**City Council of Peachtree City**
**Meeting Minutes**
**October 20, 2011**

The Mayor and City Council of Peachtree City met in regular session on Thursday, October 20, 2011, in City Council Chambers. Mayor Haddix called the meeting to order at 7:00 p.m. Other Council Members attending: Vanessa Fleisch, Doug Sturbaum, Kim Learnard, and Eric Imker.

**Announcements, Awards, Special Recognition**
Mayor Haddix thanked the Kiwanis Club of Peachtree City for their $1,000 donation to the Community Emergency Response Team (CERT) program. Haddix recognized Jim Kretchman of the Fire Department for 20 years of service and recognized Julie Shepherd of the Municipal Court Office as the September Employee of the Month. Haddix proclaimed November 6 as Retired Educators Day in Peachtree City.

**Citizen Comment**
There was none.

**Agenda Changes**
There were none.

**Minutes**
Learnard moved to approve the minutes of the October 4, 2011, workshop meeting. Fleisch seconded. Motion carried unanimously.

**Monthly Reports**
Imker drew attention to the Financial Services report, saying that, although the final totals were not yet available, at the end of Fiscal Year 2011, the City had exceeded revenue projections by half a percent and was below expenditure projections by four tenths of a percent. The Hotel/Motel Tax revenue came in at 110% of projections, and the Recreation Department budget brought in $30,000 more in revenue than projected due to fee changes implemented this year.

**Old Agenda Items**
**1. Consider Acceptance of Donation – Fencing for Meade Field (Lacrosse)**
Recreation and Special Events Administrator Cajen Rhodes addressed Council, saying the Peachtree City Lacrosse Association wanted to install black, vinyl-coated, chain link fencing around the two lacrosse fields at Meade to replace the existing temporary fencing. They had obtained a quote for approximately $18,000 for materials and installation and were willing to pay the cost.

Learnard asked who would be installing the fencing, and Rhodes said CYC Fencing, which was a current vendor in good standing with the City.

Sturbaum moved to accept the donation contingent on approvals from the Engineering and Building Departments. Learnard seconded. Motion carried unanimously

**New Agenda Items**
**10-11-09 Consider Vehicle Lease Agreement with Enterprise Fleet Management**
Financial Services Director Paul Salvatore said the lease and maintenance concept had been discussed earlier in the year. Staff was proposing a lease agreement for seven vehicles, including maintenance, based on the state contract, not to exceed $30,000. Salvatore said, for the purchase price of one vehicle, the City could test seven vehicles. He also anticipated savings in vehicle size and fuel efficiency.

Learnard asked for clarification on the state contract. Salvatore said Enterprise already had a contract with the state for this service. Public Services Director Mark Caspar added that staff was replacing vehicles with those of equal towing capacity but of more economical size and with better fuel efficiency.

Imker pointed out that the lease was for five years for a total of $133,000. He asked if the City was committing itself to the future four years. Salvatore said no. He continued that the seven vehicles in the lease were replacement vehicles in the five-year model. If the program was successful, it could be expanded in the future. He also noted the lease did not include any Public Safety pursuit vehicles.

Sturbaum pointed out that Section 17 of the lease agreement included language regarding the state of Missouri instead of Georgia, and asked if that was an issue. City Attorney Ted Meeker noted that the amendment included a rewrite of the section that amended the language to the state of Georgia.

Pennington said that staff wanted to make sure the program worked before committing the City further. Haddix said staff had brought forth so many innovative ideas and had so much energy in making changes to achieve savings that year. He extended his personal gratitude for that effort.

Sturbaum moved to approve the agreement with Enterprise Fleet Management in an amount not to exceed $30,000. Fleisch seconded. Motion carried unanimously

**10-11-10 Consider Bid for Janitorial Services for Kedron Fieldhouse & Aquatic Center**

Rhodes said the recent reorganization of the division had relocated the full-time maintenance person at Kedron to Public Works. This left the facility open 80 hours over a seven-day week with no on-staff janitorial services. Unique Cleaning Services, Inc., was the low bidder. They also worked for the FAA facility in Peachtree City and had received a high recommendation.

Fleisch moved to award the contract to Unique Cleaning Services, Inc., for $14,403.18. Sturbaum seconded. Motion carried unanimously

**10-11-11 Consider Purchase of Computer Workstations and Software (Dell Financial Services)**

Salvatore asked Council to continue this item to the November 17 meeting to allow staff to investigate possible additional cost savings before finalizing the recommendation.

Learnard moved to continue the item to the November 17, 2011, City Council Meeting. Fleisch seconded. Motion carried unanimously

**10-11-12 Consider Elimination of Position – Events Services Coordinator (Amphitheater)**

Human Resources Administrator Ellece Brown said staff was recommending the elimination of the full-time Events Services Coordinator position, to be replaced with a part-time, seasonal Box Offices Supervisor position.

Brown explained that the Amphitheater continued to operate in the red, and this change was in response to that loss. Responsibilities from the position would be reassigned, and the box office hours would be modified to reflect the change. The budget impact was a projected savings of between $25,000 and $30,000. Brown noted that there would be a severance package for the affected employee.

Imker asked for an estimate of the Amphitheater losses. Amphitheater Manager Nancy Prices said the facility had a $35,900 deficit in 2011. In 2008, the deficit had been over $300,000. That was reduced by about $50,000 for 2009, and had dropped more in 2010. Imker said the staffing change would reduce the deficit to an estimated $10,000 for FY 2012. Price said that was correct, and they were looking to move some of the free community events under Recreation and obtain additional commitments from sponsors for the next year to address the remainder.

Council thanked Price for the improvements that had continued since she began managing the facility in 2009.

Learnard moved to eliminate the Events Services Coordinator position and replace it with a Box Office Supervisor position as recommended. Imker seconded. Motion carried unanimously.

**10-11-13 Discuss/Consider Additional Modifications at Kedron Fieldhouse & Aquatic Center**
Haddix noted an additional document on the dais. Pennington said the agenda item reflected "additional repairs" at the facility, but the terminology needed to reflect "additional modifications" at the facility.

City Engineer Dave Borkowski addressed Council, describing an area of plumbing near the large pool that had not been located according to the design. The pipes were found in the area of the foundation being rebuilt and needed to be relocated. The same issue was discovered near the pump house.

Borkowski continued that the pool area needed to be properly bonded, and the pool and electrical equipment needed to be properly grounded. Other electrical issues included a delay in emergency lighting when switching to the generator, requiring power to be run to the emergency exit lighting. The conduit for the pool deck lights also needed to be increased in size with better wiring, which would allow in-house staff to reinstall the lighting each year instead of hiring an electrician.

Borkowski said there might be additional issues discovered, including conflicts with the existing building foundation by the generator, as well as the deck drains and other utility issues. Given the ambiguities, including the unknown total cost and the urgency in approving change orders, staff was requesting that the City Manager be authorized to approve individual change orders and to approve increasing the contract amount if it exceeded the 10% limit. Giving him that authority would allow the project to continue moving forward. Pennington clarified that Council should set a cap on the approval levels.

Learnard clarified that the problems discovered related to the original installation. Borkowski confirmed this, saying the original installation did not match the plans, there were no as-builts, and some of the installations (bonding) had deteriorated with age. Staff would also have to test the grounding and bonding at the other City pools.

Council asked what the limit should be, and Meeker asked Borkowski the minimum amount to see the project through to the next Council meeting. Borkowski estimated $80,000 to address the issues for which they already had pricing. Haddix suggested setting the amount at $100,000, and Sturbaum said, if the studies came back the following week requiring additional funds, then Council could have a Special Called Meeting.

Learnard moved to authorize the City Manager to approve additional modifications at the Kedron Fieldhouse and Aquatic Center in an amount not to exceed $100,000. Sturbaum seconded.

Imker said he needed additional time to think about the request. He understood the issue was time-sensitive, but he wanted to make sure the anticipated revenues over the 20-year life of the bubble (estimated at $60,000 per year) would come close to covering the investment. He thought the numbers would work, but asked for more time to consider it.

Haddix noted that the money approved to date was not refundable. He was not a fan of the project to begin with but would rather lose $100,000 than lose $500,000. Imker said he would probably reach the same conclusion, but he did not want to do so following only five minutes of discussion.

Fleisch said the bubble and air handlers were already being manufactured, and the City could wind up owning a bubble with no place to put it. Imker said he understood, but was concerned that there would be another $100,000 needed after this request. He felt the City was probably within 10% of achieving the break-even he sought, but had wanted to ask additional questions. Learnard commented that Council had make the best decisions possible based on the information available.

Imker said that, upon reflection, the revenue amount should increase over the 20-year projected life of the bubble, which helped to reconcile him to the expenditure.

Motion carried unanimously

**Council/Staff Topics**

Pennington distributed an informational memo to Council regarding the status of Code Enforcement following the relocation from the Building Department to the Police Department.

Pennington said the tree removal permit discussion should be on the November 3 or November 17 agenda. City Planner David Rast and his staff had made revisions and put together a Frequently Asked Questions sheet that would be distributed to Council the following day.

Meeker informed Council that an Executive Session was necessary to discuss a personnel item and threatened or pending litigation.

Learnard moved to enter Executive Session at 7:51 p.m. for a personnel matter and threatened or pending litigation. Sturbaum seconded. Motion carried unanimously.

Sturbaum moved to reconvene in regular session at 8:14 p.m. Learnard seconded. Motion carried unanimously.

Sturbaum moved to approve the performance evaluation of City Manager. Fleisch seconded. Motion carried unanimously.

Sturbaum moved to authorize the City Attorney to acknowledge service of the Mrosek lawsuit. Fleisch seconded. Motion carried unanimously.

There being no further business to discuss, Sturbaum moved to adjourn the meeting. Fleisch seconded. Motion carried unanimously. The meeting adjourned at 8:17 p.m.

B Tyler

Betsy Tyler, City Clerk

Don Haddix

Don Haddix, Mayor