

City Council of Peachtree City
Meeting Minutes
June 21, 2012
7:00 p.m.

The Mayor and City Council of the City of Peachtree City met in regular session on Thursday, June 21, 2012. Mayor Haddix called the meeting to order at 7:00 p.m. Other Council Members in attendance: George Dienhart, Vanessa Fleisch, Eric Imker, and Kim Learnard.

Announcements, Awards, Special Recognition

Mayor Haddix and Police Capt. Stan Pye recognized the graduates of the Teen Community Emergency Response Team (CERT) program. Haddix swore in Police Officer Cedric Harris.

Public Comment

There was none.

Agenda Changes

There were none.

Minutes

Learnard moved to approve the June 7, 2012, regular meeting minutes with one correction. Fleisch seconded. Motion carried unanimously.

Monthly Reports

Haddix noted the monthly reports for Building, Fire, and Recreation were on the dais, asking if there were any comments. There were none.

Consent Agenda

- 1. Consider Alcohol License – NEW – Gremlin Growlers, 101 Crossings East**
- 2. Consider Brand Name Purchase of Spillman Fire Software Licenses**
- 3. Consider Modifications to Master Lease Agreement**

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

New Agenda Items

06-12-07 Consider RFP for Computer Hardware, Software, Peripherals & Installation

Financial Services Director Paul Salvatore addressed Council, recommending the contract for computer hardware, software, peripherals, and installation be awarded to VC3 for \$426,892.14. Salvatore continued that VC3 had originally conducted an assessment of the City's Information Technology (IT) structure and staffing needs, and VC3 had come back with a plan to install a private cloud-type system. Requests for Proposals (RFPs) were sent out based on the assessment done by VC3. He continued that, due to the technical nature of the project, the City hired Southern Tech Consulting to assist with the evaluation of the RFPs and to provide an independent third-party assessment. Based on the evaluation, Southern Tech concluded VC3 was the firm that should be selected.

Dienhart noted that VC3's RFP was lower than its first estimate of approximately \$480,000 that had been provided. O.C. Adams of Southern Tech noted that there was approximately \$64,000 price difference between VC3's proposal and the proposal from Presidio. Dienhart thanked the citizens for pointing out the no-bid contract and saving the City \$64,000.

Fleisch, noting the difference between VC3's first and second proposals, asked if anything had changed. Salvatore said there were things that had been done in the interim that might have contributed to VC3's lower price quote. Dienhart asked what the total would be of the new bid and the work that had already been done. Adams said the consultants had not had any information on work that had already been performed. The proposals had been scored against other market place vendors' pricing.

Salvatore reminded Council that this RFP was Phase One of the implementation. Phase Two would be the RFP for ongoing support services, and he hoped to bring that to Council on July 12, adding that those proposals were still being evaluated due to the many components.

Learnard moved to approve the contract for computer hardware, software, peripherals, and installation from VC3 for \$426,892.14. Fleisch seconded. Motion carried unanimously.

06-12-08 Consider Bids – Tennis Court Repairs

Community Services Director Jon Rorie read from an e-mail dated February 3, 2012, from Purchasing Agent Angela Egan, who had been researching the resurfacing of tennis courts in the City:

In November of 2004, we did resurfacing of the tennis courts at Smokerise and the four courts at Glenloch. In 2006, we did resurfacing and court repairs at Blue Smoke, Smokerise, and then, in September 2007, we did repair and resurfacing of the tennis courts at Braelinn. In addition, we also did the courts at Pebblepocket. This year, we resurfaced the courts at Pebblepocket.

Rorie said in order the change the output, the input needed to change. Staff looked at alternatives to the traditional hard court surfaces. Ten courts needed resurfacing, and the project was put out to bid. A wide range of bids came in, ranging from a low bid \$224,000 to the high bid of \$322,000. During his update at the last meeting, Rorie recalled he told Council the lowest bid that met all the specifications was \$260,452, which Rorie said was only half the story. The bid of \$224,000 was for an alternative product. Rorie told Council he had done all he could to eliminate the alternative product, but it could not be done. Staff's recommendation was to move forward with the low bid from Court Makers, Inc., in an amount not to exceed \$230,000, since there were some net posts and other items that needed replacing. He noted there could be an issue involving the repair of the sinkhole at Smokerise since its cause was unknown. If the repair cost for the sinkhole became prohibitive, only one of the courts at Smokerise could be resurfaced.

Rorie continued that he had visited three other cities that used the alternative court product, and there had been step and bounce testing. Staff met with tennis players at Glenloch, asking how they felt about it. One of the players noted that grass courts played differently than clay and asphalt courts. This was a synthetic court surface that looked like an asphalt tennis court, but would play differently from other courts. There could be initial complaints about those differences.

Dienhart asked if the synthetic court played faster or slower. Rorie said it would be different, but it would depend on the player and what the player was used to. Fleisch asked for confirmation that the \$230,000 would cover the costs of net posts and fencing. Rorie said staff was moving forward with the fence replacement at Pebblepocket separately from the Facilities Authority bond using money from the budget. Fleisch asked if the other courts had problems with fencing. Rorie said not the same extent as Pebblepocket.

Learnard noted that, according to the bid tabulation sheet, Court Makers' bid was \$135,000. Rorie said that was only the bid for the four courts at Glenloch, the others were bid separately, and the total was \$230,000. Learnard asked if there were industry standards for tennis courts. Rorie said the first thing staff considered was the technical specifications, and while not the same, they were extremely close.

Fleisch asked about the durability of the synthetic material. Rorie said it had a 25-year warranty. Unless a root came up through the surface or another sinkhole developed, staff would only need to repaint the courts every five years, eliminating the variable costs of other repairs. Learnard asked if the repairs to the sinkhole at Smokerise were included in the price. Rorie said they were to some degree, but depending on what was found, it might be more cost efficient to abandon that court.

Fleisch asked if the synthetic surface would be considered for use at the Tennis Center, noting the City spent several thousand dollars to repair cracks on those courts. Rorie said \$36,000 was spent on the Tennis Center courts this year. The Tennis Center was included in the budget, and it would still continue to be a variable cost for now. They would not be covered with the alternative surface at this point.

Learnard asked what the 25-year warranty included. Rorie said it included several items. There would be no cracks.

Learnard moved to award the bid for tennis courts to Court Makers Inc. for an amount not to exceed \$230,000. Fleisch seconded. Motion carried unanimously.

06-12-09 Consider Bid for Street Resurfacing

Public Services Director Mark Caspar addressed Council, noting that the bid included the full-depth reclamation (FDR) of Dividend Drive, as well as the Kelly Green, Loblolly Circle, Hilltop Drive (from Hippocket to Willow Road), Clover Reach (Clover Green to SR 74), Morallion Hills, Southwick Lane, North Peachtree Parkway (SR 54 to SR 74), and Wisdom Road.

During the bid process, Caspar said the vendors had suggested a bid alternative to the cutting and patching that was included in the bid for Morallion Hills, as it might be more economical to do it as an FDR due to the significant cracking. The project was bid with the cutting and patching with an alternate for FDR. He added that the bid amounts for an FDR on Morallion Hills and Southwick Lane were lower than the bid amounts for cutting and patching. The FDR also had a 10-year life span, as well as a lower risk for change orders. The work would be completed more quickly than with the cut and patch option. Another benefit of an FDR was that staff would know what the base was made of, which would help with maintenance.

The addition of bike lanes on Dividend Drive was also included in the bid, as well as three drainage projects that would be funded by the Stormwater Utility. Those projects were located at the intersections of Paschall/Dividend and TDK/Dividend, and three pipes underneath Loblolly Circle.

Caspar said three bids had been received, the lowest from Blount Construction of Marietta for \$2,693,750.91. The impact on the remaining Special Purpose Local Option Sales Tax (SPLOST) funds would be \$2,046,190.41, \$469,633 would come from state grant programs, and \$178,000 would come from the Stormwater Utility.

Learnard asked Caspar to repeat the information on the bike lanes. Caspar said Dividend Drive was considered a bike route, but there were no defined lanes, so the bid included the striping

for them. The road would not be widened to accommodate the bike lanes. In some areas, Dividend Drive was 32 feet wide, and only 11 feet were required for a travel lane.

Learnard moved to authorize the unit cost bid for paving of the various roads from Blount Construction Company of Marietta for \$2,693,750.91. Fleisch seconded. Motion carried unanimously.

06-12-10 Consider Bid – Top Dresser

Caspar said this purchase was for a piece of equipment needed for part of the City's field maintenance obligation. Staff had looked at contracting the work, and the cost to top dress and aerate 10 fields was approximately \$40,000. Staff looked at doing the work in-house and decided the City could do the job twice for the cost of bidding the work out once. At current staffing, the department would be stretched to get the work done. It was part of maintenance to have healthy turf, and when the turf was healthy, less money was needed for replacement sod. Staff recommended awarding the bid for the top dresser to Millcreek Manufacturing for an amount not to exceed \$17,500. The funds would come out of funds collected from tournaments.

Caspar continued that this dresser was very versatile and could be used for other projects such as spreading gravel in parking lots and to backfill curbs. It would be used for several items.

Fleisch noted that, as part of the reorganization, the City found the fields were not being maintained as they should. The evaluation of the fields had taken some time; this was good.

Fleisch moved to award the bid for the top dresser to Millcreek Manufacturing for an amount not to exceed \$17,500. Dienhart seconded. Motion carried unanimously.

06-12-11 Consider Lease/Purchase Schedule #1 via City Governmental Finance Corporation with JPMorgan Chase

Salvatore said the funds for patrol vehicles for the Police Department and a track loader for Public Works totaled \$485,945.54. The funds for the debt service payment were budgeted. The interest rate for the loan was 1.34% annually. He asked Council to approve Lease Schedule #1 for the patrol vehicles and the track loader and to authorize Mayor Haddix to sign the documents and the Mayor and Council Members to sign the City's Certificate of Incumbency.

Learnard moved to approve Lease Schedule #1 for the patrol vehicles and the track loader and to authorize Mayor Haddix to sign the documents and the Mayor and Council Members to sign the City's Certificate of Incumbency. Fleisch seconded. Motion carried unanimously.

Council/Staff Topics

Hot Topics

Pennington said it had been an exciting day due to the fire at Kedron Fieldhouse. He continued that the Fire Department and Police Department responded well and had investigated the incident, and the staff at the Recreation Department had done exactly what was supposed to be done. In addition, staff had to start cleaning up the facility, which had two inches of water on the floor.

Caspar said Facilities Manager David McDaniel had gotten to the site as soon as he got the phone call, then starting making calls to the appropriate staff and various sub-contractors that would be needed. The Georgia Interlocal Risk Management Agency (GIRMA) representative was on site that afternoon. Shortly after that, two 18-wheeler trucks showed up with personnel to begin clean-up, removing ceiling tiles and cleaning the carpet and furniture. It would be a 24-

hour operation until the facility was back in use. Caspar said he did not know the time frame at this point, but their operation was impressive. He recognized McDaniel, City Engineer Dave Borkowski, and the facilities and recreation staff for their hard work. Pennington said it was a true example of what the City's team could do during an emergency.

Imker asked if the swimming pools would be back in operation the next day. Pennington said they would still be closed. Imker noted the alternate location would be the Glenloch pool until the Kedron pools re-opened.

Imker asked why the alarm had not gone off at the Fire Department, asking if every alarm in the City needed to be tested. Rorie said the alarm system had been tested on schedule in February and was fine. The sprinkler system was tested in March and was also fine. The day before the fire at 5:00 p.m., the alarm system had dialed the central station to test the alarm line and everything was working fine. At 2:23 a.m. that day, a signal was sent to a panel that noted the water flow. The panel was supposed to communicate with the dialer that called the central station alarm code. The testing for the dialer had been going fine; the problem seemed to be between the two panels. The alarm company had come out to check the system and had found a short circuit. They were making the repairs.

Learnard asked if the method of testing needed to change in the future. Rorie said the tests were conducted according to industry standards, but they needed to ensure they were actually testing the dial in the future. Staff was looking at upgrading the panel to enhance the communication between the two panels. Learnard said it appeared that only a portion of the system was being tested. Rorie said that was correct, noting that the communication should have sent a "trouble" signal, which had not happened either. There were supposed to be built-in mechanisms to detect problems. Fleisch expressed concern about other structures in the City that could have the same issues. Pennington said they were already being looked at. Haddix asked if the systems had a redundancy in them. Rorie said they did, but they failed. The system was still under evaluation.

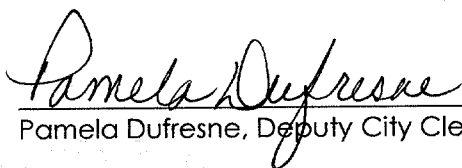
Fire Chief Ed Eiswerth said the sprinkler system saved the building.

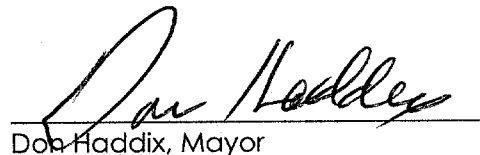
Pennington noted this meeting was the last one for Assistant Finance Director Janet Camburn, who was retiring at the end of June.

Learnard moved to convene in executive session at 7:50 p.m. for pending or threatened litigation. Fleisch seconded. Motion carried unanimously.

Imker moved to reconvene in regular session at 7:57 p.m. Learnard seconded. Motion carried unanimously.

There being no further business to discuss, Imker moved to adjourn the meeting. Learnard seconded. Motion carried unanimously. The meeting adjourned at 7:58 p.m.


Pamela Dufresne, Deputy City Clerk


Don Haddix, Mayor