

City Council of Peachtree City

WORKSHOP

October 5, 2010

6:30 p.m.

The Mayor and City Council of Peachtree City will hold a workshop on Tuesday, October 5, 2010, 6:30 p.m., in Council Chambers. The purpose of the workshop is to conduct a brainstorming session for the development of the 2011 Citizen Survey and to develop a prioritized list of topics for discussion at City Council Retreat. Topics to be discussed include:

- The Gathering Place – expansion
- Kedron Bubble – cost & date budgeted
- Recreation items – BSC traffic light
- Hwy 54 West landscaping
- Railroad crossings – quiet zones
- Amphitheater/cast house roof
- Review of landscaping & grass cutting pre- and post-outsourcing
- Lake dredging – north of Hwy 54, cost & plan of action
- Golf cart path priorities and criteria

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

Gathering Place Expansion

Plan creates 3,750 square feet

Creates a passageway around existing room to avoid interruptions

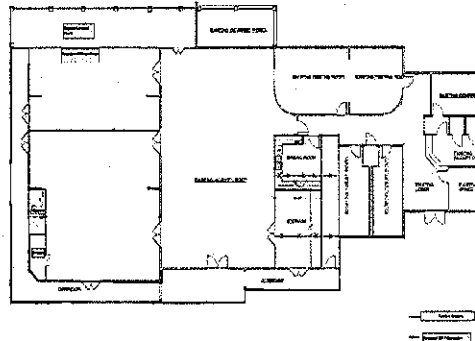
Wall creates a sound buffered room for Music Alive or other active events

Access doors to use both spaces for one event

Restrooms, storage

Expand Covered Porch

July 2010 discussed 3,750 sq. ft. expansion of Gathering Place



OVERALL COMPOSITE FLOOR PLAN
8/1/10

A NEW EXPANSION FOR
THE GATHERING PLACE

PEACHTREE CITY

A NEW
EXPANSION
FOR THE
GATHERING
PLACE
OVERALL
COMPOSITE
FLOOR PLAN

July Cost Estimate

■ \$789,393	
■ Architecture/Engineering, Site Preparation, Construction, Contingency (10%)	\$669,393
■ Furniture, Fixtures and Equipment	\$ 45,000
■ Bond issuance costs	\$ 75,000
■	
	<u>\$789,393</u>

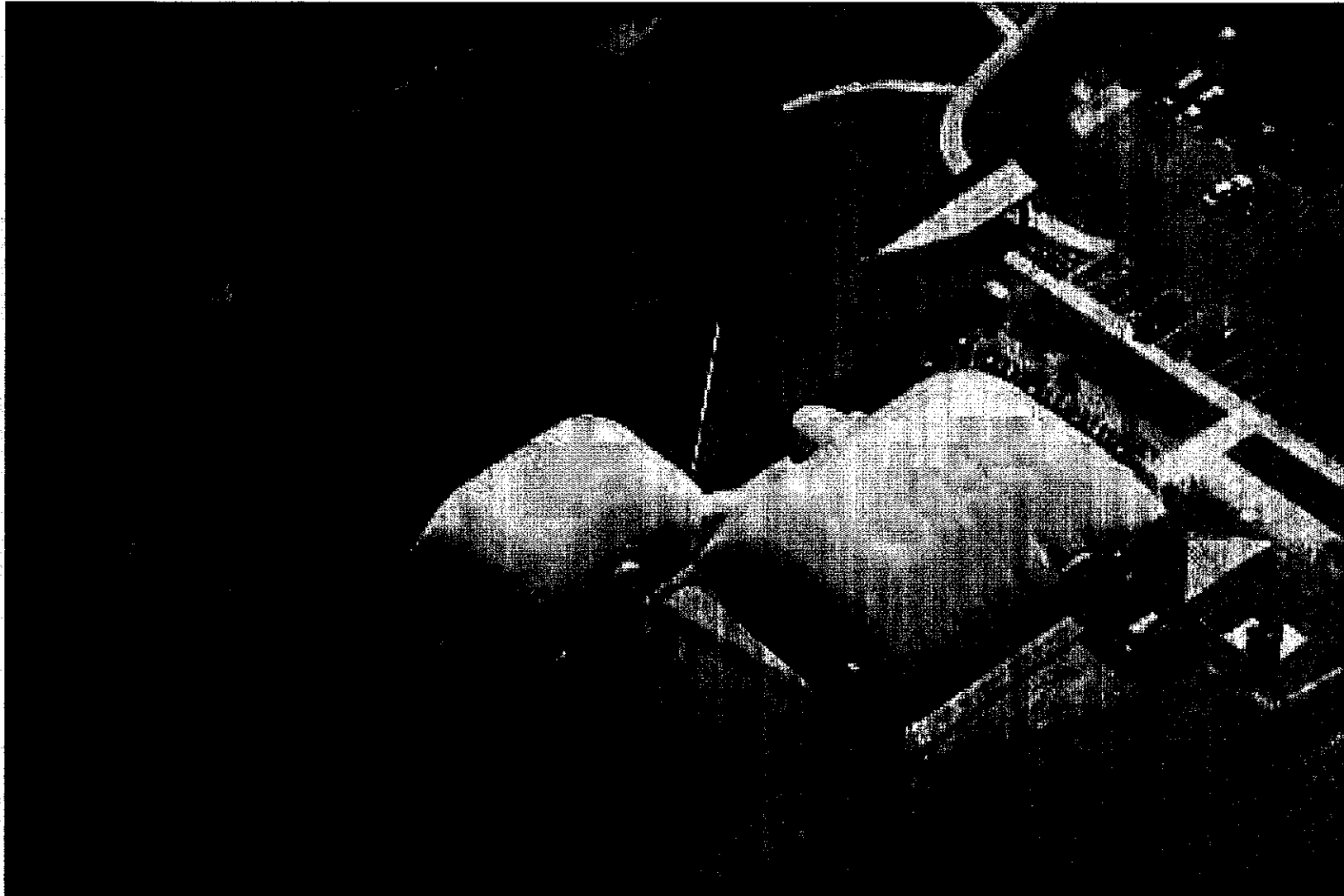
July Estimate, Annual Debt Service

- \$102,230 on 10-year GO Bond at 5%
 - Millage increase .056 mills, or annual increase of \$5.82 for \$260,000 home
- \$78,644 on 15-year bond, 5.5%
 - Millage increase .043 mills, or \$4.47/yr

Gathering Place Expansion: One Time Millage Increase to Pay for Expansion

- Architecture/engineering,
site prep, construction,
Contingency, FF&E: \$714,393
 - Added 5% inflation factor: \$750,000
- Based on FY2012 digest estimate
 - One time mill increase of .41 mils
 - \$42.64 for average \$260,000 home

Kedron Bubble: Cost & Date Budgeted



Kedron Bubble Replacement Financed over 7 Years

- Currently budgeted in FY2012 PIP
- Bubble replacement cost, \$250,000, 7 years, 4.5%, \$43,205 debt service/year



Kedron Bubble Replacement

- If we assess a one-time millage rate increase to cover the \$250,000 cost of replacing the bubble:
 - One-time millage increase of .137mils or \$14.25 for the average \$260,000 home in PTC

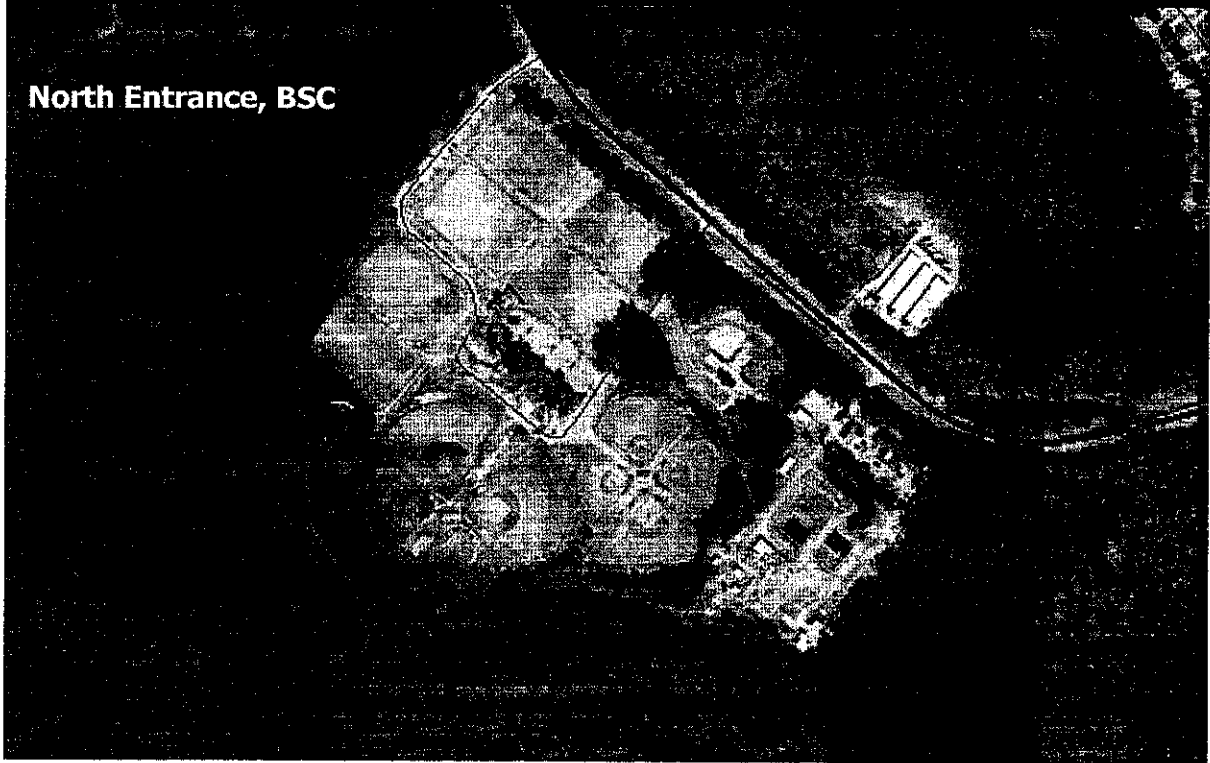


Leisure Services Capital Projects

- Reseal Library Exterior, 2012, \$35,000; water-seal block to prevent moisture penetration
- Resurface Kedron small pool, 2012, \$32,000; last done 2003
- Resurface Kedron large pool, 2014, \$50,000; last done 2006
- Dredge Upper Pond, 3-Ponds, Excess of \$200,000; this pond has silted up over the years. Have handled with aquatic herbicides thus far but now sandbar is developing; will place in five year staff plan
- Re-surface Riley Track, 2012, \$35,000; last done 2001, rubber is beginning to break down, crumble
- Meade Adult Restrooms, , no set date, \$150,000; to serve adult athletics and tournaments

Traffic Light at BSC, Highway 74

North Entrance, BSC



Traffic Light at BSC, Highway 74

- On-going Effort Since 2006
 - First letter sent to DOT July 28, 2006 re: no median cut for PD and for BSC
 - City Manager asked DOT for Re-evaluation:
- November 2006 BSC traffic study
 - We had suggested end of October, they chose week of Nov. 13 when there was minimal activity at BSC
 - Failed to meet DOT warrants for a light; we asked for second study

Traffic Light at BSC, Highway 74

- 2nd traffic study conducted March 2007
 - Again, failed to meet DOT standards
- Letter went from then-mayor Logsdon to DOT in Nov. 2007
 - Acknowledged warrants, but asked for common sense decision based on type of usage BSC gets
 - Included letters from police chief (Murray), fire chief (Eiswerth)
 - DOT agreed to another traffic study

Traffic Light at BSC, Highway 74

- Third traffic study conducted March 2008
 - Again, failed to meet DOT standards
- Discussion paper developed for mayor to bring it to legislators' attention
- Nov. 08, Matt Ramsey, Ronnie Chance met w/DOT, brought up the light
 - Suggested sensors or timers so they would only function when high volumes of traffic were coming out of BSC
 - DOT said they would consider: never got back with us on it
 - Legislators emphasized they can only urge and discuss, it is a GDOT issue

Traffic Light at BSC, Highway 74

- We requested another traffic study for April 2009
- DOT declined based on overwhelming number of traffic studies they already had scheduled elsewhere
 - Suggesting retaining a private firm to do study
- October 2009, then-Mayor Logsdon, Matt Ramsey and Ronnie Chance met with DOT commissioner
 - As of Feb 2010, no progress

Traffic Light at BSC, Highway 74

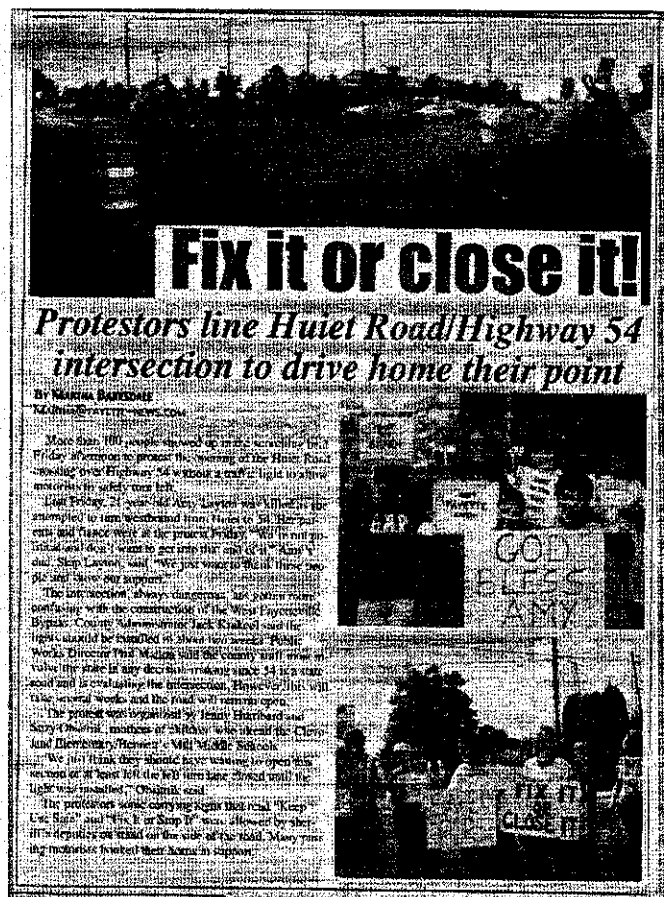
- May 2010 Mayor Haddix sent letter to DOT requesting a flashing warning light and signage instead of traffic light
- DOT turned that down
 - Said flashing lights reserved for "continuing conditions" such as schools or roadway conditions (falling rocks, sharp turns?)
 - Signage: recreational warning signs apply to activities "immediately adjacent to the roadway": BSC lies "away" from roadway edge

Current Status

- DOT says that even if we wanted to pay for a light, if the intersection doesn't meet DOT warrants, no can do
 - Cost of Wisdom light \$157,000 with no lane improvements or widening, just using existing lanes
- Current design: right in/out at south (old) entrance
- Median cut at North (new) entrance, no light

This Is The Headline I Dread

- Same situation existed at 54 and Huiet Road



Options

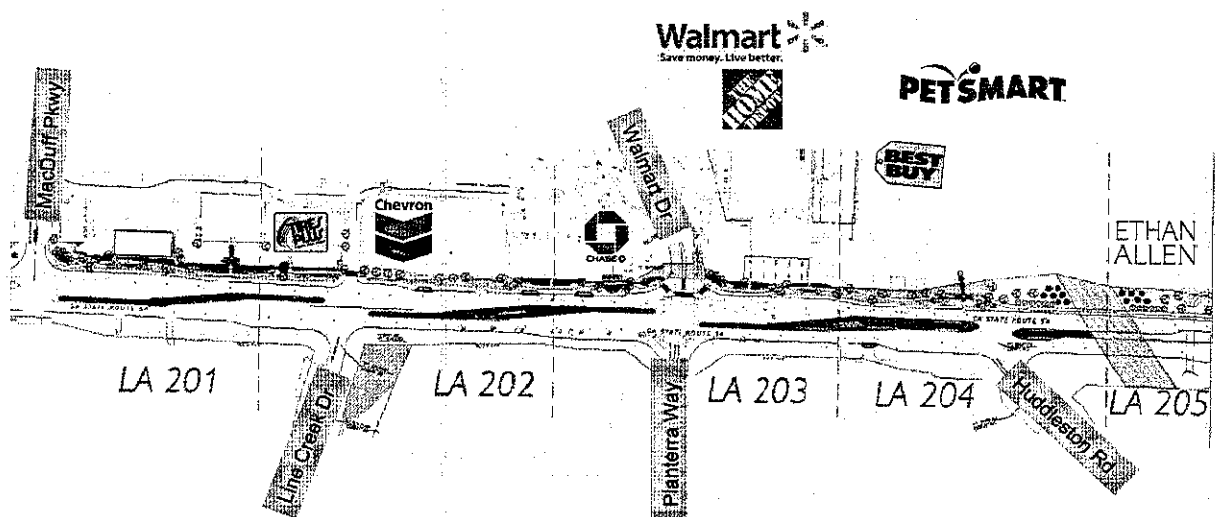
- Do nothing, hope for the best
- Accelerate political pressure to override the warrants in the interest of public safety
- Encourage citizen involvement from parents of soccer, baseball or Lacrosse youth using BSC
 - Letters and emails to DOT, followed by another visit to the Commissioner
- Consider having a private contractor do a traffic study on the chance it would meet DOT standards: cost, \$7,000

SR 54 W

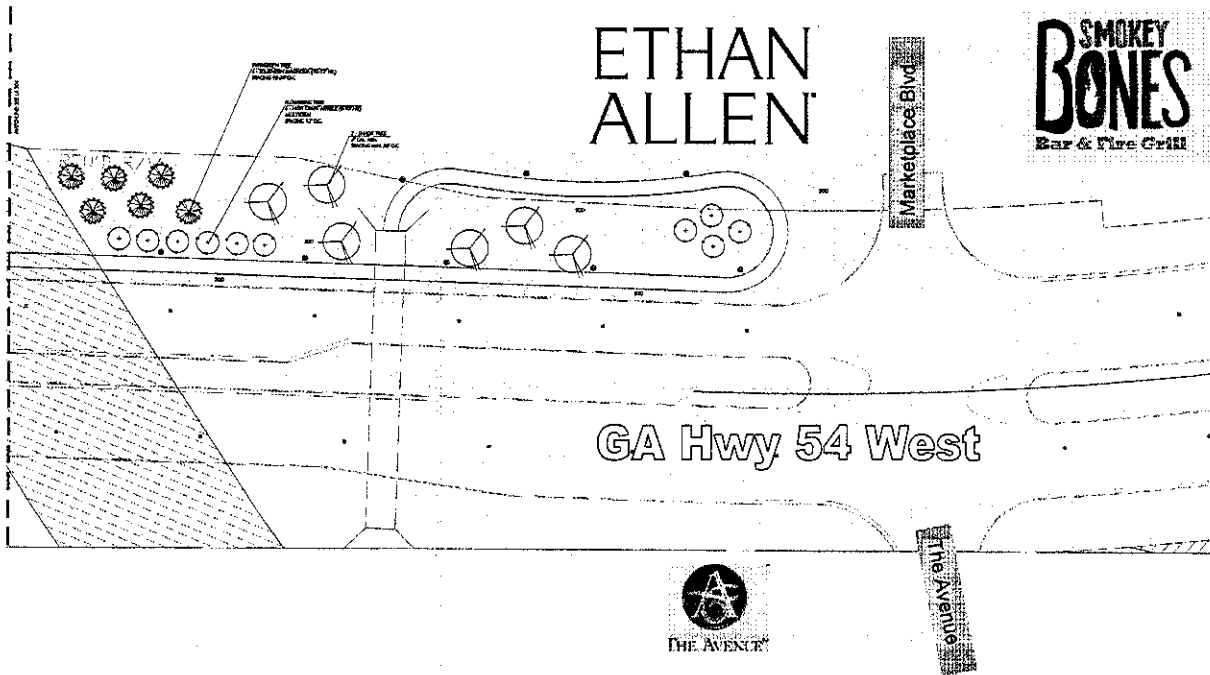
Landscape Enhancements

SR 54/ CSX bridge to city limits

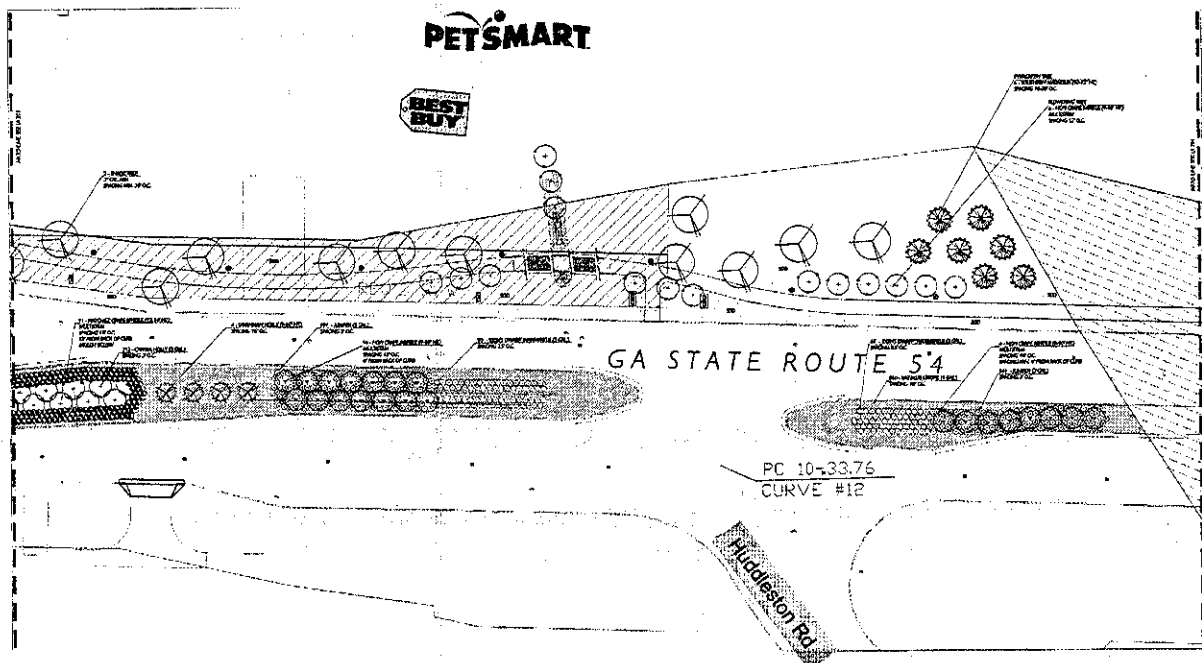
Overall Design



Design – Ethan Allen



Design – Medians



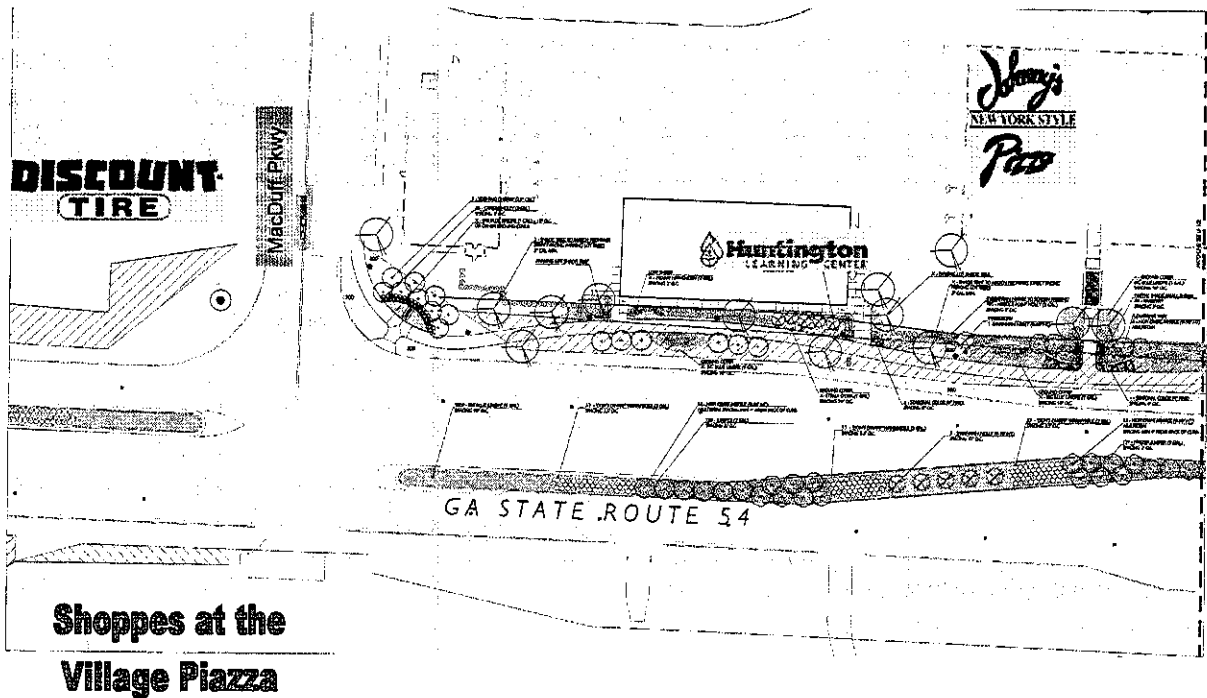
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Design - Medians



PRELIMINARY COST ESTIMATE GA 54 West - Medians Only

Quantity	Unit	Common Name	Scientific Name	Size	Unit Cost	Total Cost
Ground Cover						
9150	Ea.	Big Blue Liriope	LIRIOPE MUSCARI 'BIG BLUE'	1 Gal.	\$ 2.50	\$ 22,875.00
Shrubs						
533	Ea.	Don's Dwarf Waxmyrtle	MYRTICA CERIFERA	3 Gal.	\$ 7.50	\$ 3,997.50
969	Ea.	Pfitzer Juniper	JUUPERIUS X PFITZERIANA	3 Gal.	\$ 16.95	\$ 16,424.55
387	Ea.	Carissa Holly	LLEX CORNUTA 'CARISSA'	3 Gal.	\$ 16.95	\$ 6,559.65
Trees						
73	Ea.	Hopi Crape Myrtle	LAGERSTROEMIA INDICA 'HOPI'	9 - 10' HT.	\$ 59.95	\$ 4,376.35
25	Ea.	Savannah Holly	ILEX X ATTENUATA 'SAVANNAH'	9 - 10' HT.	\$ 89.95	\$ 2,248.75
16	Ea.	Natchez Crape Myrtle	LAGERSTROEMIA X 'NATCHEZ'	9 - 10' HT.	\$ 95.00	\$ 1,520.00

Total Plan Material Costs \$ 58,001.80

Soil

1877 LF	Median Length
20 LF	Avg. Median Width
37,540 SF	Estimated Median Square Footage
	Price/SF \$ 1.55

Median from MacDuff Pkwy to Line Creek Bridge (not on plan)

1,493 LF	Median Length
30 LF	Avg. Median Width
44,790 SF	Estimated Median SF
	Additional Median Cost \$ 69,203.53

Total Material Costs \$ 127,205.33

Soil Prep Costs

Quantity	Unit	Description	Unit	Total
1,525	CY.	82,330 SF HARDWOOD MULCH	\$ 32.85	\$ 50,084.08
762	CY.	82,330 SF ADD SOIL AND BERM (3" depth)	\$ 28.20	\$ 21,497.28

Total Soil Prep Costs \$ 71,581.36

Total Construction \$ 198,786.69
2 Year Maintenance and Guarantee Requirement \$ 50,000.00
Total Project \$ 248,786.69

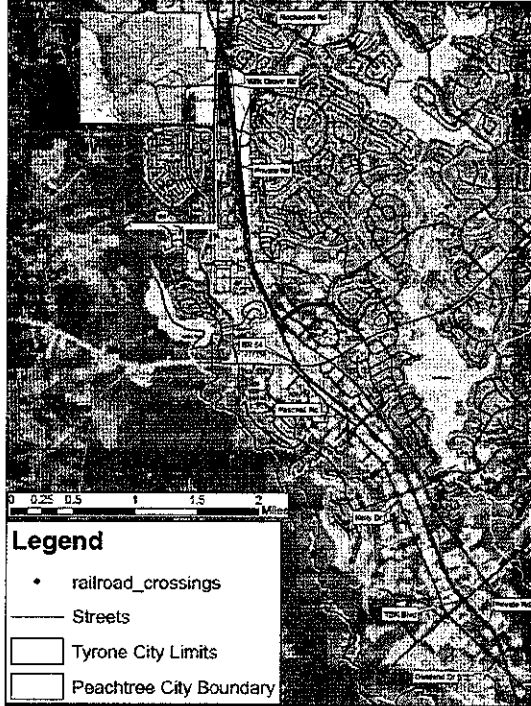


FREDERICK BROWN, JR. AMPHITHEATER

Capital Improvements priority list for The Fred

•Cast house roof replacement	\$ 6,765.00
•Cast house gutter replacement	\$ 2,425.00
•Pavillion/concession area gutters	\$ 3,936.00
•Pavillion/concession area roof	\$18,661.00
•Stage area roof	\$10,609.00

Upgrade RR Crossings to Create Quiet Zones



Background:

- 8 crossings total in Peachtree City
 - 3 public at-grade crossings
 - 3 private at-grade crossings
 - 2 public grade-separated
- Train horns are required to sound at all public and private at-grade crossings (unless Quiet Zone)

Upgrade RR Crossings to Create Quiet Zones

Background (con't.):

- In a designated Quiet Zone, no horn is sounded unless engineer feels there is safety issue (i.e. Someone on tracks, etc.)
- Engineer may sound (2 short blasts) when leaving siding (adjacent to Centennial and Cedar Croft) even in Quiet Zone
- Quiet Zones can be established in areas where improvements are made to lower the risk of accidents below an established level

Upgrade RR Crossings to Create Quiet Zones

Minimum requirements for Quiet Zone:

- Zone must have public at-grade crossing at each end.
- Upgrade all public at-grade crossings to constant warning time (added equipment and electronics).
- Pre-engineering assessment needed for each public at-grade crossing in zone.
- Municipality must agree to pay for all design, installation and maintenance of improvements and indemnify railroad.

Upgrade RR Crossings to Create Quiet Zones

Peachtree City specific issues for Quiet Zone:

- Location
 - Most useful at north end of City; however would also be beneficial for south end as well.
 - North end Quiet Zone limit would have to be Rockwood Road (Tyrone)
 - South end could be Dividend Drive or Kelly
- Physical Improvements Needed
 - Constant warning time
 - Median separators at Paschall and Kelly Drive or Dividend (if included in Quiet Zone)
 - Improvements could change with new traffic counts

Upgrade RR Crossings to Create Quiet Zones



- Median separator examples
 - Non-traversable



Upgrade RR Crossings to Create Quiet Zones

Estimated costs (Rockwood to Dividend):

- Pre-engineering assessments
 - \$80,000 (Tyrone share w/b \$20,000)
- Constant warning time upgrades
 - \$240,000 (Tyrone share w/b \$60,000)
- Design
 - Has to be negotiated with CSX
- Construction
 - Will vary depending on design. Modifications will be needed to install medians and accommodate existing roads and driveways. (i.e. Aviation Way)

Upgrade RR Crossings to Create Quiet Zones

Options:

1. Work with Tyrone to establish full Quiet Zone
2. Continue working with developers of West Village and Comcast to close all private crossings North of SR54 in City
3. Make Wilks Grove crossing public to establish north limit (\$400,000)

Recommendation

- Staff recommends Option 2 above because
 - City or Tyrone would need to spend funds in Tyrone
 - Cost and liability for Wilks Grove public crossing
 - Future plans for development of West Village include closing Wilks Grove and Comcast Crossings

Mowing and Landscaping Level of Service: Pre Versus Post Outsourcing

State Roads 74N,74S,54E & 54W

	Pre Outsourcing	Current Contract
Mowing	Every 2 weeks	Every 2 weeks
Bedding plants fertilized	4 times per year	2 times per year
Illeagnus along SR74N trimmed	2 times per year	2 times per year
Landscaping trimmed	As needed year round	3 times per year
Mulching	1 time per year 6 inch depth	2 times per year 2 inch depth

PRIMARY & SECONDARY ROAD MOWING

	Pre Outsourcing	Current Contract
Primary Roads Mowing and Trimming	Every 2 weeks	Every 2 weeks Guardrails are sprayed instead of being trimmed
Secondary Roads	Every 3 week (105 locations)	Every 4 weeks at 32 location; Every 8 weeks at the remaining 73 locations
Edging	Every 4 weeks with the clippings/debris being blown off the streets	Every 6 weeks. Debris is left in curbing
Weeds	Gutters & drains Srayed as needed	Gutters & drains have no service
Litter and dead animal removal	2 dedicated people	1 person with other duties

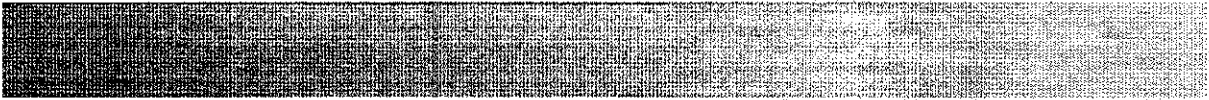
LANDSCAPE MAINTENANCE

	Pre Outsourcing	Current Contract
Sub-Divisions Entrances	Every 5 weeks year round for a total of 10 times yearly	Every 8 weeks or 3 times a season from March to October
Landscaping along Primary Roads	Every 5 weeks year round for a total of 10 times yearly	Every 8 weeks or 3 times a season from March to October

CITY HALL COMPLEX & POLICE DEPARTMENT		
	Pre Outsourcing	Current Contract
City Hall and Library Complex	2 people dedicated for year round mowing, trimming, landscaping, weeding etc	Mowing, trimming and landscape maintenance 2 times per month during the growing season of March thru October. During the Winter months, these facilities receive service 2 times a month to blow leaves off pavers and parking lots (no other services received at this time)
City Hall Seasonal plantings	Each season	None
Police Department Mowing	Every 2 weeks	Every 2 weeks
Police Department Landscaping and weeding	As needed	4 times a year
Blowing off Police Department Parking lot	As needed	2 times per month from November to February

SPORTS FIELDS MAINTENANCE		
	Pre Outsourcing	Current Contract
Sports Field Mowing	2 times a week using reel and rotary mowers	1 time a week using only rotary mowers
Fire Stations		
	Pre Outsourcing	Current Contract
Mowing, Landscaping, Weed Control	Every 2 weeks	Completed by Fire Department Personnel

ADDITIONAL DUTIES NOT IN THE MOWING & LANDSCAPING CONTRACT

- Trimming brush and trees from ROW's for safety and site clearance
 - Blowing off roadways after wind storms
 - Mulch tree beds along Primary Roads
 - Immediate response for landscaping and mowing issues
- 

Additional contracts in-place to cover other duties not covered by Mowing and Landscaping Contractor

- PEST CONTROL
 - TERMITE CONTROL
 - TREE REMOVAL
 - MAINTENANCE OF FOUNTAIN AT
CITY HALL
- 