City Council of Peachtree City
Agenda
April 1, 2004
7:00 p.m.

I. Prayer

II. Pledge of Allegiance

III. Announcements, Awards, Special Recognition
Remind Attendees to Turn Off Cell Phones
Building Safety Week Proclamation
Red Hat Day Proclamation
Recognize Fayette County Homeschoolers and Line Creek Association
Recognize Barbara Swafford of the Library Commission

IV. Minutes

V. Monthly Reports

VI. Consent Agenda
1. Award Contract for Kedron Restroom/Concession Area

VII. Old Agenda Items
03-04-07 Award Contract for Satellite Auto Shop

VIII. New Agenda Items
04-04-01 Consider All Children's Playground Select Committee Funding Request

IX. Council/Staff Topics

X. Executive Session

This agenda is subject to change at any time up to 24-hours prior to the scheduled meeting.

City of Peachtree City
Minutes of Regular Meeting
March 18, 2004
7:00 p.m.

The City Council of Peachtree City met Thursday, March 18, 2004, 7:00 p.m., in the City Hall Council Chambers. Council Members attending were: Mayor Steve Brown, Stuart Kourajian, Steve Rapson, Judi Rutherford, and Murray Weed.

Announcements, Awards, Special Recognition
Mayor Brown recognized Anita Glenn from the Building Department as the Employee of the Month for February.

Minutes
Rutherford moved to approve the March 4, 2004, regular meeting minutes as presented. Rapson seconded. The motion carried unanimously.

Consent Agenda

1. **Consider Appointments to WASA**
2. **Alcohol License – Change in License Representative – Flat Creek Golf Club**
3. **Alcohol License – Change in License Representative – Braelinn Golf Club**
4. **Declare Surplus Property**

Rutherford moved to approve the Consent Agenda. Kourajian seconded. The motion carried unanimously.

Old Agenda Items
02-04-07 Kathie Cheney – Request to Address Council Regarding Smoking in Public Buildings
Kathie Cheney told Council that six years ago she had served on the City's smoking committee, which came up with the signs posted in the City's businesses that inform people whether smoking was allowed in the building or not. Cheney said those signs might be the reason she had not had a stroke in the last few years. Cheney said she was an example of what could happen due to exposure to secondhand smoke, which was from her workplace. She explained that she had had surgery for two smoker's diseases and had not smoked her first cigarette. Sixteen years ago she was diagnosed with smoker's throat cancer and she recently had surgery for a clogged artery. Cheney said her cholesterol was perfect and she had no risk factors; her artery had been clogged by tobacco smoke, which caused stickiness in blood.

Cheney continued that the Board of Health had asked each municipality in the County to consider a smoking ban in October, which was the time of her surgery. The city of Helena, Montana, had a smoking ban in place. A study conducted showed that the heart attack rate dropped 58%, but only in the zip code areas protected by the smoking ban. The other areas had no noticeable change. The state overturned the City's ban and the heart attack rate went up. Cheney said the study was a reflection of what doctors had understood for a long time, but they were just now getting the statistics to support it.

Cheney said she approached the restaurants with the red "smoke present" signs about a year and a half ago and asked owners why they had not ventilated their buildings. Cheney explained that the idea was to contain the smoke in the bar area, so restaurant customers would not be bothered. She pointed out that not one restaurant had done anything. The only buildings in the City with proper ventilation were industries in the Industrial Park, which were designed that way for other concerns, and the new Wal-Mart, which had a separately ventilated employee break room. Cheney continued that there was a difference between accommodating and encouraging smoking. The restaurant owners told her the competition would not allow them to ban smoking. Cheney said businesses could not be expected to put their biggest customers out the door. She explained that the highest profit margin in a restaurant was from alcoholic drinks and smokers were drinkers.

Cheney said the best possible solution was Senate Bill 507, the Georgia Smokefree Air Act of 2004. She said the bill simply stated that smokers would have to step outside to smoke. Cheney said the state bill was the fairest way to stop smoking in public buildings. Everyone would be playing by the same rules and would have a year to decide whether to invest in separate ventilation or not. Ventilating smoke increased air conditioning and heating costs. She pointed out that recirculating the air only masked the warning signs of secondhand smoke by filtering the smell and the smoke itself, but not the danger. Cheney requested Council consider passing a resolution in support of SB 507 and also asked everyone to call their state officials and voice their support for the bill.

Brown said he supported the bill. Cheney reported that the bill had passed the Senate with a vote of 45-7 and was currently in the House's Governmental Affairs Committee. She said a well of support was needed from the citizens to get the bill out of the committee and not have it be gutted in the process.

Rapson said he had done some research on his own and had been quite surprised. Fifty million people consumed tobacco products every day. Out of that 50 million, a third were regular users and half were lifetime users. He said about one third of the lifetime users would die because of smoking. Smoking killed 440,000 smokers a year and 53,000 non-smokers. Smoking was the third leading cause of preventable deaths in the U.S. Rapson agreed with Cheney that separating smokers and non-smokers in restaurants was not enough since the air was re-circulated. Rapson said tobacco was the only legal product in the U.S. that led to death and disability when used as directed. Philip Morris, a leading cigarette manufacturer, had posted this on its website:

> Secondhand smoke, also known as environmental tobacco smoke or ETS, is a combination of the smoke coming from the lit end of a cigarette plus the smoke exhaled by a person smoking. Public health officials have concluded that secondhand smoke from cigarettes causes disease, including lung cancer and heart disease, in non-smoking adults, as well as causes conditions in children such as asthma, respiratory infections, cough, wheeze, otitis media (middle ear infection) and Sudden Infant Death Syndrome. In addition, public health officials have

> concluded that secondhand smoke can exacerbate adult asthma and cause eye, throat and nasal irritation. We also believe that the conclusions of public health officials concerning environmental tobacco smoke are sufficient to warrant measures that regulate smoking in public places.

Rapson continued that New York, Idaho, and California all had state smoking regulations He asked why the federal government was not doing more and suggested it was because the tobacco lobbyists in Washington, D.C., were really good. Rapson said Council was charged with protecting the health and public safety of its citizens. He was not sure SB 507 went far enough, but he would support a resolution from Council.

Cheney noted that an amendment had been added to SB 507 restricting the proposed law to businesses with more than 20% of its income coming from food. She noted that was similar to other states.

Brown asked City Attorney Ted Meeker if Council was allowed to draft a resolution since the agenda item was a request to address Council. Meeker said that, according to the charter, they would have to wait until the next meeting. Kourajian said he supported the concept, but wanted to read the bill first. Brown noted that if they waited until the next meeting on April 1, the legislative session would be over. Rapson suggested writing a letter of support after all the Council Members had read the legislation and said whether or not they would sign it. Weed agreed.

02-04-CA8 Field of Hope Agreement
Brown moved to grant the agreement to the Field of Hope organization as written. Weed seconded. The motion carried unanimously.

03-04-01 Report from City Probation Services
Jenny Nichols Winter from Maximus, Inc., addressed Council regarding the probation statistics for 2003. Brown asked Winter to explain how the system worked. Winter noted that Court was held every Wednesday and, depending on the offense, people were placed on probation by the judge. A court fine was also included. Maximus collected the fines each month and charged a $35 monthly probation fee to supervise the probationers.

Brown said one initiative he was working on was to have the probationers who also have been assigned community service hours to pick up trash. Winter noted that two young men charged with littering recently spent their winter breaks from school picking up trash. Winter said the judge had to put the community service on the court order so she could tell the probationers they had to do their community service with Public Works.

<u>New Agenda Items</u>
03-04-06 Alcohol License – NEW – Three Dollar Café
Clyde Cornell, the applicant for Licensee and License Representative, addressed Council. Weed moved to approve the license for the Three Dollar Café and to name Clyde Cornell

as Licensee and License Representative. Kourajian seconded. The motion carried unanimously.

03-04-07 Award Contract for Satellite Auto Shop

City Engineer Troy Besseche addressed Council and said the design work began in 2001, which was also the original implementation year for the project. The facility was a 3,600 square-foot pre-fabricated steel building that would house the City's emergency vehicles, as well as other vehicles, that were too large to fit in the existing facility.

Funds to build the shop were in the budget in 2002, but were cut due to budget constraints. Besseche said the project was delayed until this year. Besseche said some things had changed during that time, including regulatory constraints for stormwater, as well as other aspects needed to upgrade the building. Staff also looked at two alternatives for the project. The first option was to take out the site work and to have that work done by Public Works staff and equipment. Besseche said that option was not realistic. The second option was to change the pavement type from asphalt to concrete. Besseche said concrete would stand up to the heavy weight of the emergency vehicles better than the asphalt, and would last longer.

Besseche continued that the project was put out for bid earlier this year. Due to an irregularity in the way the addendums were sent out, the bids had to be rejected. The project was re-bid, and seven responses were received. He said Fincher Construction submitted the lowest bid for $468,595, which included alternative two. Besseche noted that all of the bids were over budget and explained that the budget was originally set in 1998. The budget had been updated, but they had not been able to account for events during the past year that affected steel prices and the availability of steel. The cost was $118,000 over the original budget of $350,000.

Financial Services Director Paul Salvatore added that a third party consultant had supported the project in the fleet study conducted a year ago, which was the reason the funding was included in the 2004 budget as a definite need. The plan was to fund the shop with a 15-year Bricks & Mortar loan. The debt service for the project would be $11,426 per year, depending on the debt service. Salvatore said $33,000 was budgeted for the project this year. He said they could put off the loan until the end of the year, which meant there would be no debt service payment this fiscal year. The $33,000 budgeted could be placed in a debt service fund and would pay the debt service for the next three years. Salvatore said that meant the debt service would not affect the budget until the fourth year. Salvatore asked Council to approve the bid and instruct the City Attorney to draft a reimbursement resolution for Council to adopt prior to spending any money on the construction so they could take money out of cash reserves, delay putting in for debt service and accrue interest, then reimburse the City. There would be no debt service until the next fiscal year.

Kourajian asked what the timeline for the project was. Besseche said it was 180 days, and construction would start in late May. Kourajian asked if the cost was a lump sum fixed price. Besseche said lump sum.

Rutherford asked about a bond and what would happen if the roof leaked, or the terms of the contract were not met. Besseche said the standard contract called for liquidated damages, which would be in effect if construction went longer than 180 days. He said a one-year warranty was required and roof warranties were longer.

Rutherford asked if anyone had looked at any of the available properties in the Industrial Park to see if they met the needs. Besseche said they had looked at the old Leach fire station, but it was not acceptable due to the age of the building and the presence of asbestos. The building also was oriented for expansion. Besseche added that the location for the satellite auto shop would also work to the City's advantage. The building would be oriented so it could be expanded onto the adjacent property in the future.

Rapson suggested there might be other empty buildings, or warehouses, in the Industrial Park that could be used. Salvatore said, according to the fleet study, that satellite auto shops were not preferred because of increased costs and spreading everything out. He pointed out that the proposed location was adjacent to land owned by the Water and Sewer Authority. In the future, the existing Public Works facility could be decommissioned and moved to the one location behind the Police Department. The existing Public Works facility could be used for other purposes.

Rutherford asked about the use of the facility if the fleet work was sub-contracted. City Manager Bernard McMullen said it would not affect sub-contracting the work. The existing facility had neither the size bay that was needed nor the number of bays needed to work on the City's fleet. The study called for four bays and the satellite shop would bring the City up to four bays,

Kourajian asked if it was possible there was anything available that could accommodate the City's needs and if there were any time constraints on the bid. Weed also asked if staff could look at other properties and how long it would take. McMullen noted that the bid was good for 60 days.

Rapson said his concern was that the project was part of the comprehensive master plan regarding how the City would work with the existing facility and the new facility. The location was central, with access off GA 74. Rapson said any available buildings would still have to be reconfigured to get the vehicles in and out, and then they were putting fire trucks and pumper trucks in the Industrial Park. He said he was ready to approve the project with the caveat from Salvatore regarding the funding and debt service.

Weed said he assumed there were staff members who were competent to look at other industrial/commercial facilities and make a determination, but asked if they would have to hire consultants. McMullen said staff could look at other facilities. McMullen said they might not be able to find a property with the bay height needed, but they could do a search through a commercial real estate company. The bay height needed was not a common size found in normal warehouse facilities.

Brown said the Police Department was one of the largest parts of the fleet and the vehicles had to be rotated in the most efficient way possible. The new shop would be conveniently adjacent to the Police Department and the shop fit the needs for the next two phases. Brown also said there could be problems with retrofitting another building. The immediate needs would be met, but future needs might not be met. Besseche noted that most properties in the Industrial Park were larger than needed.

Rapson said the request to look at other properties was reasonable. He suggested tabling the vote for two weeks to allow staff to look at other properties.

Kourajian moved to table the agenda item for two weeks to allow staff to look for another space that could be reasonably retrofitted for the City's needs. Rapson seconded. The motion carried unanimously.

03-04-08 Consider Special Events Policy

Brown said the Tourism Association had requested that the policy be tabled to give them a chance to review it.

Rutherford moved to table the policy until the policy was ready for the agenda. Rapson seconded. The motion carried unanimously.

03-04-09 Consider Request to Waive Fees for Use of Kedron Fieldhouse

Brown noted there were additional documents on the dais – a memo from Scott McCord to Randy Gaddo dated March 18, 2004, on Fayette County Board of Education Usage of Starrs Mill; and a memo from the Director of Leisure Services to Mayor and Council Members dated March 18, 2004, on Request for Adjusted Fee Schedule, Southern Crescent Lightning Basketball; and a memo from the Director of Leisure Services to Mayor and Council Members dated March 16, 2004, on Request for Waiver of Fees, Kedron Basketball

McMullen verified that the March 18 memo superseded the March 16 memo.

Brown moved to allow agreement between Southern Crescent Lightning Basketball Team and the City under provisions in the March 18, 2004, memo from Leisure Services Director to allow the use of one court at Kedron Fieldhouse from 9-10:30 a.m., Monday-Friday, from April 19 to May 28, $10 per player per month fee, with the players providing eight free clinics for local youth or adults, and contingent upon the team's ability to render a contract with the Fayette County Board of Education. Rutherford seconded. The motion carried unanimously.

Council/Staff Topics

Rapson noted that at the last Council meeting they had noted that the warrants had been met for traffic lights at the Phase 1 section of the Kedron shopping area. The lights would be located at Peachtree Parkway and the Kedron shopping center and at GA 74 and Georgian Park. Besseche said they were getting information and he would write a letter to the developer. He pointed out that the City would have to maintain the traffic light on the state highway. Rapson said, from a public safety perspective, that the warrants had been met and the developer needed to put in the traffic signals to make the area safer.

There were no other Council/Staff topics. Meeker said there was pending and threatened litigation to discuss in executive session.

Weed moved to reconvene in executive session for pending and threatened litigation. Rutherford seconded. The motion carried unanimously.

Rutherford moved to reconvene in regular session. Weed seconded. The motion carried unanimously.

There being no further business to discuss, Rutherford moved to adjourn the meeting. Rapson seconded. The motion carried unanimously. The meeting adjourned at 8:07 p.m.

Pamela Dufresne, Recording Secretary

Stephen D. Brown, Mayor

2004 City Event Calendar

April	May	June
4/1 – City Council Meeting, 7 pm 4/15 – City Council Meeting, 7 pm 4/16 & 17 – City Council Retreat 8 am – 5 pm at the Wyndham 4/17 – Touch-A-Truck, 10 am – 1 pm	5/1 – Community Action Day 5/6 – City Council Meeting, 7 pm 5/7 – Employee Picnic, 11:30 – 1:30 Shakerag Knoll Picnic Shelter, McIntosh Trail 5/20 – City Council Meeting, 7 pm 5/31 – Memorial Day, City Offices Closed; Golf Cart Rally – 7:15 am Celebration at Plaza	6/3 – City Council Meeting, 7 pm 6/17 – City Council Meeting, 7 pm
July	**August**	**September**
7/1 – City Council Meeting, 7 pm 7/3 – Independence Day Celebration Parade – 9 am Concert at City Hall – 7 pm Fireworks – 9:30 pm 7/5 - City Offices Closed for Independence Day holiday 7/15 – City Council Meeting, 7 pm	8/5 – City Council Meeting, 7 pm 8/7 – The Last Fling, 11 am 8/19 – City Council Meeting, 7 pm	9/2 – City Council Meeting, 7 pm 9/6 – Labor Day, City Offices Closed 9/16 – City Council Meeting, 7 pm 9/18 & 19 – Shakerag Arts & Crafts Festival
October	**November**	**December**
10/7 – City Council Meeting, 7 pm 10/14 – City Council Meeting, 7 pm 10/16 – Peachtree City Classic Road Race, 8:45 am	11/4 – City Council Meeting, 7 pm 11/18 – City Council Meeting, 7 pm 11/25 & 26 – Thanksgiving Holiday, City Offices Closed	12/2 – City Council Meeting, 7 pm 12/16 – City Council Meeting, 7 pm 12/23 & 24 – Christmas Holiday, City Offices close at Noon on 12/23 and remain closed on 12/24 **12/31 – New Years Holiday, City Offices Closed**
January	**February**	**March**
1/6 – City Council Meeting, 7 pm **1/17 – MLK Day, City Offices Closed** **1/20 – City Council Meeting, 7 pm**	**2/3 – City Council Meeting, 7 pm** **2/17 – City Council Meeting, 7 pm**	**3/3 – City Council Meeting, 7 pm** **3/17 – City Council Meeting, 7 pm**

Note: Items in ***BOLD*** *are new additions* *Updated 3/26/04*

ADMINISTRATIVE SERVICES
MONTHLY REPORT

For Month of: *February, 2004*

	February 2004	FY 2004 Year to Date	FY 2003 Year to Date
Human Resources			
Workers Compensation Claims Filed	2	14	16
City Vehicle / Equipment Accidents	1	3	9
Lawsuit Legal Fees	$5,747.25	$18,367.16	$86,028.00
Municipal Court			
Fines Collected	$92,652.00	$427,461.15	$368,325.50
Citations Closed	664	3038	3220
Jail Fund Balance	$1,943.02	$9,555.79	$12,325.50

A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed)

	February 2004	FY 2004 Year to Date	FY 2003 Year to Date
Public Information			
New Businesses Registered	31	134	not available
Public Contacts, Questions & Complaints	71	253	not available

This includes 72 complaints against Comcast Cable Company and 16 Open Records Requests.

BUILDING DEPARTMENT

MONTHLY REPORT

	OCT 2003	NOV 2003	DEC 2003	JAN 2004	FEB 2004	MAR 2004	APR 2004	MAY 2004	JUN 2004	JUL 2004	AUG 2004	SEPT 2004	TOTAL FYTD	PREVIOUS FYTD
DEVELOPMENT PERMITS:	31	31	29	17	43								151	93
BUILDING PERMITS:														
Single Family Residential	30	24	37	20	31								142	100
Multi-Family Residential	0	0	0	0	0								0	10
Misc.-Pools/fences/additions	73	46	36	42	61								258	245
Commercial/Industrial	16	7	7	7	6								43	48
TOTAL INSPECTIONS:	807	644	772	889	660								3,772	2,992
CERTIFICATE OF OCCUPANCY:														
Residential	22	11	24	21	26								104	74
Commercial	7	1	4	4	3								19	28
Multi-Family Residential	0	1	2	3	2								8	0
CODE ENFORCEMENT:														
Sign Violations	270	194	75	75	124								738	486
Rehab	24	5	4	8	14								55	75
Notice of Violations	601	210	268	334	313								1,726	1,188
Citations	6	4	3	1	4								18	10
Stop Work Orders	26	6	13	11	18								74	43
Complaints From Citizens	34	9	16	19	12								90	67
PERMIT FEES COLLECTED:	66,548	42,691	50,370	49,910	35,988								245,507	217,146
POPULATION:	34,882	34,907	34,961	35,001	35,060								35,060	34,544

Based on 2.09 of completed occupancy

Financial Services Monthly Report (Unaudited)

STATUS OF FUNDS AS OF FEBRUARY 29, 2004

Fund	Cash Balance	Total Investment	Total Cash and Investments	YTD Interest
General Fund	$688,767	$10,259,133	$ 10,947,900	$ 36,869
Library Sales Tax Fund	11,735	-	11,735	-
Dare Fund	2,777	-	2,777	-
Hazmat Fund	2,950	-	2,950	-
Youth Council Fund	2,296	-	2,296	-
Hotel/Motel Tax Fund	260,093	-	260,093	-
Library Construction Fund	0	4,842,467	4,842,467	
Public Improvement Fund	3,326	1,136,246	1,139,572	5,526
Debt Service Fund	0	12,886	12,886	-
Library Debt Service	0	58,023	58,023	
Municipal Court Fund	43,494	-	43,494	-
Merchant Services (Court)	48,827	-	48,827	-
Develop & Impact Fees	486,694	25,997	512,691	450
Neighborhood Parks/Rec.	30,378	-	30,378	7
Governor's Greenspace	5,957	-	5,957	4
Federal Seizures Police	10,063	-	10,063	8
Police Tuition Account	4,700	-	4,700	2
Escrow Account	111,570	-	111,570	68
Grand Total	**$ 1,713,625**	**$ 16,334,753**	**$ 18,048,377**	**$ 42,933**

Purchasing Monthly Report

For Fiscal Year	2004 TOTAL YTD	2003 TOTAL YTD
Purchase Orders / Requistions Processed	916	979
City Store Requistions Processed	37	47
Sealed Bids Requested	16	11
Requests for Proposals	5	2
Bids Awarded	11	16
Requests for Proposals Awarded	6	2
Contracts Prepared	4	1
Fixed Assets Purchased	12	31

Collateral Analysis as of February 29, 2004

Security Location	Bank	Total Held
Bank of New York	Wachovia	$ 1,155,384
Bank of New York	Peachtree National	7,339,830
Federal Res Bk of Boston	South Trust	16,724,842
		$ 25,220,055

General Governmental Funds Budget Comparison
Revenues - By Major Category

Description	2004 Budget	Actual YTD	Difference	%
General Property Taxes	$ 8,095,421	$ 7,328,729	$ (766,692)	90.53%
Franchise Taxes	1,946,534	857,336	(1,089,198)	44.04%
Local Option Sales Tax	5,959,129	2,618,417	(3,340,712)	43.94%
Other Sales & Use Taxes	579,872	263,373	(316,499)	45.42%
Business Taxes	1,648,885	1,619,559	(29,326)	98.22%
Licenses & Permits	730,530	457,679	(272,851)	62.65%
Grants	253,398	36,278	(217,120)	14.32%
Charges for Services	889,995	347,609	(542,386)	39.06%
Fines & Forfeitures	746,025	309,646	(436,379)	41.51%
Investment Income	117,745	36,869	(80,876)	31.31%
Surplus Carryover	708,700	-	(708,700)	0.00%
Other Revenue	2,801	58,421	55,620	2085.74%
Other Financing Sources	65,461	-	(65,461)	0.00%
Total General Fund	**$ 21,744,496**	**$ 13,933,916**	**$ (7,810,580)**	**64.08%**
Hotel/Motel Tax	849,514	373,098	(476,416)	43.92%
Total General & Hotel Funds	**$ 22,594,010**	**$ 14,307,014**	**$ (8,286,996)**	**63.32%**

General Governmental Funds Budget Comparison
Expenditures by Division YTD

Percentage into Budget Year *41.67%*

Division	2004 Budget	Actual YTD	Difference	%
Administrative	$ 1,449,082	$ 557,257	$ 891,825	38.46%
Developmental	1,263,499	490,945	772,554	38.86%
Finance	702,879	259,708	443,171	36.95%
Leisure Services	4,225,639	1,505,273	2,720,366	35.62%
Public Safety	8,083,156	3,085,903	4,997,253	38.18%
Public Works	4,266,251	1,355,287	2,910,964	31.77%
Council Contingency	36,763	-	36,763	0.00%
Non-Profit Organizations	20,000	2,250	17,750	11.25%
Grant Incentive Program	50,000	-	50,000	0.00%
Transfer to Amphitheater Fund	16,515	-	16,515	0.00%
Transfer to Tennis Ctr Fund	41,222	-	41,222	0.00%
Transfer to PIP	90,094	90,094	-	100.00%
Transfer to Debt Svc	1,750,768	954,868	795,900	54.54%
Liability Insurance	68,678	42,222	26,457	61.48%
Legal Services	50,000	33,737	16,263	67.47%
Gen'l Admin	154,950	-	154,950	0.00%
Reserve-Insurance	50,000	-	50,000	0.00%
Other	(575,000)	-	(575,000)	0.00%
Total General Fund	**$ 21,744,496**	**$ 8,377,543**	**$ 13,366,953**	**38.53%**
Trfr to PCDA/PCAA	378,081	66,715	311,366	17.65%
Transfer to General Fund	65,461	-	65,461	0.00%
Transfer to Debt Svc	405,972	-	405,972	0.00%
Total General & Hotel/Motel Funds	**$ 22,594,010**	**$ 8,444,258**	**$ 14,149,752**	**37.37%**

Summary of Major Expenditures by City Manager

Description	Budget	Award	Svgs/Short	Date

PEACHTREE CITY FIRE/EMS DEPARTMENT
2004 MONTHLY REPORT

	Oct. 03	Nov. 03	Dec. 03	Jan. 04	Feb. 04	Mar. 04	Apr. 04	May. 04	Jun. 04	Jul. 04	Aug. 04	Sept. 04	2004 Y-T-D	2003 Y-T-D
Fire/Accident Calls														
Residential	3	1	4	1	1								10	12
Business/Industrial	3	2	2	0	0								7	2
Other	175	169	219	196	170								929	888
Total Engine Response	181	172	225	197	171								946	902
Dispatched Fire Calls	52	40	62	43	44								241	218
Response Time Fire	4:38	3:26	3:53	5:50	4:46								4:22	5:00
Rescue/EMS														
Trauma	45	22	41	52	40								200	201
Medical	38	36	65	106	91								336	225
Total # Patients	83	58	106	158	131								536	426
Patients Transported	37	23	50	92	67								269	198
Dispatched EMS Calls	135	134	167	155	128								719	404
****Total Medic Response**	83	58	106	176	134								557	426
Dispatched Fire/EMS Total	187	174	229	198	172								960	538
Response Time EMS	4:20	4:17	4:31	4:22	4:12								4:20	4:22
EMS BILLING														
Patients Billed	63	80	89	99	58								389	355
Revenue Generated	24,060	30,380	34,541	36,903	22,178								148,062	124,400
***Total Revenue Received**	24,643	20,297	21,276	20,603	27,202								114,021	86,551

****Includes Miscellaneous Responses to assist patients, gas and water leaks, hazmat spill, etc.**

***Revenue Received on All Outstanding Accounts**

RW LEISURE SERVICES
Monthly Report

For the Month of February 2004

Library: The number of books circulated (80,445 compared to 71,697 last year this time) is remaining above average, due in part to a more streamlined system of getting materials processed through the Flint River system. In addition, added children's programs draw more families in to check out books; 2,327 have participated in baby/story time this year so far, compared with 1,488 least year. In addition, 292 new library cards were issued in January, for a total number of 21,823 cardholders. The library had a very well attended Black History Month program Feb. 29

Recreation

Leisure Programs:

Adult Athletics: There were 9 adult athletic programs active through February, with 1,668 total participants. This compares to 1,601 last year at this time.

Classes & Programs: For the year we show programs and participants slightly up but revenues still about $3,000 down due to the loss early last year of an instructor with a large following (dance) due to personal reasons. This was a significant revenue program, and revenues been slow while we replace it with similar programs, and as existing programs grow to fill the void. However, we are beginning to see the trends turn back in the positive direction, thanks to offerings of new classes and activities. We have more participants in program so far this year than last, at 15,894 versus 14,476. With new summer programming and expanded sign up opportunities such as a "Super Saturday" sign up and evening signups in March, we anticipate coming back in line with revenues this summer.

Special Events: These numbers will become more significant as we begin reporting estimated participation in events such as Last Fling, Shakerag and Memorial Day, which we haven't in the past. Will need a full year history to show significance.

Sports and Facilities: Time is being spent now in obtaining materials and preparing equipment necessary to get sports fields in shape for the spring season. Field prep hours for the year are at 2,193 compared with 1,850 last year. Building maintenance (1,838 hours, up from 869 last year at this time) increases as we complete a list of winter maintenance projects. Holding steady on safety inspections by the parks monitor (250 so far), with special attention to playgrounds and other structures used by children. New, safer playground equipment has now been installed at every major park and all older pocket parks in the city.

CRIME REPORT – FEBRUARY 2004

PART I CRIMES	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEPT**	**OCT**	**NOV**	**DEC**	**YTD 2004**	**YTD 2003**
MURDER	0	0											0	0
RAPE	0	1											1	0
ROBBERY	0	0											0	2
AGGRAVATED ASSAULT	0	0											0	0
ARSON	0	0											0	0
AUTO THEFT	3	3											6	6
THEFT	18	20											38	31
BURGLARY	1	1											2	1
TOTAL PART I CRIMES	22	25											47	40
ALCOHOL/DRUG ARRESTS **DUI – TOTAL**	16	14											30	29
DUI – ADULT	12	14											26	25
DUI – UNDERAGE	4	0											4	4
OTHER UNDERAGE ALCOHOL ARRESTS	12	17											29	7
DRUG ARRESTS	8	27											35	24
ARRESTS														
PROPERTY CRIMES	9	12											21	16
PERSON CRIMES	5	10											15	4
CITY ORDINANCES	37	61											98	55
*OTHER	105	87											192	187

ADMINISTRATIVE AVERAGE RESPONSE TIME	5.21	5.03											5.12	5.28
CALLS ANSWERED	6434	6000											12,434	11,521
TRAFFIC CITATIONS ISSUED	830	917											1747	1006
WARNINGS ISSUED	721	754											1475	1162
ACCIDENTS – TOTAL	106	75											181	158

TOP 5 ACCIDENT LOCATIONS – MONTH	**TOTAL #**
1. HWY 54 / HWY 74	7
2. HWY 54 / COMMERCE DR	4
3. HWY 74 / CROSSTOWN DR	3
4. HWY 54 / WILLOWBEND RD	3
5. PEACHTREE PKWY / FLAT CREEK RD	3

TOP 5 ACCIDENT LOCATIONS – YEAR	**TOTAL #**
1. HWY 54 / HWY 74	11
2. HWY 54 / PLANTERRA RIDGE	8
3. HWY 54 / COMMERCE DR	7
4. HWY 74 / CROSSTOWN DR	7
5. HWY 54 / ROBINSON RD	5

PUBLIC SERVICES MONTHLY REPORT

FEBRUARY 2004

		FEBRUARY 2004	YEAR TO DATE FY2004	YEAR TO DATE FY2003
Street Patching	(Hrs.)	25	1,049	254
Street Cracksealing	(Hrs.)	32	411	811
Drainage Maintenance	(Hrs.)	219	936	804
Street Sweeping	(Hrs.)	170	350	121
Cart Path Paving	(Ft.)	0	8,859	4,675
Cart Path Litter Removal	(Hrs.)	93	416	354
Cart Path Drainage Maint.	(Hrs.)	362	1,053	843
R.O.W. Mowing	(Hrs.)	0	390	1,017
R.O.W. Litter Removal	(Hrs.)	490	2,014	1,259
Landscape Maintenance	(Hrs.)	497	2,766	1,983
Landscape Planting	(Hrs.)	39	173	893
Litter Removal	(Hrs.)	0	30	5
Sub-Division Sign Maint.	(Hrs.)	55	265	297
Traffic Sign Maintenance	(Hrs.)	103	526	818
Vandalism Repairs	(Hrs.)	2	23	348
Citizen Complaints Answered	(Num.)	40	155	124
RECYCLING SITE				
Manhours	(Hrs.)	70	447	458
Participants				
Recycling	(Num.)	328	1,348	1,808
Composting	(Num.)	682	3,809	6,179
Mulch Picked-Up	(Num.)	200	732	350

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Councilmembers**

VIA: **City Manager**
Director of Financial Services
Assistant Finance Director
City Engineer

FROM: ***Director of Leisure Services***

DATE: **March 25, 2004**

SUBJECT: ***(Contract Award for Kedron Rink Restroom/Concession)***
(April 1, 2004 Council Meeting))

Recommendation: Request that Council approve awarding the design-build contract for construction of a restroom and concession building at the Kedron Rink to the Trison Group construction company from Tyrone, in the amount of $148,900. The budget for this PIP project is $150,000, which was obtained through the annual allocation from Fayette County for Recreation projects.

Discussion: On January 29, 2004, the City solicited proposals and letters of interest from 49 construction contractors for design and construction of a restroom/concession building to service the Kedron Rink. The project was advertised in local newspapers in accordance with HB 1079 regarding procurement requirements and was also posted on the city website. The Youth and Adult Roller Hockey Associations, the winter soccer and LaCrosse programs, and the general public use the Rink and will benefit from this facility. The restroom/concession building is 53 feet long by 22 feet wide and contains restrooms, storage, a team changing room and a concession area.

The city received three proposals, from: TomCo Construction/Oldham Design; New South Construction ; and Trison Group. After reviewing proposals, the list was narrowed to New South and Trison Group based on proposals, and price proposals for those two were compared. New South's price was over budget by $76,780; Trison was under budget with a price of $148,900. The City has previous successful experience with Trison owner David Millican, who was a principal contractor in construction of the restroom/concession building at Riley Field in 1997. The city has been very pleased with the Riley facility. Mr. Millican is known for quality work, and his previous successful experience in building a restroom/concession for the city will prove beneficial for both parties. Again, staff recommends approval of the Trison Group to construct the restroom/concession at the Kedron Rink, for $148,900.

There was an additive alternate requested for a rain protection shield for the east end of the Rink. Blowing rain can wet the rink surface, making it slippery. This was not in the original scope of services. Trison submitted a proposal of $25,000 to provide canvas roll-down panels that could be pulled up in fair weather and rolled down in rainy weather. However, since this is over the allotted budget, the city Recreation staff will work with the Roller Hockey Association to find alternate sources of funding.

Budget Impact: $150,000 has been budgeted for this project. The city will work with the contractor/design team to keep the project within that budget. The presence of rock on the site creates the only contingency. Staff believes that, in spite of the possibility of rock, the flexibility of the design-build procurement process creates a setting in which the project can be delivered within budget.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council Members**

VIA: **City Manager**
Financial Services Director

FROM: **Assistant City Manager**
Interim Public Services Director

DATE: **March 25, 2004**

SUBJECT: **Satellite Auto Shop Construction Contract**
Agenda Item – April 1, 2004

Recommendation: City staff recommends the award of the Satellite Auto Shop Construction Contract to Fincher Construction in the amount of $468,595 as originally proposed.

Discussion: Council directed staff at the last meeting to identify other vacant commercial or industrial properties within the industrial park suitable for use as an auto repair facility or reasonably retrofitted to meet the project goals. The project needs were compiled during a staff meeting on Friday, March 19, 2004 and were as follows:

- As near the police headquarters as practicable.
- 3,600 square feet minimum area.
- Inside clearance of 23 feet.
- Doorway clearance(s) of 16 feet 2 inches.

Staff contacted the Fayette County Development Authority, whose database of available properties listed only one facility whose characteristics matched the design objectives. The facility is much larger than necessary, and the owner is offering a sub-lease arrangement only of 6,000 square feet. The property is located approximately a mile and one-half from the police headquarters building and the fleet of vehicles to be serviced. This is about a half-mile further than the distance to the existing repair shop at the public works building.

Some of the renovations required to upgrade this facility for shop use are:

- Install four new unit heaters.
- Upgrade substandard lighting.
- Replace (3) overhead doors.
- Remove crane rails.
- Install hydraulic lifts.
- Upgrade wiring.
- Pave concrete turn-around.
- Provide office space.
- Run water or sewer to building.

These items represent a first pass at the building based on a visual inspection. By way of comparison, a recent renovation project at station 82 resulted in a project cost in excess of $300,000. While renovations associated with an auto repair facility would be closer to $200,000, the one-time cost would be sunk into a property with no way of getting it back. Based upon the level of work required for renovation, the location of the site, the ongoing operational costs for such an old structure, security issues related to a sub-lease, and the budgetary impacts, staff concluded the facility was not worth pursuing.

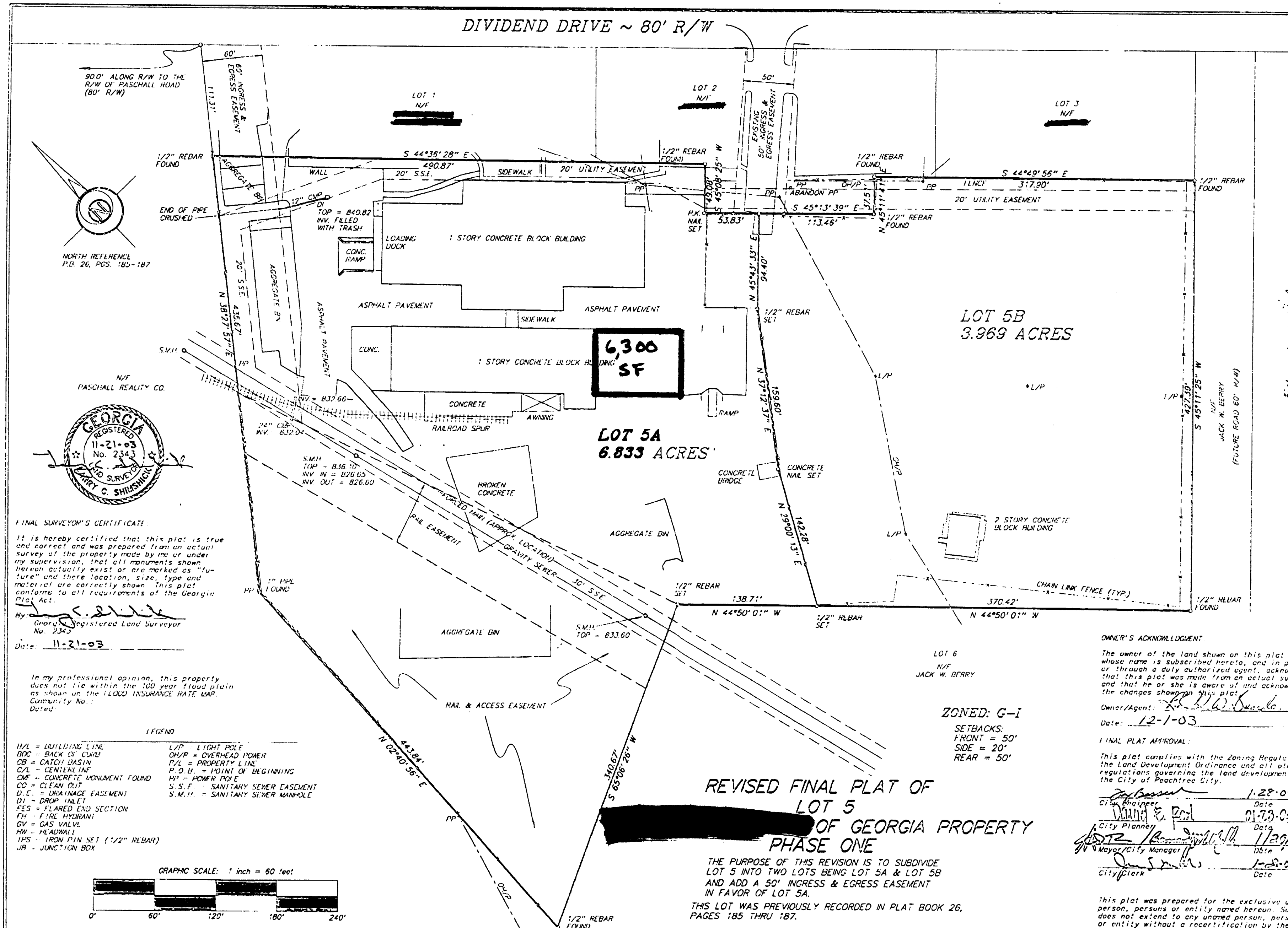
Budget Impact: Adequate debt service funding is available for the remainder of 2004 due to the timing of the project mid-way through the fiscal year, but annual debt service budget for years 2005 to 2018 will increase by $11,426 annually due to the cost difference. The current debt service budget was based upon an estimated construction cost of $350,000. The actual project cost has increased by $118,595 to a total of $468,595.

Debt Service = $33,720 / year @ Original Budget of $350,000 (5%, 15 yrs)
Debt Service = $45,146 / year @ Current Cost of $468,595 (5%, 15 yrs)
$11,426 / year increase

The lease option for the referenced alternate facility in the industrial park and the associated renovations would have to be funded from the general fund or other loan source, and would be irrecoverable. The lease option does not appear to be cost effective, resulting in a greater overall burden on the budget.

Attachments
Reduced Plan
Memo - March 10, 2004

cc: *Facility Manager*
City Engineer



FINAL SURVEYOR'S CERTIFICATE:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision, that all monuments shown hereon actually exist or are marked as "future" and their location, size, type and material are correctly shown. This plat conforms to all requirements of the Georgia Plat Act.

By: Georgia Registered Land Surveyor No. 2343

Date: 11-21-03

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP. Community No.: Dated:

LEGEND

B/L = BUILDING LINE	L/P = LIGHT POLE
BOC = BACK OF CURB	OH/P = OVERHEAD POWER
CB = CATCH BASIN	P/L = PROPERTY LINE
C/L = CENTERLINE	P.O.B. = POINT OF BEGINNING
CMF = CONCRETE MONUMENT FOUND	PP = POWER POLE
CO = CLEAN OUT	S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT	S.M.H. = SANITARY SEWER MANHOLE
DI = DROP INLET	
FES = FLARED END SECTION	
FH = FIRE HYDRANT	
GV = GAS VALVE	
HW = HEADWALL	
IPS = IRON PIN SET (1/2" REBAR)	
JB = JUNCTION BOX	

GRAPHIC SCALE: 1 inch = 60 feet

0' 60' 120' 180' 240'

ZONED: G-I

SETBACKS:
FRONT = 50'
SIDE = 20'
REAR = 50'

REVISED FINAL PLAT OF LOT 5 [redacted] OF GEORGIA PROPERTY PHASE ONE

THE PURPOSE OF THIS REVISION IS TO SUBDIVIDE LOT 5 INTO TWO LOTS BEING LOT 5A & LOT 5B AND ADD A 50' INGRESS & EGRESS EASEMENT IN FAVOR OF LOT 5A.

THIS LOT WAS PREVIOUSLY RECORDED IN PLAT BOOK 26, PAGES 185 THRU 187.

OWNER'S ACKNOWLEDGMENT:

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and that he or she is aware of and acknowledges the changes shown on this plat.

Owner/Agent:

Date: 12-1-03

FINAL PLAT APPROVAL:

This plat complies with the Zoning Regulations, the Land Development Ordinance and all other regulations governing the land development in the City of Peachtree City.

City Engineer	Date 1.28.04
City Planner	Date 01.28.04
Mayor/City Manager	Date 1/28/0
City Clerk	Date 1-28-0

This plat was prepared for the exclusive use of the person, persons or entity named hereon. Said plat does not extend to any unnamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

W.D. Gray and Associates, Inc.

land surveyors - planners

103 WESTPARK DRIVE SUITE C PEACHTREE CITY GEORGIA 30269

PH. 770-486-7552 FAX 770-486-0496

PREPARED FOR: [redacted]

LAND LOT: 59	DATE OF SURVEY:
6th DISTRICT	DATE OF DRAWING:
FAYETTE COUNTY, GA.	REF.
SCALE: 1" = 60'	JOB NO. 0002004

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council Members**

VIA: **City Manager**
Financial Services Director
Developmental Services Director

FROM: **City Engineer**

DATE: **March 10, 2004**

SUBJECT: **Satellite Auto Shop Construction Contract**
Agenda Item – March 18, 2004

Recommendation: City staff recommends the award of the Satellite Auto Shop Construction Contract to Fincher Construction in the amount of $468,595.

Discussion: Staff has been working on a design for a separate auto service facility behind the existing Police Station for several years. Staff also confirmed the need for the facility by way of an independent consultant's report completed in 2002. With plans completed and shelved due to budgetary constraints in 2001, staff updated the plans to comply with current regulations.

Staff then advertised the project to a list of fifteen vendors, with eleven responding. Due to a procedural irregularity, all bids were rejected and the project was re-bid. On March 4, seven bids were opened and determined to be responsive. See attached bid sheet.

The scope of the project was altered to consider two options. The first examined the possible deduction of the site work (e.g., grading, utilities, and paving) for the purpose of completing the work with Public Works staff and equipment. Obviously, this option is no longer realistic and would end up taxing city services and resources beyond their limits. The second alternate involves changing the pavement type from asphalt to concrete. This change will yield a longer lifespan than with asphalt, due to the heavy-weight fire trucks intended to be serviced at this facility. These trucks will quickly destroy the soft pavement as they make the turn into the service bays, unless concrete is utilized.

Therefore, staff recommends the base bid plus alternate 2 be pursued, representing the greatest value for the City. With this configuration of alternates, Fincher Construction represents the lowest bid. Staff, after consulting with the project Architect, believes the low bidder to be capable of completing the work at the proposed price.

Budget Impact: Adequate debt service funding is available for the remainder of 2004 due to the timing of the project mid-way through the fiscal year, but annual debt service budget for years 2005 to 2018 will increase by $11,426 annually due to the cost difference. The current debt service budget was based upon an estimated construction cost of $350,000. The actual project cost has increased by $118,595 to a total of $468,595.

Debt Service = $33,720 / year @ Original Budget of $350,000 (5%, 15 yrs)
Debt Service = $45,146 / year @ Current Cost of $468,595 (5%, 15 yrs)
$11,426 / year increase

Attachment

CITY OF PEACHTREE CITY
SATELLITE AUTO SHOP BIDS
MARCH 4, 2004

CONTRACTOR	BASE BID	ALTERNATE NO. 1	ALTERNATE NO. 2	BASE BID WITH ALTERNATE NO. 1	BASE BID WITH ALTERNATE NO. 2
Absolute Contractors	595,864	(83,034)	6,897	512,830	602,761
Fincher Construction	459,000	(78,725)	9,595	380,275	**468,595**
W.E. Contractor	553,000	(80,500)	12,750	472,500	565,750
Guthrie Const. Co., Inc.	480,500	(91,700)	16,900	388,800	497,400
JHC Corporation	506,000	(130,000)	5,000	**376,000**	511,000
Matriarch Construction Co., Inc.	**453,000**	(57,000)	16,000	396,000	469,000
Trison Group, Inc.	518,000	(74,000)	8,000	444,000	526,000

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	**Mayor & Councilmembers**
VIA:	**City Manager**
FROM:	***Director of Leisure Services***
DATE:	**March 25, 2004**
SUBJECT:	***All Children's Playground Request for Funding April 1, 2004 Council Meeting***

Recommendation: Request that Council provide staff with guidance relative to the subject request.

Discussion The mayor received a letter dated March 17 from All Children's Playground Committee chairperson Colleen Sugar requesting $10,000 from the Parks and Recreation budget line item for playgrounds. The $40,000 budget for new playground equipment in the current FY 2004 Recreation budget has been expended purchasing new playground equipment at three city parks. However, if Council desires, staff can reprogram FY 03 surplus carryover that was in excess of the amount projected (based on audit findings) into that line item this year to cover Ms. Sugar's request. If approved, staff would order and be invoiced separately for $10,000 worth of equipment in accordance with city purchasing regulations.

The Playground Committee received a $5,000 grant from City Council in June of 2000. In accordance with CAM 8-3, the Committee would not be eligible for another grant until after June 2005.

Budget Impact: If Council desires, staff will transfer $10,000 from FY03 surplus carryover into the appropriate Recreation Budget line item and allocate that money to assist in completing Phase III of the All Children's Playground.

Third and Final Phase

Luther Holt Memorial

All Children's

Playground

3/17/04

Dear Peachtree City Mayor Brown,

I am writing to you for support of the final phase of the Luther Holt Memorial All Children's Playground, I would like to request $10,000.00 from the Parks and Recreation budget line item for playgrounds. Recently, the Field of Hope was recognized by the City Council with support and funding beyond the city policy of $5,000.00, and I feel as a similar project we deserve like treatment. The All Children's Playground Committee working with the city, as a sub .set of the Recreation Committee, has to this date raised over $140,000.00. Completing two $50,000.00 community built phases. The Luther Holt Memorial All Children's Playground is a worthy project that enhances the park system here in Peachtree City and should be finished on time and on budget this summer.

Thank You for your consideration of this project.

Sincerely,

Colleen K Sugar

All Children's Playground Select Committee

Colleen Sugar *Chairman*
Claire Cohen *Secretary*
Michelle Larson
Nancy Gilivin
George Martin
Gerri Holt
Jackie Begg
Dorrie Thompson
Paul Batchelor
Alicia Tucker
Joel Cowan Jr. *Honorary Co-Chairman*
Tate Godfrey *Honorary Co-Chairman*

191 McIntosh Trail • Peachtree City, Georgia 30269 • (770) 631-2542