City of Peachtree City
Minutes of Meeting
November 21, 2002
7:00 p.m.

The City Council of Peachtree City met Thursday, November 21, 2002, 7:00 p.m., in the City Hall Council Chambers. Council Members attending were: Mayor Steve Brown, Annie McMenamin, Steve Rapson, Dan Tennant, and Murray Weed.

Announcements, Awards, Special Recognition

Mayor Brown recognized Scott Christopher as the GRPA Maintenance Section Distinguished Professional. Brown read proclamations for Bible Week and Shop Peachtree City Month. Corporal Terry Blackburn was recognized as Employee of the Month for October.

Approval of Minutes

Rapson moved to approve the November 7, 2002, Regular Meeting Minutes as amended. Weed seconded. The motion carried unanimously.

Consent Agenda

1. **Consider Ordinance Amendment Relative to Alcoholic License Application**
2. **Consider Ordinance Amendment Relative to Cart Path Littering Fines**
3. **Resolution for Community Greenspace Trust Fund & Program**
4. **Consider Drake Field Use Agreement for Lake Peachtree Silt Removal**
5. **Consider Intergovernmental Agreement with Airport Authority for Deficit Reduction**
6. **Consider Funding for LCI Master Plan**

McMenamin moved to remove Consent Agenda items #1 and #6. Weed seconded. The motion carried unanimously.

Rapson asked City Attorney Rick Lindsey if he should abstain on Consent Agenda item #4 since it dealt with the Development Authority. Lindsey said no.

McMenamin moved to approve Consent Agenda items #2, #3, #4, and #5. Tennant seconded. The motion carried unanimously.

1. Consider Ordinance Amendment Relative to Alcoholic License Application

McMenamin noted that, in reality, the alcohol fees were determined by a schedule, not by Council, and asked that wording to that effect be included in the ordinance amendment. Brown read the suggested amendment to the ordinance. Weed asked if the fee schedule was included in the ordinance. Lindsey said it was included in the CAR on alcoholic beverages.

Rapson moved to approve Consent Agenda item #1. McMenamin seconded. The motion carried unanimously.

6. Consider Funding for LCI Master Plan

Brown pointed out that additional documents related to this agenda item had been placed on the dais.

McMenamin said whenever new funding was to be considered it should be open for discussion. She continued that she was very supportive of the LCI Master Plan, but felt the funding request was premature when there were many variables that could affect the Master Plan. McMenamin noted the state government was getting ready to turnover and could make changes that would affect the County. She asked to table the item and to give the matter more time and thought.

Brown said the funding was time sensitive. DOT had moved up the schedule for 54 West and now the City was under extreme time constraints. He continued that a lot of the LCI Plan was to be done in conjunction with the road widening. Brown said one developer, RAM, owned a majority of the property and the area would be commercial whether the City wanted it or not. The developer was trying to keep the City's "flavor" with its architecture, and the architecture could be enforced with an overlay district. Brown said RAM had hired Roberto Parades of ASD to assist the advisory committee with the initial development of the master plan. Brown said it would be helpful to have the same engineer working on the accompanying projects and staff wanted Council to authorize the use of a "brand name." Brown said Parades had worked on a similar project in Roswell and had also codified Roswell's overlay district. Brown continued that much of the LCI implementation would have to be done in conjunction with the road-widening or right after the widening.

City Planner David Rast agreed that the funding was time sensitive. He said the City received $600,000 for the bridge in the last round of ARC funding and the bridge was scheduled for construction in 2004. The next round of funding would be for 2005-2006 and fell in line with the completion of portions of 54 West. He said they were at a point now where the consultant could not do more until the City came up with funding.

Brown said it could take four or five months for codification of an overlay district and RAM had three tenants ready to build as soon as the road was widened. Rapson noted that the area had the City's number one traffic congestion problem. He felt the funding request should be for $50,000.

McMenamin said she would support the request, but expressed concern that all of the property owners had not been contacted. She moved to reimburse ASD and to authorize staff to enter into a brand name contract with ASD for the Georgia 54 West Corridor study and that the funding to compensate ASD for their services be appropriated from Council Contingency. Rapson seconded. Financial Services Director Paul Salvatore asked that the motion specify that $32,000 be taken from Council Contingency. Rapson also asked that the motion be amended so Council Contingency would be reimbursed if the City received a grant. McMenamin accepted the amendment and Rapson seconded. The motion carried unanimously.

Old Agenda Items

04-02-06 Update on Traffic Calming Devices for Golf View Drive

Brown said he and Tennant met with a group of residents who were concerned about the traffic calming measures in place on Golf View Drive. Brown reiterated that Golf View was a pilot program and it might need to be adjusted. The City was doing its best and trying to limit the inconvenience. Five recommendations were made:

1. Remove the stop signs on Golf View at Aberdeen South.
2. Remove the stop signs on Golf View at Cockspur Court.
3. Remove the stop signs on Golf View at Oakmount.
4. Raise the speed limit to 30 mph except at the hill.
5. Remove the two middle speed humps to provide better spacing.

Tennant commented that this had been a contentious and divisive issue, but reminded those at the meeting that it was a work in progress. Council wanted to be reasonable and fair, but he warned that not everyone would be happy. He felt the recommendations were a fair and reasonable compromise. Tennant moved to adopt the five measures as declared by the Mayor and to implement them as soon as possible. Brown seconded.

Rapson noted that there had been a lot of talk that the traffic calming devices put in place were illegal. Rapson said he wanted to state publicly that the City had done nothing against the law.

Marty Shroyer noted that, in addition to the removal of the speed humps, they had also discussed changing the other speed humps to speed tables. Tennant said that would be done in the spring. The recommendations made during the meeting were immediate. Brown added staff would also look at "choking" as another traffic calming device.

The motion carried unanimously.

08-02-09 Discuss Intergovernmental Agreement with Development Authority

Weed gave a brief history of the work on the intergovernmental agreement. He continued that, at the outset, the Development Authority and Council did not see eye to eye. Weed said the committee had spent about 20 hours over the last three months working on the agreement and the draft agreement was on the dais. The agreement addressed the subsidy issues. He noted the Development Authority had accepted serious reductions in the subsidy to reach a compromise. Weed said the Development Authority had incurred substantial debt over the years, which must be paid by someone, and the City would assume the debt according to the agreement.

Weed moved to approve a funding subsidy contract with the Peachtree City Development Authority as found on the dais and recorded as Item # 08-02-09 contingency upon the following three contingencies:

1. A revision of Paragraph 3(c) by the City staff and the City Attorney, or his or her designee, to legally and with fiscal responsibility provide for debt service of debt incurred by the Development Authority in the amount of approximately $1.45 million.
2. That the provision of a highly-detailed and fully itemized accounting of what projects, programs, and activities the debt was incurred for be presented to the Mayor and Council for their consideration, and further,
3. That after the language described in the first contingency was developed, that such language be presented to the Development Authority for their consideration, review, and hopefully, consent by majority of the Development Authority and they would approve any revisions necessary in the contract.

Weed followed up and said Council realized $1.5 million was a great deal of money and the Development Authority was responsible to account for where the money had gone. He said he had no doubt they would do so to Council's satisfaction. He said he was also aware the City had to find an appropriate, fiscally responsible, and legal mechanism to service the debt. Tennant seconded.

Brown asked Weed to clarify his motion. Brown said that technically the Development Authority's debt was not the City's. Weed agreed, but pointed out the Development Authority had no other funding and the City owned the facilities (Tennis Center and Amphitheater).

Tennant noted the Development Authority was a separate legal entity from the City, but agreed with Weed that the City was ethically on the hook for the money. He complimented Weed and thanked the Development Authority members who worked on the agreement – Bob Brooks, Doug Warner, and Brian Palmitessa. The goal of the subcommittee was to come together professionally and honorably. Tennant continued the City had negotiated a favorable contract. The agreement was not the best of both worlds, but it was fair.

McMenamin said she was very encouraged by the contract and felt it was something that would allow the Development Authority to move ahead and get on with the business of economic development.

Salvatore noted that the City gave the Development Authority $5,000 a month for debt service under the existing agreement. He asked if he should stop paying the debt service to the Development Authority. Weed said the Development Authority had to approve the language and that the City should continue to pay under the alleged existing contract. He pointed out that until both entities signed it was not an agreement.

Brown expressed concern that the City might not legally be able to assume the Development Authority debt. He pointed out that the Airport Authority's debt service reduction had to go to referendum. Brown continued there needed to more openness between the two entities and that he wanted an open dialogue with the Tennis Center members. He said they had to avoid overages and running expenses out of debt.

Weed said it was a "time to heal" and asked Brown to support the agreement.

The motion carried 4-0-1 (Rapson).

10-02-01 Public Hearing – Rezoning – 355 Highway 74 North (Leach Property)
Josh Bonner spoke on behalf of Dalton West Carpets, agent for the owner, Helen Leach. He told Council his company had requested a Limited Use Commercial (LUC) zoning for a carpet showroom facility. The company had facilities in LaGrange and Newnan. The Peachtree City facility was currently located in Westpark Walk. Bonner said the plan was to develop the remaining portion of the parcel for office and retail use. The Dalton West building would be adjacent to the Fulton property. Bonner went over the site plan for Council, which also included an access road. In addition, there was a 40-foot setback at the front of the property and a 39-foot setback, which included a landscaped buffer and a six-foot privacy fence between the tract and Fairfield subdivision. There was also a 24-foot access easement across the property.

Brown read from the Planning Commission recommendation, which stated the office-retail should be adjacent to the Fulton tract and the Dalton West building should be adjacent to the Ergle tract. He noted the plan before Council did not include the recommendations. Bonner said he brought both the plans presented to Planning Commission as well as a plan that showed the recommended changes.

Gerald Kemp of Dalton West told Council his company had been part of the community for several years and appreciated the opportunity to be part of the community in the future.

Joann Alexander, agent for Virgil and Annette Ergle, adjacent property owners, said it seemed that the plan encroached on the Ergle property. Alexander said this was the first time the Ergles had seen the plan. She asked about the access road that appeared to go through the Ergle tract. Brown noted the access road was for future use if the land was developed as a commercial site. She expressed concern that, according to the plan, some of the Ergles' property appeared to be part of the plan. Brown explained the City was being proactive in creating the access roads, but nothing would be done until the Ergles sold their property.

Sandra Harp, agent for Helen Leach, told Council a survey had been done of the property and the first survey on the area had been done by the Ergles.

Weed asked City Planner David Rast if the rezoning procedures had been followed and if the Ergles and the immediate adjacent property owners had been notified. Rast said they were informed according to the ordinance.

Rast gave an overview of the property's background. Past proposals included oil/lube businesses and golf cart sales. The current project was a quality development and staff felt it was worth the time to work with them. The project had been planned for some time. Two hundred letters about the project had been sent to the residents in Fairfield and five people had come to the meeting. Rast said the residents knew the property would develop and they wanted it to be a good project. They supported this plan.

Rast continued that staff and the Planning Commission wanted a transition from the offices on the north to the General Commercial to the south of the property, as well as a transition to another LUC parcel on the corner of Highway 74 and Wisdom Road. Rast said Mrs. Ergle had no intention of selling her property and he had assured her nothing would be done to her property. He pointed out that an LUC zoning allowed the City to be more stringent on architectural guidelines.

Rapson stated that the LUC zoning was against the Land Use Plan for the area. The commercial component was enough for him to deny the rezoning. He noted that the Planning Commission denied the rezoning request on September 23, 2002, and approved it on October 28, 2002, with a 3-2 vote. He reiterated the request was inconsistent with the Land Use Plan and set an unfavorable precedent.

Lindsey noted a lawsuit had been filed against the City on another property in the area. The parcel was zoned Limited Use Commercial and Council denied a request to rezone the parcel to General Commercial.

Tennant asked Rast if he recommended the rezoning. Rast said he did support the rezoning and that it gave the City a lot of control. Dalton West was a fairly low intensity user, but Rast added he did have concerns with the multi-tenant building. He explained that if the restaurant and package store component were taken out of the package a significant number of car trips in and out of the development were also taken out.

Rapson asked if the same stipulations could be put on the Office-Institutional (O-I) zoning rather than LUC. Lindsey said that could be done as long as the applicant agreed. If the applicant did not agree, the applicant could file a lawsuit.

Rapson moved to deny the rezoning request. Weed seconded.

Rapson said he did not want to set any precedent that went against the Land Use Plan. Tennant said he was also hesitant to go against the Land Use Plan, but the Planning Commission had approved the rezoning and staff had recommended the plan. He also cited the nature of the business and added he was willing to vote for the rezoning reluctantly.

McMenamin said she liked the statement "reasonable transition," and felt the development achieved that. Weed agreed with Rapson regarding the Land Use Plan, but said he could support the rezoning to O-I with the appropriate stipulations.

Lindsey said a carpet store might not be a permitted use in O-I zoning, but Council could stipulate the building had to be a carpet store in LUC zoning. Rapson said he liked the plan, but was not in favor of shifting LUC zoning further north on the corridor. Bonner added that Dalton West could not accomplish their intentions with O-I zoning.

The motion was defeated 2 (Weed, Tennant)-3 (McMenamin, Brown, Rapson).

Tennant moved to approve the rezoning request as submitted to LUC with conditions as set forth and subject to the applicant agreeing to all conditions set by staff and the Planning Commission on October 28, 2002. Weed seconded.

Lindsey read from the LUC ordinance. He recommended that if Council wanted to expand on the stipulations listed for LUC zoning they should do so now. In LUC zoning, Council could stipulate what businesses were permitted. The Planning Commission recommended three very broad types of businesses. Lindsey continued that Council could make further restrictions. If that was the case, Lindsey recommended the rezoning be tabled to allow staff time to come back with a list of permitted uses. Lindsey said, in his experience, that trying to come up with such a list on the spot led to mistakes. He said that unless Council made significant changes, the rezoning request did not have to go back to the Planning Commission.

Bonner said his company did not oppose any of the stipulations for LUC zoning. Rapson wanted to table the request and work on the stipulations. Lindsey said if Council wanted more restrictions Council could direct staff to work with the developer. Bonner said they had already gone through workshops and they were willing to go through any specific uses at this meeting. He noted that the project had already been delayed several times.

Lindsey suggested Council stipulate the larger site would be a carpet store. If a carpet store could not be found for the site in the future, then the property owner would have to come back to Council. Lindsey and Rast went over a list of uses that would not permitted in the LUC zoning for the parcel and the uses included (1006A.2(j)-(o)) hotel or motel, restaurant/lounge, commercial trade or vocational school, radio and/or television station, not including a transmission tower, wholesale business involving the sale of merchandise on the premises, and newspaper publishing facility. Tennant amended his motion to incorporate the restricted uses. Bonner agreed to the restrictions. Weed seconded the amendment.

The motion carried 4-1 (Rapson).

10-02-02 Public Hearing – Rezoning – Stephens Tract, Highway 74 South

Marvin Isenburg spoke on behalf of Cathryn Redwine Stephens, property owner. Isenburg told Council the parcel had 125.3 acres. The request was to rezone the property from General Industrial (GI) to Limited Use Residential (LUR) and General Commercial (GC). Isenburg told Council he planned to realign Rockaway Road, at no cost to the City, so the road would intersect with the traffic signal at Wilshire Pavilion and Highway 74. He said there would also be an access road into the Recycling Center and into Meade Field. Approximately 80 acres would be donated to the City for a nature preserve.

Approximately 6.1 acres would be used for a small retail center. Isenburg said he planned to build 124 lots on the remaining 37 acres. Two builders would be used to build homes in the $250,000 to $350,000 range. The plan included moving the transmission lines from Meade Field into the right-of-way.

Isenburg continued that the plan was an excellent use for the property. He noted that the Land Use Plan was a guide and there could be a better use in the future. Isenburg recalled that Flat Creek was the draw line for industrial use, but he felt this would be a better use, and that the parcel was surrounded by Peachtree City. Another school was planned for the area and should be on line by the time the subdivision was completed. Rapson pointed out that Peeples Elementary, Rising Starr Middle School, and Starr's Mill High School were all above capacity. Isenburg said he met with school officials. He continued the houses would not all be built at the same time so there would not be a rush of children into the schools.

Vern Darly told Council he thought the plan was great, but expressed concern that another Planterra situation could develop as far as the subdivision's proximity to Falcon Field was concerned. He said people needed to know about the aviation controls.

Rast explained that the Stephens property was essentially the last piece of the puzzle on the south end of the City. The flood plain was being donated to the City and a portion of the property would be used to realign the road. He continued that net acreage determined the density of the property. Wilshire Estates was located across Highway 74 from the property and was zoned R-12. The parcel had 149.3 acres and had 250 lots located on 76.25 acres, or 3.3 units per acre. The lots were 13,000 square feet. The Stephens parcel was 125.3 acres and LUR zoning had been requested. The plan was to build 124 lots on 31.1 acres, with a net density of 3.9 units per acre. The lots would be 11,000 square feet.

Rast continued that everyone was aware of the dangerous situation at the intersection of Rockaway Road and Highway 74. The signal application for the intersection was placed on hold. The transmission lines across Meade Field would be moved. He continued that the City had been trying to preserve the flood plain and open space for years. He added that the commercial component was six acres and was not tremendous. Staff recommended approval. There was a list of concerns, including the proximity to Falcon Field. Rast felt staff could work with the applicant and the Airport Authority to come up with some language so homeowners would be aware of their proximity to the flight path. The Board of Education did not feel the number of students would be detrimental.

Brown said he had a couple of concerns. He asked if there would be an architectural review of the commercial component. Rast said they would rely on the Planning Commission, but added there was interest for it to be similar to the Wilshire Pavilion development across the highway.

There were concerns about the design of Rockaway Road and a curve that appeared to be sharp. Rast explained that the curve was not as abrupt as it appeared. The road would be a collector road and had to meet certain standards. Rast said the property was on the Land Use Plan as medium-density residential.

Brown noted that he had spoken with the Development Authority and industrial people and they would like to see the tract remain industrially zoned. He also had problems with the proximity to the airport. He was concerned about the commercial component and cross-traffic on Highway 74. Brown continued that portion of the highway would not be widened for a while, but pedestrian and cart crossings would be needed. He said the realignment of Rockaway Road kept him hanging on to the project and noted Senoia's concerns for its residents using the road.

Weed asked if the deeds would include information on the airport. Isenburg said they were using the same language included on the deeds for the houses in Planterra.

Tennant commented on the safety factor with the location near the airport. He continued that he felt strongly that taking the land away from industrial zoning could be a potential problem. He said he was very concerned about further overcrowding the schools and was opposed to rezonings that accommodated higher density.

Thomas Stephens, the property owner's son, addressed Council. He said the Board of Education had unused trailers and that Whitewater High School was coming on line next year. He questioned the figures regarding the number of school children that would live in the subdivision. He pointed out the County had a conservation ordinance and that was basically what they were doing by giving the 80 acres for a nature preserve. Stephens continued that his family had owned the land for 130 years and it had become a tax prohibition to hold onto the land. The time had come and development was coming.

Brown said taking a non-residential zoning and making it residential could create a negative impact.

McMenamin said the project was very nice and the realigning of Rockaway Road was a benefit, but once the highway was widened the tract would be an attractive industrial parcel. She continued that the airport information could be put in the deed, but when usage increased at Falcon Field the City would get complaints. She felt Council was preventing a disaster by not approving the rezoning and that the area would be a mess in 10-15 years.

Tennant moved to deny the rezoning request. McMenamin seconded. The motion carried 5-0.

<u>New Agenda Items</u>

11-02-07 Alcoholic Beverage License – NEW – Hub's Birds & Brews

Weed moved to approve the alcoholic beverage license for Hub's Birds & Brews with Joel Michael Hubbard as the Licensee and Charles Lee Wagner as the License Representative. McMenamin seconded. The motion carried unanimously.

11-02-08 Appoint City Attorney

McMenamin said she had to object to how the matter had been handled. She said no other Council Members had reviewed the applications other than Weed. She told Weed he was a Council Member, not an attorney for the City. McMenamin would have preferred each member review the applications and list their top three choices, and then had Weed review the choices. She also felt the applicants should have been interviewed.

Brown said the applications had been available for any Council Member to review. McMenamin said copies should have been placed in each Council Member's box. Weed said he had no real preference and hoped that Council had felt he had done them a favor. He continued that the Mayor asked him to review the applications and the process had been nothing but a drain.

Weed noted the recent charter change that separated the City Attorney and City Solicitor positions and the savings allowed by the change. He said the City had received 48-58 applications. Some of the firms were interested in both positions and some wanted a retainer in addition to an hourly rate. All were highly qualified and were located in the Southern Crescent. All had either done work for the City or in its proximity. Weed said he contacted Financial Services Director Paul Salvatore and Salvatore had worked out the numbers. Weed reviewed the list and said the numbers spoke for themselves. Assistant Finance Director Janet Camburn contacted the references for both groups and found the references were impeccable. Weed noted there was an opinion from City Attorney Rick Lindsey on the dais regarding Weed's relationship with Ted Meeker.

Salvatore noted that four firms had submitted bids for the City Attorney position only, and two firms had submitted bids for City Solicitor only. Four firms submitted applications for both positions. Salvatore explained the financial analysis was based on the number of actual hours for last fiscal year and the submitted rates had been applied to the hours.

Preferred choices were Sanders, Haugen, Sears & Meeker, P.C., for City Attorney and Warren A. Sellers, P.C., for City Solicitor. Second and third choices for City Attorney were Caryl Sumner Black, P.C., and Hancock, Story & Dempsey, LLC. Second choice for City Solicitor was Smith, Welch & Brittain.

Lindsey noted this had been his highest year as far as hours and expense and last year was the next highest year. Prior to that, expenses had been pretty level. Lindsey added there would also be a learning curve.

Rapson looked at the 960 solicitor hours and pointed out that the City's police officers could not talk to defense attorneys without the solicitor. He said the flat fee could change. There would be a lot hours spent looking at tapes, but added the court time would not change much.

Tennant thanked Salvatore and Weed for including an analysis of cost for an in-house attorney.

Brown commented that he had working experience with several of the applicants, he knew some of them, and he had also talked with other municipal attorneys. He felt comfortable with the choices and staff had gotten glowing reviews on the top choice for solicitor.

Tennant said he appreciated Weed's efforts and added that he understood McMenamin's point. McMenamin said she also appreciated Weed's expertise, but felt the Mayor overstepped his authority by singling Weed out and not making the applications available to everyone at the same time. Rapson said his concern had been the numbers and if the current attorney was comfortable with the analysis.

Due to the time, Brown moved to revoke the time restraints on meetings set by ordinance. Rapson seconded. The motion carried unanimously.

Lindsey noted that from a planning perspective, if an appointment were made at the meeting, it would be better to choose an effective date. He explained it would be easier to have a time to work toward and would make the transition more comfortable for staff. Rapson suggested looking at a transition from mid- to late-January. City Clerk Jane Miller noted that the annual appointments for the City would be considered at the January 2, 2003, meeting.

Tennant moved to appoint Sanders, Haugen, Sears & Meeker, P.C., as the City Attorney effective in January with a date to be decided. Weed seconded. The motion was approved 4-0-1 (McMenamin).

11-02-09 Appoint City Solicitor

Tennant moved to appoint Warren A. Sellers, P.C., as City Solicitor according to the proposal and pricing in January with an exact date to be announced. Weed seconded. The motion carried 4-0-1 (McMenamin).

11-02-10 Consider Employee Dental Insurance Bid

Miller noted that there was an additional document on the dais that included a correction to the fees proposed by Ameritas. She explained staff had been in the process of interviewing insurance consultants and had received word from the City's current dental insurance carrier three weeks ago that there would be a 50% (fifty percent) increase in premiums. She said Ameritas had proposed two different plans. The information in the meeting book was on the plan that provided less coverage. The information on the dais included the cost to maintain the current coverage. Miller asked Council to consider allowing staff to contract dental insurance service with Ameritas.

Brown moved to adopt the new Ameritas dental plan as provided on the dais. Rapson seconded. The motion carried unanimously.

11-02-11 Consider Capital Project Prioritization/Consider Budget Amendment – Neely Station

Salvatore went over the spending priorities for capital projects, which staff determined required immediate attention for funding.

The priorities included improvements to the Highway 54 West corridor and the Neely Fire Station improvements. Georgia DOT moved up the road bridge widening to FY 2003 from FY 2004. Salvatore pointed out that the change was not known when the budget had been prepared for FY 2003. The costs of the road-widening included $105,334 for bridge culverts, $226,609 for utility relocation, and $163,000 for improvements that need to be done in conjunction with the road and bridge-widening project. Salvatore explained that the Neely Fire Station project had already been reduced, but there were items deemed necessary to meet safety and code requirements that should be included. The additional amount of funding needed was $96,000. Salvatore added that Highway 54 items included in the FY 2004 budget had to be moved up to the FY 2003 budget.

Additional projects included the TDK Boulevard extension, the City Hall generator and roofing, and the re-gravel of Meade Field parking lot.

Salvatore noted that some patching had been done to the City Hall roof, but the facility needed a new roof. Interim City Manager Colin Halterman said the roof patching could last for three years. Rapson added that it would also logistically be better to seal the outside of the library at the same time the work was done on City Hall.

Salvatore briefed Council on the City's GMA Bricks & Mortar loans. He said there was an ability to swap some of the projects. He continued that he wanted to re-prioritize FY 2004 to pay for outstanding things now. He continued that $54,000 was needed for the facility buildout next year, but they needed to try to do the City Hall generator this year. He asked Council to approve the plan and to come up with a short list of projects.

Salvatore continued that staff had looked more closely at the bids for the Neely Fire Station renovation. New South had followed the bid process correctly and their bid quote was already public. He said there would be a fairness issue if the project were re-bid. Staff had learned that New South was a reputable company and the City had dealt with the company before.

Rapson said this was the kind of information Council needed to ensure the proper priorities were set and so the PIP could be revamped. Rapson moved to approve the budget amendment in the amount of $635,251 as presented in the Funding Options for Capital Projects for FY2003 and to approve the work on Neely Fire Station to be done by New South for $295,125 as reflected in the documents before Council. Brown seconded. The motion carried unanimously.

11-02-12 Consider Local Government Project Agreement with DOT for Utility Relocation

Rapson moved to approve the contract for utility relocation as associated with State Route 54 as presented for $326,609 and to authorize the Mayor to sign the local government project agreement with the caveat that if the money spent was less than estimated that the additional funds go back into the capital fund. Weed seconded. The motion carried unanimously.

Council/Staff Topics

Halterman announced that City Hall would be closed on Thursday and Friday, November 28-29, 2002, for the Thanksgiving holiday. In addition, City offices would be closed from noon-1:30 p.m., on Friday, December 6, 2002, for the Employee Christmas Luncheon.

Brown told Council he had looked at the calendar and had no problem with giving employees both Christmas Eve and Christmas Day off.

Lindsay suggested placing the additional Christmas holiday time on the December 5 consent agenda.

Brown moved to reconvene in executive session following a short break. Tennant seconded. The motion carried unanimously.

Tennant moved to recess out of executive session and reconvene the regular meeting. Rapson seconded. The motion carried unanimously.

There being no further business to discuss, Tennant moved to adjourn the meeting. Rapson seconded. The motion carried unanimously. The meeting adjourned at 12:00 a.m.

Jane Miller, City Clerk

Stephen D. Brown, Mayor

Pamela Dufresne, Recording Secretary