed Council in the City Engineer's absence due to illness, saying Jim Porter of Leo A. Daley was available to answer questions. There were heating, cooling, and humidity problems at Station #82. The City Engineer had been working with Leo A. Daley, the consulting architectural firm on the Police Department building issues, and the company had provided a scope of services for Station #82 to come up with a solution to fix the problem.

Sturbaum noted that the cost of services included expenses and 10%. Porter said that had been a mistake, and the 10 % was not on the documents he brought for signature.

Sturbaum moved to approve the design contract for HVAC modification at Fire Station #82 with the amendment on the 10%. Haddix seconded. The motion carried unanimously.

**Council/Staff Topics**
Sturbaum said, with the Federal Reserve downgrading the economic projections again, he would like taff to look at another two percent reduction in the budget. McMullen said Salvatore had already adjusted the revenue projections downward and would present that information at the Council Retreat on March 6-7.

Sturbaum asked if there was a chance the City would get anything out of the federal stimulus package. McMullen said that one of the concerns was that no one knew what strings would be attached to projects. McMullen said unemployment insurance was a concern because the City self-funded that program, and the strings could be harmful to the City.

Sturbaum moved to enter executive session to discuss personnel and pending or threatened litigation at 7:58 p.m. Haddix seconded. The motion carried unanimously.

Sturbaum moved to reconvene in regular session at 8:20 p.m. Haddix seconded. The motion carried unanimously.

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

Pamela Dufresne

Pamela Dufresne, Deputy City Clerk

Harold K Logsdon

Harold K. Logsdon, Mayor