



BOARD OF COMMISSIONERS

Jack Smith, Chairman
Herb Frady, Vice-Chairman
Robert Horgan
Eric Maxwell
Peter Pfeifer



STAFF

Jack Krakeel, Interim County Administrator
Scott Bennett, County Attorney
Carol Chandler, Executive Assistant
Karen Morley, Chief Deputy Clerk
Floyd Jones, Deputy Clerk



MEETING LOCATION

Commissioners Conference Room
Administrative Complex
140 Stonewall Avenue
Fayetteville, GA 30214



MEETING TIMES

1st Wednesday each month at 3:30 p.m.



COMMISSION OFFICE

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Action Agenda

Board of Commissioners
April 2, 2008
3:30 P.M.

Call to Order by Chairman.

Chairman Smith called the Wednesday Workshop to order at 3:33 p.m.

Acceptance of Agenda.

Commissioner Frady motioned to approve the agenda and was seconded by Commissioner Horgan. The motion passed unanimously.

OLD BUSINESS:

A. Discussion of an actuarial analysis performed by Clark Weeks of WRS Benefits for the cost of implementing a defined benefit retirement plan for County employees.

Commissioner Maxwell motioned to hire Mr. Clark Weeks to develop a legal plan and to authorize the Interim County Administrator to negotiate the fee for a 1.5% retirement plan. Commissioner Horgan seconded the motion. The motion passed with a 4-1 vote with Commissioner Frady voting in opposition.

B. Discussion of the Fayette County Zoning Ordinance regarding Article V. General Provisions, Section 5-17. Height Limitations of Walls and Fences and Section 5-11. Common Area, and Article III. Definitions, Common Area, Fence and Wall as presented by the Planning and Zoning Department. This item was last discussed during the March 5, 2008 Wednesday Workshop Meeting.

The Board directed Planning and Zoning to refine the wording of the Zoning Ordinance, and to include a provision that fences should be constructed out of suitable, commonly used building materials and a clearer definition of "the street" in Exemption B-1 before returning to the next workshop meeting.

- C. Discussion and direction regarding the Current Opportunities for Greenspace Preservation under the Georgia Land Conservation Program as presented by the Planning and Zoning Department. This item was last discussed during the August 1, 2007 Wednesday Workshop Meeting.

The Board's consensus was for staff to research the possibility of receiving a grant in order to acquire a parcel or parcels of wetland property to be used for stream credits and wetland credits at a later date, and to return with more information on the subject in general.

- D. Discussion of proposed amendments to the Land Use Element of the Fayette County Comprehensive Plan regarding the SR 54 West Overlay District as presented by the Planning and Zoning Department. This item was last discussed during the March 5, 2008 Wednesday Workshop Meeting.

The Commissioners directed Planning and Zoning to advertise the proposed amendments with changes as discussed for public hearing and to return in May.

- E. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-2, EST Estate Residential District, to reduce the minimum house size required under Section F. Dimensional Requirements, Section 3. Floor area as presented by the Planning and Zoning Department. This item was last discussed during the March 5, 2008 Wednesday Workshop Meeting.

The Board's consensus was for Planning and Zoning to advertise the intention to amend the EST Zoning classification from the current 3,000 square feet minimum requirement to a 2,300 square feet minimum requirement.

NEW BUSINESS:

- F. Discussion by Carol Chandler of a proposal for the acquisition of electronic file management software.

The Commissioners directed Ms. Chandler to place her request for the acquisition of the Tyler / Munis records imaging software on the April 10, 2008 consent agenda.

- G. Discussion of the annual renewal of Employee Health and Dental Insurance as presented by the Human Resources Department.

Commissioner Maxwell motioned to accept the estimate as presented by Blue Cross/Blue Shield and for staff to obtain other estimates from CIGNA. Commissioner Horgan seconded the motion. The motion passed unanimously. Commissioner Maxwell next motioned to adopt the proposed dental and vision contribution rates as proposed by Human Resources, and was seconded by Commissioner Horgan. The motion passed unanimously.

- H. Fire and Emergency Services is seeking permission to apply for a Federal Fire Act Grant in the amount of \$95,537.

Commissioner Frady motioned to allow Fire and Emergency Services to apply for the Federal Fire Act Grant and was seconded by Commissioner Horgan. The motion passed unanimously.

- I. Discussion of Policy 200.02- Gravel Road Upgrade Policy as presented by the Road Department.

The Commissioners gave unanimous consent to place this item on a future agenda for adoption.

ADMINISTRATOR'S REPORT

Family Market Days: Mr. Krakeel said there had been a request by Main Street for the Board's support of Family Market Days, gave an explanation of the request, expressed his concerns, and asked for direction from the Board. The Board's consensus was to give the Interim County Administrator the authorization to work out agreeable terms for a one-year time frame with the stipulations as discussed, manage its operation as it relates to the county, and end the agreement should the event become unmanageable.

Mental Health Association: Mr. Krakeel said there had been a significant amount of discussion within the last six to eight months with the Mental Health Association, and explained they are requesting a suitable location to assist and to continue to provide mental health services to the County. He explained the property where the old DOT barn is located could potentially be a suitable location. He said he met with Fayetteville's city manager and requested their assessment to determine if using the lot for that purpose would be permitted, and Fayetteville has reported that use would be compatible with their land use plan. The consensus of the Board was to allow the Mental Health Association to build on the requested location.

Old Senior Center: Mr. Krakeel asked for the Board's direction in respect to the Old Senior Center. He said it would cost between \$20,000 to \$30,000 to renovate the center in order to make it inhabitable. After some discussion followed, Mr. Krakeel said he would raise the topic up again at the next workshop, and that he would provide more definite numbers on the interior.

Justice Center's Utility Expense: Mr Krakeel said he received the Board's authorization to engage a consultant to look at the utility expense associated with the Justice Center. He said he had participated in a number of meetings with one concluding earlier in the week with Georgia Power Company, and explained the results of those meetings. **Commissioner Pfeifer motioned to authorize the Interim County Administrator to enter into a contract with Georgia Power for \$8,000 in order to save \$25,000 and was seconded by Commissioner Horgan. The motion passed unanimously.**

Update on Station Three's Septic System: Mr. Krakeel gave an update on the septic system at Fire Station Three and said several soil analyses had been conducted and the results revealed there are not any suitable soils at that location. He said a temporary fix was installed by putting a jumper into the existing sewer system, but there was no guarantee how long the fix would last. He said there was an interim solution for a period of 18 months that would be expensive, but there is no solution for the problem after 18 months other than to relocate Station Three. He said the reason he raised this issue was to prepare the Board for a decision that would be coming in the relatively near future. The consensus of the Board was to authorize the Interim County Administrator to work on their behalf with staff to potentially identify acceptable locations in order to relocate Station Three, and to bring the findings back to the Board for consideration.

Update on the West By-Pass: Mr. Phil Mallon updated the Board on the West By-Pass. Mr. Krakeel recommended that the property owners be given a certain date to reach an agreement. He said by setting a date it would provide guidance to staff. The consensus of the Board was for Mr. Mallon to return to them no later than April 10th with a recommendation for a final date.

ATTORNEY'S REPORT

None.

STAFF REPORTS

None.

BOARD REPORTS

Ellen's Ridge Subdivision: Commissioner Pfeifer addressed a situation that is occurring at Ellen's Ridge Subdivision, gave an explanation of the problems occurring there, and expressed his concerns. Some discussion followed. Attorney Scott Bennett said the building code would need to be amended in order to halt construction permits until outstanding stop-work orders are resolved, and said he would e-mail an ordinance that would address the concerns early next week that would address the concerns as best as possible.

Tri-County Alliance: Chairman Smith said he had received a letter from the Tri-County Alliance. He said their purpose is to do something about traffic that affects Fayette, Coweta, and Fulton County, with interest mainly centering around access to Interstate 85. He said it was originally proposed for Fayette County to joint the Alliance, but the County did not joint, and added the current members of the Tri-County Alliance are Peachtree City, Coweta County, the South Fulton County Improvement District, and the City of Fairburn. He said the Tri-County Alliance is attempting an improvement at the intersection of Highway 92 and Interstate 85, as well as Highway 74 and Interstate 85. He informed the Commissioners of Tri-County Alliance's proposal for Fayette County to joint the alliance and contribution request towards the intersection design plan for Highway 74 and Interstate 85. He said he realized that intersection is not in Fayette County, however, that intersection has a tremendous impact on Fayette County traffic. Some discussion followed, and Chairman Smith asked the Commissioners to read over the letter he gave them and provide their thoughts on both proposals.

Merchant Capital: Commissioner Maxwell said he had invited Phillip Fletcher of Merchant Capital to the meeting to discuss the possibility of saving the County over one million dollars over the life of some bonds, and gave a presentation to the Commissioners. Some discussion followed. The Board's consensus was to allow Merchant Capital to obtain the requested financial information for their analysis, and to bring the findings back to the Board at a later date.

EXECUTIVE SESSION

None.

ADJOURNMENT

Commissioner Pfeifer motioned to adjourn the Wednesday Workshop Meeting and was seconded by Commissioner Horgan. The motion passed unanimously.

The Wednesday Workshop Meeting Adjourned at 8:33 p.m.

Floyd L. Jones, Deputy Clerk