

City Council of Peachtree City
Minutes of Meeting
November 6, 1997
7:00 p.m.

The City Council of Peachtree City met in a regular session Thursday, November 6, 1997, at 7:00 p.m. in the City Hall Council Chambers.

Mayor Lenox led those attending in the pledge of allegiance. Council members present were: Bob Brooks, Jim Pace, and Annie McMenamin.

ADDITION OF AGENDA ITEMS

There were no added agenda items.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Mayor Lenox announced Councilmember Caroline Price was unable to attend the November 6, 1997 Council meeting due to a prior business engagement.

Mayor Lenox presented a Proclamation for Key Club Week.

Mayor Lenox presented a Proclamation for Peachtree City Recycling Day.

Mayor Lenox presented a Proclamation for Peachtree City-A-Glow Week.

MINUTES

McMenamin made a motion to approve the minutes of the October 16, 1997 meeting as presented. Pace seconded the motion. Motion carried unanimously.

OLD AGENDA ITEMS

There were no old agenda items.

NEW AGENDA ITEMS

97-11-01 Certify Election

Director of Administrative Services, Jane Miller, addressed Council and read the election results for Council, which are attached and made a part of this official record. Miller announced there would be a run-off election on November 18, 1997 to determine the Council Post 4 seat.

McMenamin made a motion to certify the election results as read. Pace seconded the motion. Motion carried unanimously.

Lenox thanked Jane Miller, Betsy Tyler, Gloria Strobel and all poll workers for their work during the election.

11-97-02 Hip Pocket Weight Limit

Chief Murray addressed Council and stated that when improvements were made on Hip Pocket Road in 1996 for safety concerns, which included a cart path and stop signs, the Police Department was directed to continue observing Hip Pocket Road and make any other recommendations for safety. The Police Department noticed a major increase in large truck traffic using Hip Pocket Road, both north and south, as a cut through between Kelly Drive and Highways 54 and 74. Therefore, Murray recommended adding Hip Pocket Road to the weight class limit of 12,000 pounds restricting trucks or large vehicles from using Hip Pocket Road unless deliveries were being made to or from any other locations which were not accessible except from Hip Pocket Road.

McMenamin stated the full intent of the stop sign was to increase the visibility that Hip Pocket was a residential street and made a motion to amend Chapter 19, Article I, Section 19-20 to enforce the Hip Pocket Road Weight Limit. Brooks seconded the motion. Motion carried unanimously.

11-97-03 Development Authority/Tennis Center and Amphitheater Improvements.

Jim Fulton, Secretary for the Development Authority, addressed Council and said that the Tennis Center had been awarded "Public Facility of the Year" for the entire country by the USTA as well as the award for the "Best Junior Program in the State" by the Georgia Tennis Association. Fulton thanked the City for allowing the Development Authority to build and run a first-class facility and a first-class program that meant a lot of recognition for Peachtree City - so much so that the facility was full.

Fulton reminded Council that the Development Authority had presented a proposal at the 1997 Retreat to build six new clay courts which would total 22 courts at buildout. Fulton advised that 6 new clay courts would enable the Tennis Center to meet the needs of senior players.

Fulton said that Council had approved \$235,000 for the clay courts in 1997, but based on new construction plans, which included additional parking and drainage (due to revised drainage requirements since the original plan), the Development Authority would incur site preparation costs of approximately \$142,000.00. Fulton explained that the original retention pond area would have to be enlarged and a new retention pond would be built, which involved piping, grading, relandscaping, etc. Basically, the additional cost for the six courts would be \$142,000 and requested that Council approve same.

Fulton said the Amphitheater was another project the Development Authority was managing and felt both the Tennis Center and the Amphitheater were tremendous quality of life features, which were shown to business prospects when they visited Peachtree City. Fulton explained that one of the improvements needed at the Amphitheater was a catwalk which would be built across the front of the stage to permanently mount lighting and speakers. Currently, speakers, lights, stands, etc. were being rented and resulted in considerable cost every year and this project would save money and give the Development Authority the ability to have bigger and better programs. Fulton said the additional cost for these improvements was \$77,000 and asked Council to approve same.

Brooks asked at what percent did he anticipate the hotel/motel tax revenue would increase in 1998. Tom Farr, Chairman of the Development Authority, addressed Council and stated that this past year's receipts totaled approximately \$40,000 higher than anticipated and felt it was due to the Olympic impact the previous year. Farr said he thought the hotel/motel tax increase would most likely amount to approximately \$30,000 to \$40,000 in 1998.

Brooks said he thought it was important to broaden the scope of the Tennis Center and that the senior tennis players would benefit greatly from the clay courts and was in favor of funding this project. Brooks advised, however, he would be interested in exploring the possibility of the Development Authority obtaining a loan to cover the cost of the catwalk for the Amphitheater project and requested that the Development Authority examine the hotel/motel tax in 1998 in an effort to pay it off quickly.

Lenox clarified the Tennis Center project would increase the courts from 12 to 18 and that the final phase would include 4 additional courts totaling 22 courts. Lenox asked if it would be a fair assessment to say that the 6 courts should also, in all likelihood, enable the Tennis Center to get to an operational break-even standpoint. Farr responded it was certainly a possibility, but that the junior programs were inherently cost items and involved charges that did not totally cover the operating expenses, and that 6 more courts would help to cover fixed cost. Farr explained further that new staff members would not be hired; however, the 6 clay courts would require more maintenance than the hard courts and the current maintenance person would require a few more hours. The criteria for the system the Development Authority chose was low maintenance and low water usage and would assist in controlling operating costs.

Lenox pointed out that all the money made from commercial performances and the concert series from the Amphitheater had been put back into the non-profit programming and also into improvements to the facility. Lenox said further he would be in favor of funding the \$77,000 shortfall, but was reluctant to tap the Council Contingency Fund at the present time. Lenox said if it was possible to borrow the money and proceed with improvements to the Amphitheater, Council would be happy to look at this funding later in the year because the Amphitheater was such a tremendous asset to the community.

McMenamin said it had always been Council's intention from inception to support the Development Authority in their effort to make the Tennis Center and the Amphitheater first-class facilities and would be in favor of obtaining the money through funding sources for the improvements to the Tennis Center.

Farr stated the success of these projects was only *slightly* dependent on the Authority, but *highly* dependent on Virgil Christian, Kristi Rapson, and their co-workers who deserved recognition for a job well done.

Brooks made a motion to approve the funds for the Tennis Center in the amount of \$142,000, with \$50,000 from the Public Improvement Contingency Fund and \$92,000 from the Council Contingency Fund and that the Amphitheater project would be re-evaluated later in the year (possibly at the 1998 Retreat). McMenamin seconded the motion. Motion carried unanimously.

11-97-04 Contract Award - South 74 Baseball/Soccer Complex - Phase II - Design Contract.

City Engineer Cam McNair addressed Council and provided a map for Council's review, stating that the map was the overall master plan of the complex which showed 11 soccer fields and 12 baseball fields. Further, in 1994, as part of the Recreation Bond Referendum of 1993, Phase I was built and included the four soccer fields, four baseball fields, the central parking area, and all the support facilities that went with those complexes (lights, irrigation systems, concession buildings, landscaping, etc.). Phase I was substantially completed in December 1995 after some delays caused by Hurricane Alberto in 1994 and Hurricane Opal in 1995.

McNair said the City was prepared to begin Phase II, which would consist of two additional full-size soccer fields and four baseball fields. There will also be a new entry off of Highway 74, additional parking and a new concession building. Phase II will be built over the next two years and Phase IIA will be built in 1998. All site work, drainage, grading, parking and paving would be completed for the entire phase, as well as two soccer fields with irrigation system, lights, etc. In 1999, Phase IIB would begin, which would complete the four baseball fields. Grading for the baseball fields would be done in 1998 and the turf, irrigation system, fencing, score boards, etc. in 1999.

McNair advised that City staff recommended the design contract for the entire project - the two year sequence of Phase II - be awarded to Foley Design Associates in the amount of \$54,100.00, which was considerably less than the total amount spent on the design for Phase I and was well within the amount budgeted for the design of Phase II. Foley Design and their civil engineering partners, Haynes and Gipson, were the original design team and developed the master plan for the entire complex, prepared construction plans and contracts, and administered the contracts through completion. McNair said because of this it would be much more efficient and advantageous in many ways to use the same designer for the next

phase of the project because the needs and concerns of the users and operators were well understood by these designers. McNair elaborated further that it was time to begin the design process so that the time table could be met in order to plant grass in June and City staff recommended approval of the Design Contract award to Foley Design Associates.

In response to McMenamin's question as to whether the City was legally required to send this contract out for bid, McNair stated that Purchasing regulations regarding professional services were based on a qualifications-based system in which City staff was allowed to determine qualified professionals and negotiate costs in terms of fairness and experience with previous costs. This was done in a number of areas regarding professional services (i.e., legal services).

McMenamin made a motion to award the design contract to Foley Design Associates in the amount of \$54,100.00 for the total design phase. Brooks seconded the motion. Motion carried unanimously.

In response to an inquiry from the audience regarding the Water Quality Study initiated by Peachtree City, Brooks directed City staff to prepare a short briefing of the information and place this matter on the November 20, 1997 Council agenda.

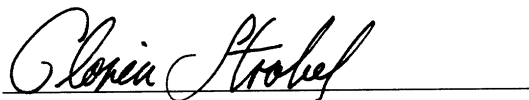
Lenox made a motion to take a brief recess before convening in executive session for a lawsuit update. Brooks seconded the motion. Motion carried unanimously and the meeting adjourned at 7:45 p.m.

EXECUTIVE SESSION

No action was taken in executive session. Lenox made a motion to adjourn the meeting. Brooks seconded the motion. Motion carried unanimously and the meeting adjourned at 8:50 p.m.

Attest: _____

Robert L. Lenox, Mayor



Gloria Strobel, Acting City Clerk