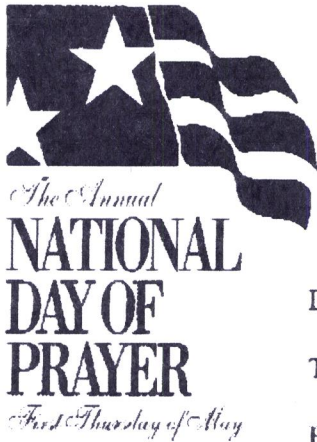


City Council of Peachtree City
MEETING SUMMARY
April 20, 2000
7:00 p.m.

- I. Pledge of Allegiance
- II. Announcements, Awards, Special Recognition
 - Employee of the Month – Cameron Bolden
 - Supervisor of the Quarter – Tami Babb
 - Recognition of Ursula Todd for obtaining U.S. citizenship
 - Proclamations - Loyalty Week (May 1 - 7) and Loyalty Day (May 6)
 - Proclamation - National Day of Prayer (May 4, 2000)
 - Proclamation - Municipal Clerks Week (April 30 – May 6)
 - Proclamation – Government Week (April 23 – April 29)
- III. Minutes - April 6, 2000
 - April 7 & 8, 2000 (Retreat)
- IV. Old Agenda Items
 - 04-00-02 Consider Fayette County Jail Impact Fees – **tabled 5-0**
 - 04-00-05 Consider Modification to Indemnification Resolution - **tabled 5-0**
- V. New Agenda Items
 - 04-00-13 Public Hearing – Zoning – Black Property, GA 74 South – **tabled 5-0**
 - 04-00-14 Consider RFP for Pay Plan Study – **approved 5-0**
 - 04-00-15 Consider Amendment to City Council Meeting Rules and Procedures Ordinance – **tabled 5-0**
 - 04-00-16 Consider Replacement of Ambulance – **approved 5-0**
- VI. Council/Staff Topics
- VII. Executive Session

Councilmembers present: Mayor Robert L. Lenox, Annie McMenamin, Carol Fritz,
Bob Brooks, Dan Tennant

Notice: This agenda is subject to change up to 24-hours prior to the meeting.



Date: 3/9/00

To: Joe Morton - Finance Manager, Peachtree City

From: Ted Climo - Fayette County Chairman, National Day of Prayer

Dear Mr. Morton,

Judy Stevens suggested I speak with you regarding the following topic. Every year, the City Council in Fayetteville issues a Proclamation (see attachment) endorsing the National Day of Prayer. It is very similar to the Proclamation issued by our Governor.

I would like to approach the City Council of Peachtree City about doing the same. Can you please advise me whom the appropriate person is to approach? Also, do you believe the City Council would be inclined to endorse this National observance as both the State of Georgia & City of Fayetteville traditionally do.

I am grateful for your assistance in this matter. Judy assured me that you were the right guy to talk to!

In Him,

4 Attachments

1029 Peachtree Pkwy N., PMB360, Peachtree City, GA 30269

Ph: (770)969-2332 Fax: (770)969-3616 Email: tedclimo@clcanweb.net

PROCLAMATION**"NATIONAL DAY OF PRAYER"**

WHEREAS, the National Day of Prayer is a tradition first proclaimed by the Continental Congress in 1775; and

WHEREAS, in 1952, Congress unanimously passed a joint Resolution, signed by President Harry Truman establishing the annual National Day of Prayer; and

WHEREAS, in 1988, legislation setting aside the first Thursday in May of each year as a National Day of Prayer was passed unanimously by both Houses of Congress and signed by President Ronald Reagan; and

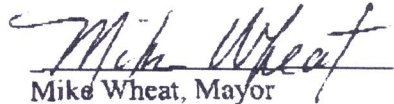
WHEREAS, we the people of the City of Fayetteville do humbly acknowledge our dependance on Almighty God and the power of prayer to him; and

WHEREAS, the National Day of Prayer is an opportunity for Americans to come together, joining in united prayer to give God thanks for all his many blessings upon our land, and seek his divine direction for our future; and

WHEREAS, this is the 49th consecutive annual observance of the National Day of Prayer.

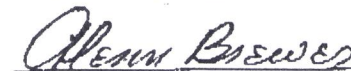
NOW THEREFORE, we the Mayor and Council of the City of Fayetteville do hereby proclaim Thursday May 9, 1999 as the National Day of Prayer Day in the City of Fayetteville.

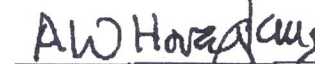
SO PROCLAIMED, this the 19th day of April, 1999.


Mike Wheat, Mayor


Larry Dell, Councilman


Walt White, Councilman

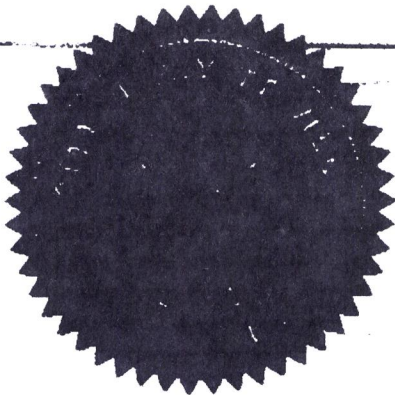

Glenn Brewer, Councilman


Al Hovey-King, Councilman


Kenneth Steele, Councilman

Attest:


Judy Stephens, City Clerk



BY THE GOVERNOR OF THE STATE OF GEORGIA

A PROCLAMATION

NATIONAL DAY OF PRAYER

WHEREAS: The United States was founded upon a belief in freedom of religion, and many citizens have found strength, comfort and inspiration through prayer; and

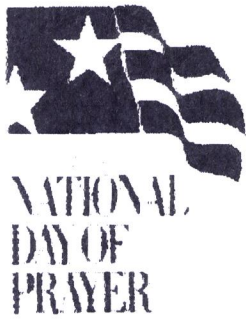
WHEREAS: Since 1775, the National Day of Prayer has been a part of our heritage, recognized annually by the federal government and the governors of all 60 states, Puerto Rico and the U.S. Virgin Islands; and

WHEREAS: In keeping with the tradition begun by the Continental Congress, the United States Congress in 1952 approved a Joint Resolution setting aside a particular day each year as National Day of Prayer; and

WHEREAS: It is indeed fitting to pause and join this year's observance based on the theme "Light the Nation ... With Prayer" in an effort to gain a meaningful sense of direction, purpose and renewed commitment to others; now

THEREFORE: I, Roy E. Barnes, Governor of the State of Georgia, do hereby proclaim May 6, 1999, as NATIONAL DAY OF PRAYER throughout our state in honor of this special day.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Executive Department to be affixed this 13th day of April 1999.



National Day of Prayer Task
Force
P.O. Box 1516
Colorado Springs, CO 80935-
5616
719-531-3379

NATIONAL DAY OF PRAYER WASHINGTON, D.C. EVENTS*

*Please note that the specifics of the events listed below have not been finalized.

PRAYER FOR THE PRESIDENT - MAY 3, 2000

The National Day of Prayer Task Force generally holds "Prayer for the President" on the day before the National Day of Prayer in Lafayette Park at approximately 11:45 a.m. Eastern Time.

CANNON BUILDING OBSERVANCE - MAY 4, 2000

The National Day of Prayer Task Force will hold its national observance in the Caucus Room of the Cannon Office Building on Thursday, May 4, 2000. The event will begin at approximately 9:00 a.m. and will conclude at approximately 3:30 p.m. Eastern Time.

The Cannon Building is on the corner of New Jersey Avenue and Independence Avenue.

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SUPPORT FOR THE NATIONAL DAY OF PRAYER

"We must pray for our leaders and hold their names before the Lord. One good way to do that is to participate in the National Day of Prayer which is vital to our national interests and to our families." —

Senator John Ashcroft

"Prayer is power. Power to change the hearts of men and women and ultimately power to change our nation."

— **General Charles C. Krulak, USMC**

"... I want to urge you to join millions across the country in setting aside the first Thursday of May as a special day of prayer, for ourselves, our families, and in our nation and in our world."

— **Dr. Billy Graham**

"God is always available to hear our prayers. Let me invite you to join me in participating in the National Day of Prayer. Your country needs you and your intercessions." — **Joni Eareckson-**

Tada

"I am happy to invite all of you to join us on the first Thursday of May to pray for each other, for our children, for our country. It is one small way you can help to make this a kinder, gentler world." — **President George Bush**

"Our first line of offense must be to return to the basic discipline of prayer. I urge you to join me to pray for our nation. Pray that God will renew our families, our communities, our country." —

Chuck Colson

"When we unite ourselves in prayer, we can accomplish almost anything. I'm asking you to consider joining our prayer team. Be a team prayer. Please join us on the National Day of Prayer, the first Thursday in May." — **Congressman Steve Largent**

"This year, we as a people of the United States, will be observing the National Day of Prayer and I hope you will join me in petitioning not the government but the great law-giver Himself on behalf of this great nation." — **Senator Bill Armstrong**



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City Council of Peachtree City
Minutes of Meeting
April 6, 2000
7:00 p.m.

The City Council of Peachtree City met in a regular session, Thursday, April 6, 2000, at 7:00 p.m. in the City Hall Council Chambers. Mayor Robert L. Lenox led those attending in the pledge of allegiance. Other Council members present were: Carol Fritz, Annie McMenamin, Dan Tennant and Bob Brooks.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Mayor Lenox read a proclamation for National Library Week (April 9 - 15).

Mayor Lenox read a proclamation for Exceptional Children's week (April 10 -14).

Mayor Lenox recognized Theresa Vannier for her service on the Commission on Children and Youth.

Mayor Lenox announced that the Peachtree City Police Department was scheduled for an on-site assessment as part of a program to achieve reaccreditation by verifying it meets professional standards. Employees and members of the community were invited to offer comments at a public information session to be held on Monday, April 17, 2000, at 7:00 p.m. in the City Council Chambers. They were also invited to call the Assessment Team on April 17, between the hours of 1:00 p.m. and 5:00 p.m.

MINUTES

McMenamin made a motion to approve the minutes of March 16, 2000, as presented. Fritz seconded the motion. Motion carried unanimously.

CONSENT AGENDA

There were no consent agenda items.

OLD AGENDA ITEMS

There were no old agenda items.

NEW AGENDA ITEMS

04-00-01 Public Hearing – Rezoning – Westpark Drive (5.028 acres) – Phi Mu Sorority

Mayor Lenox read the rules for conducting a public hearing and set a time limit of 20 minutes for each side to present its case. Tate Godfrey, Pathway Communities, addressed Council on behalf of the applicant, the Phi Mu Sorority. He said they wished to rezone a 5.02 acre parcel within the Westpark Office Park from its current designation of LUC3 Limited Use Commercial to LUC16 Limited Use Commercial. The purpose of the proposed rezoning would be to allow the prospective purchaser of the property, the Phi Mu Sorority, to include six guest rooms within a new office building. He said if approved, the sorority would relocate its national headquarters to Peachtree City. He said the guest rooms would be used by the sorority's volunteer board members who would travel to Peachtree City occasionally for sorority

business.

Jim Williams, Director of Developmental Services, supported the rezoning. He said the Planning Commission recommended approval of the rezoning with the following conditions:

- 1) There can be no more than six separate guest rooms on a single zoning lot;
- 2) There can be no more than one guest room for every 3,000 square feet of office space in a building;
- 3) All guest rooms must be located entirely within the office building;
- 4) No guest rooms shall include a complete kitchen;
- 5) All guest rooms shall be used only for short-term accommodations for bona fide business associates of the principal office use; and
- 6) The guest rooms shall be strictly and for non-paying guests and no payment of any kind shall be made by those guests for the use of the facilities.
- 7) If at any time in the future the property is not to be used for the national headquarters of a sorority, the zoning will revert back to LUC3.

Hearing no one else speak in favor of the rezoning, Lenox asked to hear from those opposing the rezoning. Hearing none, Lenox asked if there were any questions. Hearing none, Lenox called the hearing to a close so that Council could discuss the issue and render a decision. McMenamin made a motion to approve the zoning with the conditions recommended by the Planning Commission. Brooks seconded the motion. Motion carried unanimously.

04-00-02 Consider Fayette County Jail Impact Fees

Jim Basinger, City Manager, explained that the Fayette County Commission was proposing a Development Impact Fee on each new residential unit throughout the County to help fund the cost of a jail facility projected to cost just over \$25 million dollars. They provided Council with an Executive Summary to explain the formula that was used in calculating the fee. Basinger said it was staff's preliminary opinion that Council could amend the City Development Impact Fee Ordinance by increasing the per unit fee for all service areas throughout the City by the initial \$818.88 jail impact fee. The fee would increase each 5-year period for the next 20 years with an ending fee set at \$1,223.74 per residential unit. He said before Council could amend the City ordinance, Fayette County would have to have the jail impact fee and formula approved by the State Department of Community Affairs.

Harold Bost addressed Council to answer questions. He urged Council to take action as soon as possible. He said each month the impact fee was not in effect would result in a significant amount of money that that would have to come from the existing taxpayers instead of the impact fees. Lenox agreed with the concept of the impact fee, but he felt he needed more time to study the issue. Lenox made a motion to table the issue until the next meeting. He said at that time if Council wanted to support the issue, they could instruct staff to organize the Impact Fee Committee to move forward with the process. McMenamin seconded the motion. Motion carried unanimously.

04-00-03 Consider Alcohol License (new) – Formosa Deli – 608 Crosstown Road

McMenamin made a motion to approve an application to allow Formosa Deli to sell beer and wine at 608 Crosstown Road #101. Mr. Chun-Sheng (Tom) Chen was appointed as the Licensee and License Representative. Fritz seconded the motion. Motion carried unanimously.

04-00-04 Consider Alcohol License (transfer) – Mini Mart – 2763 Highway 54 West

McMenamin made a motion to approve an application to transfer the alcohol licensee from Four Star Convenience Stores, a tenant of the convenience store located at 2763 Highway 54 West, to the owner of the building, Richard Bearden, upon termination of the lease. Fritz seconded the motion. Motion carried unanimously.

04-00-05 Consider Modification to Indemnification Resolution

The City Attorney, Rick Lindsey, presented a modification to the Indemnification Resolution that would provide City employees and officials with legal representation to defend charges of violation of the Ethics Ordinance. Council discussed the issue and felt a provision should be included to determine the selection of an attorney. McMenamin made a motion to table the issue until the next meeting so that the City Attorney can prepare a new Resolution for consideration at the next meeting. Tennant seconded the motion. Motion carried unanimously.

04-00-04 Acceptance of FY-1999 Audit

The Fiscal Year 1999 Audit was presented to Council. The auditor, Mr. Ed Wetherington, briefly explained the audit process. Brooks made a motion to accept the audit. McMenamin seconded the motion. Motion carried unanimously.

04-00-05 Consider Ordinance Amendment – Budget – Public Notice Procedures

Joe Morton, Assistant City Manager, presented an amendment to the City's Budget Ordinance as it applied to Public Notice Procedures. He said the proposed ordinance would adopt and clarify the state's advertising and public hearing requirements as it related to the City's Annual Budget process. The main change would require a public hearing to be held at least one week prior to the adoption of the budget. He said Council had previously adopted the budget immediately after the public hearing. McMenamin made a motion to approve the ordinance as presented. Fritz seconded the motion. Motion carried unanimously.

04-00-06 Consider Ordinance Amendment - Purchasing Procedures

Morton proposed several minor changes to Section 34-121 "Modification of Specifications" of the City's Purchasing Ordinance to clarify the intent of this section. He said the first proposed change would clarify staff's authority to negotiate with the low bidder. He said in practice, staff had negotiated with the low bidder on numerous projects to ensure that projects were brought in at or near the approved budget. He said with several pending major projects (i.e. Police Station, Riley Football/Track, etc.) and many new projects in the Five-Year Public Improvement Program (PIP), the ability to negotiate with the low bidder would be essential in meeting budget

projections. The second proposed change would clarify the use of change orders on approved contracts or purchase orders. Change orders would be limited to no more than ten (10%) percent of the original contract amount. The final proposed change would clarify the title of Sec. 34-121. The title would be changed from "Modification of Specifications" to Modification of Bids and Proposals" to more accurately reflect the intent of the section. McMenamin made a motion to adopt the ordinance as presented. Fritz seconded the motion. Motion carried unanimously.

04-00-07 Consider Ordinance Amendment – Watershed Protection

Jim Williams, Director of Developmental Services, presented an amendment to the Watershed Protection Ordinance. He explained that the changes were required at the request of the Department of Community Affairs. As a part of the review of the City's Short Term Work Program (STWP) and Capital Improvements Element (CIE) update, the City was required to submit its existing Watershed Protection Ordinance to DCA for evaluation. Williams explained three revisions recommended by DCA to bring the document into full compliance with the requirements of the latest Environmental Planning Criteria established by DCA. McMenamin made a motion to submit the proposed ordinance to DCA for review and approval. Upon approval by DCA, the Ordinance would be re-submitted to Council for adoption as an amendment to the Watershed Protection Ordinance. Fritz seconded the motion. Motion carried unanimously.

04-00-08 Consider Bids – City Hall Fountain Repairs

Jane Miller, Director of Administrative Services, presented Council with a request to repair the City Hall fountain. She said the original tile work was not properly installed and was in need of replacement. The fountain floor was unsightly with chipped paint, and wiring and lights needed to be recessed into the floor. She said a number of mechanical elements also needed to be replaced. Miller discussed the results of bids that were solicited to make the repairs. She said there was \$22,399 in the City Hall budget for all fountain repair work. Council discussed the repairs and a maintenance contract that was proposed. Brooks made a motion to transfer \$45,040.14 from the Council Contingency fund to the City Hall budget, to award the bid to Aquatic Fountain & Installation, Inc. for repair of the fountain and replacement of the sculptures, and approved a one-year maintenance contract. McMenamin seconded the motion. Motion carried unanimously.

04-00-09 Consider Public Safety Manpower Costs for Air Show

Jim Basinger, City Manager, said the Wings Over Dixie Air Show was scheduled for Saturday and Sunday, May 13th and 14th. He said many of the City's Police, Fire, EMS and volunteer personnel would be working during their off duty hours to provide the necessary Public Safety services. He said the City had been requested to fund the cost for this expense. The Development Authority funded the expense last year, but was funding a different function relative to this year's Air Show. The total cost for public safety services was projected to be \$21,265. Of this amount, \$12,625 would be for Police and \$8,640 would be for Fire and EMS services. He said the volunteer EMS personnel were volunteering their time on Thursday, Friday and Monday, but requested to be paid hourly wages for the Saturday and Sunday show days. The volunteers would, in turn, donate the money to the Volunteer Association for use in

purchasing Fire and EMS equipment and supplies.

Councilman McMenamin said she would abstain from voting on the issue since she was a member of the Kiwanis Club. She said the Kiwanis Club was sponsoring the air show and she was involved in planning the event. She said the proceeds from the air show would be donated to the local youth protection homes and the Kiwanis Club. Council discussed the benefits of having the air show in Peachtree City and whether or not it was appropriate for the City to provide funding for public safety expenses. After much discussion, Mayor Lenox made a motion to approve the funding from the Council Contingency Fund in the amount of \$21,265 with the understanding that 5% of the proceeds of the air show would be paid to the City. Brooks seconded the motion. Motion carried with McMenamin abstaining.

04-00-10 SR-54 Cart Path Bridge Repair of Approach Spans.

The City Engineer, Troy Besseche, addressed Council concerning the cart path bridge over Highway 54. He said the bridge had been inspected and was in need of repair. He explained the repairs that were necessary and recommended that Council authorize the transfer of \$166,000 from Council's contingency fund to establish a project account for the repairs. He further recommended that Council authorize staff to enter into a sole source contract with Bellamy Brothers, Inc. for the replacement of the three approach spans to the SR-54 Cart Path Bridge in the amount not to exceed \$83,912. In addition, he requested Council to authorize the purchase of the bridge spans directly from Steadfast Bridges for \$82,088.

Brooks made a motion to transfer \$166,000 from the Council Contingency Fund to establish a project account for the bridge, to enter into a sole source contract with Bellamy Brothers, Inc. for the replacement of three approach spans to the Highway 54 Cart Path Bridge in an amount not to exceed \$83,912 and to authorize the purchase of bridge spans from Steadfast Bridges for \$82,088. McMenamin seconded the motion. Motion carried unanimously.

COUNCIL/STAFF TOPICS

Basinger invited the public to attend the annual City Council Retreat to be held April 6 & 7 at Aberdeen Woods Conference Center.

Lenox made a motion to adjourn the meeting. Fritz seconded the motion. Motion carried unanimously. Meeting adjourned at 9:40 p.m.

City Clerk, Nancy Faulkner

Attest: _____
Mayor

City Council of Peachtree City
Minutes of 2000 Retreat
April 5 and 6, 2000

City Council held an annual Retreat on April 5th and 6th, 2000, at the Aberdeen Woods Conference Center. The purpose of the Retreat was to discuss several items and projects for possible action in the future. While no official action was taken at the Retreat, a brief outline of items discussed is provided below for the record:

City Council Meeting Procedures Ordinance

Council instructed staff to prepare revisions to the ordinance as follows:

1. **Matters not covered by Ordinance** – Currently the ordinance allows the Mayor to decide any parliamentary matter, order or procedure not covered by the ordinance unless a majority vote of Council reverses the decision. The ordinance should be amended to allow Roberts Rules of Order to govern these matters.
2. **Citizen Agenda Request** – Currently the ordinance allows citizens to request items be placed on the agenda. The ordinance should be amended to prohibit citizens from requesting items to be placed on the agenda if Council has already decided the issue within 180 days preceding the request
3. **Reconsideration of Agenda Items** – Currently the ordinance prohibits a Councilmember from placing an item on the agenda for reconsideration unless the Councilmember originally voted on the prevailing side of the issue or unless the Councilmember was absent at the time of the original action. The ordinance should be amended to allow Councilmembers who did not vote on the prevailing side to place the item on the agenda for reconsideration after 180 days.
4. **Closing Debate** – Currently the ordinance allows the Mayor to close discussion on any item with concurrence from the majority of Council. The ordinance should be amended to allow the Mayor to close discussion unless a motion is passed to continue discussion.
5. **Citizens Right to Address Council** – Currently the ordinance gives citizens the right to address Council only upon specific agenda items. The ordinance should be amended to change the word "shall" to "may". The ordinance should also be modified to give citizens one opportunity to address Council for up to three minutes if that citizen is publicly referenced by name during the meeting.
6. **Action on Consent Agenda** – Currently the ordinance requires the Mayor to give any person in attendance the opportunity to speak on any consent agenda item. The ordinance should be modified to change the word "shall" to "may".
7. **Citizen Comments** – Add section that clarifies that citizens do not have a right to respond to comments made by Council

E-mail (Electronic Correspondence)

Council discussed the proper use of electronic correspondence (e-mail, fax, telephone). The general consensus of Council was that a Council member could disseminate information to all members of Council, but should not request dialog in return. Council instructed staff to prepare a written policy on this matter.

Ethics Ordinance

Council discussed the Ethics Ordinance and instructed staff to organize the Board of Ethics to review the ordinance and prepare an ordinance amendment to Council for consideration. Council instructed the following:

1. City Attorney to discuss changes contained in the City Clerk's March 22, 2000 memo, with Mr. Whalen, and to call a meeting of both Ethic Board panels to recommend changes to the ordinance.
2. Section 62-88 of the ordinance to be reworked by the City Attorney.
3. Add to ordinance that "There be a 90-day statute of limitation."
4. Add to ordinance that "There be a 2 year Respondent statue of limitation."

City Web Site Use by Elected Officials

Council instructed staff to prepare a City Policy regarding the use of the City's Web site and monthly newsletter. The policy should clarify that data on the website or included in the UPDATE should be limited to factual data, but the policy should not preclude the Mayor from making public affair statements.

Finance

Staff reviewed several key areas of the budget including Revenue and Expenditure Projections and a review of Construction Projects. Council instructed staff to do the following:

1. Increase Street and Cart Path Funds 5% each year for inflation.
2. Determine cost of Traffic signal, RR signal, and lane improvements for 74/Cable Company intersection.
3. Discuss with Task Force Committee the feasibility of increasing the size of the gymnasiums at the Westside schools in lieu of the City constructing a gymnastics area at the Kedron Field House.

Personnel Requirements

Staff reviewed the following new positions that were planned for the FY2001 budget:

Police Captain
Maintenance Worker (3)
Youth Services Librarian
Firefighter/Paramedics (3)
Secretary/Receptionist (Fire)
Part-time Secretary (Developmental Services)

Staff also reviewed a possible reorganization of Administrative Services. Additionally, current staffing requirements were compared to projected buildout requirements as follows:

	Current Staffing	Additions
Administrative	8	2
Developmental	17	0
Financial Services	8	2
Leisure Services	47	9
Public Services	50	17
Police Department	58	17
Fire Department	37	22

Non-Profit Organizations

Staff reviewed a proposed policy for providing funding to non-profit organizations. Council instructed staff to do the following:

1. Include a deadline in CAR for submitting requests to coincide with budget preparation.
2. Forward letter to organizations advising of deadline.
3. Put requests for funding on Council consent agenda
4. Put on 2001 Retreat Agenda for review.

Old Leach Station – Future Use

Staff discussed with Council possible uses for the old Leach Fire Station site. Council instructed staff to place the item on a future agenda for discussion.

Fire Department ISO Rating and Accreditation Update

Staff presented Council with a power point presentation regarding the status of accreditation and an update on the City's ISO rating. Council instructed staff to do the following:

1. Enclose a form letter in the UPDATE for residents to send to their insurance carriers to confirm the ISO 4 rating for reduced rates.
2. Place the 911 Dispatch Agreement on a future Council agenda before its expiration in October.

Siren Warning System Update

Staff briefed Council on providing community emergency warning sirens. Staff also briefed Council on an alternative Data FM radio warning system. Council instructed staff to do the following:

1. Do not spend any more funds on sirens. Consider DATA FM Community Messenger system and return to Council when fully staffed.
2. Schedule a DATA FM Community Messenger System briefing at a future Council meeting.

Traffic Calming Devices

Staff briefed Council on alternative traffic calming devices. Council instructed staff to do the following:

1. Council agreed with stop signs and textured pavement at this point.
2. City Engineer to check out Gwinnett's experience with traffic calming devices.
3. City Engineer to confirm that DOT does not cut off LARP funds if humps/bumps are installed.
4. Schedule update for future Council meeting.

First-Year Review of Housing Code Program

Staff presented a review of the City's Housing Code Program that was established last year.

GIS Update

Staff presented an overview of the City's GIS system and provided a brief demonstration.

AUTHORITIES/COMMISSIONS - UPDATE/DISCUSSION – All Peachtree City Authorities and Commissions attended the Retreat to discuss various items with Council. The following actions resulted from discussions.

Airport Authority

The Airport Authority requested help reconstructing Stallings Road. Staff was instructed to discuss this project with the Water and Sewerage Authority.

Water and Sewerage Authority

Staff should be pro-active in encouraging new developments along Sumner Road to connect to the sewerage system.

Library Commission

1. Prepare state grant in time for action by 2001 State Legislature.
2. Allocate funds in FY 2001 5-Year PIP for a conceptual plan after meeting with Walter Murphy to determine requirements.
3. Increase Library book money in the FY2001 budget.
4. Forward a thank you letter to Walter Murphy on selecting PTC to test Pines System.

Recreation Commission Update

1. Review legal opinion on impact of increasing Hotel/Motel Tax to four percent.
2. Mayor Lenox to run numbers on cost of consolidating debt service for the Airport Authority and Development Authority. Total debt appears to be about \$7.5 million at this time. Mayor Lenox proposes to possibly increase the H/M tax to 4 percent and use the tax to retire the debt in 20 years.
3. Schedule a Council workshop with Recreation Commission, the Development Authority and Airport Authority to discuss this issue and to possibly place it on a referendum. Hopefully, the authorities would be able to operate without any funding assistance if they have no debt service to pay.

Planning Commission

1. Study the role of the Planning Commission as it applies to water runoff and impact on water quality.
2. Establish liaison with commissions/authorities to better understand development impact.
3. Forward five copies of master plans developed by other commissions and authorities to the Planning Commission
4. Consider zoning overlay for Highway 74 north and attempt to develop a plan that would encourage adjoining property owners to cooperate with each other.
5. The Commission encouraged Council to consider sending items back to them instead of over-turning the Commission.
6. Schedule a workshop between Council and the Planning Commission periodically as needed.
7. Forward copies of the adult entertainment ordinance to the Planning Commission.
8. The Commission requested guidance regarding the plan review process
9. Organize Planning Commission Workshop regarding management of covenants.
10. City Engineer to present PC with info on Water Quality and Storm Water Runoff
11. Schedule Planning Commission Workshops regarding Cohesive Development Plan for Highway 74 N.
12. Land Use Plan Update should be presented to Council this Fall.

Other instructions:

Council also instructed staff to press on with attempts to obtain the Water Treatment Plant site. They also asked staff to discuss the possibility of having the County develop a park on that site.

The Retreat Workbook, PowerPoint presentations, as well as any handouts provided from various Commissions and Authorities will be kept on file for more detail and future reference.

Nancy Faulkner, City Clerk

Attest: _____
Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager 

FROM: Director of Developmental Services 

DATE: April 13, 2000

SUBJECT: Fayette County Impact Fees

At the last Council meeting, the Chairman of the Fayette County Commission requested our participation in a County-wide impact fee program to raise money for the new County jail. Staff was asked to look into the matter, analyze the details, and report back to Council at the meeting on April 20th.

Since that meeting, staff has obtained a copy of the County's proposed fee structure, discussed the matter with County planning staff on several occasions, scheduled a meeting of the City's Impact Fee Committee, and prepared a draft of an ordinance to implement the proposed fee structure within the framework of the City's existing program.

Currently, County staff is working on an amendment to the Capital Improvement Element (CIE) of their Comprehensive Plan. A new impact fee cannot be implemented without a concurrent change to this CIE. Once the County staff completes this work, estimated about May 1st, we will use their draft as a model for the preparation of a similar CIE amendment for our submittal.

A draft of our proposed ordinance and the proposed amendment to our CIE will be submitted to and approved by both our special Impact Fee Committee and our Planning Commission prior to their being submitted to Council.

Upon approval by the Impact Fee Committee and the Planning Commission, we will ask Council to authorize us to submit them to ARC and DCA concurrently with similar submittals from Fayette County and the other cities in the County.

Only after both ARC and DCA approve the entire package will the matter be presented to Council for actual adoption and implementation by the City.

JBW/jir

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Clerk 
VIA: City Manager 
DATE: April 13, 2000
SUBJECT: Indemnification Resolution

As instructed, the City Attorney has revised the attached Resolution for your consideration at the meeting on April 20th.

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
REGARDING POTENTIAL LIABILITY
OF CITY ELECTED OFFICIALS,
APPOINTED OFFICIALS, AND EMPLOYEES**

WHEREAS, the City of Peachtree City is a municipal corporation duly chartered and incorporated by the State of Georgia; and

WHEREAS, as a result of certain decisions by State and Federal Courts, elected and appointed officials and employees of the City may be subject to suits seeking to hold those persons personally liable for damages; and

WHEREAS, elected and appointed officials, employees, and other individuals may be subject to formal complaints under the City Code of Ethics; and

WHEREAS, the City Council deems it to be in the best interest of the City to indemnify, defend, and protect City elected and appointed officials and employees from certain liability,

IT IS THEREFORE, RESOLVED THAT:

The City of Peachtree City shall indemnify, defend and pay any and all judgments rendered against any City elected official or appointed official (with exception of officials of authorities) or employee for any and all suits brought against them for any acts or omissions performed or neglected to be performed by them in the course of their employment, or association with the City.

The City of Peachtree City shall provide legal counsel to any elected official, appointed official, employee, or other individual who is investigated under the City's Code of Ethics (with the exception of officials of authorities) for representation before the Ethics Board, the investigation conducted by the Ethics Board, and any action taken by Council. Such legal counsel shall be selected by the individual requesting representation from a panel of three attorneys compiled by the City Staff selected from the attorneys on the approved list of lawyers maintained by GIRMA.

This indemnification shall not apply to those individuals who acted oppressively, maliciously, corruptly, or without authority of law as defined under O.C.G.A. §36-33-4.

This resolution shall remain in full force and effect until such time as it may be amended or repealed by a subsequent resolution of the City Council.

SO RESOLVED, in open session assembled pursuant to law. This ____ day of _____ 2000.

Mayor

ATTEST: _____
Nancy Faulkner, City Clerk

POSITION PAPER
Proposed Rezoning: Black Property, GA 74 South
Director of Developmental Services
April 13, 2000

Situation:

Recently Centex Homes purchased the Black Property on GA 74 South. The entire 170-acre $\pm$ tract is zoned R-12 Residential. They intend to develop most of the tract in accordance with the R-12 zoning. However, they would like to rezone a 15.81-acre portion of the property adjacent to GA 74 for General Commercial purposes (Attachment "A").

Facts:

1. Because this property was rezoned against the owner's wishes from GI General Industrial to its current R-12 classification, it has been involved in legal action for many years.
2. The Land Use Plan indicates that a small portion of this property along GA 74 should be used for neighborhood commercial purposes.
3. The Thoroughfare Plan shows that Holly Grove Road should be extended through this property to intersect with GA 74 at the proposed commercial area.
4. Since the Land Use Plan was originally adopted in 1985, Fayette County has encouraged the development of a substantial number of new homes on one-acre lots in the unincorporated area in the vicinity of the proposed rezoning.
5. Also, since the adoption of the Land Use Plan, the Fayette County Board of Education has built a major school complex nearby at the intersection of GA 74 and Redwine Road.
6. The applicant is proposing a small retail shopping center of about 84,000 square feet, including a 55,000 square foot Kroger store (Attachment "B").
7. Also, the applicant is proposing three outparcels ranging from one acre to more than two acres in size. Presumably, one of these will be for a drug store.
8. The proposed center will have four curb cuts on GA 74. The main cut will be for the Holly Grove Road intersection; the other cuts will include two right-in/right-out

access drives and one full access drive at the north end of the project, primarily for deliveries to the grocery store and for employee parking.

9. The Planning Commission reviewed this project at its meeting on March 27, 2000. At that time, it voted to recommend that Council approve the proposed rezoning with the following conditions:
 - a) All lawsuits involving this property shall be dismissed prior to the rezoning becoming effective.
 - b) Holly Grove Road shall be connected from GA 74 to Robinson Road prior to the occupancy of the first business in the center.
 - c) A 50-foot landscaped buffer which has been approved by the Planning Commission shall be installed between the center and all residential lots prior to the occupancy of the first business.
 - d) Right-turn lanes shall be provided for all access drives. Left-turn lanes shall be provided for Holly Grove Road and the service drive on the north side of the site. All required medians and islands shall be landscaped. A traffic signal shall be installed at the Holly Grove Road intersection. All improvements are subject to the approval of the City Engineer and must be installed prior to the occupancy of the first business.
 - e) Approval of the zoning shall in no way imply approval of any specific site plan.

The applicant agreed to all proposed conditions (Attachment "C").

10. As of April 13th, the lawsuits associated with the property have not yet been dismissed.

Recommendations:

Staff recommends that the proposed rezoning be approved as recommended by the Planning Commission. It is in accordance with the Land Use Plan, and a neighborhood commercial center is needed to serve the population that currently exists in the area as well as the population that is anticipated to move into the area in the near future.

Proposed Rezoning: Black Property
April 13, 2000
Page 3

The proposed project would not appear to have an adverse impact on the surrounding area, and it would almost certainly have a positive impact on traffic at both the Braelinn Center and in the congested GA 74/GA 54 Corridor.

Because it appears there is some difficulty in getting the lawsuits dismissed, staff cautions Council to not take final action until it can be assured by the City Attorney that the condition has been appropriately complied with. If that cannot be accomplished by the meeting on April 20th, the hearing should be continued with the concurrence of the applicant.

JBW/jir

Attachments "A" – "C"

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

A request is hereby being made to change the zoning classification of the following described property: approximately 15.81 acres of real property in the NW corner of Holly Grove Road Extension and Hwy. 74.

This property is presently zoned: R12

The proposed zoning classification is: GC

I certify that I am the owner, or the duly authorized agent of the owner, of the property described above:

Signature: [Signature]

Owner: Centex Homes

Agent: Darryl Colwell, Division Manager & MARVIN ISENBERG- 770-993-8400

Address: 135 Governor's Square Parkway, Suite B, Fayetteville, GA. 30215

Phone: (770) 486-7373

Date: 03/03/00

This request, along with the required fee and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: James B. Williams, JAMES B. WILLIAMS

Title: ZONING ADMINISTRATOR

Date: MARCH 7, 2000

Request Number: 2000-02

Date of Planning Commission Public Hearing: MARCH 27, 2000

Date of City Council Public Hearing: APRIL 20, 2000

REZONING REQUEST 15.81 ACRES FRONTING HIGHWAY 74

We are requesting to rezone the existing property from R12 to GC for the purpose of developing a high end supermarket anchored shopping center with shops and outparcels catering to the adjacent neighborhoods.

Should the property be rezoned to GC, the City of Peachtree City would benefit from receiving taxes based on a higher millage rate. The estimated tax benefit for a typical supermarket shopping center will be approximately as follows:
 $\$7,000,000$ (estimated value) $\times$ 40% (assessed) $\times$ 4.06 mills = $\$11,368$.

The commercial development will not have any demand on public education.

Emergency services are provided by Station # 83 located at 450 Peachtree Parkway. Commercial uses tend to have less of a demand than residential uses for medical, fire and police services.

There will be no undue burdens on transportation. The shopping center customers will draw from the existing population.

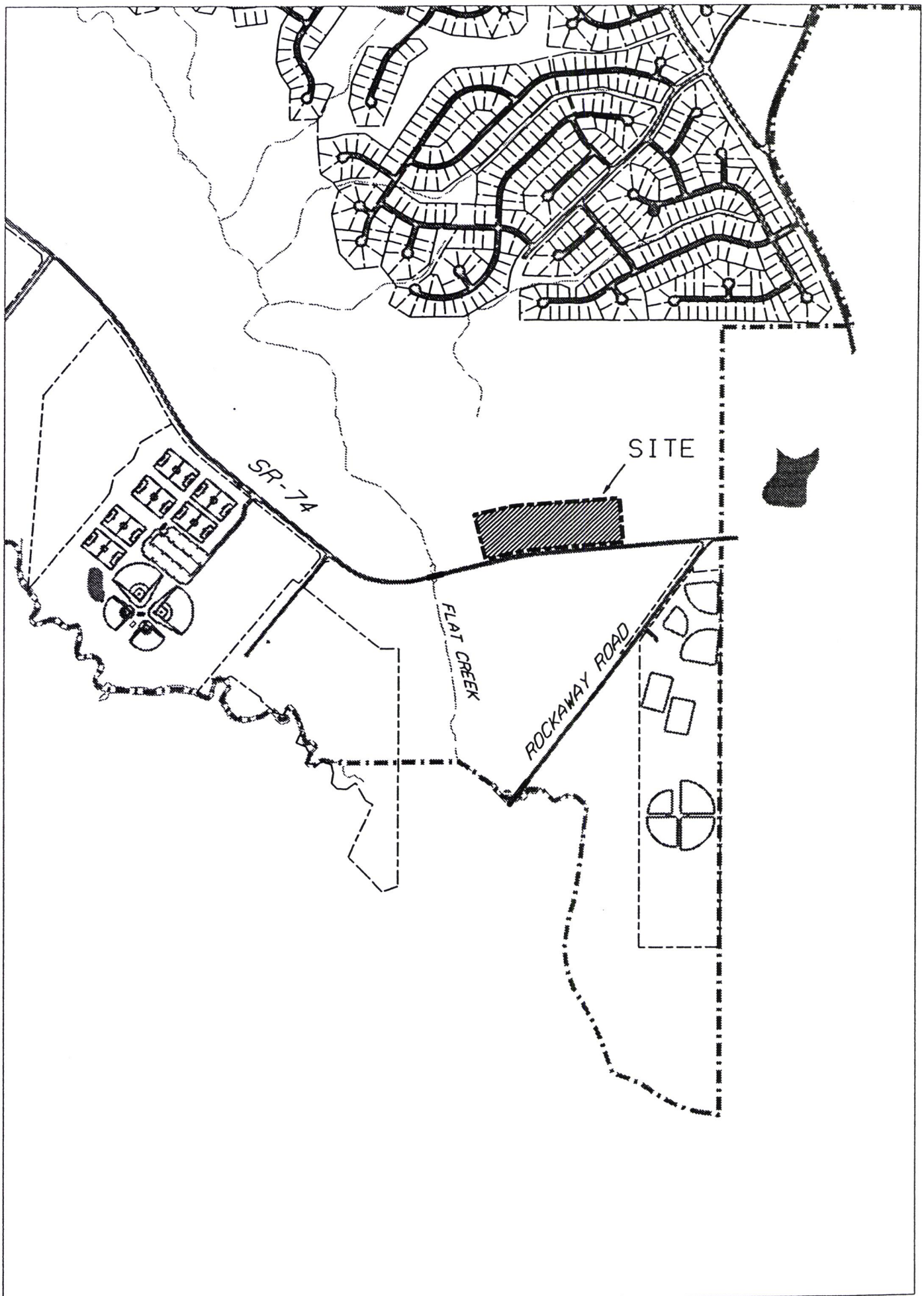
The utility providers are Coweta-Fayette EMC and Fayette County Water.

There are no public facilities on the property.

The topography of the land is ideal for commercial development. The topo survey and soil tests have indicated that there are no environmental issues at the site.

The proposed commercial development will not impact recreational programs in Peachtree City.

Overall, the development will be an asset to the City of Peachtree City in that it will provide amenities and convenience to the adjacent neighborhoods.



LAND PLANNERS
ENGINEERS
TRANSPORTATION
LANDSCAPE
ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
PHONE 770-426-7644
FAX 770-426-7644
WWW.PAULSONMITCHELL.COM

PAULSON MITCHELL
INCORPORATED

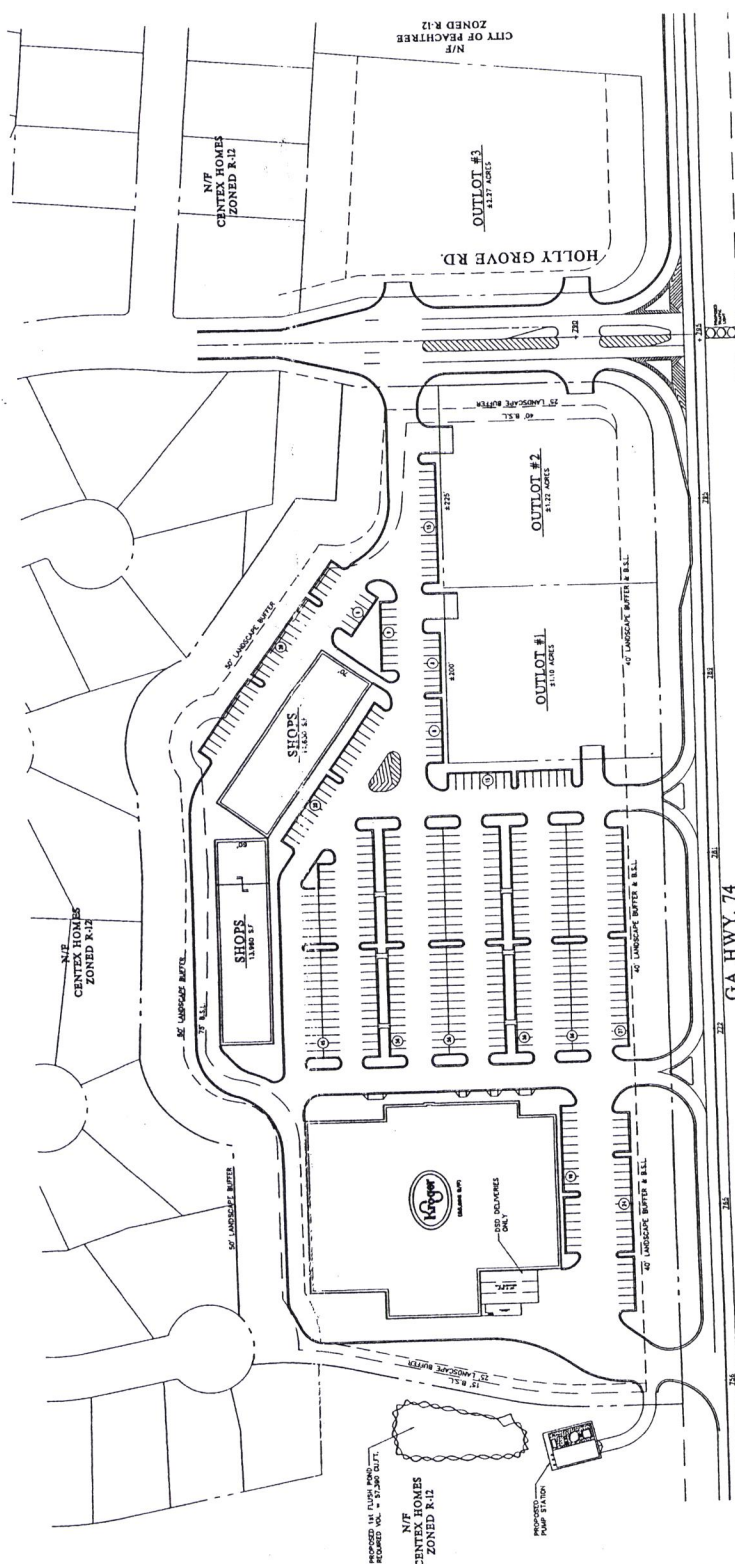
**PROJECT:
PROPOSED
DEVELOPMENT**
LAND LOTS 29
BLDG 1478, SUITE 200
MARIETTA, GA 30067
PEACHTREE CITY, GA.

**COLUMBIA
PROPERTIES**
1355 TERRELL MILL RD.
BLDG 1478, SUITE 200
MARIETTA, GA 30067
(770) 953-6262

FOR:

REVISIONS

9528PSJ.DWG 2.23.00
**PRELIMINARY
SITE
PLAN PS.3**



SITE ANALYSIS

KROGER	55,696 S.F.
SHOPS	28,610 S.F.
TOTAL BUILDING AREA	84,306 S.F.
PARKING	47,000 S.F.
PARKING RATIO	5.30/MSF
RETAIL LAND AREA	±11.22 ACRES
OUTLOT #1	±1.22 ACRES
OUTLOT #2	±1.22 ACRES
OUTLOT #3	±1.22 ACRES
TOTAL LAND AREA	±13.81 ACRES

PRELIMINARY SITE PLAN
SCALE: 1" = 60'



*DETENTION POND IS TO BE
OFFSITE IN THE FLOODPLAIN OF
FLAT CREEK

In response to a question from Mr. Finney, Mr. Lorber stated that berming would be provided to screen the cars from view and to screen the detention facility.

After discussion, a motion was made by Mr. Finney, seconded by Dr. Schumacher, and unanimously adopted to approve the landscape plan for the Sherwin Williams development subject to the following understandings and conditions:

- 1. Tree save credit in the amount of 25% will be granted for this site.*
- 2. The landscape contractor must coordinate with City Staff prior to implementation of this plan to field locate proposed vegetation as necessary. Any changes in location of the plant material must be approved by City Staff prior to installation.*
- 3. All sizes and types of plant material specified on this plan must be provided. Any substitutions or deviations from the approved landscape plan or plant list must be documented and submitted to Staff for approval prior to implementation.*
- 4. The backs of all curbs and sidewalks must be back-filled and properly graded prior to installing plant material, seed, sod or mulch.*
- 5. All areas within the GA 74 right-of-way disturbed by construction activities must be properly graded, aerated, fertilized, seeded and strawed.*
- 6. All disturbed areas of the site must be seeded, sodded or mulched prior to the issuance of a Certificate of Occupancy. All seeded areas must have germination and a significant stand of grass must be in place to qualify for stabilization.*

The Applicant agreed to the conditions.

PUBLIC HEARING

The Chairman called the public hearing to order. He explained the rules for conducting a public hearing and informed the people in the audience that printed copies of the rules were available at the entrance.

PH-00-03 Proposed Rezoning, Black Property, Commercial

Mr. Saunders opened the public hearing at 7:27 P.M. Mr. Marvin Isenberg, one of the applicants for this rezoning and the president of Piedmont Properties, was in attendance and was the first to address the Commission. Mr. Barry O'Neal, president of Columbia Properties, developer of over 40 Winn Dixie and Kroger shopping centers in and out of the metro-Atlanta area, was also in attendance. In addition, Mr. John Paulson of Paulson-

Mitchell, Inc., and Mr. Robert Brown of Jordan, Jones & Goulding, were also in the audience.

Mr. Isenberg explained the history of this property and the plans for its mixed-use development. He stated that Centex Homes had recently purchased the 170-acre ± Black Property on GA 74 South. It was zoned R-12 Residential; and most of it would be developed in accordance with that zoning. However, this 15.81-acre portion adjacent to GA 74 was proposed for General Commercial purposes. The plans were for a village concept that included a 55,000 square foot Kroger store as part of an 84,000 square foot retail development.

Mr. Isenberg pointed out that the Land Use Plan indicated that a small portion of this property along GA 74 should be used for neighborhood commercial purposes. He added that Mr. Black and the City Attorney had reached an oral agreement regarding the mutual dismissal of the three pending lawsuits involving this property. He also felt that providing a shopping center for this area of the City and the southern portion of Fayette County would help reduce traffic in the GA 54/74 intersection.

The Thoroughfare Plan showed that Holly Grove Road should be extended through this property to intersect with GA 74 at the proposed commercial area. Mr. Isenberg stated that he and City Staff were still in discussion regarding approximately 500 feet outside of this property that would also need to be paved. He added that their traffic impact study indicated a traffic light would be needed at this intersection and that they would be making the improvements to GA 74 required by DOT and/or the City.

The proposed center would have four curb cuts on GA 74. The main cut would be for the Holly Grove Road intersection, and it would be signalized. The other cuts would include two right-in, right-out access drives and one full access drive at the north end of the project, primarily for deliveries to the grocery store and employee parking.

Mr. Paulson explained the village concept and the landscape strips that would be installed. He stated that the center had been designed so that the Kroger store, which would receive most of the deliveries, was located farthest from the subdivision.

Mr. Williams represented City Staff and commended the applicants for their professionalism and willingness to respond to Staff's requests. He noted that, although this hearing was for the rezoning and not a site plan review, there had been tremendous improvement in the concept since their original submittal.

Mr. Williams explained that Staff felt this was the culmination of a dispute that had lasted over ten years regarding the 170-acre $\pm$ Black property of which this was a part. He stated that this entire area up to Foreston Place Subdivision had been zoned GI General Industrial. The City, on its own initiative, rezoned the property which prompted lengthy and ongoing litigation. Staff felt these lawsuits must be dismissed before City Council's public hearing on this rezoning.

Mr. Williams pointed out the importance of Holly Grove Road being connected from GA 74 to Robinson Road. He explained that this had not been an issue with Centex Homes because the City had little authority to require off-site improvements during a site plan review. However, with a rezoning the City had a little more latitude; and Staff felt this needed to be a primary condition of approval.

Mr. Williams emphasized that the 50' landscaped buffer between the residential and commercial areas would not be undisturbed. In order for the proper grading to be accomplished, the area would, in fact, be largely disturbed. City Staff recommended that a landscape plan be submitted to Staff, approved by the Planning Commission, and installed prior to occupancy of the shopping center.

Four entrances to the development would keep Kroger's delivery trucks away from the residential areas and would require good buffering and visual barriers along GA 74. This would be addressed during the site plan review process. Mr. Williams felt that going from three entrances to four was a substantial improvement in the plan. He stated that left-turn lanes from GA 74 would be needed for the two primary entrances, and right-turn decel lanes would be required for all of the entrances. Staff also felt landscaped islands and entrances to the center should be required. In summary, Mr. Williams stated that this center would serve a definite public need in that area.

Mr. Robert Brown of 102 Planterra Way in Planterra Ridge Subdivision felt the rezoning was probably a good idea. He felt it would help relieve the traffic on GA 74 North and provide a shopping area for residents in the southern part of the city and the county. He disagreed, however, that four entrances would be needed since the Braelinn and Kedron centers were larger than this one and only had three entrances. He also urged the developer and City Staff to carefully consider internal circulation and design during site plan review so that the backs of some businesses would not face the fronts of others. He supported a recommendation that the rezoning be approved but felt the design parameters deserved a closer look during the site plan review process.

Mr. Mike Nelson-Palmer of Kenton Place Subdivision was concerned about how this rezoning related to other zonings in the area of GA 74 and GA 85. He asked that the development plans for the area south of this property be investigated. Mr. Williams stated that this issue had been discussed with Fayette County. Although Staff had not been able to get any firm assurances from them, at the present time they were committed to non-commercial development in the unincorporated area; and it was hoped this would continue to be their position.

Dr. Schumacher felt it would be dangerous to allow a left turn onto Highway 74 from the truck entrance. Mr. Williams stated that, on the contrary, it would promote a safer shopping center because restricting left turns would force the traffic onto Holly Grove Road. Dr. Schumacher agreed the traffic should not be on Holly Grove Road. Mr. Williams added that the entrance would be designed to DOT standards for sight distance and that it would be a service entrance so very little automobile traffic would be involved.

Mr. Ames expressed concern regarding the lack of an acceleration lane onto GA 74 from the shopping center. Mr. Williams stated that DOT preferred a right-angle turn in situations like this because they have found them to be safer. He added that the City would support whatever DOT required.

Mr. Finney wondered how soon Rockaway Road would be realigned. Mr. Williams stated that, if it was not realigned prior to Highway 74 being four-laned, DOT would realign it at that time because its present alignment was unacceptable to them. He also stated that Mr. Isenberg was actively pursuing that realignment.

The public hearing was closed at 7:55 P.M.

Mr. Saunders pointed out that the plans for the Centex Homes development showed a north entrance to the subdivision, and this plan did not show that entrance. Mr. Williams explained that one of the improvements to this plan was the elimination of that entrance and the dedication of the entrance to the shopping center which gave the subdivision more privacy. He added that there would be a prepared surface between the shopping center and the last cul-de-sac on the north side of the subdivision that could only be used for emergency vehicles if needed.

Mr. Ames recommended that the 50' landscaped buffer between the homes and the shopping center be continued all the way to the last lot. Mr. Williams agreed that the plan needed to be improved in that regard.

In response to a question from Mr. Ames, Mr. Williams stated that the "basic concept" that was associated with this rezoning would include four entrances, two primary and two secondary. The two secondary entrances would be lined up with driveways that would go through the development. In addition, instead of facing GA 74, the large retail store in this development would be turned 90 degrees to GA 74 and face inward on the center.

Mr. Saunders was in favor of the rezoning but had some concerns about the specifics of the development. When the commercial development of this property was discussed in relation to the Centex Homes development, he felt the proposed plan was less intense than this one. Mr. Williams explained that a neighborhood shopping center was originally proposed; however, because that neighborhood now included a substantial population in the unincorporated area of the county, the size of the planned development had increased. He pointed out that, unless a level of service that would meet that demand was provided, another similar center would ultimately be developed outside the City. This proposed plan would meet the original needs anticipated for Peachtree City and would also meet the unanticipated needs in the county.

Mr. Saunders asked how this development would be impacted by the Traffic Ordinance. Mr. Williams stated that they would have to comply with the Ordinance and had already been working on it. He added that a commercial development in this location could actually help the traffic at the GA 74/54 interchange.

In response to a question regarding the Applicant's agreement with the second condition recommended by Staff, Mr. Isenberg stated that it was difficult to agree without knowing the cost. However, they did agree to the concept. Mr. Williams believed this could be worked out as long as everyone agreed that business could not be conducted within the center until Holly Grove Road was connected from GA 74 to Robinson Road. Dr. Schumacher commented that he was not particularly happy about having this through traffic but felt it was necessary for fire and safety, etc., because there was no other way into the development.

After further discussion, a motion was made by Mr. Ames, seconded by Dr. Schumacher, and unanimously adopted to forward the proposed rezoning to City Council with a recommendation that it be approved subject to the following conditions:

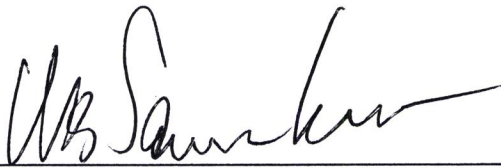
- 1. All lawsuits involving this property shall be dismissed prior to the rezoning becoming effective.*
- 2. Holly Grove Road shall be connected from GA 74 to Robinson Road prior to the occupancy of the first business in the center.*

3. *A 50-foot landscaped buffer which has been approved by the Planning Commission shall be installed between the center and all residential lots prior to the occupancy of the first business.*
4. *Right-turn lanes shall be provided for all access drives. Left-turn lanes shall be provided for Holly Grove Road and the service drive on the north side of the site. All required medians and islands shall be landscaped. A traffic signal shall be installed at the Holly Grove Road intersection. All improvements are subject to the approval of the City Engineer and must be installed prior to the occupancy of the first business.*
5. *Approval of the zoning shall in no way imply approval of any specific site plan.*

The Applicant agreed to the conditions.

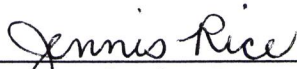
ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:21 p.m.



Wes Saunders, Chairman

Attest: _____


Jennis Rice, Recording Secretary

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Councilmembers

VIA: Jim Basinger 

FROM: Jane Miller 

DATE: April 14, 2000

SUBJECT: Pay and Classification Study

As you know, the City recently sent out RFP's for a Pay and Classification Study. The RFP was sent to eight companies. Of those, four responded. They are as follows:

Management Analysis, Inc.	\$66,222
Castro and Associates	\$45,000
The Mercer Group, Inc.	\$24,800
MGT of America, Inc.	\$23,475

Staff has reviewed and evaluated the two lowest responses and believes that, while both companies meet the specifications and could provide the services we desire, The Mercer Group would provide more personalized service. Their staff will be on site to meet individually with employees and establish a more direct working relationship with staff. They indicate that they will conduct individual interviews with almost 90% of employees as they evaluate our positions, while MGT proposes to hold one hour group meetings with employees. This more personalized attention may provide more buy-in from our employees on the final product and will certainly give them an opportunity to verbalize their ideas and opinions. Additionally, they will provide one year of maintenance of the plan at no additional cost. MGT of American highly recommends that the City purchase a software program from them at a cost of \$6,500 to maintain the plan.

Staff recommends that Council award the contract for the Pay and Classification Study to The Mercer Group, Inc. at a cost of \$24,800 and that funding be provided from the Council Contingency.

/jsm

PROJECT:

[illegible]

CITY OF PEACHTREE CITY

INTER-OFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager, ATTN: Mr. Jim Basinger 
Purchasing Agent, ATTN: Ms. Marcie Blind 

FROM: 
Stony Lohr
Acting Fire Chief

DATE: April 14, 2000

SUBJECT: Emergency Purchase of Replacement Ambulance

Request that the City Manager and City Council approve the immediate purchase of an ambulance to replace the ambulance (Medic 81-1995 Ford F-350) that was destroyed by an electrical fire on March 24th, 2000.

Request that this approval to purchase include emergency authorization to purchase the E-450 Road Rescue demonstrator ambulance from Peach State Ambulance, Inc., 130 Peach State Court, Tyrone, GA 30290, at a cost of \$88,900.00. This demonstrator unit normally sells for \$105,000.00 when new and has only approximately 4,038 miles. It has been inspected and recommended by the Ambulance Committee and is currently in Tyrone, Georgia. Funding would be from a combination of \$24,870.11 recently received from the GIRMA insurance policy, and Peachtree City's self-insurance fund. Insurance payment was based upon \$29,025.00 for vehicle value and \$7,596.11 for equipment and contents value less \$5,000.00 deductible and \$6,751.00 vehicle Buy Back for non-emergency use.

We are responding to approximately 2,000 calls per year. Approximately 75% of those calls are for Emergency Medical Service. We are currently operating two ambulances and no longer have an ambulance stationed at Station #81 where it is better located to minimize the impact of traffic congestion and meet response goals for the west side of Peachtree City. Medic #83 (1993 Ford F-350), which is scheduled for replacement and reserve duty in FY2001, has been experiencing a variety of mechanical problems. The loss of either of our remaining ambulances for corrective or preventative maintenance further reduces coverage for the entire city to one ambulance. Fayette County Department of Fire and Emergency Services also has two of its ambulances out of service for rebuilding and major mechanical repairs.

Continuation with a formal bidding process would require two to four weeks, and construction and delivery of an ambulance would require another 90 to 120 days. That

will leave Peachtree City with two ambulances to cover through the summer months during the time that we historically have more medical calls and many athletic, recreational and special activities requesting additional Emergency Medical Service support.

The above ambulance meets the specifications and approval of the ambulance committee previously assembled to compile the specifications for a replacement for Medic #83. More importantly, this ambulance is available for delivery within seven days of your approval to purchase it.

The Committee performed a diligent review of literature from nine companies and numerous sources, and products from five different companies. After initial review, two companies (First Response and Southern) were eliminated from further consideration based upon deficiencies of product and craftsmanship known from personal experience by all members of the Committee. Two companies (Marque and AEV) failed to respond to inquiries concerning their products. The Committee conducted further analysis of the products of the five remaining companies (Braun, McCoy Miller, Road Rescue, Wheel Coach, and Excellance). No company except Peach State Ambulance has an ambulance that meets our needs for a new ambulance that can be delivered this month. Braun has offered a vehicle with some of the desired characteristics, but at a cost of \$94,450 (+\$5,550.00) and with excessive mileage. The information from Excellance was not responsive to our request, indicated that they did not have a vehicle of required maximum mileage and minimum patient compartment size, and required the purchase of two ambulances at once. Verbal coordination with Excellance indicated that they were very reluctant to negotiate anything different from their normal procedures.

Staff recommends the immediate purchase of the Road Rescue ambulance from Peach State Ambulance, Inc. at a cost of \$88,900.00 to help maintain the quality of Emergency Medical Service in Peachtree City. Additional information detailing aspects of safety, maintenance, reliability, capability, patient care and durability are included in a separate memorandum.