

City Council of Peachtree City
MEETING MINUTES
October 3, 2013
7:00 p.m.

The Mayor and City Council of the City of Peachtree City met in regular session on Thursday, October 3, 2013. Mayor Haddix called the meeting to order at 7:00 p.m. Other Council Members in attendance: Vanessa Fleisch, Eric Imker, and Kim Learnard.

Announcements, Awards, Special Recognition

Mayor Haddix proclaimed October 12 as McIntosh High School Sports/Distinguished Alumni Hall of Fame Day. Principal Lisa Fine, Coach Chuck Buckle, and Committee Member Cele Eifert accepted the proclamation. Angie Faulise, Bob Grove, and Doug and Merikay Franklin accepted a proclamation for the Great Georgia Airshow, which was scheduled October 11 – 13. Haddix recognized Peachtree City Water and Sewerage Authority (WASA) on-call employees Louis Gomez and Michael Cole for their assistance with a septic tank issue at Fire Station 83 during the Labor Day weekend. WASA Chairman Mike Harman thanked Haddix for the recognition, saying both employees were unable to attend the meeting. He added things worked the way they were supposed to work. Belinda Washington-Wilder, Kedron Fieldhouse, was recognized as the Employee of the Month for her assistance with the City's summer camp program. The graduates of the most recent Citizens Police Academy were acknowledged.

Minutes

September 5, 2013, Regular Meeting Minutes

September 13, 2013, Special Called Meeting Minutes

Learnard moved to approve the September 5, 2013, regular meeting minutes and September 13, 2013, special called meeting minutes as written. Fleisch seconded. Motion carried unanimously.

Public Comment

There was none.

Monthly Reports

There were no comments on the Monthly Reports.

Consent Agenda

1. Consider Contract for IT Monitoring & Support Services – Cpak
2. Consider Request to Surplus and Transfer Dishes and Glassware to another Agency
3. Consider Appointment of Alternate to Fulfill CVB Member Position – Alternate Byron Perryman
(Hotel/Motel Position)
4. Consider Appointments to Planning Commission – David Conner, Lynda Wojcik,
Hayes Jones (Alternate)
5. Consider Surplus of 2 Cardiac Heart Monitors to Macon County EMS
6. Consider Agreement with Southern Crescent Tech
7. Consider Alcohol License – NEW – Pita by the Beirut, 316 Crosstown Drive

Learnard moved to approve Consent Agenda items 1 – 7. Fleisch seconded. Motion carried unanimously.

Old Agenda Items

09-12-06 Facilities Bond Projects Status Report/Update

Community Services Director Jon Rorie reported there were only four or five projects still in progress. He pointed out \$57,000 had been encumbered to connect Station 83 to sewer. The

bid openings had been held that day, and the budgeted numbers were on track. Staff was still working on punch list items for McIntosh Place (old recreation administration building). The Library roof was complete. Progress was being made on the All Children's Playground, budgeted at \$42,000, and staff was trying to determine the right product to use for the surface. The surface replacement would be scheduled during the winter when use of park was at its lowest. The necessary electrical upgrades at all City pools would probably come in over the \$45,000 budgeted. Approximately \$5,219 was left from the Tennis Center improvements, and those funds would be moved as the remaining projects were adjusted. The Tennis Center roof had been over budget by \$572, and the project was officially completed the day before the meeting. The grand re-opening of Glenloch was scheduled on October 16, and several activities were planned, including something to honor the late Lou DeFranco, who worked to help keep the tennis courts at Glenloch in good playing condition.

No action was required.

New Agenda Items

10-13-01 Public Hearing – Consider Rezoning, GC to LUC, Fairfield Inn & Suites (Wisdom Pointe retail center), SR 74 North

Planning & Zoning Administrator David Rast addressed Council, explaining that the retail center had been built in the late 1990's and this was the last undeveloped tract in the center. It was 2.8 acres in size, with an existing stormwater pond, which was developed as part of Phase 1 and would serve as the stormwater detention for this site and the building in front of it. The rezoning request submitted by Kasandas Properties Peachtree LLC, was to rezone the tract from General Commercial (GC) to Limited Use Commercial 23 (LUC-23).

Rast continued that the rest of the Wisdom Pointe retail center was zoned GC. Hotels were permitted in GC zoning, but the height of the proposed hotel would be more than the 35-foot maximum allowed in GC zoning. Behind the proposed development, there was a 75-foot vegetated buffer.

Rast said the applicant proposed a freestanding hotel with 79 rooms, parking in front and to the side of the hotel, and access to the hotel would be from SR 74 and the internal road off Wisdom Road. The applicant met the requirements for the transition yard buffer and would maintain a 75-foot vegetated buffer that separated the hotel from the adjacent residential areas.

The plan was to build Fairfield's new prototype for the hotel, which was 34 feet in height for the three stories, but included a decorative parapet that brought the height to 43 feet and was the guiding element as far as the height. The rezoning would allow the parapet element. The hotel was very similar in height to the office building in Phase 3 of the retail center, which was 42 feet in height. The site dropped down from front to back, so the hotel would not appear as tall from the highway. The Delta Credit Union building immediately across Wisdom Road featured an architectural element measuring 59 feet, eight inches. Both the office building in Wisdom Point and the Delta Credit Union were built before the zoning ordinance was amended to include the height restriction.

Rast noted the applicant had originally turned in a rezoning request for two five-story hotels that had been turned down by the Planning Commission. The applicant withdrew the request before it was forwarded to City Council, then met with staff to discuss alternatives. Marriott's representatives agreed to a single, three-story hotel on the property before coming back with the rezoning request.

Rast reported that the Planning Commission had unanimously recommended approval of the rezoning, and staff also recommended approval with conditions based on the findings in the Comprehensive and Land Use Plans and looking at the existing development in the vicinity. He continued that staff had seen a number of proposals for the tract over the years, ranging from a mini-storage facility to an auto lube, but none had made it to the Planning Commission. Although those uses had fit within the GC guidelines, they were not compatible with the surrounding businesses. The hotel would be beneficial to the nearby restaurants and businesses within walking distance. The signalized intersection at SR 74/Wisdom Road was another positive for the rezoning.

Haddix opened the public hearing, noting there were two e-mails on the dais from people who supported the rezoning.

Jeff DeBerardinis, a representative of Acme America, the engineering company for the applicant, said his supervisor had not been able to make the meeting, so he did not have a presentation and would be available to answer any questions.

Jamie Wyatt, owner of the Wisdom Road Shell tract, said they were in favor of the rezoning. She continued that a hotel was an ideal use for the property, and it would turn an overgrown lot into an attractive, landscaped asset to the City. The hotel would provide jobs and contribute to the hotel/motel tax fund.

Stephanie Franz said she did not know if adding another hotel was a good idea if the other hotels in the City were at 52% occupancy.

Joel Woods said he had read in the newspapers that the developer had considered a possible second hotel on the site, which had been his main concern. It did not look like that would be possible with the plan presented at this meeting.

The public hearing closed.

Rast confirmed that the initial application had been for two hotels on the site, which would have reduced the transition yard, and had caused concern for staff and the Planning Commission. The site was maxed out. He explained that the number of rooms determined the length of the building, so a three-level building was longer. The five-story buildings would have had a narrower footprint and would have been more than 60 feet tall. No second hotel could be built with this plan.

Haddix said the occupancy rate for the City's hotels was 57%, and they did not know if Pinewood Studios would be a boon for the hotels and bring people in. Council could only make their best guess as to what would happen.

Learnard noted the 75-foot undisturbed buffer, including tall trees, asking if there would be any parking behind the hotel. Rast said the buffer would remain natural, and the final site plan included a retaining wall along the 75 feet, which would help maintain the buffer.

Fleisch said she had attended to the Planning Commission meetings, and she had not seen any residents from Fairfield, Preston Chase, or Woodsmill at the meetings. She asked if Rast had any communication from the residents. Rast said staff had not received any comments, but the residents within the required perimeter of the property had received written notification. Fleisch

said she had some concerns about the architecture, since the hotel design was very modern and would clash with the architecture in the rest of the center.

Rast said he had spoken to Roshan Patel, the owner, who said the drawing submitted was the prototype Fairfield strongly liked to use. There might be some flexibility regarding materials, but the design was their brand. The conceptual site plan review would go to the Planning Commission. Rast added he did not think the hotel would stand out as much as it appeared to in the rendering due to the number of mature trees in the area, as well as the fact that the topography was lower on the back side of the retail center.

Haddix said the developer would address those issues with the Planning Commission during the site plan review. Council was only looking at the zoning. Haddix added that no residents had attended the meetings regarding a 2008 plan or the most recent plans. The developer had done a good job of addressing the issues brought up by the Planning Commission.

Learnard said the plan had gone from two five-story buildings to one three-story building. The Hilton Garden Inn was four stories tall, and it was still below the tree line. If the plan was approved, only the front parapet at 43 feet would be taller than 35 feet. Alternative uses for the tract include kennels, self-storage, or another gas station. She did not want to see another gas station. This plan had been hard-fought and hard-won.

Haddix said people were too fixated on a gas station. The plan had met all his concerns, and all of the Planning Commission's concerns. He supported the plan.

Imker pointed out that page 54 of the meeting packet listed eight conditions for approval that should be included in the motion. He noted the third condition was that the applicant was to continue to coordinate with staff and the Planning Commission to ensure the architectural design, exterior building materials and color selection of the proposed building were compatible with the existing center. The conditions for approval were:

1. *The schematic site plan submitted as part of the rezoning request is illustrative only. The Applicant shall prepare a detailed conceptual site plan, which must be reviewed and approved by the Planning Commission as part of the established site plan review and approval process. It is understood the general layout of the buildings, parking areas and amenities may change once final engineering documents are prepared.*
2. *As shown on the schematic building elevation, the building shall not exceed 43 feet in height from finish grade to the ridge line or the tallest portion of the roof.*
3. *The Applicant shall continue to coordinate with the City staff and the Planning Commission to ensure the architectural design, exterior building materials and color selection of the proposed building are compatible with those used within the existing Wisdom Pointe retail center.*
4. *Existing vegetation within the transition yard buffer shall be preserved to the greatest extent practicable prior to, during, and following construction activities. Any areas void of vegetation shall be replanted subject to the conditions identified within the transition yard buffer ordinance.*
5. *The overall development shall comply with the City's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) on greenbelt areas dedicated to the City.*
6. *The Applicant shall coordinate with the Peachtree City Building, Fire, and Police Departments to ensure their understanding of the proposed development, internal circulation routes, emergency response, building design, and life safety issues.*

7. *The developer shall pay impact fees as identified within the City's Impact Fee Ordinance.*
8. *The site lighting plan shall include all fixtures proposed on the exterior of the building and those proposed to uplight or highlight architectural features of the building. Colored lighting shall not be used to illuminate the parapet, nor shall any light used to illuminate the parapet be visible from the adjoining residential tract.*

Imker moved to approve the rezoning petition from GC to LUC at the site specified in the agenda packet to include the eight conditions as listed in the agenda packet. Fleisch seconded. The motion carried unanimously.

10-13-02 Consider New Personnel Policy Manual, Repeal of Internal Policies, and Repeal Conflicting Ordinances

Haddix noted there were additional documents on the dais – one correction to the staff memo and the three ordinances required for approval of the new policy. Haddix said he agreed with City Attorney Ted Meeker that three separate votes would be required.

City Manager Jim Pennington said the new manual included everything he and Council had discussed for approximately two years. The old manual, along with the City Administrative Regulations (CARs) and City Administrative Manual (CAMs), were a jumble that needed to be brought together in one document.

Human Resources and Risk Management Director Ellece Brown said staff had been working on the manual since February, and it included rules and regulations for management, employees, and operations. The current manual had been written in the early 1980s, and very few changes had been made since that time. Some laws had changed, as well as the best management practices used today. Some divisions had their own policies as well. Everything had been organized into one location. The new manual was needed for the City to remain competitive in the market place and to retain employees. Input had been solicited from the division directors, and the manual had been reviewed by Ellerbee Thompson, the City's labor relations attorneys. Meetings with employees had been held over the last few weeks (10 meetings), with an emphasis on the changes that had been made. Changes based on employee feedback had also been made. A copy of the presentation had been included in the meeting packet, along with a copy of the new manual. The entire document had been rewritten. Approximately 30 CARs and CAMs would be repealed if Council adopted the new manual, as they had been encompassed in the manual. The budget impact would be neutral.

Pennington said each session with employees lasted two and one-half to three hours, and between 14 and 20 significant changes were made based on employee input.

Haddix asked if all the Council Member concerns had been addressed and if the employees' concerns had been looked at and addressed. Brown said they had been.

Learned thanked Brown and Pennington for their efforts, adding she did have one person call her who was concerned about the timing of this item with the election on the horizon. Haddix said a review and update of the policy was long past due, adding his thanks as well.

Pennington said a review of the remaining CARs and CAMs had started, and some of them needed to be rejected. Some of the CARs and CAMs had been approved by Council, while others had been written by administrative staff, which was where the lines had blurred.

Imker said he did not want each employee to get several hundred pages of paper. He would prefer they just sign one sheet that had directions on how to access the manual on the website. He wanted people to be able to go and look at the manual when they needed to without having a password. Pennington said he wanted the manual to be open, transparent, and easy to get to for employees. The new policy required annual training on topics such as harassment and workplace violence.

Learnard moved to adopt the new Peachtree City personnel policy manual. Fleisch seconded. Motion carried unanimously.

Learnard moved to repeal certain CARs and CAMs reflected in Exhibit A of the ordinance. Fleisch seconded. Motion carried unanimously.

Learnard moved to amend the existing Code of Ordinances provisions that conflicted with the newly adopted personnel policy manual, in particular amending Sections 2-126, 2-149, 2-150, 2-175, 2-212, and 2-246. Fleisch seconded. Motion carried unanimously.

10-13-03 Consider Bid for Rockspray Dam Rehab Project – North Georgia Concrete

Public Services Director Mark Caspar said the bid had been for the complete rehabilitation of the dam at Rockspray Pond dam, which was similar to the work done at Huddleston Pond several years ago. He asked Council to approve the unit cost bid of \$991,180.26 from North Georgia Concrete. The bid had come in over budget, and staff met with North Georgia Concrete as the lowest bidder, which was allowed under state law, to work on some value engineering items, which should bring the project in on budget or possibly under.

Caspar continued that the estimated cost had included \$105,000 for unsuitable soils, which could be a possibility when the dam was cut open, and staff wanted to be prepared for the worst. The geotechnical reports did not show there would be a lot of organic material in the dam, but the funds were available if needed. Since it was a unit cost bid, the City would only pay for the units that were replaced.

Learnard asked Caspar if the motion should still be for \$991,180.26. Caspar said yes because a change order had not been done yet.

Haddix asked why a complete rehabilitation had to be done. Caspar said the principal spillway of the dam had failed several years ago, and the primary spillway had been filled with concrete a few years ago. A temporary bypass structure had been put in until funding was available to take care of the big picture. A new pipe would be placed in the center of the dam along with a new outlet structure. Trees would be removed from the dam.

Learnard moved to award the bid for the Rockspray Pond dam rehabilitation to North Georgia Concrete for the unit cost-based amount of \$991,180.26. Fleisch seconded. Motion carried unanimously.

10-13-04 Consider Intergovernmental Agreement with Fayette County – 2013 SPLOST

Pennington asked Council to continue the agreement until the October 17 meeting as there were questions regarding the data in the agreement that needed to be clarified. Haddix agreed that it would be better to wait.

Imker move to continue the agenda item 10-13-04 to October 17. Learnard seconded. Motion carried unanimously.

Council/Staff Topics

Hot Topics Update

Pennington reported that the Dragon Boat Races on September 29 had been very successful. The City's team had not won anything, but had a good time. Shakerag Arts and Crafts Festival, held September 21 – 22, also went very well, as did the National Night Out held October 1. Learnard thanked the Police and Fire Departments for making National Night Out a great event.

Pennington continued that City Engineer Dave Borkowski had met with the County, and he had discussions with Senoia relative to connecting to the City's cart path system. Coweta County had received a grant from the Transportation Alternative Program, and they were planning a potential project to connect Senoia to the City. He said that would be a great connection for the community, and he hoped Council would support it. Pennington continued that Fayette County also received a grant to pursue the second phase of a cart path on Redwine Road, which would link Redwine Road to the Preserve and Foreston Place, so a portion of the path would be located inside the City limits.

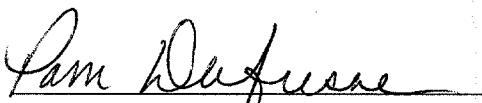
Pennington announced that Cheryl Fortner with the IT department had retired that afternoon, so currently there was not a member of City staff in IT, except the contractors. He introduced Kelly Bush, the new Assistant Finance Director.

Executive Session

Learnard moved to enter Executive Session for pending or threatened litigation and the disposal of real estate at 8:13 p.m. Fleisch seconded. Motion carried unanimously.

Imker moved to reconvene in regular session at 8:33 p.m. Learnard seconded. Motion carried unanimously.

There being no further business, Imker moved to adjourn the meeting at 8:34 p.m. Learnard seconded. Motion carried unanimously.


Pam Dufresne, Deputy City Clerk


Don Haddix, Mayor