
2014 RETREAT MINUTES
Friday, April 4, 2013
New Hope Baptist Church
South Peachtree City Campus

The Fayette County Board of Commissioners met in an Official Retreat on April 4, 2014 at 7:30 a.m. at the South Campus of New Hope Baptist Church located at 1563 Joel Cowan Parkway, Peachtree City, Georgia.

Commissioners Present: Steve Brown, Chairman (present at 1:15 p.m.)
Charles Oddo, Vice Chairman
David Barlow
Randy Ognio (present at 2:08 p.m.)

Commissioner Absent: Allen McCarty

Staff Present: Steve Rapson, County Administrator
Floyd Jones, County Clerk
Tameca P. White, Deputy County Clerk
Dennis Davenport, County Attorney
Mary Parrott, Chief Financial Officer
Sheryl Weinmann, Assistant Chief Financial Officer
Joel Benton, Chief Appraiser
Lee Pope, Water System Director
David Scarbrough, Fire Chief
Phil Mallon, Public Works Director
Pete Frisina, Community Development Director
Vanessa Birrell, Environmental Management
Deborah Sims, Environmental Management
Joe Scarborough, Permits and Inspections Director
Ted Burgess, Purchasing Director
Bill Lackey, Fleet Maintenance Director
Chris Snell, Library Director
Tom Sawyer, Director of Elections
Anita Godbee, Recreation Director
Steve Rhodes, Buildings and Grounds
Lewis Patterson, Human Resources Director

Others: Pat Cooper, *Fayette Daily News*
Ben Nelms, *The Citizen*
John Munford, *The Citizen*
Pota Coston
Frank DeStadio, CH2M Hill

***Note:** Commissioners Barlow and Oddo were present at the Retreat when it began at 7:30 a.m. As there were no other Commissioners present, there was no quorum of the Board for the first half of the Retreat. Chairman Steve Brown came to the Retreat at 1:15 p.m. and remained until the Retreat was adjourned. As the third Commissioner in attendance, Chairman Brown created a quorum of the Board. Commissioner Ognio came to the Retreat at 2:08 p.m. and remained until the end of the Retreat. The Minutes of the Retreat will begin at the Future Consideration & Direction portion of the Retreat when a quorum was present. Interested readers may refer to the Action Agenda of the Retreat for an accounting of earlier discussions.*

Future Consideration & Direction

1. Georgia Department of Behavioral Health and Development

Ms. Pam McCollum, Executive Director of the McIntosh Trail Community Service Board, briefed the Board on a proposed Crisis Stabilization Center that would service Fayette, Spalding, and Henry Counties. During the conversation, she suggested that the ideal location for the center was in Hampton, Georgia. The Board thought it was important that the center not be placed in a residential area. The Board agreed that Chairman Brown should meet with the Chairs of both Henry and Spalding Counties, have a joint conversation on the matter, and for Fayette County to consider being a funding partner for the Crisis Stabilization Center. The Board did not take an official vote on this matter. The discussion lasted approximately 22 minutes. A copy of the Georgia Department of Behavioral Health and Development presentation document, identified as "Attachment 1," follows these minutes and is made an official part hereof.

2. Senior Services Overview and Building Expansion

Mr. Dan Gibbs, representing Fayette Senior Services, briefed the Board on a proposed Facility Renovation and Expansion Request. The Board suggested that some of the renovation work could be done in-house by the Buildings and Grounds Department; saving money. County Administrator Steve Rapson recommended that \$15,600.00 for the design work would enable Senior Services to do the expansion and other work as discussed. Mr. Gibbs added that the expansion project would not proceed until the project was fully funded. The Board agreed that the expansion project should be funded up to \$15,600.00 and that the property should be staked off, saying it was a great plan. Chairman Brown also spoke briefly about a potential park in the area of the Justice Center and Senior Services that was being conceptualized by several citizens, and he said he wanted Senior Services to provide its thoughts on the matter. The Board did not vote on this matter. The discussion lasted approximately 22 minutes. A copy of the Senior Services Overview and Building Expansion presentation document, identified as "Attachment 2," follows these minutes and is made an official part hereof.

3. Lake Peachtree Dredging Project

Water System Director Lee Pope briefed the Board on three available options available for dredging Lake Peachtree. The first option was to dredge a dry lake bed, the second option was to dredge a filled lake and the third option was sedimentation mitigation that involves a joint partnership between Peachtree City, Fayette County Water System, the United States Geological Survey, and the Army Corps of Engineer. The third option, it was explained, would work in concurrence with either Option 1 or Option 2. Both options came with pros and cons. Commissioner Ognio came to the Retreat during this discussion at 2:08 p.m. The Board stated that it wanted the existing Intergovernmental Agreement (IGA) with Peachtree City to be re-written and to include in the IGA a deadline where only four-stroke engines instead of two-stroke engines would be allowed on Lake Peachtree. The Board also agreed to utilize Option 1 in conjunction with Option 3, to increase the capacity of the Lake Peachtree in preparation for future droughts, and to perform bore sampling in the lake. The Board did not vote on this matter. The discussion lasted approximately 21 minutes. A copy of the Lake Peachtree Dredging Project presentation document, identified as "Attachment 3," follows these minutes and is made an official part hereof.

4. Grant Incentive Program

County Administrator Steve Rapson discussed the Grant Incentive Program with the Board. The Board directed further evaluation on either hiring a new Grant Writer position and to further evaluate a countywide roll-out program. The Board did not vote on this matter. The discussion lasted approximately five minutes. A copy of the Grant Incentive Program presentation document, identified as "Attachment 4," follows these minutes and is made an official part hereof.

5. Proposed Fee Revisions

County Administrator Steve Rapson discussed proposed fee revisions with the Board. Many departments requested proposed fee revisions including the Environmental Health Department, the Fire Department, the Parks and Recreation Department; the Planning Department, the Public Works Department, and the Environmental Management Department. The Board expressed concern with some of the proposed fee revisions and expressed concern about the need or benefit for proposed fee revisions. The Board further suggested that the extra fees could be used to upgrade technology for use in the field; ultimately reducing staff cost while increasing efficiency. The Board directed staff to provide further evaluation of the proposed fee revisions and to place the revisions on the agenda when ready. The Board did not take a vote on this matter. The discussion lasted for approximately 44 minutes. A copy of the Proposed Fee Revisions presentation document, identified as "Attachment 5," follows these minutes and is made an official part hereof.

The Board and staff took an eleven minute break.

Chairman & Commissioner Topics

1. Street Light District Ordinance (Residential Only)

Engineering Technician Deb Sims briefed the Board on the history of the Street Light District, spoke about how assessments are calculated, told the Board about the pros and cons of the existing program, informed the Board about what other communities are doing with their Street Light Districts, and gave the Board various options on how to proceed. The Board directed staff to implement a pre-payment fee with a 20% surcharge and a \$100.00 application fee. The Board did not vote on this matter. The discussion lasted for approximately 24 minutes. A copy of the Street Light District Ordinance presentation document, identified as "Attachment 6," follows these minutes and is made an official part hereof.

2. Tourist Accommodation Housing Ordinance

Code Enforcement Officer Kathy Hobbs briefed the Board on the Tourist Accommodation Housing Ordinance. Several citizens were in attendance questioned staff and County Attorney Dennis Davenport about the effectiveness of the Tourist Accommodation Housing Ordinance. The Commissioners and staff addressed the questions from the citizens. The Board directed staff to finalize the ordinance and place it on the next available agenda. The Board did vote on this matter. The discussion lasted for approximately 29 minutes. A copy of the Tourist Accommodation Housing Ordinance presentation document, identified as "Attachment 7," follows these minutes and is made an official part hereof.

3. Development Authority Agreement

County Attorney Dennis Davenport informed the Board that earlier agreements have established a nine-member Board for the Development Authority. He explained that five members are appointed by the Board of Commissioners, and the other members are appointed by the City of Fayetteville, the Town of Tyrone, the Peachtree City Development Authority, and the Peachtree City Airport Authority. He told the Board that the Peachtree City Development Authority no longer exists, and he asked the Board how to proceed with filling the ninth position. The Board agreed to revise the Intergovernmental Agreement by giving the Peachtree City Airport Authority position to the City of Peachtree City, and for the Board of Commissioners to pick up the appointment that would have gone to the Peachtree City Development Authority. Attorney Davenport clarified that the Development Authority, based on the Board's directive, would have six members appointed by the Board of Commissioners, one appointment from the City of Peachtree City, one appointment from the City of Fayetteville, and one appointment from the Town of Tyrone. The Board agreed to that clarification. The Board directed Mr. Davenport to revise the Intergovernmental Agreement (IGA) and for the Chairman to present the IGA to the City of Peachtree City and the Peachtree City Airport Authority for their approval. The Board did not vote on

this matter. The discussion lasted for approximately nine minutes. There was no presentation document presented to the Board, meaning there is no attachment associated with this item.

4. Fayetteville Partnership Opportunities Update

a. Fire Services

County Administrator Steve Rapson updated the Board on Fayette County's Fire Consolidation Proposal, and he answered questions from the Board and from a couple of City of Fayetteville firemen who were present. Chairman Brown also spoke on this matter. The Board took no action and gave no direction on this matter. The Board did not vote on this matter. The discussion lasted for approximately 46 minutes. A copy of Fayette County's Fire Consolidation Proposal presentation document, identified as "Attachment 8," follows these minutes and is made an official part hereof.

b. Water Services

County Administrator quickly briefed the Board on Fayette County's Water Consolidation Proposal. The Board gave no direction and took no vote on this matter. The discussion lasted for approximately five minutes. A copy of Fayette County's Water Consolidation Proposal, identified as "Attachment 9," follows these minutes and is made an official part hereof.

Adjournment

Chairman Brown stated that County Administrator Steve Rapson put in a lot of work for a successful retreat. He said Mr. Rapson worked many days, nights, and wicked hours, and so he wanted to reward Mr. Rapson's wife for putting up with his hard work. Chairman Brown then gave Mr. Rapson a gift basket in appreciation for his work.

Mr. Rapson acknowledged that Chief Financial Officer Mary Parrott, Assistant Finance Officer Sheryl Weinmann, Water System Director Lee Pope, and Fire Chief David Scarbrough put in a lot of hours for the retreat.

County Administrator Steve Rapson adjourned the April 4, 2014 Board of Commissioners Retreat at 5:18 p.m.

Floyd L. Jones, County Clerk

Steve Brown, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 10th day of April 2014.

Floyd L. Jones, County Clerk