

**City Council of Peachtree City  
Meeting Minutes  
October 4, 2012  
7:00 p.m.**

The Mayor and City Council of the City of Peachtree City met in regular session on Thursday, October 4, 2012. Mayor Haddix called the meeting to order at 7:00 p.m. Other Council Members in attendance: George Dienhart, Vanessa Fleisch, Eric Imker, and Kim Learnard.

**Announcements, Awards, Special Recognition**

**Proclamation – McIntosh High School Alumni Hall of Fame Day**

**Recognize Employee of the Month – Andrew Dalton**

Mayor Haddix proclaimed October 20 as McIntosh High School Alumni Hall of Fame Day in Peachtree City. Sam Riddle, retired football coach and athletic director, accepted the proclamation. Andrew Dalton of the Fire Department was recognized as the Employee of the Month.

**Minutes**

**September 6, 2012, Regular Meeting Minutes**

**September 20, 2012, Regular Meeting Minutes**

Learnard moved to approve the September 6, 2012, regular meeting minutes and September 20, 2012, regular meeting minutes as written. Fleisch seconded. Motion carried unanimously.

**Consent Agenda**

**1. Consider Amendment to Tower Lease – XM Satellite Radio**

Haddix noted there was an additional document on the dais – the staff memo regarding the amendment to the tower lease.

City Engineer Dave Borkowski reported that Sirius XM wanted to add the wording "or similar up to 48 inches" to the first line of Exhibit B Lessee Equipment, to provide some options for equipment to be installed. Borkowski said he had no problem with that change.

Imker asked how much revenue the current agreement generated. Borkowski said the City received \$23,433 annually from this vendor. Imker clarified that the City would receive an additional \$2,400 from the vendor if the amendment was approved. Borkowski said that was correct.

Learnard moved to approve the amendment to the tower lease – XM Satellite Radio with the changes. Fleisch seconded. Motion carried unanimously.

**Old Agenda Items**

**09-12-07 Consider City Backing of WASA Bond Refunding**

City Attorney Ted Meeker said he and Water and Sewerage Authority (WASA) Attorney Mark Oldenburg had been discussing a proposed intergovernmental agreement, which would include the current restriction requiring Council approval on any sewer extension outside the City limits, and there was one paragraph in particular that had drawn some questions. The original request from WASA General Manager Stephen Hogan asked Council to consider backing the bond with the restriction still in place. There was not a true agreement yet; however, Council could take whatever action it wanted at this time.

Haddix opened the floor for public comment.

Dennis Chase, president of the Line Creek Association of Fayette County, said there were two important aspects to be considered on any sewer that went outside the City limits. One was the discharge permit WASA received to bring it to its current status. WASA applied for the permit from the federal government through the Clean Water Act, and he had challenged the amount WASA requested at that time. WASA had been emphatic that the amount requested was needed due to the proposed (at the time of the permit application) annexation of the West Village and any expansion of the Industrial Park. The Environmental Protection Agency (EPA) required a 15% overage of the capacity required, and WASA insisted they had exactly what was needed to treat sewage only in Peachtree City, and nothing outside the City.

To get the discharge permit, WASA had to prepare an Impact Analysis, and Chase said he had asked WASA to look at the areas upstream and downstream of the City. They had refused, saying the service area was only Peachtree City, with the exception of The Chimneys subdivision, which was part of the original purchase agreement. WASA's permit was issued only for what was required for the City, and they were technically in violation of the discharge permit if they went outside of the City. They could apply for a revision, but a new impact analysis would be needed to expand the area.

No one else wanted to speak. Haddix closed the public hearing.

Haddix said this had been a controversial issue for a long time. Annexation and sewer outside the City had been a campaign issue when he first ran for Council. From the beginning of WASA's takeover of the sewer system, the intent had been to not go outside the City. He had spoken with WASA Chairman Mike Harman since the September 20 meeting, and Haddix had proposed a 50-year agreement, but Harman said WASA needed something in return. They had a very generic discussion, and then turned it over to the attorneys to work out the details. The agreement did reflect the discussion he had with Harman, but a portion of what WASA wanted was still under debate.

Learnard said Haddix brought up good points, but she felt it was possible to give WASA a concise, clear message. They had been waiting for an answer since August, and the question was whether Council was willing to back the refinancing of WASA's bonds, with the stipulation that Council retained control on going outside of the City. She said Council had not indicated they would. There was still work to be done to finalize the agreement, but the simple answer to WASA's question was yes. Meeker said there was not an agreement to approve at this meeting. Learnard said that was fine, but that backing the bonds was what best served the City's ratepayers.

Fleisch asked if WASA had met yet. Meeker said their next meeting was October 8. Fleisch asked if WASA had seen what the attorneys had drawn up. Meeker said he did not know. Fleisch asked what Council would be voting on. Meeker said Council could vote that night to express their willingness to back the bonds with the stipulation in place.

Haddix said he had been asked to speak with a WASA member who had been out of the City during discussions and explain his side of the issue. He did that, and the WASA member understood Haddix's concerns. But, at this point, one of the WASA members had to call the issue up for reconsideration. The issue was not on WASA's October 8 agenda, and they could be waiting to find out where Council stood.

Learnard, Imker, and Fleisch said Council needed to support WASA. Imker added the current covenants should remain in place.

Dienhart moved to endorse the WASA bonds with the current covenants in place. Learnard seconded. Motion carried unanimously.

#### **New Agenda Items**

##### **10-12-01 Public Hearing – Consider Variance to Rear Setback – 120 Braelinn Courts**

Planning & Zoning Administrator David Rast addressed Council, noting that Braelinn Courts was one of a number of cluster subdivisions that abutted Braelinn Shopping Center. Braelinn Courts was one of the first cluster subdivisions built in the City. The property, 120 Braelinn Courts, was a 6,000 square-foot lot that backed up to a greenbelt, sewer easement, and the cart path. The applicants, Mark and Dori Deis, proposed rebuilding the existing deck on the rear of the home, originally built in 1988 and in disrepair, as well as other improvements to the home such as drainage improvements and a new fence. A building permit was obtained to replace the deck, and the work was underway.

The deck extended into the 30-foot building setback. The property was zoned General Residential (GR)-6, and the GR zoning setback was 20 feet, but this lot had been platted with a 30-foot setback for some reason. The deck did not exceed 30 inches in height, so it was not considered a structure. The applicants wanted to put a roof on the deck and screen it in. The property backed up to the Shakerag area, which was quite moist, and mosquitoes were a problem. Screening the deck in would make it a more usable space.

Rast continued with the variance criteria, noting the three different types, including the administrative variance, which was designed to take care of issues not caused by the current homeowner. The special exception variance was designed for situations similar to this one, where the homes backed up to greenbelt and the encroachment did not have an impact on the subdivision or any adjoining neighbor. The full variance covered situations where the first two did not apply. In this situation, the roof structure would extend more than 25% into the building setback, so the special exception variance did not apply, requiring the applicants to go through the full variance process.

Rast said this request was similar to many that had been reviewed over the past few months where residents adjoining greenbelts wanted to increase the usable space of their homes but needed variances because the structures encroached into the setback. In this subdivision, the additional 10 feet of building setback (30 feet instead of 20 feet) had a negative impact on this parcel. Most of the lots in Braelinn Courts were small and had the same depth, and most of the homes had decks or at-grade patios. There were some homes that could come in for variances in the future if the owners wanted to expand. No variances had been issued in Braelinn Courts for this type of encroachment, but variances had been issued in other subdivisions for similar issues. The owners had letters of support from the adjoining property owners, both rental homes, which was important. The structure would only be visible from those two properties or the people using the cart path behind the house.

Staff recommended approval of the variance with no more than a 10-foot encroachment, which was where the edge of the deck was. The conditions included providing an updated foundation survey to make sure the encroachment was no further than 10 feet into the setback.

Mark Deis said Rast's presentation covered everything he had wanted to say. Deis reiterated that insects in the area were a problem once the sun set, and the screened-in deck would make their home more livable and enjoyable.

Haddix opened the public hearing.

Greg DeCaro, the contractor for the Deises, said the City had a tough permit process. He continued that the sun hammered down in the backyard this time of year, and the bugs were brutal. The main reason for covering and screening-in the deck was the comfort level.

The public hearing closed.

Imker asked Rast if similar variances had been approved. Rast said there had been similar variances granted, but not in Braelinn Courts subdivision. He added that the recent variance request from the Sagamore subdivision was similar to this one. Rast said he had looked at the last three or four variances that had come to Council, and the situations had all been similar. Imker said he saw no reason not to approve the request.

Learnard agreed, provided the three conditions in the staff position paper were included:

1. *The variance shall be limited to an encroachment of no more than 10 feet into the rear building setback. There shall be no other encroachments permitted without first securing additional variances.*
2. *The Applicant shall provide an updated Foundation Survey identifying the exact location of the home as part of the Building Permit process.*
3. *Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a revised Foundation Survey to the Building Official identifying the location of the new structure. The purpose of this survey will be to ensure the new construction does not encroach any further into the building setback than permitted by this variance.*

Learnard moved to approve the variance to the rear setback at 120 Braelinn Courts with those conditions. Fleisch seconded. Motion carried unanimously.

**10-12-02      Public Hearing – Consider Annexation Request from Southern Pines Plantation Commercial Group, LLC – 77.10 acres on SR 74 South**

Haddix noted there was an additional document on the dais – an additional staff memo and Planning Commission meeting minutes. City Manager Jim Pennington addressed Council, saying staff would ask Council to postpone taking any action on the annexation request, but to allow the public hearing to proceed. New issues needed to be examined, including the economic analysis and concerns brought up by the Peachtree City Airport Authority (PCAA)

Meeker explained the only caveat in state law was that the legal notice be published not less than 15 days or more than 45 days prior to the decision. Continuing the public hearing was fine as long as they stayed within the 45-day window. He suggested re-advertising to let everyone know. There were people attending who came to speak during the public hearing. He suggested Council allow those people to speak at this meeting even if the annexation request was continued for two weeks or until the first meeting in November. The ad for this meeting met the minimum requirement. He did not recommend extending the decision beyond the 45 days.

Fleisch said it could take six weeks for the analysis from the PCAA. Pennington agreed, saying staff needed to look at the analysis from the PCAA and take a closer look at the financial analysis.

Meeker suggested continuing the agenda item indefinitely and re-advertising if Council expected for the delay to be six weeks or more. Dienhart said that made sense, and he definitely wanted to hear from the PCAA due to the tract's proximity to Atlanta Regional Airport – Falcon Field. Fleisch added she understood the Federal Aviation Administration (FAA) would

be involved in the analysis, which was why it would take so much time. She would rather table the item.

Imker said he would rather continue the annexation request for two weeks to see what the PCAA had, adding they might have enough information at that time to make a decision. If the citizens spoke at this meeting, he asked staff to be cognizant of their concerns. He had received many e-mails from residents with vague generalities and non-factual input. Imker said he also had questions, and there could be as many as 30 – 40 issues. He had not been able to make sense of the financial impact analysis, and staff had gone back and added some detail. He wanted to see the pros and cons, fact-based, on each of the issues.

Pennington said annexations were very important, and he was used to having Council workshops prior to the public hearing to answer questions. Haddix said that had been done in the past.

Learnard asked if the PCAA could look at previous studies that had been done, noting the Somerby senior project and Brechin Park. Fleisch said those studies might not exist, as it would depend on the approach to the airport.

Imker referred to the Callula Hills project three years ago, saying there should have been an airport study performed. The rezoning had come to Council for a vote (but was pulled off the agenda), so there had to be report from the airport. Imker said he asked staff for the distance between the airport and the closest point of Callula Hills, and the distance had been 1,200 feet. He also asked for the distance between the south end of the airport and the proposed annexation property, and the distance was five times further away, almost a mile and a half. They would never have perfect data, even if they waited for two more months.

Haddix said he wanted a comparison of the economic impact if the site were developed as Office-Institutional (O-I) rather than residential.

Mary Giles asked if the public could hear the presentation first before opening the public hearing. Haddix said the public hearing could be held that night, then re-opened after information was available on the questions/issues brought up by Council and the public. Meeker said the applicant's attorney was at the meeting and ready to make a presentation, which would be part of the public hearing.

The public hearing opened.

David Kirk of Troutman Sanders, LLP, represented Southern Pines Plantation, the applicant. He said he had not been aware of the PCAA issue until this meeting, but he had a great deal of information. Council had approved the Step One annexation request in July, which allowed the applicant to work with staff and the Planning Commission to refine their proposal. The Planning Commission and staff had recommended approval, with numerous conditions.

The 77.1-acre tract was located at SR 74/Redwine Road, adjacent to Starr's Mill Academy Pre-School, Brechin Park subdivision, Meade Fields, and SR 74. The property was zoned Office-Institutional (OI), Community Commercial (CC), and Agricultural Residential (AR) in Fayette County, which entitled the applicants to 177,000 square feet of retail/office space under the current zoning. The applicant was seeking Office-Institutional (O-I) and Limited Use Residential (LUR) in Peachtree City for two office buildings and a 90-lot single-family residential development.

The tract was surrounded by a mix of office, institutional, open space, commercial, and residential uses. It was located near a significant commercial destination, Wilshire Pavilion, and the Starr's Mill School Complex. It was an appropriate and reasonable location for office and residential uses to support the surrounding uses and would provide a residential transition from Wilshire Estates to Brechin Park. The proposal would provide Peachtree City control over the nature and scale of development on a significant parcel located at the City gateway.

Kirk continued that the office component would be approximately four acres, two lots with a two-story office building (to be used for general or medical/dental offices, approximately 10,000 square feet each) on each lot and required parking on each site. There would be a 50-foot greenbelt along eastern boundary, a 60-foot buffer adjacent to SR 74, and a 50-foot transitional yard to the residential component of development.

The residential component (The Gates) would be approximately 73 acres with 90 single family lots. There would be significant protection of stream corridors and wetlands, and a 50-foot greenbelt on the east, south, and west exterior boundaries. A 60-foot buffer (with berms and plantings as needed) would be along Highway 74, as well as internal streetscapes. The neighborhood amenity area would include a pool, cabana, and tot lot.

The single-family detached homes with target price point in the \$300,000s would be developed in phases. The lots would be approximately one-third acre with an overall density of approximately 1.2 units per acre. There would be no mass grading, a review of individual lot landscape plans, and three additional shade trees per lot would be required. The homes would be located at the 30-foot front setback line with cohesive, complementary architectural styles and a 35-foot maximum height.

Kirk continued that the greenbelt on the east, south, and west would be dedicated to City of Peachtree City for protection of the City boundary and control over future sewer extensions. The sewer mains would be located more than 200 feet from current property line for control of future expansions. A homeowners' association would be formed to own and maintain the SR 74 buffer, common areas, and to protect overall integrity of neighborhood.

Kirk gave an overview of an analysis of housing sales by Smart Numbers with a focus on Peachtree City zip codes. There were 482 closings in the last 12 months (22 new homes, less than 5%). The average Atlanta area new home capture rate was more than 40%. At the end of August, there were 182 homes available (two new). There was a 4.6-month supply of homes with a one-month supply of new homes. The normal supply was seven to eight months of inventory. Kirk added that John Hunt of Smart Numbers had stated in the analysis that the City was in a definite state of demand far exceeding supply.

Kirk said the proposed plan should generate 1,100 vehicle trips per day compared to 12,700 as zoned. The applicant would upgrade and modify the existing signal at the SR 74/Redwine Road intersection. There would be internal sidewalks and cart path connections. There would be multi-use path connections or easements to adjoining properties with the owner's consent (Meade Field, Starr's Mill Academy Pre-School, and Brechin Park subdivision).

The Fayette County Water System had capacity available to serve the development (20-inch main along SR 74). Power, gas, cable, and phone service were all available. The Peachtree City Water & Sewer Authority (WASA) had treatment capacity to serve the development. A regional lift station was needed to serve this development, plus Meade Fields and Somersby.

The lift station/sewer was currently being re-permitted by WASA. The cost would be shared on pro rata basis calculated on estimated gallons-per-day flows from each anticipated user, and The Gates would pay its pro rata share of the lift station costs. The City's pro rata share of lift station costs and the full cost of a sewer tie-in from existing restrooms at Meade Fields would be contributed by the developer of The Gates.

The Gates would fund a cart path connection through Meade Field to the path being funded by the Somerby senior development that continued to the SR 74 tunnel. An agreement would be needed to connect to Brechin Park Subdivision and Starr's Mill Academy Preschool, and the developer would coordinate the location and provide a path easement or build to the property line.

The Gates would coordinate with the City on Gateway signage for the southern entrance to the City and would provide an easement for location of a sign, and reasonable funding for its construction and maintenance. The City would design and build the signage in the provided location. The natural and planted greenbelt along the SR 74 frontage would be maintained by the developer/homeowners association (HOA).

Kirk said the contributions to the City on behalf of The Gates included \$292,301.38 for cart paths, rights-of-way, Meade Fields' portion of the pump station and tie-in of the existing restrooms to sewer, land for greenbelts, land for the City entrance sign, a contribution to the City for the sign, and sign/landscaping maintenance. Additional contributions of land for buffers, ponds, and wetlands, land for rights-of-way, pocket park land and development, and the pump station portion for The Gates totaled \$590,704.12.

Kirk said he knew the City's Financial Services Division had not looked at the analysis yet. The City staff study indicated a large initial positive financial impact leveling out to modest positive annual financial impact over time. The cumulative positive financial impact over a 10-year period would be over \$700,000. Peachtree City would have control over the nature and look of this important gateway to the City. The proposed land use (office and residential) was compatible and complementary to adjoining land uses. Even if the finances were a wash, Kirk said there were unquantifiable benefits to be considered.

The Gates represented significantly reduced land use intensity over current entitlements. The Gates would provide rooftops and workers to support the nearby commercial center at Wilshire Pavilion. It would serve as the catalyst and important contributor for sewer service in this basin, avoiding the private lift station proposed by Somerby, and underwriting the cost of providing sewer to Meade Field. The housing type and price aligned with demand and would not compete with resale market.

Kirk concluded that The Gates would provide a logical, attractive, appropriate use at the gateway to the City; preserve, protect, and enhance the natural features on the site; and contribute in significant, meaningful ways toward improvements to the City's wastewater system, multi-use path system, and gateway aesthetic.

Kirk noted that Mike Healy, the owner of Mike & C's restaurant in Wilshire Pavilion, had sent a letter in support of the annexation, adding that the rooftops would help support the shopping center and the community.

Roland Myers, the president of the Brechin Park HOA, said the HOA had reviewed the proposal and supported it. He pointed out there were two intermittent streams on the property as well as a big hill, with a lot of relief to the land. Developing the site as it was zoned in the County would

require clear-cutting and significant grading. The proposal would be wonderful for their subdivision and a responsible use of the land. Myers added that most of the homes in Brechin Park were closer to the flight path at Falcon Field than the homes in this project would be. The flight path to Falcon Field was almost all directly over Brechin Park, and the HOA had heard no complaints, adding the planes flew further to the south over an uninhabited area.

Dennis Chase expressed concern about sewer and whether WASA would be able to get an exemption for going beyond the current permit, saying WASA might need to give up something else. Chase added that, when WASA talked about excess capacity, they could not sell 900,000 gallons of capacity because it was the overage they were required to have by the EPA. Chase said he been involved 12 years ago as an environmental consultant to Integrated Science & Engineering (ISE) when the County rezoned the tract to OI, CC, and AR. Chase continued there were two streams on the property, and they needed protection. More property to protect the streams was set aside in the project approved by the County. The proposal presented to the City did not have anything near what had been set aside for stormwater protection in the County plan. It probably met the state's minimum requirements, but it was a downgrade in stormwater quality protection. Chase was concerned that ISE had been involved in the rezoning 12 years ago when working for the applicant, and ISE was now working as the City's consultant on this project. Chase said it could be a conflict of interest to have the same consultant working for the applicant and for the City.

Joshua Bloom told Council he was against the annexation. He had seen the presentation multiple times, and it looked like a nice community, but there were several issues and problems to overcome. The proposal violated the City's Land Use Plan. There had been no dialogue on whether the project worked in the City and with the Land Use Plan. Bloom believed a corporate headquarters would be a better use for the property, noting it was only 30 minutes to Hartsfield-Jackson International Airport. Public safety would be burdened and extended further south. The sewer system would be taxed. There would be more use of Meade Field. He took exception with Kirk's analysis of the real estate market. The City currently had more than 1,000 undeveloped lots zoned for residential use, so there was no need to annex and rezone property for 90 more homes. Bloom noted he was a pilot, saying airports and neighborhoods did not make good neighbors, which had caused some airports to shut down. It was a bad idea in all aspects.

Bloom continued that Council Members Fleisch, Imker, and Learnard had said they were all opposed to annexation when running for office. Their stance had been valid in 2009, and it was valid today. It was a bad idea, and he urged Council to vote no.

The public hearing closed.

Haddix added that he would also like to know the number of unbuilt homes that were approved, saying there were probably over 1,500 homes approved, but not built yet. Imker said he had another dozen issues that he would like to discuss with staff the next week. Haddix said he met with the Fayette County Development Authority recently, and their position was the land should be OI.

Imker moved to continue the agenda item to October 18. Dienhart seconded. Motion carried unanimously.

**10-12-03      Citizen Request to Address Council Regarding Proposed Amendment to Alcohol Ordinance**

Glenn Gresham, owner of Gremlin Growlers, asked Council to consider amending the Alcohol Ordinance to allow beer tasting. Gresham noted that the ordinance allowed wine tasting under

certain conditions, but there was only one business in the City that was able to offer it. Gresham said his business had been open for 27 days, and many people had come in. Growlers had only been legal in Georgia since 2010, but had been allowed in other states for over 50 years. The focus of his shop was American independent breweries. People who were part of the craft beer community were actively involved and making an impact in their local communities. Other cities in the metro area allowed beer tasting, including Lawrenceville, Duluth, and Sandy Springs. His shop was the first on the southside.

There were over 250 styles of craft beer. The purpose of the tasting would be to increase the educational awareness of craft beer and help customers understand the depth and range of flavors. His customers were driving in from Newnan, Senoia, and Carrollton, so his shop had become a destination. Purchased samples could help educate people and stimulate growth. Gresham pointed out that Fayetteville had recently approved an amendment to allow beer tasting, and there was not a growler shop in Fayetteville yet. The amendment would help him be competitive. Gresham suggested customers be allowed up to four samples of no more than two ounces each. He and his lawyer had worked out a proposed amendment that he provided to Council (a copy is in the meeting file).

Haddix asked Pennington if staff had looked at this. Pennington said no. Haddix explained that the proposed amendment would need to be processed through staff. Gresham said he understood, but he wanted to bring it to Council's attention.

Learnard noted that a growler was a 12 – 64-ounce container filled with beer or hard cider from a tap, sealed air-tight for off-premise consumption. Gresham said he currently used 32- and 64-ounce glass containers. There was also a requirement from the state to include the government warning label on each container. Learnard clarified the proposal was to amend the ordinance to allow the sale of tasters. Gresham said that was correct. He would pay for a sampling license, the same as Kedron Kroger had done for wine-tasting. The customers would be charged for up to four samples.

Dienhart asked if the sample size compared to a shot glass. Gresham said it would be smaller, noting a shot glass was 2.5 ounces and the samples would be two ounces.

Learnard said she had no problem with considering the proposed amendment. Dienhart said he would also like to support the amendment.

Imker clarified that wine-tasting was already authorized, and the next step was beer. He wanted to keep the process as simple as possible, asking if only a few words could be added to the current ordinance. Meeker said modifying the alcohol ordinance was not as simple under state regulations, adding staff would keep it as simple as possible.

Haddix directed staff to move forward.

**10-12-04      Consider Re-allocation of Facilities Bond Project Funding between Various Projects**

Community Services Director Jon Rorie addressed Council, noting the agenda item was the approval of the requested changes he briefed them about at the September 20 meeting and asking if he needed to go over the list again. The consensus was not to repeat the briefing.

Imker moved to approve the re-allocation of Facilities Bond project funding between various projects as presented. Learnard seconded. Motion carried unanimously.

**10-12-05 Consider Awarding Contract for Building Department Services to SAFEbuilt Georgia, Inc.**

Rorie said staff recommended awarding the contract to the current vendor, SAFEbuilt Georgia, Inc. This would be an extension of the agreement with SAFEbuilt to provide Building Department services for three years. The services had been put out to bid, with three firms returning bids. It had been a tough evaluation. Staff felt it was in the City's and the citizens' best interests to move forward with the SAFEbuilt recommendation. There was one key change that would have minimal impact on the budget. The cost-sharing of fees would change from 80/20 to 70/30, with 30% going to the City.

Learnard moved to approve the agreement with SAFEbuilt Georgia for Building Department services effective January 1, 2013, with the option of extending the contract for three additional calendar years. Fleisch seconded. Motion carried unanimously.

**10-12-06 Consider Awarding Contract for Roof Replacement to Various City Facilities to Advantage Building Contractors Inc.**

Rorie said this was a Facilities Bond project. Staff was prepared to move forward on the roof replacements and recommended Council award the contract to Advantage Building Contractors Inc. for approximately \$30,000. Rorie said there could be some hidden issues once the shingles were pulled off, but that had been addressed with a contingency.

Learnard moved to approve Advantage Building Contractors at \$30,000 as shown in the Council packet, to include a \$5,000 contingency for the replacement of defective roof sheathing and fascia boards. Fleisch seconded. Motion carried unanimously.

**10-12-07 Consider Change in November and December Meeting Dates**

Pennington said staff was trying to get ahead of schedule conflicts during the holidays, adding there were already conflicts. Pennington's recommendation was to hold one meeting in November on November 8, and to hold December's meeting either on the already-scheduled date of December 6 or on December 13.

Imker said he would prefer the December 6 meeting date, and the November date was fine.

Imker moved to cancel two regular meetings in November and hold one regular meeting on November 8 and to cancel the second meeting (December 20) in December. Fleisch seconded. Motion carried unanimously.

**Council/Staff Topics**

**Hot Topics Update**

Learnard thanked Rorie for leading the City's dragon boat team, noting the team came in 11<sup>th</sup> place. Haddix and Dienhart both said it had been an excellent event. Pennington said the Dragon Boat Race and International Festival was an excellent example of cooperation between the Convention and Visitors Bureau (CVB) on the International Festival side and the Rotary Club with the dragon boat race. The event would probably move to Lake McIntosh when it was filled. Overall, it had been a fantastic program, but they were looking at areas that needed improvement.

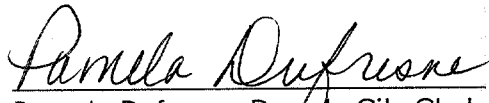
Pennington said the winter season was quickly approaching, and the Kedron pool bubble was up, with only a few problems. Staff had discovered some tricks that actually cost the City less on some things. It was up in one day, and it was ready to go.

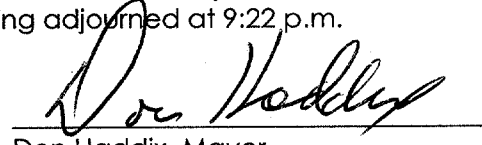
Public Services Director Mark Caspar said putting the bubble up had been a process, and it had started October 1. The Fire Marshal would visit the next week in preparation for issuing the Certificate of Occupancy. Caspar said staff loved the process, adding the new bubble was much easier to put up than the old one. The pool should be open October 15.

Imker moved to convene in executive session for pending or threatened litigation and personnel at 8:58 p.m. Learnard seconded. Motion carried unanimously.

Imker moved to reconvene in regular session at 9:21 p.m. Learnard seconded. Motion carried unanimously.

There being no further business to discuss, Learnard moved to adjourn the meeting. Dienhart seconded. Motion carried unanimously. The meeting adjourned at 9:22 p.m.

  
Pamela Dufresne, Deputy City Clerk

  
Don Haddix, Mayor