MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
AUGUST 4, 1994
7:00 P.M.

The Mayor and City Council met in regular session on Thursday Night August 4, 1994 at 7:00 p.m. in the City Hall Council Chambers.

Mayor Lenox led those in attendance in the pledge of allegiance. Present were Mayor Robert Lenox, Councilmembers Annie McMenamin, Edward Bradford, Robert Brooks and Caroline Price.

Addition of Agenda Items

Mayor Lenox made a motion to add an item to the agenda to consider bids for construction of the Library Expansion. Price seconded the motion. Motion carried unanimously. Item was added as 8-94-6.

Announcements, Awards, Special Recognitions

Mayor Lenox presented the "Employee of the Month Award" for June to Nancy Faillo, Executive Secretary.

Department Reports

Mayor Lenox announced that Department Reports would be available at the next scheduled Council meeting.

Minutes

Price made a motion that the minutes of the July 13, 1994 Budget Workshop and special called meeting in executive session be approved as presented. Bradford seconded the motion. Motion carried with McMenamin abstaining due to absence from the meeting.

McMenamin made a motion that the minutes of the July 21, 1994 Joint Meeting with City Council and the Recreation Commission be approved as presented. Brooks seconded the motion. Motion carried with Bradford abstaining due to absence from the meeting.

McMenamin made a motion that the minutes of the regular meeting of July 21, 1994 be approved as presented. Price seconded. Motion carried with Bradford abstaining due to absence from the meeting.

Old Agenda Items

7-94-6 <u>Consider change in License Representative</u>
<u>Mexico City Gourmet</u>

Mayor Lenox stated that the Mexico City Gourmet Restaurant had submitted an application to change the license representative for the restaurant to Mr. Ricardo Pena. Mayor Lenox stated that Ms. Cindy Rodriguez would remain the Licensee. Mayor Lenox asked Mr. Pena to come forward. McMenamin stated that all paperwork appeared to be in order and made a motion that Mr. Ricardo Pena be appointed as the license representative for Mexico City Gourmet. Price seconded the motion. Motion carried unanimously.

New Agenda Items

8-94-1 <u>Consider change in License Representative Greenway Store</u>

Mayor Lenox stated that the Greenway Store had submitted an application to change the license representative for the store to Ms. Treasa Rooker. Mayor Lenox stated that Mr. Ed Wyatt would remain the Licensee. Mayor Lenox asked Ms. Rooker to come forward. McMenamin stated that Ms. Rooker had much experience, that all paperwork appeared to be in order and made a motion that Ms. Treasa Rooker be appointed as the license representative for the Greenway Store. Bradford seconded the motion. Motion carried unanimously.

8-94-2 <u>Consider Alcoholic Beverage License Planterra Ridge Golf Club</u>

Mayor Lenox stated that Patten Seed Company dba Planterra Golf Club had made application for an alcoholic beverage license to sell distilled spirits, malt beverage and wine as a retail consumption dealer. Mayor Lenox stated that Mr. W.A. Roquemore, the owner, had requested to be the licensee and Mr. Forrest Poole, Food and Beverage Manager, had applied to be the license representative. Mayor Lenox asked Mr. Roquemore and Mr. Poole to come forward.

Mayor Lenox asked Mr. Roquemore when the club would be opening and Mr. Roquemore stated that the rained had caused a delay but that it was hoped the club would be open in September. McMenamin stated that all paperwork appeared to be in order and made a motion that the application for an alcoholic beverage license to sell distilled spirits, malt beverage and wine as a retail consumption dealer for Planterra Golf Club be approved with Mr. Roquemore as the Licensee and Mr. Poole as the License Representative. Price seconded the motion. Motion carried unanimously.

8-94-3 <u>Consider Bids - Kelly Drive Bridge Repair</u>

City Manager Jim Basinger stated that the City had solicited bids from seven construction contractors for repairing the Kelly Drive Bridge, which was damaged by recent floods. Basinger stated that four firms had responded as follows:

1.	Tiernan & Patrylo, Inc. Fayetteville, GA	$ 87,120.00	45 days
2.	Brandenburg Construction Sharpsburg, GA	$ 94,200.00	30 days

3.	Couch, Inc. Peachtree City, GA	$158,878.00	100 days
4.	Sunbelt Structures, Inc. Tucker, GA	$165,000.00	65 days

Basinger stated that staff recommended that the contract for repairing the Kelly Drive Bridge be awarded to Tiernan & Patrylo, Inc. for the amount of $87,120.00 and that the project be funded from the Council Reserve Fund. Basinger stated it was hoped most of the funds would be reimbursed by FEMA. Basinger stated that while the repair was being done, a cart path underpass would be put in under the bridge. Basinger stated that the City would fund the cost of the underpass.

Price made a motion that the contract be awarded to the low bidder Tiernan & Patrylo in the amount of $87,120.00. McMenamin seconded the motion. Bradford asked City Manager Basinger if Tiernan & Patrylo had done previous work for the City. Basinger stated that they had done renovation work on the Fire Station and that Staff had been pleased with their work. Motion carried unanimously.

8-94-4 Consider Bids - Field House & Aquatic Center

Mayor Lenox made a motion that the consideration of bids for the Field House and Aquatic Center be tabled to the next scheduled meeting of August 18, 1994 to allow staff time to analyze the bids. Brooks seconded the motion. Motion carried unanimously.

8-94-5 Resolution - Local Efficiency Grant for Consolidation of Communications

City Manager Jim Basinger stated that City staff, along with the staff of the county had been investigating the feasibility of consolidating public safety communications. Basinger stated that the County had previously been awarded a $25,000 grant to study the feasibility of consolidation. Basinger stated that Council had before them a Resolution to show support of applying for a $50,000 implementation grant should the consolidation be authorized. Basinger stated that staff recommended Council adopt the Resolution. Bradford made a motion to adopt the Resolution in support of the grant. Price seconded the motion and stated that she felt all of Fayette County would benefit from this. Motion carried unanimously.

8-94-6 Consider Bids - Library Expansion Construction

City Manager Jim Basinger introduced Mr. Ennis Parker of the Architectural Firm of Housworth, Parker, Cherry Roberts and stated that Mr. Parker was the principal architect for the library expansion. Mr. Basinger also introduced Mr. Gary McElwee of CONMAC Corporation of Atlanta, whose company was the low bidder on the construction of the library expansion.

Basinger stated that in the information Council had before them, the low bid on the 10,000 square foot library expansion was submitted by CONMAC Corporation of Atlanta at a price of $1,449.00. Basinger stated that with a construction budget of $1,100.00 the bid was $349,000 over budget. Basinger stated that five construction companies submitted bids on the project as follows:

1.	CONMAC Corporation Atlanta, GA	$1,449,000	250 days
2.	J.R. Bowman Const. Co Stockbridge, GA	$1,624,082	365 days
3.	Neal & Loia Const. Co Atlanta, GA	$1,594,560	196 days
4.	New South Const. Atlanta, GA	$1,688,000	275 days
5.	Tiernan & Patrylo, Inc. Fayetteville, GA	$1,692,000	365 days

Basinger stated that the second low bid was $1,594,560 which was $145,000 higher than the low bid. Basinger stated that the architect for the project Mr. Parker, the Director of the Flint River Library District, Mr. Walter Murphy and City Staff had analyzed the bid and the entire project to determine a course of action to recommend to Council. Basinger stated that the memo Council had before them contained the results of the analysis and staff's recommendation.

Basinger summarized the information in the memo for the benefit of the public. Basinger stated that the low bid was $349,000 over the budgeted amount for the project and stated that it was staffs understanding that construction costs in the Atlanta area have been increasing at a rate of one to two percent per month. Basinger stated that the increase was attributed to the improved economy, $400 million dollars in Olympic construction projects and $150 million dollars in the City of Atlanta infrastructure projects. Basinger stated that only several months ago the final design of the project was reviewed by the State Department of Library Services and felt to be within budget.

Basinger stated that after analyzing the overage the group considered several options, first looking at a major redesign of the project to expand to the east of the facility instead of to the rear of the existing building, along with a reduction to the size of the facility. Basinger stated that a major redesign would take three to four months, during which time construction costs would be steadily rising. Basinger stated that the group next reviewed the project as designed to determine if changes and reductions to the expansion program could be made without adversely affecting the function, appearance and quality of the facility. Basinger stated that after all reviews it was decided that by working with CONMAC and Mr. McELwee, the project could be reduced by $149,000 without affecting the overall quality of the building.

Basinger stated that it was staffs recommendation that Council approve the original design of the project and award the bid to CONMAC Corporation of Atlanta at a bid price of $1,449,000 and that Council direct staff and the architect to identify changes and reductions in the expansion program totaling $149,000 and to initiate a change order for that amount. Basinger stated that staff recommended Council fund the remaining $200,000 overage from the Library 1% sales tax account which currently had $546,659 cash on hand. Basinger stated that Mr. Parker and Mr. McElwee were prepared to answer any questions.

Price asked what the $149,000 reduction would consist of and Mr. Parker came forward and stated that it would consist of a simplification of the design of the building, removing the sloping roof at the rear of the building and cutting down on the detail work. Mr. Parker went on to say that a lower grade of carpeting would be used which was the same grade as was in the library now. Mr. Parker stated that reducing the amount of glazing in the building would cut down on costs and that a space in the library originally intended to be used as either one room or three (by using partitions which were very expensive) would be used as one room. Mr. Parker stated that the cutbacks in cost would not reduce the quality of the library expansion.

Price stated that she felt comfortable that the committee would ensure that the quality of the library was not compromised and stated that it was fortunate that the City had the Library sales tax monies to use. Brooks echoed the comments of Price and stated that it was important that the City stay with the original design to meet the long term needs of the City. McMenamin made a motion that the bid for the construction of the library expansion be awarded to CONMAC Corporation of Atlanta for the amount bid of $1,449,000.00, directed staff to issue a change order for $149,000 and fund the $200,000 overage from the Library 1% Local Option Sales Tax monies. Bradford seconded the motion. Brooks asked when the 250 days would begin and Marcie Blind, Purchasing Agent, stated the 250 days would begin approximately 2 weeks after the contract was signed when the notice to proceed was issued. Motion carried unanimously.

There being no further business to come before Council, Mayor Lenox made a motion that the meeting be recessed to be reconvened in executive session to discuss a legal matter. Bradford seconded the motion. Motion carried unanimously.

Executive Session

Mayor Lenox made a motion that the City not participate in any settlement in the lawsuit reported on by the City Attorney and it vigorously pursue all remedies available to the City. Brooks seconded the motion. Motion carried unanimously.

Bradford made a motion that the meeting be adjourned at 8:02 p.m. Mayor Lenox seconded the motion. Motion carried unanimously.

Angie Stevens

Angie Stevens, Asst. City Clerk

Robert L. Lenox

Mayor

Attest: