

City of Sugar Hill Called Council Meeting
Wednesday April 21, 1999
7:00 P.M. Community Center

The City of Sugar Hill Council held a Special Called Meeting on Wednesday April 21, 1999 at 7:00 P.M. in the Community Center.

Notice of the meeting was placed on the doors of City Hall and the Community Center. Notice was placed on the board at Peachtree Industrial Blvd and Alton Tucker Blvd. Notice was also sent to the local media.

Those present included Mayor Roberta Crabb, Mayor Pro-Tem Steve Bailey, Council Member Chris Abbey and Gary Pirkle. Also present were City Manager Grady McCalmon, City Attorney Lee Thompson, City Clerk Shirley Gibbs, employees, registered guests and members of the media. Absent were Council Members Reuben Davis and Michael Mosley.

CALL TO ORDER , PLEDGE TO FLAG AND INVOCATION:

Mayor Crabb called the meeting to order at 7:00 P.M. and led the Pledge to the Flag. Council Member Pirkle gave the Invocation.

NEW BUSINESS:

A: DISCUSSION: TAX ANTICIPATION NOTES:

City Manager McCalmon stated that Mr. Fussell could not attend tonight's meeting but he had sent over his recommendations on this item. He had recommended the Council approve the low bidder People's Bank and Trust Company at an interest rate of 3.65% for the \$475,000 Tax Anticipation Note. The advance money of two percent, which is required by the bidding, has been invested at 4.90% interest. The remaining funds will be directly deposited into this interest bearing account. In his opinion, it would be in the best interest of the city to approve Mr. Fussell's recommendation. City Attorney Lee Thompson stated that prior to the meeting, he had handed out to the Council Members an Ordinance he had prepared for the closing of the Tax Anticipation Note. Mr. Thompson explained the terms of the Ordinance and when this loan would need to be paid back. Mayor Pro-Tem Bailey made the motion to adopt said Ordinance and instruct the Mayor to enter into a signatories. Council Member Pirkle made the second. City Manager McCalmon wanted them to know, before they voted, that this note could not be pre-paid. Motion passed 3-0 by those present to vote.

B: REVIEW ENGINEERING AGREEMENT WITH ARCADIS, GERAGHTY AND MILLER:

Mr. Gil Haines of Arcadis, Geraghty and Miller stated they had prepared a proposal for the construction plans and specs and bidding assistance for the construction of the closure of the landfill. They would utilize their recently state approved closure plans that was approved November 25, 1998. The closure plan includes elements that were revisions to the previously approved closure plans in the way of material properties and slope geometry. The result of this is a 30% saving on construction costs to the city. That does not include having to move waste or soil as the previously approved plan called for. They will use the existing approved closure plan and make modifications to it

for constructability. These modifications will be in the form of adding survey control for field layout to make sure the contractor can build this according to the approved plan and that EPD will accept it and issue a closure certificate. They will add construction notes, more detail actually defining the scope of work, limits of construction and also adding instructions to the bidder as to what elements he must construct. They will also include material specification and insurance bonding, contractual requirements, liquidated damages will also be proposed if the contractor can not build the closure to meet the deadline. The second part of the proposal is to assist with the bidding. They will assist with the advertisement, the pre-bid meeting with the contractors, answer questions and issue addendum's if needed, review bids and recommend an award. A schedule was attached that they had proposed in order to meet the consent order deadline of September 30th. Also attached were their estimated costs for completion of these tasks of this proposal. They anticipated performing this work under unit rates, time and materials. Time that is not spent on the project will not be billed to the city, these are maximum not to exceed numbers. A couple of things this proposal does not include are construction administration and construction quality assurance. The cost for those two tasks will be given to the council at a later date. Mayor Pro-Tem Bailey stated he was under the impression that these items had been included in the original proposal for the plan that EPD had approved. He was dismayed that they were being asked to pay an additional \$26,000 for services he thought was included in the original agreement and was not anticipated by the council. A lengthy discussion was held between council members and Mr. Haines about costs, items that they thought were included in the original proposal, administration costs, plans, construction specs and why the difference in this project and the one at the golf course when both had to be approved by the EPD. Council Member Pirkle made a motion to table this item, along with items C & D, until the next regular council meeting. Mayor Pro-Tem Bailey made the second. Motion passed 3-0 by those present to vote.

**C: REVIEW BID DOCUMENTS FOR LANDFILL CLOSURE
[PLANS AND SPECIFICATIONS]:
THIS ITEM WAS TABLED ALONG WITH ITEM B AND D.**

**D: AUTHORIZE RFP FOR LANDFILL CLOSURE:
THIS ITEM WAS TABLED ALONG WITH ITEM A AND C.**

**E: TIMBER AT 205-ACRE TRACT AND 17-ACRE HIGHWAY
20 TRACT:**

City Manager McCalmon gave his report on the value of the timber on the 205-acres of land and the 17-acres on Highway 20. There was approximately 122 acres of timber on the 205-acre tract, which was valued at \$97,930 to clear-cut. The value of the timber too thin-cut would be \$92,930. There was no real value for timber on the 17-acres located on Highway 20, they would quote a tonnage rate to chip and cut. No action was taken on this item.

**F: REVIEW THE REAL ESTATE APPRAISAL HIGHWAY 20
17-ACRE TRACT:**

City Manager McCalmon stated that he had been asked to have an appraisal done on the property located at Highway 20, this had been done and the results passed out to the council members. The property had appraised at \$50,000 an acre, which if sold at the appraisal price would be \$900,000. Based on the appraisal, Council Member Pirkle made a motion to go ahead and advertise this property for sale. Council Member Abbey made the second. Motion passed 2-1 by those present to vote. Mayor Pro-Tem Bailey voted against the motion. City Manager McCalmon wanted to clarify that this was to be bid like the 205-acre tract.

G: DISCUSS THE BIDS ON 205-ACRES OF CITY PROPERTY:

Mayor Pro-Tem Bailey stated this was just an update on one of the bids for the 205-acre tract of land. Peach State Property and Development had presented some information about their company history and about their bid. They had no intention of modifying their bid as originally submitted. Council Member Pirkle stated he had asked Mr. Bailey to find out if Peach State Property and Development would consider having a covenant put on the property in order to prevent a landfill from being put there. They had indicated that they would not agree to this covenant. Mayor Pro-Tem Bailey stated that if Peach State did become the purchaser of the land, they intended to apply for a Special Use Permit, which would allow them to put a landfill on this property. Since they are developers, if putting a landfill on this property failed, they would use it for commercial and residential development. They had no intention on selling it to another entity. No action was taken on this item.

H: DISCUSS AND ADOPT PROCUREMENT PROCEDURE:

City Manager McCalmon stated that as part of the Community Development Block Grant application, he had found there were no procurement procedures. He was not ready for them to adopt this tonight but he wanted to present it to them to study and review. He suggested that it should be adopted at the May 10, 1999 meeting. It would be a procurement of contractors, engineers, and other providers of services if the city is approved for the grant for the improvements they hope to make to city hall complex to make it more handicap accessible. He wanted them to look at this and make suggestions, it does conform to the purchasing policies which has not yet been adopted by the council. No action was taken on this item.

ADJOURNMENT:

MAYOR PRO-TEM BAILEY MADE THE MOTION TO ADJOUR THE MEETING, SECOND MADE BY COUNCIL MEMBER PIRKLE. MOTION PASSED ON A VOTE OF 3-0 BY THOSE PRESENT TO VOTE.

MEETING ADJOURNED AT 7:45 P.M.