City Council of Peachtree City
Meeting Minutes
January 5, 2012
7:00 p.m.

The Mayor and Council of Peachtree City met in regular session on Thursday, January 5, 2011. Mayor Haddix called the meeting to order at 7:00 p.m. Other members attending: Vanessa Fleisch, George Dienhart, Kim Learnard, and Eric Imker.

Oath of Office
Haddix administered the oath of office to Dienhart, newly elected to City Council Post 2, and noted Imker had been sworn in for his second term on January 4.

Election of Mayor Pro Tem
Fleisch nominated Learnard to serve as Mayor Pro Tem. Imker seconded. Motion carried unanimously. Haddix administered the oath of office to Learnard.

Announcements, Awards, Special Recognition
Haddix recognized Monica Lacourly as Employee of the Month, Jeff Felmet as Supervisor of the Quarter, and Ashlee Koontz as Employee of the Year.

Haddix recognized outgoing Council Member Doug Sturbaum for his four years of service to the City. Sturbaum said he lived in the finest City in the world and thanked the community for selecting him to represent them on Council.

Public Comment
Al Yougel, Director of Keep Peachtree City Beautiful, announced the Christmas Tree Recycling locations and times for Saturday, January 7.

Agenda Changes
Fleisch moved to have Agenda Item 01-12-14, Mayor's Appointment of Council Liaisons to Authorities and Committees, to the beginning of the New Agenda Items. Imker seconded. Motion carried unanimously.

Imker moved to have Agenda Item 01-12-13, Consider Appointment to Council Director Seat on Convention & Visitors Bureau (CVB), to the second New Agenda item. Imker said it made sense to have that item adjacent to 01-12-14. Fleisch seconded. Haddix said he had requested the agenda order because his appointments to the other committees depended upon Council's appointment to the CVB. Motion carried unanimously.

Minutes
Haddix said this was the one time of the year when everyone could vote, since it was a new Council. Learnard asked for clarification that Council Member Dienhart could vote on the previous year's minutes, and Haddix confirmed that he could. Fleisch moved to approve the regular meeting minutes from November 17, 2011, and December 1, 2011. Fleisch seconded. Motion carried unanimously.

Monthly Reports

Consent Agenda
1. **Consider Authorization of Legal Organ**
2. **Consider Annual Indemnification Resolution**

3. **Consider Budget Adjustment – FY 2011**
4. **Consider Acceptance of Assistance to Firefighters Grant**
5. **Consider Appointments to Recreation & Special Events Advisory Board – Shayne Robinson & Leah Thomson**
6. **Consider Appointments to Convention & Visitors Bureau – Kai Wolter & Rick Barnes**
7. **Consider Appointments to Airport Authority – Bill Flynn & Skip Barnette**
8. **Consider Appointments to Water & Sewerage Authority – Luis Valencia & Amy Anderson**

Haddix noted an additional item on the dais, a memo requesting the appointment of Louis Valencia to the Water & Sewerage Authority and Amy Anderson as alternate.

Learnard moved to approve the Consent Agenda. Fleisch seconded. Motion carried unanimously.

Old Agenda Items

10-10-CA1 Consider Alcohol License and Fee – Private Club/Bar, 300 Clover Reach

Public Information Officer/City Clerk Betsy Tyler addressed Council, saying that in October, Council had approved applying the unused portion of the 2011 Alcohol License Fee paid by the applicant to the 2012 license. At the time, the applicant anticipated opening in December 2011, which meant half the payment already made had been due. The applicant was not planning to open in January 2012 and was requesting that the entire fee paid in 2011 be applied to the 2012 license. Because Council had authorized specific amounts for 2011 and 2012, the City Attorney felt the request required further Council action.

Learnard and Haddix said they had no problem with the request. Imker clarified that Council was only approving the remaining $3,300 originally applied to the 2011 license to 2012. Tyler said that was correct. Imker asked City Attorney Ted Meeker if the action would set a precedent. Meeker said the ordinance stipulated six months to activate the license or request an extension. Tyler said the City had granted similar requests when no use of the paid license had been realized.

Imker moved to authorize the remaining 2011 license fee paid by the applicant to the 2012 license. Fleisch seconded. Motion carried unanimously.

New Agenda Items

01-12-14 Mayor's Appointment of Council Liaisons to Authorities & Committees

Haddix said he had intended to appoint all the liaisons to the positions they held the previous year, pending his reappointment to the CVB. Otherwise, he would need to delay additional appointments and leave them open. He moved on to the next agenda item.

Fleisch said the Mayor had reversed the order that Council had voted upon in the Agenda Changes. Haddix said Fleisch had reversed the order after the Mayor had communicated his intentions through email.

01-12-13 - Consider Appointed to Council Director Seat on Convention & Visitors Bureau

Imker moved to appoint Fleisch to the director seat on the CVB. Learnard seconded. Motion carried 3-2 (Haddix and Dienhart opposed).

Haddix said that no liaison appointments would be made to the other commissions or authorities, including the CVB, and he would make those appointments at a later date. Fleisch asked the City Attorney for clarification, saying Council had voted for the representative to the CVB, so that was not a position the Mayor could appoint. Meeker clarified that that Council had appointed her to serve in the Council director seat on the CVB, but the Mayor could still appoint a liaison. Fleisch noted that a separate liaison had not been appointed to the CVB in previous years.

01-12-01 Public Hearing – Consider Request to Rename a Public Street (Fieldturf Drive to NAECO Way)

City Planner David Rast said, several years previously, Fieldturf had purchased the Husky Injection Molding building on Husky Drive and asked that the street name be changed to Fieldturf Drive. Fieldturf later closed their operations, and the building has now been purchased by the North American Electronics Components (NAECO), LLC, and they have requested that the street be renamed to NAECO Way. Representatives from NAECO were present and had agreed to pay for the sign replacement. No other addresses were presently on the roadway.

David Burkman, President of NAECO, addressed Council and noted they had also purchased the site adjacent to the existing building. His company was growing and proud to be located in Peachtree City. They were hoping to have the building modifications completed in April.

No one spoke in opposition to the request.

Learnard moved to rename Fieldturf Drive to NAECO Way. Fleisch seconded. Motion carried unanimously.

01-12-02 Consider Bid – Police Cars

Police Chief H.C. "Skip" Clark addressed Council, noting that the low bid for the nine vehicles was from Whiteside Chevrolet in St. Clairsville, Ohio, for $239,897. The department was also requesting that 17 vehicles be declared as surplus and used as trade-in for the purchase.

Imker noted that there had been a lot of discussion about the new Police vehicles during the FY 2012 budget process, and the original request had been for 10 vehicles. The indication was there were 50 patrol cars available. The nine new would replace the 2003 vehicles that had the higher mileage (over 100,000 miles). There were a total of 89 vehicles in the Police Department's fleet.

Imker said he had asked staff to review the entire City fleet for ways to eliminate vehicles, and he anticipated as many as 50 vehicles could be eliminated. He thanked the Chief for getting rid of some of their fleet. He wanted to be able to assure the public that the City had a lean fleet and nothing extra.

Haddix asked how many Police vehicles were in constant use. Clark said the patrol fleet had regular use, and the 89 vehicles dedicated in the fleet included the pool vehicles. Haddix said there was no way to take 50 vehicles from the Police Fleet. Imker said he was suggesting the additional vehicles come from other departments. Clark noted that the department had reduced their pool vehicles from five to three.

Imker noted there was no law requiring police departments to replace vehicles at 100,000 miles. It was a City policy and the City could change its policy, understanding that there might be additional maintenance costs for the higher mileage vehicles. Clark noted that the 100,000-mile limit came from industry best practices, saying that much of the vehicle time involved sitting and idling, meaning that the cars received significantly more wear than the simple mileage indicated.

Learnard moved to approve the awarding of the bid for nine 2012 Chevrolet Caprice vehicles to Whiteside Chevrolet in St. Clairsville, Ohio, for a total $239,897 and surplus 17 Crown Victorias for trade-in. Fleisch seconded. Motion carried unanimously.

Imker asked that the next three items be combined.

01-12-03 Consider Bid – F-650 Dump Bodies
01-12-04 Consider Bid – F-750 Dump Bodies
01-12-05 Consider Bid – F-750 Dump Trucks

Public Services Director Mark Caspar said first two items (dump bodies) had been discussed at Retreat and during the budget process. The dump bodies had been removed from old chasses and put on new chasses in the past. The bodies were lighter use, landscaping models, and not intended for the heavier asphalt use. The City could obtain nearly new trucks by just replacing the beds.

Learnard asked for clarification on the remount process. Caspar said the City would purchase new, heavier-duty bodies and place them on existing chasses. Imker asked if it was possible to surplus the old beds. Caspar noted the vendor would retain the old beds as part of the pricing.

The next two items involved purchasing trucks by bidding the chasses and bodies separately because the City had seen markups in the past when purchasing the trucks as a whole. The staff recommendation included the corresponding surplus of the existing vehicles as trade-ins.

Caspar noted that the $7,500 overage noted in the two F-750 memos was the same $7,500 for the single budget line item, not a combined overage of $15,000. Imker noted that the memo indicated that there were adequate funds in the 2012 Debt Service Fund to cover the overage, and Salvatore confirmed that.

Imker moved to approve the agenda items as presented in the packet (purchase two F-650 Dump Bed Remounts to Smyrna Truck Equipment for a price not to exceed $44,631.34 plus the surplus of the two existing dump beds; purchase three F-750 Dump Beds to Cherokee Truck Equipment for a price not to exceed $64,896; purchase three Ford F750 Cabs and Chasses to Wade Ford, Inc., for a price not to exceed $167,612 plus the surplus of the existing dump trucks for the trade-in value of $37,450; and increase the Capital Lease-Loan Proceeds line item by $7,508, with the $1,700 debt service overage absorbed by the FY 2012 Debt Service Fund). Fleisch seconded. Motion carried unanimously.

01-12-06 Consider Contract – Litter Pick-up Removal and Disposal

Caspar noted that the litter removal had previously been part of the mowing contract. Based on citizen feedback and staff observation, the contractor was not focusing on litter removal to the level the City desired, and staff felt the City could receive a higher level of service by bidding the service separately.

A Request for Proposal (RFP) was put out, and proposals were submitted by Keep Peachtree City Beautiful (KPTCB), TruGreen Landcare, and ValleyCrest Landcare. Staff evaluated the proposals based on price, references, equipment, and experience, with KPTCB submitting the lowest bid (over $100,000 less than the second lowest bid) and achieving the highest overall score. Staff recommended that Council award the contract for litter removal and the operation of the City's compost site to Keep Peachtree City Beautiful.

Imker said he was very pleased to see litter removal separated from the landscape and mowing contract and submitting such a modest price proposal. Imker moved to award the contract for litter removal and the operation of the City's compost site to Keep Peachtree City Beautiful for $41,028. Fleisch seconded. Motion carried unanimously.

01-12-07 Consider Contract – Landscape Maintenance
01-12-08 Consider RFP – Grass Cutting & Right-of-Way Maintenance

01-12-09 Consider RFP – Recreation Facility Mowing

Caspar said staff had put out an (RFP) for landscape maintenance separate from the mowing contract. Staff recommended awarding the contract to ValleyCrest for $216,417, based on the company's price, references, equipment, and experience. Three proposals had been submitted, but one of the vendors had been disqualified for failing to meet all the requirements of the RFP. Caspar noted that ValleyCrest had a slightly higher annual price, but staff felt they would provide a higher quality product based on their client list (including the Georgia Congress Center), experience, and references.

Imker asked to discuss this item in conjunction with the next two because all three achieved a total that shared the same impact on the budget. Haddix felt the items would be better considered separately, but agreed.

Caspar said staff was recommending awarding the grass cutting and right-of-way mowing contract to low bidder TruGreen for $201,930 and the contract for recreation facility/field mowing to low bidder TruGreen for $57,250.

Salvatore noted that the City had budgeted a total of $389,107 for these contracts and services (which included two unfilled part-time positions), while the combined amounts for the contracts under consideration totaled $516,625. This resulted in a $127,518 overage for the line item.

Imker said the issue was very disturbing. He was happy with the KPTCB litter removal proposal and the recreation mowing proposal, which put the City in a position of being under budget for the item. He said the City needed to find a way to cut the prices for the right-of-way mowing and the landscape maintenance. He suggested not awarding the contracts that evening and finding a way to repackage the RFP to achieve the target prices.

Dienhart asked how close the competing proposals were in price. Caspar said awarding the lowest price proposal for each of the contract would have resulted in a $2,700 in savings. Dienhart said that a $141,000 difference looked like an error in budgeting instead of in the RFP process. He did not see what reissuing the proposals would accomplish. Imker said he was talking about downsizing the landscaping and mowing project scope by 25%.

Financial Services Director Salvatore said staff needed direction from Council on what they would expect to be cut. Dienhart said he had been pleased with the detail in the contracts and it had taken two years to bring the existing contractor up to the expected standards.

Fleisch said when the City outsourced these services three years previously, it had resulted the most citizen comment of any Council action. While she did not like going over budget to this extent, she expected the proposals to come back at this level. Residents expected this City to look good, and with property values declining, it was important to put the best face on the community. She supported moving forward with the contracts.

Haddix said they were encountering an issue he had been concerned about during the budget process, that of setting a price and trying to make the goals and expectations fit. They needed to start with the services desired and then determine what those services cost. He asked if they wanted to save money and cut service, or save the service and overspend the budget.

City Manager Jim Pennington noted that the contracts and the RFPs had incorporated every directive from Council to increase service levels in the past two years. Staff had also worked to break down the costs to achieve the best prices and services. Staff had anticipated a higher total proposal price than had actually been submitted. He had been shocked at the proposals and hoped those prices would hold.

Haddix reiterated that they had to decide whether they were choosing the money or the service. Dienhart noted that reducing home values decreased the City's revenues further, and people would not want to purchase homes in areas that appeared unkempt. There was more at stake than the cost of the landscaping, and this helped to sell the City. Cutting already minimal services by 25% did not put the City's best foot forward.

Imker said that, in 2010, all of Council had been receiving numerous email complaints about the landscaping. Council had incorporated improvements in the FY 2011 budget. Imker said he received no complaint emails in 2011, and they should back off the service levels until there were some complaints to help gauge the expectation levels of the community.

Dienhart said that the current proposals were so much more detailed than the original agreement three years previously had been that any improvements from requests for the contractor to improve would be negligible. The contract had no wiggle room.

Learnard said she appreciated those issues, but the cost was higher than was budgeted. Council had to plan and work to predict. She said everyone wanted these areas to look nice, but Council did not have the luxury of operating in a vacuum. They had to work within the budgetary constraints that they faced. She asked Salvatore and Pennington where the $127,000 would come from.

Salvatore said that, although they did not have audited numbers for FY 2011, they were anticipating a higher year-end fund balance than projected by approximately $270,000. Council had already appropriated some of those funds at previous meetings, leaving an estimated $100,000. These contracts, combined with the turf management agreement later in the agenda, would exceed that overage by about $43,000. However, there were some other one-time revenues (a proposed land sale) that should leave the City at the projected fund balance for FY 2012. With that said, the ongoing costs would need to be addressed in future budgets.

Haddix agreed that continuing costs needed to be considered. Imker said he would like to see half the overage cut, perhaps by $30,000 each from landscaping and right-of-way mowing. There might still be complaints but it would help determine the breaking point for the service.

Salvatore said the low bids might also reflect the economy, and, if they had proposed a price that was too low, would not care if the City withheld payment because it would cost them more to provide that element of the service. Caspar said that was certainly a problem, but City Planner and Landscape Architect David Rast had put in a significant amount of time on the details of the contract to ensure it was enforceable.

Dienhart said the effort that went into the details would pay off in the long run and eliminate any unpleasant surprises. He said he would like to see those types of metrics applied throughout the City's departments.

Haddix noted the City could not continue to raise taxes, so Council had to be very meticulous in where the priorities were set; however, this was a priority for him, and the City would have to find other areas to trim costs.

Imker asked for the RFPs for the landscaping and mowing to be re-issued to find the savings, and if the complaints increased, Council could revisit the issue.

Fleisch moved to approve the landscape maintenance contract with ValleyCrest for $216,417. Dienhart seconded. Motion carried 3-2 (Imker, Learnard).

Fleisch moved to approve the grass cutting and right-of-way mowing contract with TruGreen for $201,930. Dienhart seconded. Motion carried 3-2 (Imker, Learnard).

Fleisch moved to approve the recreational facility-mowing contract with TruGreen for $57,250. Dienhart seconded. Motion carried unanimously.

Haddix reiterated that staff needed to find corresponding costs to cut elsewhere in the budget.

Learnard addressed the Boy Scouts in the audience and recognized Al Yougel for founding KPTCB and providing a valuable range of services to the City.

01-12-10 Consider Extension of Shumate Agreement for CY 2012

Caspar explained staff was requesting to extend the agreement with Shumate Mechanical for the preventive maintenance on the City's HVAC systems. Shumate was one of only two firms that were licensed Trane applied systems contractors (aside from Trane) in the United States, which the City had in its buildings. They knew the City's systems and had agreed to extend their 2009 rate (minor changes in the overall 2009 price were due to changes in the City's HVAC systems since 2009).

Learnard moved to authorize an extension of the Shumate contract for an annual cost of $108,410.33, subject to the City Attorney's review of the final agreement. Imker seconded. Motion carried unanimously.

01-12-11 Consider Amendment to Alcohol Ordinance – Wine Tastings

Public Information Officer/City Clerk Betsy Tyler said that a representative from Kroger had given a presentation to Council in December for ordinance changes that would allow those vendors with a wine package license to hold wine tasting agreements. Council was supportive of the proposal, and staff and the City Attorney had drafted the relevant ordinance amendment.

Learnard asked if stores other than Kroger could take advantage of the change. Tyler said any holder of a wine or beer and wine package license (not a liquor license) who could meet the criteria of the ordinance could hold such events.

Learnard moved to approve the ordinance amendment. Imker seconded. Motion carried unanimously.

01-12-12 Consider Abandonment and Sale of a Portion of Newgate Road and Right-of-Way

City Planner David Rast said staff had come to Council in May of 2011 to discuss the abandonment of a 0.431-acre portion of Newgate Road and right-of-way for the Norsouth development. Norsouth was moving forward with the project now. An appraisal had been conducted, and the property had been valued at $75,000. Staff was asking Council to accept that amount and authorize the City Attorney to proceed with the preparation of the closing documents. Staff was also recommending that the sale be made contingent upon Norsouth closing on the property with Pathway Communities.

Learnard moved to approve the abandonment and sale of a portion of Newgate Road on the condition of the closing on the property by Norsouth Development of Georgia, LLC, from Pathway Communities occurs. Fleisch seconded. Motion carried unanimously.

01-12-15 Consider RFP – Annual Sports Field Turf Management
Haddix noted an additional document on the dais, the staff memo for the item.

Caspar explained staff had issued an RFP for turf management. Two proposals were submitted, and staff was recommending that Council approve the contract with TruGreen. Caspar noted a budget over-run of approximately $13,600.

Imker noted that ValleyCrest's bid was double that of TruGreen and asked if Caspar knew why. Caspar said staff had consulted with the University of Georgia to craft the RFP, but did not no the reason for the pricing difference. Imker challenged Community Services Director Jon Rorie to find the overage within his divisional budget.

Fleisch clarified that the UGA representatives had taken core samples from the fields, and she understood it would take about a year to bring the Braelinn fields up to peak condition. Caspar said several recommendations had been made, including allowing some of the fields to rest for a period.

Haddix asked if the significantly lower bid from TruGreen might indicate a misunderstanding of the scope of work. Caspar said that was always possible, but the vendor held the previous contract and was already familiar with the fields and the treatments. The only real change had been some of the treatment timing and some of the chemicals used.

Learnard asked how this contract compared to the previous year, and Caspar said it was about $14,000 more. Fleisch noted the level of service provided by the City, including the mowing of the fields, adding that the Youth Soccer Association had been paying for a second mowing a week during the high use season. Caspar confirmed this, saying it helped the high-use areas when watering and fertilizing also increased.

Learnard asked, if approved, where the remaining funds would be found. Salvatore said, without direction, it would come from the fund balance.

Fleisch moved to approve the contract for sports field turf management to TruGreen Chemlawn for $56,208, with an option for renewal for two more years. Dienhart seconded. Motion carried unanimously.

01-12-16 Consider Brand Name Purchase – Physio-Control LifePak Cardiac Monitors
Assistant Fire Chief Joe O'Conor said the City had received a Firefighter Assistance Grant, which Council had accepted earlier in the meeting. The department had consistently used Physio-Control because they were the market leader with the most durable product. Staff was asking Council to authorize the brand name purchase of four Physio-Control LifePak 15 cardiac monitors. Staff hoped to get trade-in credit for three older model lifepaks, but would find the remaining funds in the Fire Department budget.

Haddix asked how long these units were expected to last, and O'Conor estimated 10 years.

Imker asked about the overage in the grant amount and where the additional funds would go. O'Conor said, in the past, they had been able to go back to the table and have the fund overage allotted to the department to use elsewhere, and they would try to do that again.

Learnard moved to approve the brand name purchase of four Physio-Control LifePak 15 cardiac monitors for $148,404.20. Imker seconded. Motion carried unanimously.

Council Staff Topics

Pennington introduced Jon Rorie, the new Community Services Director, who had joined staff the previous week.

Pennington noted that the RFPs approved that evening were much more specialized than the one from previous years and provided performance data, and staff would work to continue that through the operation. Doing so should give a much better idea of what the services were actually costing to meet the standards of the citizens. Haddix noted staff had done a fantastic job over the past couple years on learning the scope of this service and bringing it into line.

Pennington announced that the Library would be closed for three days during the Martin Luther King Day weekend for an upgrade to the State computer system. During that time, staff would also complete several other maintenance projects at the facility.

Learnard asked Meeker if there was anything he could announce regarding the Lake McIntosh area. Meeker said he had an item to discuss in Executive Session, but a revised land swap had been proposed.

Learnard moved to enter Executive Session at 8:47 p.m. for pending or threatened litigation and to discuss real estate acquisition. Fleisch seconded. Motion carried unanimously.

Imker moved to reconvene into regular session at 9:10 p.m. Learnard seconded. Motion carried unanimously.

Imker moved to authorize the acquisition of a sanitary sewer easement from Concord Village. Learnard seconded. Motion carried unanimously.

Learnard moved to proceed with a land swap with Fayette County on the condition that the title issues were resolved. Dienhart seconded. Motion carried unanimously.

Learnard moved to adjourn the meeting. Fleisch seconded. Motion carried unanimously.

The meeting adjourned at 9:12 p.m.

Betsy Tyler	Don Haddix
City Clerk	Mayor