City Council of Peachtree City
Meeting Minutes
September 4, 2014
7:00 p.m.

The Mayor and Council of Peachtree City met on Thursday, September 4, 2014, at City Hall. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Other Council Members attending: Terry Ernst, Eric Imker, Mike King, and Kim Learnard.

Announcements, Awards, Special Recognition

Mayor Fleisch proclaimed September 16 as American Legion Day in Peachtree City. Representatives from Peachtree City Post 50 and Fayette County Post 105 accepted the proclamation.

Public Comment

Ted Masters addressed Council about the additional traffic that would be on Kedron Drive after MacDuff Parkway was extended. He also had concerns about the improvements that would be needed at the SR 54/MacDuff Parkway intersection, asking whether the City or the developer would pay for those. In addition, he asked Council what would happen to the area and the road if one of the developers pulled out. Sound barriers and whether they had been addressed was another concern. Masters said the project seem to be moving fast now.

10-minute Talk

Judge Jason Thompson and McIntosh Senior Jason Floyd – Internship opportunities

State Court Judge Jason Thompson said his office had internships available in the summer for college and law school students. Opportunities were also available for high school students during the school year. He needed help getting the word out. Students interested in studying law were encouraged to apply by contacting his office. Floyd said his internship had been a helpful experience since he had always wanted to be a lawyer, but never had the chance to see what happened in a court room. He had not been bored.

Minutes

August 14, 2014, Special Called Meeting – Millage Rate Public Hearing
August 21, 2014, Special Called Meeting – Millage Rate Public Hearing, 7:30 a.m.
August 21, 2014, Special Called Meeting – 6:00 p.m.

Learnard moved to approve the August 14, 2014, special called meeting – millage rate public hearing; August 21, 2014, special called meeting – millage rate public hearing, 7:30 a.m., minutes; and the August 21, 2014, special called meeting – 6:00 p.m. minutes as written. Ernst seconded. Motion carried unanimously.

Consent Agenda

1. **Consider Renewal of Pond & Company as Transportation/Engineering Consultant**
2. **Consider Support for Fayette County Hazard Mitigation Plan Update**
3. **Consider Budget Amendment – FY 2014 PIP Fund**

Ernst moved to approve Consent Agenda items 1, 2, and 3. King seconded. Motion carried unanimously.

Old Agenda Items

08-14-01 Consider Text Amendments for Brent West Village Documents

Senior Zoning Administrator David Rast addressed Council. He noted that staff had provided Council with a memo on the three items discussed at the August 21 Council meeting that were considered as major text amendments. Council had also been provided with a redlined copy of the ordinance with the proposed language. The applicant had provided additional information, which had been sent to Council the day prior to the meeting. It appeared that the only item to be discussed would be to address the number of Certificates of Occupancy (COs). The applicant had agreed to the language staff had proposed, which was to reduce the number of COs from 200 to 100. Rast said there had been a slight modification in the wording for the front building setback. The minimum front building setback would be 10 feet from the property line and the garage would be no less than 20 feet from the edge of sidewalk. The applicant was Kolter Homes, and their representative was Brian Rochester of Rochester & Associates.

Learnard asked for a short list of the items that needed discussion. Rast said the first item regarded the number of COs that would be issued prior to the completion of MacDuff Parkway. The second was whether Kolter Homes would be allowed to augment the greenbelt and buffer adjacent to MacDuff Parkway. The Planning Commission had not recommended approval of this change. Staff agreed with the applicant's request, but Rast noted it should be done through the submittal of a landscape plan. The third item was moving the future fire station away from the entrance to the subdivision. A site had not been identified, but the language indicated that, if a suitable location was to be provided to the City at no cost, then Council would consider relocating the station at that time.

Ernst clarified that Kolter had asked for 200 COs, but had reduced the number to 100. City Attorney Ted Meeker confirmed this and said the ordinance had been revised to reflect this.

There was a brief discussion regarding approving all the amendments in one motion or having a motion for each one of the three remaining text amendments. Meeker suggested that Council discuss any other changes they had to the ordinance, then combine everything into one motion.

Learnard said she had no issues with the berms and plantings in the greenbelt. She did have issues with the relocation of the fire station, saying the language was not definitive. The recommended language for Section 1013A.4(g)21 read as:

Should a suitable tract of land be made available to the city at no cost, the city will consider relating the proposed fire station site such that it will not be located within 1,000 LF of the main entrance into the subdivision. In this case, "suitable" shall mean a site that meets the needs of the fire and emergency services; a site that will not create additional gaps in coverage or service areas; a site that has access to adjoining roadways; a site with readily available utilities; and a site with no significant grading and/or fill issues, environmental impacts or other design issues.

Meeker said the language gave the City the option to relocate the fire station at its discretion. The City was not committed to moving the station. Learnard asked Rochester if Kolter would still move forward with the project if another site was not found.

Rochester said Kolter was fine with everything in the staff memo dated August 29, 2014, with two exceptions. They would work with staff to find a suitable location for the fire station, giving the City the ability to put it in the best place for the City. If the current location turned out to be the best, they understood it could end up where it was currently proposed. Meeker added that, from an operations standpoint, there would not be a negative impact on the provision of services because of the relocation.

Rochester said there was also one minor change in the clarification concerning the front building setback that was submitted the day prior to the meeting [Section 1013A.4(f)5]. The proposed language would establish the front building setback at 10 feet from the property line, with the garage to be no less than 20 feet from the edge of the sidewalk.

Rochester continued that King had asked if the developer was willing to commit to opening the road in 17 months. They were committed to building the road. Kolter's problem was the elements that were outside of their control, which was the permitting, especially through the railroad. He asked the City to consider issuing up to 100 COs prior to the completion of the road. In exchange, Kolter and Brent Scarbrough, who would build the road, would commit to 14 months for the road construction after issuance of all the permits. They were confident that could be done within 14 months, barring any problems with weather. If it was not done within that time, Kolter would put up a bond to cover the rest of the construction and could not get the 101st CO until it was done. There would not be a profit for them from 100 lots. The initial investment would be massive.

Fleisch asked if there was an at-grade crossing at the former Comcast site. Rochester said he was not aware of anything other than the section that would be built from where Kedron Drive currently stopped to tie into Senoia Road.

Learnard asked who would build the road. Rochester said Brent Scarbrough & Company would build the road according to the current considerations. Kolter would fund its share of the road, and John Wieland Homes would fund the balance. Scarbrough was part of the commitment to complete the road in 14 months. Rochester added the road had been previously permitted and some clearing had been done prior to the downturn of the economy. The plans were done, but needed to be updated. Some changes in regulations had to be addressed.

Learnard clarified that the developer would be ready to go as soon as possible. Rochester said yes, but there was some pending litigation on a sliver of property owned by the City that was located between the end of Kedron Drive and Senoia Road. There was some pending litigation on that property. It was currently owned by the City. The LUR-14 ordinance said, if this property was tied up in litigation, they would not be able to get the permit. It would be a City issue to build that portion of the road, and the 100 CO limit would go away upon completion of access to Senoia Road. He and Meeker had been meeting to try to resolve this issue.

Fleisch asked about the connection at Kedron Drive and SR 74, and any improvements that would be needed. Rast said the improvements were the responsibility of the developers, and they were identified in the Notice of Intent that came from the Development of Regional Impact (DRI) application approved by the Georgia Regional Transportation Authority (GRTA).

Imker moved to adopt the text amendments to the LUR-14 zoning ordinance as identified in staff's position paper (dated August 20, 2014) to include replacing the language in Section 1013A.4(f)5 as proposed by the Applicant in their memo "Proposed Changes to August 29, 2014, Memorandum," subject to later action on Section 1013A.4(g)21. Learnard seconded. Motion carried unanimously.

King moved to approve Section 1013A.4(g)1 (related to certificates of occupancy) as proposed by the Applicant in their memo "Proposed Changes to August 29, 2014, Memorandum" as it applied to the LUR-14 zoning ordinance. Ernst seconded. Motion carried 3-2 (Imker, Learnard).

New Agenda Items

09-14-01 Consider Approval of FY2015 CVB Budget

Byron Perryman, chairman of the Convention & Visitors Bureau (CVB) asked Council to consider approving the FY 2015 budget. The CVB Board of Directors unanimously approved the budget on August 20. He pointed out the City's hotels were still in rebound mode from the 2008 slump, but there had been indicators of life. The City had seven hotels with a total of 837 rooms. An estimated $12 million had been spent on renovating 35% of the guest rooms and public areas in the hotels. Occupancy had grown 14.9% year over year. The average daily rate (ADR) had grown by 4.2%. Revenue per available room (RevPAR) had grown 19.7%, placing the City second to only to I-85 Northeast in the 12 markets in greater Atlanta. There was still some distance to go with the ADR, but the CVB felt the right thing was being done in the City. Money had been invested, and owners believed in the hotels. The Cancer Treatment Centers of America in Newnan had boosted business by 10,000 room nights a year, and Pinewood Studios should boost the number by 12,000 room nights by the end of this year.

Nancy Price, executive director of the CVB, said this was an exciting week, adding the activities for the Diva Half-Marathon had begun. The highlights of the last year were reviewed:

- Produced virtual golf cart tour of Peachtree City;
- Created new responsive web site for visitpeachtreecity.com:
    - Launched on March 12 with an average of 137 visitors per day. Compared to the old site, the visitor rate increased by 72% (compared to the month before)
    - Compared to last year same period the unique visitor rate went up 43% [unique visitors: 3,387 (2013) to 4840 (2014)];
- Hosted travel writers Familiarization (FAM) Trip – 12 "A" List writers from across the country;
- Hosted an informational meeting with local restaurants to engage in tournament and group marketing;
- Increased social media to include Pinterest and blogging
    - Facebook "likes" increased to 3,060 and tweets and followers are up to 1507;
- Expanded hours at the Visitors Center to include weekends [2,457 visitors Year To Date (YTD)];
- Recruited Divas Half Marathon and 5K for September 6 (estimated 15,000 people over three days). Runners from all 50 states are expected plus three foreign countries and over 75% will be driving in(more than 1.5 hours)or flying in;
- Recruited Powerman Duathalon – November 8;
- Partnered with the Recreation Department to help produce 4th Fest;
- Continued partnership with Rotary on Dragon Boats and International Festival;
- Geo-Caching efforts expanded to become a certified Geocaching Tour ;
- Revised film tour to include current film sites and information on Pinewood Studios and expand Walking Dead portion of the tour;
- Hired full time group sales coordinator;
- Implemented sports grant; and
- Completed application for Gold Certification from Georgia Association of Convention & Visitors Bureaus (GACVB).

Business Manager Mary Camburn presented the budget, noting the CVB expected to receive $690,997 in hotel/motel tax funds, $5,000 for the Southern Hollywood Film Tour fees, $2,500 from International Festival fees, and $13,500 from merchandise sales for a total of $691,997. Expenses for sales, marketing, and promotion totaled $437,839 for professional services, advertising and marketing, tourism events, printing/binding, postage, operating/promotional supplies, dues and fees, professional development, trade shows, and contingency. Administrative & General

Operations totaled $47,797, and included audit services, legal services, equipment rental, repairs and maintenance building, repairs and maintenance vehicles, liability insurance, communications, miscellaneous expenses, office supplies, computer supplies, cost of inventory sold, gasoline, and travel. A surplus of $52,474 was expected that would carry over to next year. The majority would be used for contingency, which they had devoted to grants for tourism facilities next year.

King moved to approve the CVB budget as presented. Learnard seconded. Motion carried unanimously.

09-14-02 Consider Approval of Revised FY2015 Budget
Fleisch said she would take public comment after the presentation.

Financial Services Director Paul Salvatore said this would actually be a ratification of the budget approved at the August 21 Council meeting. The proposed millage rate increase had not passed, and there had been a series of subsequent motions made to offset the lower revenue figure. Some of the motions needed clarification. Salvatore noted Ernst had found a discrepancy in Attachment A regarding the purchase of police vehicles, and the verbiage had been corrected. For the nine police vehicles, the amount had been corrected to reflect the purchase of only four vehicles, although the description still said nine vehicles. Unless there were any questions or discussion, Salvatore asked Council to accept the revised summary schedule and the FY 2015 budget.

Fleisch asked if there were any comments.

Ron Mundy, a City employee, said he had questions concerning the pending pay study and classification, and the money set aside in the budget. He was a member of the selection committee for the company that did the study. Although the results were not back, Council was going into a budget with numbers that were arbitrarily selected. The City might be hamstringing itself with the unknown numbers. Staff had originally set aside 3%, which Council had reduced even more. Staff put in a tremendous amount of work to come up with a reasonable amount that was being arbitrarily disregarded.

King said they did not know what the consultants would say, but Council had done what they felt had to do. It did not mean there would not be a budget amendment in six months. He had no idea what the consultants would say.

Learnard said there were required budget deadlines that had to be met, and Council would have the opportunity to adjust things later. Unfortunately, the timing was not what anyone wanted.

Ernst said he supported the 3% that had been set aside or more. Council could still make budget adjustments later on to change the salaries. This was not a dead issue.

Shayne Robinson said she was really disappointed with how Council had handled the budget at the August 21 meeting, saying she had thought developing the budget was a process through which Council guided staff. Instead, this year, Council apparently created its own budget and then passed it. She thanked City Manager Jim Pennington, Salvatore, and Community Services/Public Services Director Jon Rorie for their work putting the budget together, saying she was sorry it did not pass and apologizing for the additional hours they had to spend after the changes Council made. She appreciated the work they did for the City.

Imker moved to approve the revised FY 2015 budget as presented. Learnard seconded. Motion carried unanimously.

09-14-03 Consider/Discuss Amendment to Golf Cart Ordinance (Registration Fees)
Imker said he wanted to increase the $12 fee to a $15 fee to be effective January 2016, but he did not see any language to change the ordinance. It should also include the prorated terminology.

Pennington said he and Public Information Officer/City Clerk Betsy Tyler had talked, and they were not sure they were ready for an amendment at this time. They had to figure out the prorating of the fees and how that would affect the budget and staffing. It had not been done before.

Learnard moved to continue the agenda item. Ernst seconded. Motion carried unanimously.

09-14-04 Consider Amendment to Fund Reserve Policy – Increase from 20% to 25%
Imker said, as discussed at the last meeting, the advantage to amending the policy was to ensure the AAA bond rating.

Imker moved to change the fund reserve policy from 20% to 25%. King seconded. Motion carried 3-2 (Ernst, Fleisch).

09-14-05 Consider/Discuss Amendment to Personnel Policy – Salary and Classification Study Frequency
Imker said he suggested changing the frequency of the study from "every five years" to "as directed by Council." The City had gone more than 10 years since the last study. When he realized the expense of the study, Imker said he would not have voted to have the study done. He would not support a study being done automatically, but at the discretion of Council.

Pennington said he and Human Resources and Risk Management Director Ellece Brown were already working on five or six Personnel Policy amendments that were needed. This amendment should be included and presented at that time. Meeker said it would be better to wait so Council would have the actual verbiage in front of them.

Imker moved to continue item 09-14-05. King seconded. Motion carried unanimously.

09-14-06 Consider/Discuss Ordinance Amendment and Policy Change – City Manager Approval of Budgeted Items (change from $40,000 to $25,000 limit)
Imker asked the other Council Members if they supported this item. Ernst and Learnard said they did not support it.

No action was taken.

<u>Council/Staff Topics</u>
Pennington said he would e-mail Council the next day regarding an update on all the development projects that were underway. He would also send the list to the press.

<u>Executive Session</u>
Learnard moved to convene in executive session for pending or threatened litigation at 8:03 p.m. Ernst seconded. Motion carried unanimously.

Imker moved to reconvene in regular session at 8:12 p.m. King seconded. Motion carried unanimously.

There being no further business, Learnard moved to adjourn the meeting. Ernst seconded. Motion carried unanimously. The meeting adjourned at 8:14 p.m.

Pamela Dufresne

Pamela Dufresne, Deputy City Clerk

Vanessa Fleisch, Mayor