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

The City Council of Peachtree City met Thursday, November 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, Cyndi Plunkett, and Doug Sturbaum.

Announcements, Awards, Special Recognition
Logsdon recognized Peachtree City Building Official Tom Carty for 15 years of service with the City.

Public Comment
There was none.

Agenda Changes
There were none.

Minutes
Plunkett moved to approve the minutes from the November 5, 2009, regular meeting as amended. Sturbaum seconded. Motion carried unanimously.

Consent Agenda
1. **Alcohol License – NEW – Martini's**
2. **Qualifying Location Permit – NEW – Martini's**
3. **Consider Bid for Self Contained Breathing Apparatus (SCBA)**
4. **Consider 2010 Grassroots Arts Program Grant for the Amphitheater**
5. **Consider Budget Amendments for FY 2009**
6. **Consider Budget Amendments for FY 2010**
7. **Consider Surplus of Obsolete Technology Equipment**
8. **Consider Appointment of Alternate to Peachtree City Airport Authority – Bill Rial**

Logsdon noted there were two additional items on the dais for Council review. Plunkett moved to approve the Consent Agenda items 1 – 7. Sturbaum seconded. Motion carried unanimously.

Logsdon said item 8 was the consideration of appointment of the alternate, Bill Rial, to assume a vacant seat on the Airport Authority. The ordinance on appointing authority members had been amended earlier in the year, but a sentence was left in that changed the intent. Following the letter of the current ordinance, Rial would be appointed effective immediately to serve through December 31, 2009, and he would need to reapply for the full remaining term. Logsdon said he would entertain a motion toward that end, adding that the problem with the ordinance would be on the December 3 agenda. Boone made the motion. Sturbaum seconded. Motion carried unanimously. Plunkett asked staff to ensure that Rial knew the deadline to apply was December 1.

Old Agenda Items
There were none.

New Agenda Items

11-09-11 Public Hearing – Consider Amendment to Development Impact Fee Ordinance Establishing Criteria for Exemptions.

Interim Community Development Director/City Planner David Rast explained that this was the first of two public hearings to amend the impact fee ordinance. Council had recently amended the ordinance, including language that would allow for exemptions to the impact fees. Staff felt some additional guidelines were needed and had originally drafted language to apply to office and industrial uses. When the Impact Fee Advisory Committee met, the members felt there should also be some consideration for character areas targeted for redevelopment within the Comprehensive Plan.

Rast continued that the amendment included use, investment, annual economic impact, and job creation as evaluation criteria in granting an exemption. The applicant would provide the information to Rast, who would send the application for exemption through any affected commissions and authorities for input and recommendation, and then bring it to Council for the ultimate decision on the exemption. Within that process, staff would be making a recommendation on the level of exemption and the corresponding impact on the City's budget.

Another addition by the Committee was language releasing Council from obligation to grant an exemption, and if an exemption was granted, it would not set a precedent for future projects. Rast said a couple of members of the committee had forwarded additional language that day that clarified there was no obligation to grant an exemption for a project similar to one that had previously been granted an exemption.

Rast asked for Council input on the second issue, which was the routing through the relevant Commissions or Authorities. Staff felt it should be reviewed at the staff level first and then routed. The Development Authority chairman was suggesting applications come through the Development Authority

Plunkett asked when the impact on Police and Fire would be evaluated. City Manager Bernard McMullen said that would be part of the staff-level review.

Mark Hollums, chairman of the Development Authority of Peachtree City (DAPC), clarified that the Impact Fee Committee had felt one agency should have oversight of the applications. Rast said his recollection of the meeting revolved around whether applications should go to the DAPC or to staff first and then be routed. Council felt that not all projects would need to go through other agency evaluation and that routing applications through the DAPC might be too cumbersome a process. Hollums said they were not suggesting all applications go through the DAPC, but felt that having the applications go through one of the citizen boards would help depoliticize the process and allow for a public vetting of the request.

City Attorney Ted Meeker clarified that all the language in front of Council was new, and the bolded items were language added by the committee. McMullen also pointed out there was an additional document on the dais. Logsdon noted that there was an e-mail from one of the Impact Fee Committee members.

Beth Pullias supported the changes, saying she served on the Impact Fee Committee, and she was under the same impression that Rast had been that all requests would ultimately, after other agency and staff input, would route through the DAPC for the final recommendation to Council. Pullias said that would keep all the public reaction from falling on staff's shoulders.

Hearing no other comments, Logsdon closed the public hearing.

Sturbaum clarified that, once an application went through the commissions and staff, it would go through the DAPC and then back to staff before coming to Council. Logsdon was concerned there were too many steps in the process. He said, after staff review, it would go to the respective commissions and authorities for comment, and then come back to staff for presentation to Council. Boone agreed, asking why it would need to go through another agency. Hollums said it would provide a public vetting process.

Logsdon asked how the public would not have an opportunity to give input if the application was discussed at public meetings by multiple agencies, then came to Council in a public meeting, Plunkett said, if staff felt the application did not need to go to any of the other agencies, it should at least go to the DAPC for discussion and evaluation. Council agreed the language could be tweaked to ensure that happened.

Logsdon asked if changing the ordinance would require an additional public hearing. Meeker said no, this was part of the process, and McMullen added staff would bring the revised language to the next meeting.

11-09-12 Public Hearing – Consider rezoning of several tracts of land within Kedron Village to OS-P Open Space-Public and to OS-C Open Space-Conservation

Logsdon noted staff had requested that this item be continued indefinitely. Plunkett moved to continue the item indefinitely. Sturbaum seconded. Motion carried unanimously. Plunkett said it made sense to tie this issue into the cell phone tower discussion as staff moved forward with that issue.

11-09-13 Consider RFP for Probation Services

Plunkett moved to approve the contract with Providence Community Corrections for probation services. Sturbaum seconded. Administrative Services Director Nikki Vrana introduced the staff of Providence. Motion carried unanimously.

11-09-14 Consider RFP for Municipal Court Judge

Vrana introduced Judge Stephen Ott, who had been serving and was being reappointed as the City's Municipal Court judge. Plunkett moved to approve the contract with Stephen Ott. Boone seconded. Motion carried unanimously.

11-09-15 Consider Oxygen Fill Station Purchase Bid

Assistant Fire Chief Dave Williamson said this item had come in $3,248 over budget. He explained the equipment would allow the City to provide its own medical grade oxygen. The bid total submitted by B&T Enterprises was $26,284, including the compressor and installation

($17,385), the fill station ($5,790), "D" size aluminum cylinders (30 for $1,609), and "M" size steel cylinders (eight for $1,500). The City currently spent $6,500 per year on this, so the investment would be paid back in a little less than four years. Williamson added that oxygen supplies had run very short following Hurricane Katrina since many of the companies that provided medical grade oxygen were located in the Gulf Coast area. Approximately 100 City residents were on oxygen, and the only generator in the County was at an assisted living facility in Fayetteville. The investment would save the City money in the long run and would be of great benefit to residents during emergencies.

Plunkett asked what the life expectancy of the equipment was. Williamson said 10-12 years on the compressor. Logsdon asked if Peachtree City Fire and EMS were the only ones who would use the equipment and how residents would benefit. Williamson explained that, in the event of a prolonged power outage, the City had assisted residents on oxygen in the past. Plunkett asked if that was a free service. Williamson and McMullen clarified it was only during emergencies, and that the residents on oxygen purchased their supplies from a service on a regular basis. Williamson continued that the City was currently paying $450 each month to rent oxygen cylinders. That expense would be saved if the City owned the cylinders and filled them in-house.

Plunkett asked if this was the least expensive bid. Williamson said the bid was sent to three potential bidders and posted on the web site, but only one bid was returned. Plunkett asked what the annual maintenance agreement would be, and Williamson said after the first year, when the service agreement was not needed, he expected it to be about $600 per year. Williamson noted that the SCBA equipment on the Consent Agenda had come in $21,000 under budget, while this item had come in $3,248 over budget. Approximately $18,000 would be left in the budget. McMullen added that staff had looked at this purchase now due to the four-year payback, after which the City would be saving over $5,000 per year.

Sturbaum moved to approve the oxygen fill station purchase in the amount of $26,204. Boone seconded. Motion carried unanimously.

11-09-16 Certify Election Results
City Clerk Betsy Tyler presented the results of the November 3, 2009, General Election for Mayor, City Council Post 3, and City Council Post 4, and the Special Election for City Council Post 1:

Mayor
Don Haddix – 2,727 (45.19%)
Cyndi Plunkett – 1,752 (29.04%)
Scott Rowland – 1,544 (25.59%)
Write-in Votes - 11 (0.18%)

City Council Post 3
Stephen W. Boone – 1,043 (18.18%)
Kim Learnard – 2,757 (48.06%)
Robert Walsh – 1,920 (33.47%)
Write-in Votes – 17 (0.30%)

City Council Post 4
Les Dyer – 2,337 (41.74%)
Vanessa Fleisch – 3,246 (57.97%)
Write-in Votes – 16 (0.29%)

Special Election – City Council Post 1
Shelby Barker – 1,055 (18.92%)
David Craig – 978 (17.54%)
Eric Imker – 1,498 (26.86%)
Beth Pullias – 1,595 (28.60%)
Dar Thompson – 440 (7.89%)
Write-in Votes – 11 (0.20%)

Sturbaum moved to certify the election results. Plunkett seconded. Motion carried unanimously.

11-09-17 Consider Reallocation of Budgeted Funds for Online Training Software
Assistant Fire Chief Joe O'Conor said staff was asking to reallocate funds from the current training budget to pay for online training software. The online option was more accessible to the combined career and volunteer department, and the pilot program had increased training hours in the department. The funding was available from a conference the department would not be attending and by conducting dive team training locally.

Sturbaum moved to approve the reallocation of budget funding for online training software in the amount of $11,262.25. Plunkett seconded. Motion carried unanimously. Plunkett thanked the department for finding the funds within the existing budget.

Council/Staff Topics
Plunkett asked about the status of the CSX bridge path connections. McMullen said the Notice to Proceed had been issued by the Georgia Department of Transportation that day. Construction would begin on November 30 and was scheduled to be completed by February 2.

Plunkett asked that, at the next meeting, staff give a brief update on remaining Special Purpose Local Option Sales Tax (SPLOST) funds and projects. McMullen said staff was working on having an overall presentation for the Spring City Council Retreat, with discussion on how the remaining funds could be allocated to maintain existing infrastructure versus building new infrastructure. An overview would be presented at the December 3 meeting.

Plunkett introduced resident Caren Russell, who had been diligently trying to get Fresh Market to reconsider locating in the former "baby" Kroger site at Peachtree Crossing Shopping Center. She asked Tyler to send out a notice to residents to e-mail Russell's contacts at Fresh Market to encourage them to come here.

McMullen said the landscaping project for Highway 54 East from Peachtree Parkway to the City limits would begin on November 30 and should be completed by December 21.

Logsdon asked about the status of the Flat Creek bridge. McMullen said the west approach ramp decking was finished, and the project was scheduled to be completed in January.

There being no further business, Plunkett moved to adjourn the meeting. Sturbaum seconded. The motion carried unanimously. The meeting ended at 7:56 p.m.

B. Tyler
Betsy Tyler, City Clerk

Harold K Logsdon
Harold K. Logsdon, Mayor