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**2014 RETREAT ACTION AGENDA**  
**Friday, April 4, 2014**  
**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 Administrator  
Mary Parrott, Chief Financial Officer  
Ted Burgess, Purchasing Director  
David Scarbrough, Fire Chief  
Joe Scarborough, Permits and Inspections Director  
Joel Benton, Chief Appraiser  
Phil Mallon, Public Works Director  
Bill Lackey, Fleet Maintenance Director  
Chris Snell, Library Director  
Pete Frisina, Community Development Director  
Tom Sawyer, Director of Elections  
Sheryl Weinmann, Assistant Chief Financial Officer  
Anita Godbee, Recreation Director  
Steve Rhoades, Buildings and Grounds  
Lewis Patterson, Human Resources Director  
Vanessa Birrell, Environmental Management  
Lee Pope, Water System Director  
Deborah Sims, Environmental Management

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. As there were no other Commissioners present, there was not a quorum of the Board at this meeting. However, there was a quorum when the Board began discussing Future Considerations and Direction at 1:15 p.m. after Chairman Steve Brown came to the Retreat.*

## **Breakfast (7:30am – 8:20am)**

The Fayette County Board of Commissioners Retreat began on Friday, April 5, 2013 at 7:30 a.m. Commissioners Barlow and Oddo were present at the beginning of the meeting. Chairman Brown and Commissioner Ognio came to the retreat after lunch, and in doing so created a quorum. Many staff were present at the beginning and throughout the retreat. Other staff attended the retreat for short periods of time.

At 8:10 a.m., Commissioner Barlow began the meeting by offering a word of prayer.

## **2013 PROPOSED BUDGET REVIEW**

### **Financial Overview/Forecast**

Chief Financial Officer Mary Parrott discussed Financial Overview / Forecast and answered questions from the Commissioners. The Commissioners did not take action and did not provide direction to staff on this matter.

#### **1. General Fund**

Chief Financial Officer Mary Parrott discussed the General Fund for approximately 25 minutes and answered questions from Commissioners Barlow and Oddo, and from staff. Mrs. Parrott and County Administrator Steve Rapson informed the Board that there was a balanced budget in Fiscal Year 2014, with revenues exceeding expenditures. Mr. Rapson explained that since Fiscal Year 2014 saw the end of deficit budgeting, and excess revenues would be used to grow the fund balance. He added that had the County not deficit budgeted for Fiscal Years 2012 and 2013, that the County would be AAA rated. The Commissioners not provide direction to staff on this issue.

#### **2. Special Revenue Funds:**

- a. E-911 Operations Fund**
- b. Fire Fund**
- c. EMS Fund**
- d. Others**

Chief Financial Officer Mary Parrott spoke about Special Revenue Funds, specifically, the E-911 Operations Fund, the Fire Fund, and the EMS Fund. Mrs. Parrott stated there were two Special Revenue Funds that were in trouble, namely, the County Jail Special

Revenue Fund and the Victims Assistance Surcharge Special Revenue Fund. Mrs. Parrott answered questions from the Commissioners Barlow and Oddo during the discussion on the Special Revenue Fund. It was pointed out that the revenues from the Jail Surcharge Fund were decreasing. Staff agreed to conduct an analysis with the various jurisdictions to determine the reason behind the decreasing Jail Surcharge Fund revenues and the Victims' Assistance Fund revenues. The discussion on Special Revenue Funds lasted for approximately 26 minutes. The Commissioners did not give direction concerning the Special Revenue funds.

The Board took a 15 minute break after the Special Revenue Funds discussion.

**3. Proprietary Funds:**

- a. Solid Waste Fund**
- b. Water System Fund**
- c. Stormwater Fund**

Chief Financial Officer Mary Parrott briefed Commissioners Barlow and Oddo on the County's Proprietary Funds comprised of the Solid Waste Fund, the Water System Fund, and the Stormwater Fund for about 14 minutes. The Commissioners did not give direction concerning Fayette County's Propriety Funds.

**4. Internal Revenue Funds:**

- a. Workers' Compensation**
- b. Medical**
- c. Dental/Vision**
- d. Vehicle/Equipment Replacement**

Chief Financial Officer Mary Parrott updated Commissioners Barlow and Oddo on the County's Internal Revenue Funds which are made up of the Workers' Compensation Self-Insurance Fund, the Major Medical Self-Insurance Fund, the Dental / Vision Self-Insurance Fund, and the Motor Vehicle / Equipment Replacement Internal Service Fund. Mr. Rapson explained to the Commissioners how the Vehicle / Equipment Replacement Fund would operate, stated there were a lot of moving parts, and informed the Commissioners that staff was implementing the plan as discussed. Mrs. Parrott added that she was very happy with the Vehicle Replacement Schedule as discussed. Mrs. Parrott's update on the Internal Revenue Funds lasted approximately 22 minutes. The Commissioners did not provide direction concerning Fayette County's Internal Revenue Funds.

**5. Tax Digest/Millage Rates**

Chief Financial Officer Mary Parrott and Chief Appraiser Joel Benton discussed the Tax Digest / Millage Rates projections and figures with Commissioners Barlow and Oddo, and they answered questions from the Board. They projected that the Tax Digest would increase by 3% percent. The update on the Tax Digest / Millage Rates lasted about six minutes. The Commissioners did not provide direction on this matter.

## **6. Local Option Sales Tax / Ad Valorem Auto Tax Title Ad Valorem Tax**

Chief Financial Officer Mary Parrott updated Commissioners Barlow and Oddo on the Local Option Sales Tax (LOST) and the Ad Valorem Auto Tax Title Ad Valorem Tax issues. She said the County was trending with last year, but expected to be a little higher by the end of the year. This conversation lasted approximately two minutes. The Commissioners did not provide direction on this issue.

## **7. Capital/CIP/ SPLOST Projects**

Public Works Director Phil Mallon spoke to Commissioners Barlow and Oddo about the County's current Capital, CIP and Transportation Special Purpose Local Option Sales Tax (TSPLOST) Projects. This update on the various projects and their current statuses lasted for approximately nine minutes. The Commissioners did not provide direction for these projects.

# **ITEMS FOR CONSIDERATION/DISCUSSION**

## **Stormwater Category I Projects**

### **1. Stormwater Utility- Category I Project Updates**

Public Works Director Phil Mallon and County Administrator Steve Rapson provided Commissioners Barlow and Oddo with an update on Stormwater Category I Projects. The discussion included proposed Stormwater Projects at Brittany Way, Lawson Lane, Oak Street; Emerald Lake Dam, Longview Road / Phillips Dam and Kozisek Dam. The Commissioners did not make a recommendation on this matter. Commissioner Barlow and Commissioner Oddo said they would support the \$1,720,000.00 expenditure to repair Emerald Lake Dam. The discussion lasted for approximately 41 minutes.

## **Fayette County Water System's 10-Year Capital Improvement Plan**

Water System Director Lee Pope briefed Commissioners Barlow and Oddo on the Water System's 10-Year Capital Improvement Plan. The Commissioners did not provide direction on this matter. The discussion lasted for approximately 12 minutes.

## **Fire Capital Projects Overview**

Fire Chief David Scarbrough briefed Commissioners Barlow and Oddo on the Fire Capital Projects. The Commissioners did not provide direction on this matter. This discussion lasted approximately six minutes.

## **Lunch / Break**

The Commissioners, staff, and other present took a 1:56 lunch / break. (Fourteen minutes of the break took place between the Stormwater Utility Discussion and the Fayette County Water System's 10-Year Capital Improvement Plan Discussion.)

## **Future Consideration & Direction**

*Note: Chairman Steve Brown came to the meeting during the lunch break. He was present at the meeting from 1:15 when the Future Consideration and Direction portion of the Retreat began, and he remained at the Retreat through its duration. Chairman Brown's presence created a quorum of the Board. Commissioner Ognio came to the Retreat at 2:08 p.m., during the Lake Peachtree Dredging Project discussion, and he remained at the Retreat for the remainder of the Retreat.)*

### **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.

### **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 that 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.

### **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.

### **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.

### **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.

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.

### **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.

### **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.

#### **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.

##### **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.

### **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 wicker 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.

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**Floyd L. Jones, County Clerk**