



**CITY COUNCIL OF PEACHTREE CITY
SPECIAL CALLED MEETING AGENDA
MAY 17, 2022
6:30 p.m.**

**Peachtree City
Mayor & City Council**
Kim Learnard, Mayor
Phil Prebor, Post 1
Mike King, Post 2
Gretchen Caola, Post 3
Frank Destadio, Post 4

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- I. Call to Order
 - II. Pledge of Allegiance
 - III. Moment of Silence
 - IV. Announcements, Awards, Special Recognition
 - V. Public Comment
 - VI. Minutes
 - 1. April 21, 2022, City Council Meeting Minutes
 - 2. April 21, 2022, Executive Session Minutes
 - 3. April 21, 2022, Special Called Work Session Minutes
 - 4. April 21, 2022, Special Called Joint Session Minutes
 - VII. Consent Agenda
 - 1. FY2022 Budget Amendment – Protective Inspections
 - 2. FY2022 Budget Amendment – Park Enhancement Donations
 - 3. FY2022 Budget Amendment & Reclassification of Admin Clerk (P/T) to Deputy City Clerk (F/T)
 - 4. FY2022 Budget Amendment & Extended Pool Hours
 - 5. Reclassify One (1) Heavy Equipment Operator Position to One (1) Heavy Truck Driver Position
 - 6. Reclassification of Two (2) Part-Time Visitor Center Information Representatives to Two (2) Part-Time Staff Assistants in the CVB
 - 7. Reclassify Training Officer and Operations Officer in the Fire Department from Salary Grade 119 to Salary Grade 118
 - 8. Addition of Three (3) Seasonal Part-Time Splash Pad Attendant Positions in the Recreation and Special Events Division
 - 9. Carriage Lane Presbyterian Church Stormwater Facility Management Agreement
 - 10. 134 Colonnade Drive Permanent Drainage Easement
 - VIII. Old Agenda Items
 - 11-21-02b Reconsider the closure of Crabapple Lane to golf cart traffic effective June 1, 2022, to allow adequate time for Fayette County and Tyrone to install side paths along Dogwood Trail as identified in the Fayette County Transportation Plan.
(Prebor)
 - IX. New Agenda Items
 - 05-22-01 Glenloch Splash Pad Entry Fees
(Bledsoe)
 - X. Public Hearings
 - XI. Council/Staff Topics
 - 1. Battery Way Park Resident Parking Only
(Caola)
 - 2. Peachtree Parkway and Crosstown Drive
(Strickland)
 - 3. Public/Tunnel Artwork
(Strickland)
 - 4. Revised Library Hours
(Prouty)



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XII. Executive Session

XIII. Adjourn

**City Council of Peachtree City
Meeting Minutes
Thursday, April 21, 2022
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, April 21, 2022. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Gretchen Caola, Frank Destadio, Mike King, and Phil Prebor.

Announcements, Awards, Special Recognition

None

Public Comment

Mike Murtaugh said he wanted to volunteer to help develop regulations for short-term rentals. He explained that he had been active in the community for many years. He purchased a home in 2017 and used it as an Air BnB until they moved in a year later. They owned some long-term rentals and also a movie studio house. He was concerned that they were taking an extreme measure in regulating short-term rentals.

Vendela de Moors said she had lived in Peachtree City for 16 years and owned rental property. She had run an Air BnB in the past and screened her guests, as well as followed Air BnB's process. Her neighbors knew about it and had no problems. Now the City was talking about regulating these types of rentals. They needed to focus on the people or businesses that owned the homes that were causing problems.

Garret Merkley said, as a business owner, he had learned to examine issues to see if they were really problems. In the case of these short-term rentals, they had the same issues as long-term rentals. He did not feel the City should pursue this ordinance. They needed to help citizens earn money and use their property as they saw fit.

Suzanne Brown reminded everyone that the primary election was May 24. The last day to change anything on voter registration was April 25. Early voting started May 2, and the Peachtree City Library was one of four sites in the County. She urged everyone to check the Secretary of State's website to learn about changes in legislative districts.

Agenda Changes

None

Minutes

- 1. April 7, 2022, Special Called Work Session Minutes**
- 2. April 7, 2022, Council Meeting Minutes**
- 3. April 7, 2022, Executive Session Minutes**

King moved to approve the April 7, 2022, Special Called Work Session minutes, April 7, 2022, Council Meeting minutes, and the April 7, 2022, Executive Session minutes. Destadio seconded. Motion carried unanimously.

Quarterly Reports

No comments

Consent Agenda

1. Request to Temporarily Increase FF/EMT/Paramedic Headcount by Four (4) Positions

2. DB Pension Document-Wording Clarification

Caola moved to accept Consent Agenda items 1 and 2. Prebor seconded. Motion carried unanimously.

Old Agenda items

None

New Agenda items

04-22-06 Purchase of Sany Property for Multi-Use Path

City Engineer Dave Borkowski said he was requesting \$126,100 to purchase some property at the intersection of SR 74 and Dividend Drive from Sany in order to construct a multi-use path from the driveway entrance at Panasonic to the existing path network behind Panasonic. They had a permit from the Georgia Department of Transportation (GDOT) to allow an at-grade crossing of SR 74 to Dividend Drive at that location.

They had looked at doing this at other locations, including Cooper Circle, but GDOT was not in favor because there was no real network connection on the other side at the Cooper and Sany facilities. They would only permit the crossing if there were paths on both sides.

He showed an overview photo to illustrate how this would work with the existing network. There was a path that followed the sewer easement from Crosstown to Moba to the tunnel under SR 74 to connect to the Peachtree City Athletic Complex (PAC).

They had the easement from Panasonic; appraisals and titles were done, and they had the GDOT permit. Sany was in agreement with the purchase price, so what he was requesting was approval to purchase and to prepare the necessary closing documents.

Destadio moved to approve New Agenda item, 04-22-06, Purchase of Sany Property for Multi-Use Path for \$126,100. Prebor seconded. Motion carried unanimously.

Public Hearings

04-22-07 Variance for a Side Setback Encroachment, 342 Sumner Place

Planning and Development Director Robin Cailloux said this property was in the Foreston Place subdivision on the southern side of the city. It was zoned R-12 with side setback requirements of 10 feet. The applicant was requesting the variance in order to construct a detached garage of 15x24 feet on the side of the house next to the existing garage. They were seeking to encroach up to six feet in the 10-foot setback. They were requesting a detached structure because there was HVAC and utilities on that side of the house. The property was adjacent to a greenbelt that contained a path. The property received a variance in 1999 for the rear setback when a major expansion was done.

Cailloux went over the six criteria the ordinance required for each request. 1.) There were no special conditions particular to this lot; non-rectangular lots existed throughout the city. 2.) The applicant had not provided evidence that the regulations presented any practical hardship. 3.) There were no exceptional circumstances regarding the intended development. 4.) This would be a special privilege not granted to other properties with similar limitations. 5.) There were no negative impacts to public

health, safety, or welfare. 6.) It did not conflict with the Comprehensive Plan, which encouraged redevelopment into properties. So, Cailloux concluded, this request met only criteria 5 and 6.

The applicant, Eugene Moyes, said their existing garage was a one-car garage and was too small for his family's needs, noting they purchased the property as a fixer-upper and were just trying to improve it. He said he would be glad to answer questions. They had the property surveyed when they moved into the house four months ago, so he knew the property lines were correct.

The Mayor opened the public hearing. No one wished to speak in favor of the variance. The Mayor asked for opposition.

Suzanne Brown said most lots in Peachtree City were odd-shaped. The greenbelts, buffers, watershed protection zones, and setbacks were designed to protect the look of each neighborhood. Each was established for scientific, engineering, environmental, fire protection, and aesthetic purposes. The applicant wanted to leave the sidewalk between the existing garage and the new structure.

Section 1207 of the Zoning Ordinance said a zoning request must meet all six of the stated criteria. This request did not, Brown noted. She thought it met none of the criteria because granting the variance might anger neighbors. Brown went on to say she did not believe the Comprehensive Plan condoned over-building.

She said the land where the garage would be had already been cleared. She said they should move the HVAC and utilities and not encroach into the setback. Council members, Brown continued, sometimes said approving variances would increase a property's value. Almost anything built on a property would increase its value. If they approved this, Council was in violation of the Zoning Ordinance, which said all six criteria must be met. She said they were opening themselves up to lawsuits.

Vendela de Moors said she did not understand what would be wrong with beautifying the neighborhood. Give the man his garage, she remarked.

No one else wished to speak, and the Mayor closed the public hearing.

Caola said she visited the property and noted it was separated from the neighbors on that side by a thicket and the path. Were the neighbors okay with this proposal? Moyes said they were and confirmed the new garage would be the same materials as the house.

They always liked to see someone improve their property, Prebor commented, adding it could be cost prohibitive to relocate the utilities and air conditioner. He noted they had posted a sign announcing the public hearing; had there been any objections from neighbors? Cailloux said there had been no calls. They had been provided with letters of support. The city had to redevelop or die, Prebor remarked.

King said he sided with the homeowner. This garage would not be visible from other homes in the summer. He agreed with Prebor's reasoning.

Destadio wanted more explanations. They did not create ordinances in a vacuum; they worked with staff to find practical solutions. He said ordinances were laws that citizens were expected to obey. There was a right to ask for a variance. The ordinance required Council to consider the six criteria. These decisions should not be based on their beliefs or opinions; they should be based on the criteria. To him, Destadio stated, it came down to: 'was it a valid request? Was it a need or a desire? Were there alternatives?' He also felt they were on a slippery slope. If they did it for one, then the person across the street could say "you did it for him, you should do it for me."

The State Legislature gave the City Council authority to review the criteria and decide how much weight they wanted to put on each. In his opinion, this did not meet five of the criteria.

He asked Moyes about when he moved in, the survey, and his intentions when he bought the house. Dana Moyes, his wife, said they did the survey right after acquiring the property because they wanted to put in a fence for their dogs.

Destadio noted that Moyes, in a letter submitted with his application, felt this request met most of the criteria. Moyes said most did not apply. Destadio asked why the drawing that was submitted showed an addition in the back, but Cailloux said they were reusing a drawing from a previous addition. Destadio stated that no one else in the neighborhood had detached garages. Moyes said several did, but they had bigger lots, and the garages were in the back.

Destadio affirmed he was looking to the statement of the law, not whether this would improve the property and look good. Moyes noted that a lot of neighbors had put in Tough Sheds, which were not attractive. He was proposing an attractive building.

King said he read the ordinance to say that Council Members had discretion, which Destadio said he had acknowledged. Prebor said he had rather see a garage than a Tough Shed. They would look at each request on a case-by-case basis, he concluded.

Prebor moved to approve Public Hearing item 04-22-07, Variance for a Side Setback Encroachment, 342 Sumner Place. King seconded. Motion carried 3-2, with Caola, King, and Prebor voting in favor, and Destadio and Learnard voting against.

04-22-08 Variance Request for a Driveway, 1064 Robinson Road

This property was also in the southern part of the city, Cailloux reported, and existed before the city did, which was why it was zoned Agricultural Reserve (AR). It was a remnant of the way the entire area was before it was developed. It was subdivided into two lots, and the applicant wanted to divide one of the lots into two. The variance was required to allow those three lots to share the driveway. The ordinance limited the sharing of a driveway to two lots.

She showed a site plan of the property. There was a smaller lot at 1060 Robinson Road with a house on it, as well as a larger lot of 2.3 acres at 1064 Robinson Road, also with a house. They wanted to divide the larger lot into two lots, each a little over an acre. The two existing lots shared a driveway, and the applicants were asking that the new lot, which would be 1062 Robinson Road, be allowed to access that driveway by way of a 37-foot strip of land before lot 1064 Robinson Road.

This request met most of the six criteria, Cailloux stated, the first asking if there was something unique about the property itself? This was a flag-shaped lot, and all the other AR zoned properties in the city were square or rectangular. Also, if this was not approved, they could potentially put a second driveway on Robinson Road, but it would not meet site distance requirements on a Collector Road.

The second criteria asked if strict interpretation of the regulations would create special hardships that deprived the owner of privileges granted to other property owners in similar circumstances? There were no other properties in the city with similar circumstances, she remarked, but literal interpretation of the ordinance would deprive the property owner from using the land as it was currently zoned, for one-acre lots.

As for number 3, the shape of the lot meant that the ordinance requirements prevented just this property from complying and did not apply to other properties with the same zoning. The fourth criterion asked about special privileges, and Cailloux said granting this variance would not be a special privilege because there were no other lots in the AR zoning that were this shape and large enough to subdivide.

There would be no negative impact on the public health, safety, or welfare if this were granted, and the City Engineer preferred that the lots share a drive rather than create a new driveway on Robinson Road. Lastly, Cailloux noted, it supported a policy in the Comprehensive Plan that called for "maximizing the utilization of public road infrastructure by limiting direct driveway access to arterial and collector roads."

Ann Spink said she and her husband, Bill, were the property owners. Their nephew owned the property next door and lived there. They wanted to cut out this other parcel so her brother and his wife could build a house there, as well. What was the driveway coming off Robinson Road was originally a road, she related, and was still legally classified as a road, but they had not been able to discover who owned it. They did not, but they did not know who, if anyone, did. She added that she had a letter from a neighbor in support.

Mrs. Spink said a neighbor was going to speak in opposition because of privacy concerns. She had a photo of the back of the lot where they had just planted 10 trees as a screen. The neighbor had 12-14 Leyland cypress on the back of his lot, but they were dying. Her husband said this was the old Couch property, and there had been a house there before they bought the land, but the city had it torn down.

The Mayor opened the public hearing.

Suzanne Brown said she wanted to speak in favor of this but had a few questions. She agreed with the recommendation not to have additional driveways on that road. Dividing the property was their right, but she wondered if the width of the proposed driveway met code? Cailloux said there was no code on that. Would all three deeds be modified to reflect the shared financial responsibilities of maintaining all the footage of the private property? The Spinks said they would do that. Brown wondered if the neighbors not on Robinson Road had weighed in on this?

Nick Creighton said he owned the other lot at this site. His parents were planning to build a home on this back lot. He and his wife just had a baby, and it would help them a lot to have his parents next door. They had been keeping up the access road and intended to apply for ownership eventually.

Sue Murtaugh said it should not be a factor, but she wanted to say that these were all long-time contributors to the community. She thought it was great that they wanted to keep their family together on this property.

Speaking in opposition, Vaughn Gaddis said he owned the three-acre property adjoining to the north, which was the property most directly affected by this. He said Spink bought these properties and greatly increased their value by improving them. Now he wanted to make more money by subdividing and building on and selling the new lot. Gaddis said he talked recently with Spink, and he told him he would be renegotiating the selling after an appraisal. He said his brother-in-law might not be able to pay the additional amount. Gaddis said family was not Spink's priority; he felt it was profit. Gaddis went on to say he believed his own property value would decrease if this were allowed. No one wanted to buy a large piece of property with a two-story house near the property line.

Gaddis stated that they should follow the spirit of the law. This variance request process existed because what was in the ordinance might not be best in every situation. He did not believe additional use of the driveway would support the Comprehensive Plan policy. He said they bought this land to ensure privacy. He had offered to not contest this request if Spink would pledge that only a single-story home would be built, but Spink refused.

Gaddis also stated that staff did not consider a part of the ordinance that said the variance request must not be injurious to nearby properties. Another section said the variance should not create inconsistencies with the Comprehensive Plan, which on its first page said they were striving to enhance the quality of life for residents. Spink was entitled to use his property to make a profit, Gaddis concluded, but it should not be at a cost to him.

There were no other comments, and the Mayor closed the public hearing.

City Attorney Ted Meeker wanted to know more about the driveway, or road. He was guessing there were easement rights in order to use that access area.

Mrs. Spink said there were easement rights. When they purchased the property, the closing attorneys could not find out who it belonged to. They thought it used to be a Fayette County road, but there was no current ownership for Fayette County. It was a gravel road. They were going through the process now to obtain ownership.

Learnard said she wanted to make sure that voting on this was even an option. Meeker said he thought they could vote, but they needed verification about the road ownership. The motion should say approval was subject to City staff reviewing easement rights regarding access to property.

Caola asked about what kind of house was planned? Mrs. Spink said it would have to be a small house because of the setbacks. It would probably be one story.

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Destadio asked Spink if he intended to sell this property like the neighbor said? Spink said his brother-in-law and his wife were looking for a place in Peachtree City. He told them he would sell them this property if he could get a variance.

King asked Gaddis if privacy was his major concern? If the Spinks put in a privacy fence and additional shrubbery, would that satisfy him? Gaddis said it would, but screening would be impossible if they built a two-story house. He said Spink told him if they could not do the deal, he would sell this land, and could not guarantee there would not be a two-story house.

Destadio moved to approve Public Hearing item, 04-22-08 Variance Request for a Driveway, 1064 Robinson Road, contingent on confirmation of the easement rights. Prebor seconded. Motion carried unanimously.

Destadio said this was the first request they had seen that met all criteria. He also noted he was sympathetic to the concerns of the neighbors.

Council/Staff Topics

Party House Ordinance

While researching short-term rentals, they had uncovered something called a party house ordinance, Learnard remarked. Sandy Springs had one. The impetus behind developing a short-term rental ordinance in Peachtree City was one particular party house, so Learnard said she was interested in learning more about a specific ordinance to regulate them. She said they could direct staff to research a party house ordinance while they took their time and explored more options for regulating short-term rentals.

Right now, you had no right to rent your property for a special event, Cailloux explained, so an ordinance such as this would grant that right if all conditions were met. The Sandy Springs ordinance defined this as a special event permit for residential homes. Not all were wild parties; it could be any kind of special event at a single-family home. There had been a couple of these houses in the past; one was gone, now, but this issue could come up the future. This was a way to protect the residential character of neighborhoods. The noise ordinance was part of that. Currently, there were no special event permits for residences.

This would apply only to homes being rented out for a fee. It did not apply to parties given by the full-time residents of the home. The home was being rented out for a commercial purpose, and the attendee might or might not pay a fee. An event would be defined as a party, ceremony, or any other kind of large scale gathering.

Cailloux noted that this ordinance was based very much on the Sandy Springs ordinance. It called for the property to have 300 feet of frontage on a public road. The home would have to be at least 1,000 feet from a school, a day care, a place of worship, a library, or other protected uses. All parking would have to be in the property's driveway or on a paved area on the property. Strobe lights or beacon lights would not be allowed.

The party would have to be inside or within a fully enclosed back yard. No alcohol could be sold, and there would be a maximum of one alcoholic drink that could be served. Cailloux noted this was just a starting point, and their ordinance did not have to set that limit. There would be an 18-hour maximum

duration, but the party would have to end by 11 p.m. Sunday through Thursday and by midnight on Fridays, Saturdays, or holidays. It also would be subject to the new noise ordinance.

There would be limits, like there were on commercial special event permits. Only four per 12-month period could be issued. The property owner would have to apply, and they would have to get an Occupational Tax Certificate.

Cailloux said this could provide a base to get them started. Right now, they were talking a lot about regulation of private property, and she wanted to remind them that this was not currently a permitted use. They would have to meet some strict requirements. It also might help them address some of the grandfathering issues they might have with the short-term rentals. Because it was not a permitted use now, by granting them a right that was highly regulated, there could be no issue of grandfathering.

Destadio said he had forwarded to Council an email he received from someone who was upset over the short-term rental ordinance. She had a property on Lake Peachtree that she rented out for graduation parties, weddings, and so on. Destadio asked if that was legal? Right now, Cailloux said, she was not supposed to. Commercial use of single-family homes was not permitted. Special events were considered assemblies, and single-family homes were not built to the fire code.

They did not have the staff, whether Police or Code Enforcement, Destadio remarked, to enforce all these regulations. They would not know where these parties were. It would be a good thing to have, so if there was a problem, they could enforce it. But there was no way to know when this was going on.

Learnard said that was correct and pointed out that if the party was so low key that no one knew about it and the Police or Code Enforcement had not been called, then they would have trouble finding it. Those parties were not the issue. The issue was the loud party houses.

King asked about large parties, such as on luminary night at Christmas in McIntosh Corners? Would they be confused with a party house? These were parties being held by the homeowners.

Cailloux said she wanted to emphasize again that this did not apply to private parties given by homeowners. It was okay to have a party at your house, Learnard stated.

Prebor questioned if they were turning a residential house into a commercial venture by granting these permits? Caola said they would not be able to all park on the driveway, and she proposed leaving it as it was.

They were looking at this in order to take some kind of action, but to get away from the short-term rentals right now, Destadio commented. This was easier than the short-term rental.

What they were learning, the Mayor remarked, was that the current short-term rentals might be grandfathered. If that were true, they could not do anything. If they wanted to focus on party houses, this would give them a tool while they took their time to develop a short-term rental ordinance. This would give them teeth to handle the very few homes that were rented for the purpose of having big disruptive parties like the one in Smokerise, she remarked.

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Prebor asked Cailloux if she did not say these party rentals were not allowed. Right now, she explained, a home was for residential use, and you could rent it out for a week, a month, or more. You could not rent it out for less than a week. Any property renting for less than a week was not grandfathered in. But if they could prove it had been rented for a week or more at least once, there was a chance it could be grandfathered in. This process began to address the disruptive house that the Police had historically gotten calls about. They discovered that tickets were sold on EventBrite. Cailloux said they talked to the property owner, and they were disappointed to find out they could not do that and had sold the property.

A property owner could have a graduation party, Destadio remarked, and that would be okay, and they could rent it out for anything as long as it was for more than a week. Buy, it was still a residential being rented out in a commercial setting, he said.

Cailloux said their prohibition was based on a definition, and they were not on solid ground to enforce through that method. They would prefer to enforce through a clear ordinance. That was correct, Meeker said.

Destadio said many people had said they were against a short-term rental ordinance, but he wanted them to know they had struggled with this issue for a while. They were trying to work through the problems they had without taking away property owners' rights.

Learnard suggested they share ideas, talk to staff, and think about this. Destadio said there were other ordinances than Sandy Springs'. Brookhaven, Atlanta, and Dunwoody had adopted them, and Meeker said they could look at all of them.

Before adjourning, Prebor commended City Manager Jon Rorie for all he had done during his time in Peachtree City. This was Rorie's last meeting. Rorie said none of that happened without a collection of "us."

Learnard urged everyone to head out to the Tennis Center for the Sunbelt Conference Championships over the weekend. The Fayette Chamber of Commerce would be holding Expo at Drake Field on Friday, she added.

King moved to adjourn to executive session at 7:55 p.m. to discuss the sale, lease, or acquisition of real estate. Prebor seconded. Motion carried unanimously.

Destadio moved to reconvene in regular session at 8:13 p.m. Prebor seconded. Motion carried unanimously.

There being no further business, Caola moved to adjourn the meeting. King seconded. Motion carried unanimously.

The meeting adjourned at 8:13 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

**City Council of Peachtree City
Special Called Work Session Meeting Minutes
Thursday, April 21, 2022
4 p.m.**

The Mayor and Council of Peachtree City met for a special called work session on Thursday, April 21, 2022. Mayor Kim Learnard called the meeting to order at 4 p.m. Council members attending: Gretchen Caola, Frank Destadio, Mike King, and Phil Prebor.

Agenda Items

a. FY2022-2023 Budget

1. Splash Pad

A number of residents, Learnard reported, had questioned why they had to pay to use the splash pad for toddlers if they did not use the pool?

Recreation and Special Events Director Quinn Bledsoe said a citizen committee researched 28 splash pads in 11 other cities before Peachtree City built theirs. The consensus from officials in those cities was not to let it be free because they would be overrun by kids from day camps and day care centers and ruin the experience for citizens. Bledsoe said she had experience with this when she worked for Jacksonville, Florida. They had a splash pad about three times the size of Peachtree City's, and they had to hire someone to stand at the front and let 30 people in at a time for 15 minutes. Free sometimes encouraged over-consumption, she remarked, and she did not think it was a good idea to open it up. It was not the financial part of it; it was the operational experience for residents.

Newnan's and Fayetteville's splash pads were free, the Mayor noted; what did they say? Bledsoe said she had visited only the Fayetteville pad, and it was "like an anthill." Learnard asked if they did not want to make it free because people from other communities might come and enjoy it? and Bledsoe replied that it was more of a capacity issue.

It was small, Learnard agreed. She noted that the one in Newnan stopped if no one was using it, and the kids had learned how to start it up again if needed. Bledsoe said Peachtree City's had that feature, as well.

Learnard asked about changes to the way people paid for pool admission. Bledsoe said they now could use a credit card or cash or buy a pool pass. Software installed this year meant they were no longer restricted to cash.

Caola asked Assistant City Manager Justin Strickland if there were a lot of kids there when he took his own kids to the splash pad? He said he had not observed any overcrowding. Destadio asked him when he went? Almost every weekend in the summer, he replied.

How much did it cost? Destadio asked. Admission was \$6 for an adult, and \$5 for a child. An annual family pass was \$230. These prices included admission to the pool and the splash pad.

They discussed this when the splash pad and pool opened two years ago and decided it would be pay as you go, King recalled. Now were they saying it should be free? Just the splash pad, Learnard stated. Caola said she was not sure about that.

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There were a lot of grandparents who would like to take their grandchildren to the splash pad, herself included, and she thought they should be able to pull up in the golf cart and let the kids have fun without paying a fee. They did not use the pool.

King disagreed, saying grandparents might be in a better position to pay than the parents.

Learnard asked if there were ways to help parents and grandparents who just showed up and did not know they needed to pay? Could they buy a pass on their phones?

Bledsoe said they could if they had Apple Pay or some other payment method they could scan. They could also pay with cash or a credit card.

Interim City Manager Bernie McMullen said he wanted to make it clear that there was a means to buy just a day pass; they didn't have to buy a season pass. Learnard calculated that if she and her husband wanted to bring three grandkids, it would cost them \$27.

Destadio wanted to confirm there was signage showing the admission prices, and Bledsoe said there was a chalkboard with those fees on it. The fees were double for out-of-county residents.

Caola said this was just the cost of entertaining your kids or grandkids; it was less than a homeowners association (HOA) fee.

Prebor asked what the \$230 got you? It was a summer pass, Bledsoe told him, and covered admission to the splash pad and the pools for the whole family. That included the Kedron pool.

Caola said it would be crowded if they opened it up for free, adding that people had the opportunity to go to Fayetteville or Newnan if they wanted free.

If the splash pad were made free, additional fencing would be required to separate it from the pool, Bledsoe commented. Right now, you had to go in the gate and pass the pool to get to the splash pad.

Prebor asked what it cost to swim at Kedron? and Bledsoe said it was the same. Only at Glenloch, you got the feature of the splash pad, Prebor noted. He confirmed with Learnard that she thought just the splash pad should be free. He said he did not think it should be free but agreed that \$27 for a family was expensive.

Learnard said she would not pay that. She would go to Newnan or Fayetteville. Prebor pointed out it was a 35- or 40-minute drive to Newnan, but Learnard said she would do it.

Destadio said his grandkids swam at Flat Creek during the summer, and they paid extra to ClubCorp for that.

Learnard said there was no question there should be a charge to use the pool but felt the splash pad should be free. They voted for it on the Special Purpose Local Option Sales Tax (SPLOST) in 2017, and she would like to see more people be able to use it.

Did they have a breakdown of how many kids used the splash pad? Destadio asked, and Bledsoe said they did not just for the splash pad. He asked who they talked to that advised them not to make it free? She said the citizens' group that worked on splash pad design and location did a lot of research. They talked to 11 nearby cities that had a total of 28 splash pads, and they said they had made the mistake of not charging enough or letting it be free.

Destadio asked about maintenance associated with the splash pad. What would be the impact if more people used it? McMullen stated that the biggest effect would be on chemicals; the more bodies, the more chemicals would be needed. Bledsoe said it had a small filtration system.

King asked if there were two lifeguards or did one oversee both the pool and the splash pad? There were three, Bledsoe explained. One person was at the gate to take the money, and if there were more than 20 people in the pool, there were two guards. Learnard said you did not need a lifeguard at a splash pad, but King said you needed someone to maintain safety. The parents were there to do that, Learnard replied.

She noted that the Newnan splash pad was free and open to the public from April to September. Prebor said the argument could be made that Newnan Utilities should lower their rates and give money back to citizens rather than have a free splash pad.

Learnard said she did not want to belabor the point and thanked Bledsoe for doing the research. She wanted to go on record saying it was a crying shame that they could not bring a group of toddlers on a golf cart to the splash pad without having to pay money to use it.

Prebor said he wanted to go on the record saying he could see where the \$27 would hit hard. He wondered if there was another way to do it?

Destadio said he agreed with Prebor, but he did not think they wanted to have it wide open unless they had a way to control it.

The Mayor suggested they try it for one summer and see how it worked.

It worked now, King commented, and it was being used. If it was not broken, do not fix it. Learnard said she thought it was broken because she had heard from so many people about what a shame it was that they had to pay for a 2-year-old to toddle through some fountains for an hour.

They had to cover the operational costs, Caola pointed out. The SPLOST paid for the initial installation, but it did not pay for upkeep. She said she realized all recreation was a net loss, but how much could they bleed out?

2. Recreation Lights

Bledsoe said she had shared with them before the process of getting lights to their outdoor facilities, and they had worked out a lot of the problems. There had been issues with intermittent shutoffs, but they had reprogrammed the card swipe machines for those lights, and that seemed to have taken care of the problem. They needed covers over the card swipe devices, like what was put on a thermostat, and these could be locked while the association was using the facility so that passing kids could not reach up and switch off the lights. They would be left unlocked when the association left. Bledsoe said that was a simple installation that could be done in-house.

Learnard asked if the softball and soccer association presidents would agree that they were working fine? Bledsoe said she talked to the soccer association president the day before, and he said it was fine.

Destadio said he had heard that the wi-fi did not work at some facilities. Prebor said he heard it was cell service. There were problems connecting when they had to use their credit cards. Also, he continued, it took 20 minutes to get the lights back on if they were turned off.

Bledsoe stated that she had heard no concerns about wi-fi. She had tested the lights at every field and had no problems. Regarding the time to get the lights back on, Bledsoe explained most associations used a pre-paid card to turn on the lights when they arrived, and the last person to leave turned them off. The baseball association did not operate this way.

Learnard recalled they heard about the problems at the town hall meeting on recreation in February. The system seemed to work well at Riley Field and the BMX Track, but soccer, softball, and baseball had problems with lights being turned off in the middle of games. A soccer parent had built a wooden shroud for the box so children could not reach up and turn them off.

Prebor suggested they ask the associations how they felt about locked boxes, but Bledsoe noted that they wanted the public to be able to use the facilities when they were not otherwise occupied. A lot of families used the soccer fields, for example. The boxes should be left unlocked for them.

They just needed to move forward with a solution, Destadio said. These problems had gone on too long. He agreed they ought to keep it open to the public.

It required a significant amount of programming to change the way these machines worked, Bledsoe noted, and the company that owned them wanted to be sure they would continue to use them before investing that time. She said she could not promise them that they would keep using them.

3. General Discussion

Learnard asked what was going on with improvements to the track at Riley Field? City Engineer Dave Borkowski was getting core samples, Bledsoe stated, to see what condition the asphalt was in. The cost would probably double if they found it to be in the worst condition.

King questioned the wisdom of replacing a 400-meter track when they had more than 100 miles of paths. Did they need it for competitions?

Two private schools rented it in the spring for their meets, Bledsoe remarked. The Peachtree City Triathlon and the Peachtree City Running Club both used it. The Running Club conducted a summer program for children there. Another club, Peachtree City Flash, also used that track.

McMullen said he was not aware until recently that so many meets were held there. It would be different to resurface it for competitions than for just walking around for exercise. Were they reimbursing the city? King asked. The Flash did, Bledsoe replied, at the \$15-\$25-\$50 per participant rate like all athletic associations.

What would the cost be to resurface it as a running track? Bledsoe told King it would be about \$250,000 if they did not have to do a significant amount of asphalt work. King said he felt it would need to be a total reclamation, and Bledsoe agreed that was possible, noting it was built in 2002. McMullen said it would be about \$230,000 if they replaced on the top surface and double that to replace the asphalt plus the top surface.

b. All Children's Playground Bridge

Borkowski showed the proposed location for the bridge on an aerial photo, off the point of the existing All Children's Playground Park. It would be about 80 feet long and lead to the wooded area at Drake

Field. This bridge was a 2017 SPLOST project. It was to be part of a three bridge design-build contract with Kiewit. They had completed about 60% of the design work for a curved bridge with some jut-outs and steel piles in the lake, but City officials were surprised by the price of \$776,000. Most of that cost came from having to pound piles into the lake. Destadio pointed out there was five feet of silt in that area. Alluvial soil went down 40 feet, Borkowski added. They put that project on hold and concentrated on the Gateway Bridge.

They then got Wahoo Docks, which rebuilt the Battery Way docks, to design a gangway of aluminum with foundations on either end and helical piles. It would be a pedestrian bridge that was not as long or wide as the first concept. They were looking at about \$360,000 for the foundation and the bridge. To date, \$171,000 had been spent on the project, which included design work with Kiewit, Geotech, Environmental and so on. That would bring the total project cost up to about \$530,000. The original budget in the SPLOST was \$250,000. He showed a 3-D rendering of the skeleton, saying it would be aluminum so there were no worries about it ever rusting.

House Bill 1079 required them to get bids for projects over \$100,000. But they could not take the shop drawings from Wahoo and buy it from somewhere else. Generally, if a fabricator designed the bridge, they would build it. If they wanted to move ahead, Borkowski explained, they would need to brand name the bridge and the construction.

Caola wanted to know about the estimated lifespan. Aluminum should outlive them all, Borkowski replied, unless there was some freak of nature that washed the bridge downstream.

Destadio said he did not see why they were doing this. He thought the bridge would lead to Drake Field, not off into the woods. Learnard agreed. Destadio said there would be kids hanging and jumping off it. There was no need to spend this much money.

However, Finance Director Paul Salvatore said they could not just reallocate it because it was a SPLOST project. They had to spend the money on this project or return it. King pointed out they had already spent \$171,000 of the \$250,000 budgeted in SPLOST. Prebor said that meant it would cost them \$80,000 to drop it, and they would have to give that back to the County.

King noted that if they had a SPLOST project that came in under budget, they could move the extra money to another project. But here, they would declare the bridge project infeasible, and there was a stipulation that they had to do something with the money. They would lose \$80,000, but could the County put the money on something else?

Salvatore said they needed to verify the definition of "infeasible." Did it mean they could not do the project because of soil or something or did not want to spend the money? Prebor and Learnard said the soil was the reason the price was so high, so this should qualify. McMullen said he would get more information and clarification on what would happen with the remaining money.

c. Cemetery property easement for path (Carriage Lane)

The next project was also on the 2017 SPLOST. They had explored several options to get from the existing path off Stagecoach Road to the old Stein Mart building. They knew it would be expensive to go in front of the cemetery, but they had to be outside of the SR 54 right of way. They looked at going between some lots in Hyde Park, but the HOA would not agree. They also talked to property owners about purchasing an easement and coming along the periphery of the cemetery, but the owners did not want it. The cemetery planned to expand and did not want them going to the rear.

The only option was to the front of the cemetery between the right of way and some graves. Destadio asked if they would be inside the hedges? and Borkowski said it would be where the power line was. That option was marked by a yellow line of an aerial photo, and Borkowski said tonight he was talking about the area from the church up to the shopping center.

Destadio wanted to know what they were trying to connect with this path? Currently, Borkowski explained, the only way to get across SR 54 in this area was through the tunnel at McDonald's or the permitted at-grade crossing at the shopping center. Once you got across, you could not go north or south; you were just at the shopping center. You could use the tunnel and get to there, but it was a circuitous route. The ultimate intent for this path was to connect to areas of future annexation and to the shopping center more easily. It would serve Longboat and the homes being built in Towson Village.

Prebor asked what they were calling that area? Planning and Development Director Robin Cailloux said the Comprehensive Plan committee was referring to it as Lexington Village.

Could they use eminent domain? Destadio asked. They explored it with the cemetery, Borkowski replied, but it would be even more expensive. Destadio said he was thinking more of for the homes, but Borkowski said he did not know if it had been tested in Georgia for a path.

The new school that would soon open was another reason, King noted. All the kids who came by cart from Kedron Hills and other areas to the old Booth Middle School would need to find a way to get to the new school. Sooner or later, he noted, they would have to put either a bridge or a tunnel in the vicinity of Walt Banks Road.

The path segment from the church to the shopping center would cost about \$1.3 million, Borkowski noted. The budget in the SPLOST was \$88,000, and they had spent \$60,000 so far. They were currently in design, but he wanted some feedback before they went any further.

This was a feasible design? Destadio asked; other than the money, it would work? Borkowski said that was correct.

The Mayor wanted to know what pumped up the price from \$88,000? Was it land purchase? It was several things, Borkowski responded. The budget they did was probably based on the \$30 a foot that they usually used for estimating costs. The cost of purchasing cemetery property would be about \$180,000, plus the cost of improvements they desired to keep people from coming onto their property, such as wall or a fence similar to what was at Lexington. There would be a cost to relocate the utility poles. The biggest thing that drove up the cost was a detention pond at the church. They would have to fill in part of the pond to get the path through and had discovered that it was already undersized. Right now it was the church's problem, but it would become their problem if they touched the pond.

Learnard said the original estimate showed the actual building of the path at \$86 a linear foot, but now it was \$436. Was there any further conversation they needed to have before they gave McMullen a direction?

He noted there was a means, but not a convenient means, for people to get across 54. What was the level of convenience they wanted to provide and at what cost? He did not see another way to get from Point A to Point B.

Prebor wondered if the utility poles had to be relocated, and McMullen said they did because GDOT wanted the path out of the right of way.

What happened when they budgeted something in SPLOST for \$88,000 and it came in at \$1.3 million? Learnard asked, and McMullen said they were in the same situation as with the bridge. They needed to look into it, but it could be that \$28,000 was at risk if they decided not to do it. Salvatore said they needed to get clarification, and McMullen agreed.

Prebor recalled that years ago, they talked about annexation and agreed that Ebenezer Road was as far as they wanted to go. If they did not build this path, that would be a lot of development and redevelopment that they would stall. It would not get easier later, Learnard observed.

McMullen said they needed to start the long-range planning for that expansion, going through undeveloped property and maybe buying up land.

Clint Holland, a member of the Comprehensive Plan Committee, had sent an email asking about annexing land for a data center, Destadio mentioned. Now, Fayetteville had done something like that. Annexation of undeveloped property would give them a similar opportunity. SMC3 had said that's what they were interested in. This would bring jobs.

He then asked why they could not get an easement to go around the cemetery? Borkowski said they did not want them to go around the perimeter at all. A small strip up front was all they were willing to talk about.

Destadio commented that people who owned cemetery plots in the front were concerned about the path, but Caola speculated there could be all kinds of mischief if the path ran behind the cemetery.

Carts went in and out of the mobile home park, King said, and they could probably work something out with the County. A cheaper option than going along 54 would be to convince property owners to give them an easement that would go along the edge of undeveloped land to Stagecoach. Borkowski told him the property owners did not want it.

McMullen said they needed to look at the options with Cailloux and Borkowski. He knew what he needed to do to explore options, but he might not come back with anything new.

d. Crosstown at Peachtree Parkway

Borkowski again used an aerial map to point out areas where morning and evening traffic backups existed and also predictions for the 20-year buildout of the project. This was a 2003 County SPLOST project and was not on the City's list. It was in the County Transportation Plan for "intersection improvements." The County paid \$25,000 then for some design work. The City pursued Federal funding for that project, which had turned into a roundabout because the DOT was not entertaining new signals at that time without exploring roundabouts first. In 2009, the project was canceled.

It resurfaced in the 2017 SPLOST as east-west right turn lanes. In 2018, the City entered into a \$1.5 million intergovernmental agreement (IGA) with the County for a roundabout. The current traffic study was designing for multiple lanes, meaning two circular rotating lanes with a right turn bypass lane for traffic approaching on Crosstown.

Another recommendation was for a turbo roundabout. The approaches were separated by a median further away from the roundabout. People wanted to go to the right did not have to get into the circle, while those going in other directions could just zip around. Borkowski said he did not know if any had been built in this area, and he had never heard of it until they had meetings with the engineers.

A third recommendation was for a traditional signal with left and right turn lanes at every approach. On the northbound left, there would be dual left lanes going onto Crosstown towards SR 74. Why not just right turn lanes? The current intersection was non-standard, Borkowski stated, and Destadio said it might be because it was in a residential area. It may have been put in as a temporary measure for a signal. The engineers would not recommend further changes that were non-standard.

They had not worked up any formal cost projections, Borkowski stated, but said a dual lane roundabout would probably be around \$2 million and the signalized intersection with turn lanes would be more than \$1 million. Engineers would recommend the roundabout. Right now, the consultant was designing for all three alternatives. They were including utility relocations in the most extreme case, which would be the dual lane roundabout. They would have plans on the shelf for every contingency so they would be ready when they had funds or were told to proceed. He just wanted direction.

Prebor advised putting in a red light. They would not have to relocate utilities, and that is probably what it was designed for originally.

Destadio told Borkowski they should stop designing all kinds of alternatives until they got direction from Council. It was just wasting design. The capacity analysis said the intersection operated at a level E during peak hours now and would be at a C in 2044 with either of the roundabouts. They should do the traffic light with the right turn lanes. He said a roundabout on Crosstown could lead to people encouraging them to open up TDK.

Caola asked how many trees could be lost if they put in a roundabout? Borkowski showed a concept they did a few years ago showing encroachments. There would be a 50-foot buffer in one area and around 45 feet in another area. There would be some buffer left, but they had not explored additional landscaping. People around here did not do well with roundabouts, she added, so a light might be better.

Borkowski pointed out that the consultant was recommending adding a light and turn lanes. The light alone would not help with the congestion, and the turn lanes meant they would still have to move utilities. He estimated the cost of the light and the turn lane at about \$1 million. The IGA was for a roundabout, so they would have to go back to the County and say they still wanted the money, but for a signal.

There were roundabouts on Lower Fayetteville Road on the way to Newnan, and there were houses about 15 feet away, Learnard said. She said she understood that noise from roundabout was less because vehicles were not stopping. Also, roundabouts were safer, and, if there were accidents, they were less severe due to lower speeds.

She wondered how many signalized intersections there were that were not on 54 or 74? Borkowski named two. Destadio pointed out there were few accidents at Crosstown and Peachtree Parkway and wondered why they were doing this. The other Council Members told him congestion was getting worse all the time.

Council agreed that the turbo option should be off the table, and that McMullen should talk to the County Administrator about changing the IGA. Destadio said if they built the roundabout, he would like to see the right turn lane off Crosstown eliminated. King said it could be added later if the need arose.

e. Airport Contract pending expiration

Airport Manager Hope Macaluso introduced Airport Authority Member Gary Zarlengo. She said the airport was in much better shape than when this agreement was signed, operationally speaking. The agreement was written now as a straight-out operational input from the City to the airport, and that was no longer necessary. However, they had capital needs over the next five years that would be just under \$2 million. There was one for paving assistance that the City could help on. She would like the City to assist on specific projects and not just write a check.

Caola asked if by paving assistance did she mean that if the City was contracting for paving, the airport would get the same rate? That was part of it, Macaluso stated, but there were some pieces coming into the airport that were the City's responsibility already.

Destadio wondered if they would be getting the displaced threshold. This kept them from getting some larger aircraft, he said, and the displaced threshold would help the community bring in more corporate executives to look at the area.

Macaluso said the displaced threshold was not as much of a limiting factor as the strength of the pavement and the amount of weight they could hold. The railroad on one end and TDK Boulevard on the other prevented them from extending the runway. They could still use the runway for takeoff and had the capacity to take on more fuel. The limiting factors impacted them on landing, but they were coming in lighter, so it was not as big of an issue. They had seen an uptick in corporate traffic and a number of Gulfstreams were based in Peachtree City. The strength of the pavement was their limiting factor. Improving that would be a federal project.

They could and did bring in corporate planes and had land to expand. The airport was an asset that was not limited. Destadio asked Cailloux to make this known to the Comprehensive Plan Committee.

Before the meeting ended, Caola said she wanted to return to the splash pad. Was there a flat family day rate? Bledsoe said there was not. She added that she did not mention that children under 2 got in free. Prebor said he would like to see a family rate. Learnard said she was listening but wanted to add that local day cares that wanted to use the splash pad were for Peachtree City children. She thought it was a good thing that they had these amenities, and she wanted people to use them. They would talk about this later.

There was no other business, and Learnard adjourned the meeting at 5:34 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

**City Council of Peachtree City
Peachtree City Planning Commission
Special Called Joint Meeting Minutes
Thursday, April 21, 2022
3 p.m.**

The Mayor and Council of Peachtree City met with the Planning Commission in a special called joint session on Thursday, April 21, 2022. Mayor Kim Learnard called the meeting to order at 3 p.m. Council members attending: Gretchen Caola, Frank Destadio, Mike King, and Phil Prebor. Planning Commission members who attended were Chairman Michael Link and Commissioners Paul Gresham, Mitzi Johnston, and Scott Ritenour.

Zoning and Development Legal Updates

City Attorney Ted Meeker said City Manager Jon Rorie had asked him to talk about a case the City of Brookhaven recently lost. Meeker, the City Attorney for Brookhaven, said he wanted to review some general guidelines to help officials in zoning considerations, but could not go into much detail about the Brookhaven case because he anticipated there would be an appeal.

Meeker explained there were two types of public hearings for zoning matters in Peachtree City. The State required one public hearing on a rezoning request, and City ordinance also required one public hearing on a variance request. A public hearing for a road abandonment was not required.

The Brookhaven case involved a request to build 30 single-family homes off Buford Highway. The developer asked the City to abandon the road, and Meeker said there was no agreed upon price.

Meeker cautioned the officials to remember that a public hearing was a quasi-judicial proceeding, and they were sitting like judges in the matter. He said they should not have contact or conversations with the applicant or with citizens. If they wanted to view the property in question, it would be best to do it from the greenspace or the road. Any contact with a party involved in the case could be used against them in court. Even an exchange with the property owner just asking permission to come on the property for a look could be considered an ex parte conversation, he stated. If they had a question about something before the hearing, they should ask City staff.

Destadio noted that they often received texts or emails about upcoming issues and copied them to staff and other Council members. Should he reply to the sender? Meeker said he could thank them for their interest, but not reply with anything of substance. They shouldn't debate the issue ahead of the hearing, but it was okay to share the emails.

Meeker again warned that he was limited in what he could say because of the Brookhaven case.

Destadio said he often visited sites, especially when he was on the Planning Commission and was reviewing landscape plans. Inevitably, someone would come out of the business or construction site and introduce themselves. Link said this often happened to him. Meeker stated they should avoid conversation about any upcoming decision.

Learnard asked about indemnification in the event of a huge lawsuit such as the Brookhaven case. Meeker explained that the City's defense costs would be covered through the Georgia Inter local Risk Management Agency (GIRMA), except in cases where an official knowingly took action contrary to

Georgia law. Two officials from Brookhaven were named in that suit, he continued, the Mayor and the City Manager.

Prebor asked Meeker to explain about ex parte conversations. Meeker said they were conversations with one party to the case where evidence was presented prior to the public hearing.

What about talking to neighbors? Destadio asked. Meeker replied that he could only offer advice, but those conversations opened Council up to criticism and charges of conflict of interest.

Link wondered if it was a legal risk if Staff to recommended approval, but the Planning Commission said "no?" Meeker told him the Planning Commission was insulated because it did not make the final decision. City Clerk Yasmine Julio echoed that, saying Council had agency in development, whether it involved land purchase or rezonings.

King recalled visiting a property where there was a request to build a shed in the setback, and the owner came out and talked with him. Was it okay to talk about the process, not the specific issue, with an involved party? Meeker said it would be best to tell them to direct questions to Planning and Development Director Robin Cailloux's office.

In another recent hearing, Prebor related, a neighbor had written a letter supporting the variance. They denied the variance, and now the property owner was going to put up a structure that would block the neighbor's view. He said he never saw the neighbor's letter before the hearing and wondered why they did not get those letters of support that were often submitted.

Cailloux said she hadn't been publishing the letters on the website due to privacy concerns, but she could start including them in the meeting packets. Prebor said since they could not have conversations with the neighbors, he would like to see those letters in advance.

Learnard thanked Meeker for the update. The meeting ended at 3:35 p.m.

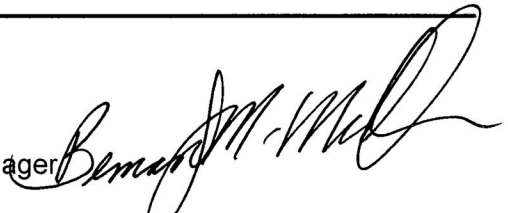
Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager 

FROM: Paul J. Salvatore, Financial Services Director
Kelly Bush, Assistant Finance Director 
Robin Cailloux, Planning & Development Director 

DATE: April 4, 2022

SUBJECT: FY22 Budget Amendments – Protective Inspections
May 5, 2022 City Council Consent Agenda

Recommendation:

Approve the attached budget amendment to the 2022 budget resolution.

Discussion:

Attached please find the budget amendment for fiscal year FY22 submitted for your approval.

The requested amendment increases both the revenue and the expenditures for building permits. The City has a contract with Safe Built Georgia, Inc. for certain Building Department Services. This contract outlines the services provided and the payment for those services are based on 75% of the collected permit fees. To date revenues and expenditures are exceeding the budget. The requested increase is based on current year-to-date activity.

Budget Impact:

The proposed budget amendment will increase both revenues and expenditures in the General Fund amending the Fiscal Year 2022 Budget Resolution.

Attachments
Budget Amendment

kbb/council reports/budget amendments for FY2022

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 22-22

DATE 04/21/2022

[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution to budget to allocate funds for increased building permits

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager 

FROM: Justin Strickland, Assistant City Manager/Public Works Director
Paul J. Salvatore, Financial Services Director
Kelly Bush, Assistant Finance Director 

DATE: April 20, 2022

SUBJECT: Donation Acceptance and FY2022 Budget Amendment
May 17, 2022 *City Council Consent Agenda*

Recommendation:

Approve the budget amendment for the acceptance of donations for enhancements provided to Luther Glass Park from the Peachtree City Running Club, repaving of the BMX pump track from the BMX Parents Association, and furniture for the Drake Field Pavilion from the Rotary Club.

Discussion:

Staff received a request for improvements to the BMX park, the Drake Field Park, and Luther Glass Park to be funded through donations from the BMX Parents Association (\$3,000), the Rotary Club (\$1,800) and Peachtree City Running Club (\$11,125), respectively.

The attached budget amendment accepts the \$15,925.00 in donations and budgets for the expense in Fund 335 for Park Enhancements.

Budget Impact:

The proposed budget amendment will increase both revenues and expenditures in the Capital Projects Fund.

Attachments
Budget Amendment

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernard McMullen, Interim City Manager 
Yasmin Julio, City Clerk/Administrative Coordinator 

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: April 28, 2022

SUBJECT: Request to Reclassify Administrative Clerk (P /T) Position to Deputy City Clerk (F /T)
Position in the City Clerk's Office
May 17, 2022, City Council Meeting

Recommendation:

Reclassify the part-time Administrative Clerk position (Salary Grade 108) in the City Clerk Office to a full-time Deputy City Clerk position (Salary Grade 109) retroactive to Monday, 5/9/2022.

Discussion

During the reduction-in-force and reorganization in 2020, the staff in the City Clerk's Office was significantly reduced. Over the past twelve months, however, management has determined that the reduction in staff within that Office is not conducive to an efficient working environment. In addition, the duties of the Administrative Clerk have expanded to include those of a Deputy City Clerk: records retention, Open Records/Freedom of Information Act requests, alcohol licensing and renewals, City Council meeting agendas and packets, administrative support for the Mayor and City Council, and general correspondence. A current Deputy City Clerk job description is attached for your review.

Budget Impact:

The budget impact of this reclassification for FY2022 (May – September) will be approximately \$16,928.00. The Budget Amendment is attached.



Deputy City Clerk
City Clerk Office

CLK/02

Reports To: City Clerk/Administrative Coordinator

Salary Grade: 109
Job Code: CLK/02

FLSA Status: Non-exempt
Date: April 28, 2022

JOB SUMMARY

This position is responsible for assisting in managing the day-to-day operations of the City Clerk's Office.

ESSENTIAL FUNCTIONS

- Prepares, reviews, verifies, and distributes City Council agendas and information packets for each Council meeting.
- Prepares Council Chambers or other rooms for meetings.
- Assists in processing applications and renewals of alcohol licenses; prepares memoranda; places legal notices.
- Coordinates the City's records management program; processes documents for shredding; maintains lists of all destroyed documents.
- Serves as primary coordinator of open records/ Freedom of Information Act requests.
- Prepares and sends invoices for annual alcohol fees to all license holders.
- Scans City Council and other Board minutes monthly.
- Creates proclamations, certificates, and other special recognitions.
- Assists Mayor and City Council with correspondence.
- Updates calendars of the Mayor and City Council Members.
- Assists City Clerk with special projects.
- Responds to public inquiries.
- Assists candidates with qualifying for local elections.

- Performs related duties.

KNOWLEDGE REQUIRED BY THE POSITION

- Knowledge of computers and job-related software programs.
- Knowledge of customer service principles and practices.
- Knowledge of City Council agenda preparation procedures.
- Knowledge of modern office principles.
- Knowledge of website management principles.
- Skill in the use of modern office equipment.
- Skill in problem solving.
- Skill in prioritizing and planning.
- Skill in interpersonal relations.
- Skill in oral and written communication.

SUPERVISORY CONTROLS

The City Clerk/Administrative Coordinator assigns work in terms of general instructions. The supervisor spot-checks completed work for compliance with procedures, accuracy, and the nature and propriety of the final results.

GUIDELINES

Guidelines include the City Charter and the City Code, City Council resolutions, state records retention schedules, and City policies and procedures. These guidelines are generally clear and specific but may require some interpretation in application.

COMPLEXITY/SCOPE OF WORK

- The work consists of related administrative duties. The variety of tasks to be performed contributes to the complexity of the work.
- The purpose of this position is to assist in managing the operations of the City Clerk's Office. Successful performance contributes to the efficiency, effectiveness, and propriety of a variety of City functions and operations.

CONTACTS

- Contacts are typically with coworkers, other City employees, elected and appointed officials,

candidates, representatives of other municipal governments, business owners, and the general public.

- Contacts are typically to exchange information, resolve problems, and provide services.

PHYSICAL DEMANDS/ WORK ENVIRONMENT

- The work is typically performed while sitting at a desk or table or while intermittently sitting, standing, or stooping. The employee occasionally lifts light objects.
- The work is typically performed in an office.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

None.

MINIMUM QUALIFICATIONS

- Knowledge and level of competency commonly associated with completion of specialized training in the field of work, in addition to basic skills typically associated with a high school education.
- Experience sufficient to thoroughly understand the work, usually associated with one to three years' experience or service.

The qualifications listed above represent the credentials necessary to perform the essential functions of this position. To be successful in this position, an individual must be able to perform each essential duty satisfactorily. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions of this position.

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager 

FROM: Quinn Bledsoe, Director, Recreation & Special Events 
Paul Salvatore, Finance Services Director
Kelly Bush, Assistant Finance Director 

DATE: May 9, 2022

SUBJECT: Extended Pool Hours and FY2022 Budget Amendment – Recreation
May 17, 2022 City Council Consent Agenda

Recommendation

Approve the extended hours for the Glenloch pool and Splash Pad, the increased cleaning for restrooms to offset rental usage and the attached budget amendment to increase revenue and expenses for both.

Discussion

The City has recently added the cleaning of two additional restroom facilities which were not anticipated. The Line Creek restrooms and the Box Office basement restrooms were recently added to the cleaning locations for the City's contracted cleaning services, resulting in unbudgeted expenses.

The current United Pool contract calls for a summer operation of afternoon only hours for the Glenloch pool, ending the season the day before school starts. The hours were extended last season to include morning hours as well as weekend operation for the weekends following Labor Day through the month of September. These changes were positive and resulted in higher pool and splash pad usage. A new request for proposal is being issued for pool operation that will include these hours in the future.

Budget Impact

The attached budget amendment will increase both revenues and expenses in the recreation department \$17,947.

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 22-25

DATE 05/19/2022

[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution to recognize increased revenue and expense in rentals, cleaning, program fees, and contractual services in the recreation department.

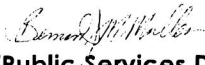
Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernard McMullen, Interim City Manager 
Justin Strickland, Assistant City Manager/Public Services Director 

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: April 28, 2022

SUBJECT: Request to Reclassify One Heavy Equipment Operator Position to One Heavy Truck Driver Position Funded Through SPLOST
May 17, 2022, City Council Meeting

Recommendation:

Reclassify one Heavy Equipment Operator position funded through SPLOST (Fund 321) to a Heavy Truck Driver position.

Discussion

Public Works currently runs three crews for paving cart paths, with a Heavy Equipment Operator on each crew. Two crews have two Heavy Truck Drivers allocated to them, and one crew has only one Heavy Truck Driver allocated to it. The efficiency of the crews is dictated and reliant more upon the Heavy Truck Drivers than the Heavy Equipment Operators, as most of the work relies on how many trucks can run to and from a job site with materials. The fourth Equipment Operator position was originally created as a floating position, but is now not needed because the Crew Leaders fill in for any additional equipment operating needs. Having one Heavy Equipment Operator on each crew and evening up the third crew with two Heavy Truck Driver positions, like the other two crews, will make path paving operations more efficient.

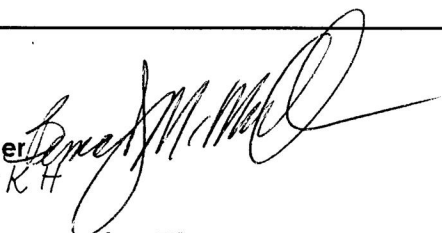
Budget Impact:

There will be no budget impact since the Heavy Equipment Operator position and the Heavy Truck Driver position are in the same salary grade.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernie McMullen, Interim City Manager 
Kym Hughes, CVB Executive Director 

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: May 11, 2022

SUBJECT: **Reclassification of Two Part-Time Visitor Center Information Representatives to Two Part-Time Staff Assistants in the CVB**
May 17, 2022, Special Called City Council Meeting

Recommendation:

Council approve the reclassification of two part-time Visitor Center Information Representatives (Salary Grade 104) to two part-time Staff Assistants (Salary Grade 104) in the Convention & Visitors Bureau (CVB) effective Monday, May 23, 2022.

Discussion:

During the reduction-in-force that occurred in 2020 and 2021, all the staff, except the CVB Executive Director, were eliminated from the CVB. Since that time, Council has added a limited number of positions back to the CVB. Currently, the CVB has six approved positions: CVB Executive Director (full-time), Sales Manager & Marketing Services (full-time), and four part-time Visitor Center Information Representatives. Only three of the six positions, however, are filled at this time. Instead of hiring additional part-time Visitor Center Information Representatives, there is a greater need to hire part-time staff who can perform administrative functions, as well as support the marketing efforts of the CVB. Therefore, CVB management is recommending that two of the part-time Visitor Center Information Representatives be reclassified to two part-time Staff Assistant positions. The new title is more descriptive of the responsibilities of the needed roles. A detailed job description for the Staff Assistant position is attached.

Budget Impact:

Since the part-time Staff Assistant position and the part-time Visitor Center Information Representative position will be in the same salary grade (Salary Grade 104), there will be no impact to the budget.



Staff Assistant – CVB

Convention & Visitors Bureau (CVB)

CVB09

Reports To: CVB Executive Director

Salary Grade: 104
Job Code: CVB/09

FLSA Status: Non-Exempt
Date: May 2, 2022

JOB SUMMARY

This position provides administrative support for on-going administrative sales and marketing duties, as well as event planning, digital communications, and event operations on the frontline.

ESSENTIAL FUNCTIONS

- Assists all walk-in visitors and answers all visitor inquiry telephone calls promptly and informatively.
- Assists with social media postings and website updates.
- Provides support to the sales and marketing efforts as assigned; prepares correspondence; maintains files and records; and prepares regular and special reports.
- Provides support for event operations as needed.
- Maintains, updates, and files reports, records, and other data.
- Maintains a working knowledge of Peachtree City's accommodations, recreation areas, attractions, events, weather conditions, and general local information.
- Ensures that visitor information publications are well stocked in the lobby, outside the lobby, and on display tables; disposes of outdated materials.
- Assists in filling information packets for industry advertising leads.
- Assists in filling group information requests/welcome packets.
- Covers booths at events and welcome tables at booked conferences; handles merchandise sales.
- Responsible for merchandising and inventory reporting of Welcome Center Store.
- Delivers cash deposits from Welcome Center cash register to the City's Finance Department when necessary, and makes trips to bank for change.

- Acts as back-up to part-time Visitor Center Information Representative to cover absences due to vacation, illness, etc.
- Performs related duties.

KNOWLEDGE REQUIRED BY THE POSITION

- Knowledge of modern office practices and procedures.
- Knowledge of social media and websites.
- Knowledge of City and departmental policies and procedures.
- Knowledge of computers and job-related software programs.
- Skill in prioritizing and organizing work.
- Skill in the provision of customer service.
- Skill in the maintenance of files and records.
- Skill in the use of office equipment such as a computer, scanner, fax machine, and copier.
- Skill in oral and written communication.
- Ability to work cooperatively and collaboratively in a workplace of dignity and respect.

SUPERVISORY CONTROLS

The CVB Director assigns work in terms of general instructions. The supervisor spot-checks completed work for compliance with procedures, accuracy, and the nature and propriety of the final results.

GUIDELINES

Guidelines include City and departmental policies and procedures. These guidelines are generally clear and specific, but may require some interpretation in application.

COMPLEXITY/SCOPE OF WORK

- The work consists of administrative and customer service duties. Frequent interruptions contribute to the complexity of the position.
- The purpose of this position is to provide support for sales and marketing, event planning, and event operations. Successful performance contributes to the efficiency and effectiveness of department operations.

CONTACTS

- Contacts are typically with the advertising agency of record, publication sales staff and advertising departments, local businesses and hotels, co-workers, other City employees, and members of the general public.
- Contacts are typically to give or exchange information, resolve problems, and provide services.

PHYSICAL DEMANDS/ WORK ENVIRONMENT

- The work is typically performed while sitting at a desk or table or while intermittently sitting, standing, or stooping. The employee frequently lifts heavier objects weighing approximately 25-30 pounds.
- The work is typically performed in an office or at event sites/booked conferences.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

None.

MINIMUM QUALIFICATIONS

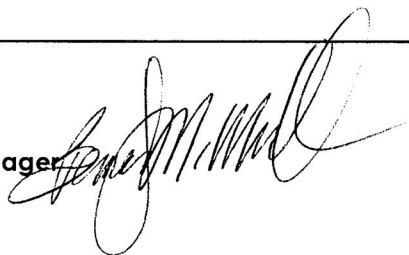
- Ability to read, write, and perform mathematical calculations at a level commonly associated with the completion of high school or equivalent.
- Sufficient experience to understand the basic principles relevant to the major duties of the position usually associated with the completion of an apprenticeship/internship or having had a similar position for one to two years.

The qualifications listed above represent the credentials necessary to perform the essential functions of this position. To be successful in this position, an individual must be able to perform each essential duty satisfactorily. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions of this position.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernard McMullen, Interim City Manager 
Clint Murphy, Fire Chief 

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: May 10, 2022

SUBJECT: Request to Reclassify Training Officer and Operations Officer in the Fire Department from Salary Grade 119 to Salary Grade 118
May 17, 2022, Special Called City Council Meeting

Recommendation:

Council approve reclassifying the Training Officer and Operations Officer positions in the Fire Department from Salary Grade 119 to Salary Grade 118 effective Monday, 5/23/2022.

Discussion

Prior to Spring 2021, the Training Officer, Operations Officer, and Battalion Chief positions in the Fire Department (as well as the Police Lieutenant in the Police Department) were in the same salary grade and had been for many years. Given the schedule of working 24 hours on and 48 hours off, many of the fire shift employees have supplemented their salaries by owning side businesses or having second jobs that they perform on their days off. Therefore, in the past, it has been difficult to entice those employees working the fire shift to apply for the staff positions that work a standard 40-hour week since this change in shift would result in the employees' losing their opportunity to make additional money. In an effort to incentivize these employees on the fire shift to change their schedules, the Training Officer and the Operations Officer positions were moved up a salary grade in the spring of 2021.

Over the past year, however, this change in salary grades has created some unforeseen operational issues. It is now clear that these two positions should move back to the same salary grade (118) as the Battalion Chief position for the following reasons:

1. All three positions (Battalion Chief, Training Officer, and Operations Officer) carry the same rank of Battalion Chief;
2. The breadth of responsibilities for all three positions is the same; and
3. Making this reclassification will reduce the compression issues within the Fire Department's management staff.

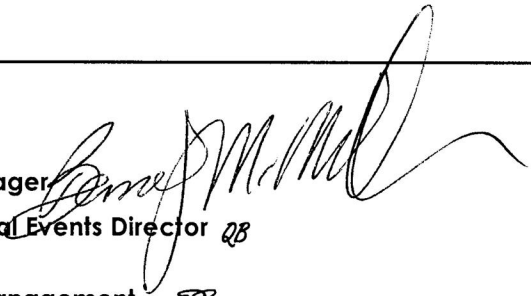
Budget Impact:

This reclassification will have no impact on the budget since the salary of the current Operations Officer falls within the salary range of Salary Grade 118 and will not be changed, and the Training Officer position is currently unfilled.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernie McMullen, Interim City Manager 
Quinn Bledsoe, Recreation & Special Events Director *QB*

FROM: Ellece Brown, Director, HR & Risk Management *EB*

DATE: May 10, 2022

SUBJECT: Addition of Three Seasonal Part-Time Splash Pad Attendant Positions in the
Recreation and Special Events Division
May 17, 2022, Special Called City Council Meeting

Recommendation:

Council approve the addition of three seasonal part-time Splash Pad Attendant Positions at Glenloch Recreation Complex effective Monday, May 23, 2022.

Discussion:

There is a need for additional Recreation staff members to supervise attendees and to collect daily admission fees at the new Splash Pad located at the Glenloch Recreation Complex during the summer season (12 weeks). After much research and consideration, staff believes that three seasonal part-time Splash Pad Attendants would be needed to cover the seven-day a week operation of the splash pad. Each seasonal part-time Splash Pad Attendant would work shifts of 4 to 4-1/2 hours at an hourly rate of approximately \$12/hour for approximately 20 hours/week.

The responsibilities of the Splash Pad Attendant position would include collecting the daily admission fees of the splash pad and enforcing the splash pad regulations and policies to ensure a safe, but enjoyable visitor experience. A detailed job description of this new position is attached.

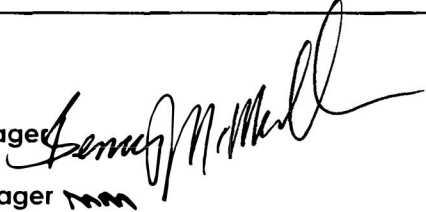
Budget Impact:

The cost of the additional staff to cover the summer season would be approximately \$9421.00. Funds are available in the FY2022 Recreation & Special Events budget to cover this additional expense.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernie McMullen, Interim City Manager 

FROM: Michael Madison, Stormwater Manager 

DATE: April 22, 2022

SUBJECT: Carriage Lane Presbyterian Church Stormwater Facility Maintenance Agreement
May 17th City Council Meeting Consent Agenda

Recommendation:

Authorize the Mayor to execute the attached Stormwater Management Facility Maintenance Agreement with Carriage Lane Presbyterian Church.

Discussion:

The City's stormwater management ordinance requires that all new developments submit an agreement to the City stating that they will maintain the stormwater best management practices that they install. The agreement does not obligate the City financially or require the City to perform maintenance.

Carriage Lane Presbyterian Church has submitted their agreement to the City and staff recommends signing the agreement in accordance with our ordinance.

Budget Impact:

There is no budget impact with this item.

Record and return to:

Cinnamon Mack
City of Peachtree City
153 Willowbend Road
Peachtree City, Georgia 30269

**STORMWATER MANAGEMENT
FACILITY MAINTENANCE AGREEMENT**

THIS AGREEMENT, made and entered into this 14th day of February, 2022, by and between Carriage Lane Presbyterian Church, a Georgia resident (hereinafter called the "Landowner") and **PEACHTREE CITY, GEORGIA** (hereinafter called the "City").

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as Lots 1 and 2 of "Block A", Shakrag Plantation, as recorded by deed in the land records of Fayette County, Georgia, Deed Book 749, Page 672 (hereinafter called the "Property");

WHEREAS, the Landowner is proceeding to build on and develop a portion of the property as shown on Exhibit "A";

WHEREAS, the Site Plan/Subdivision Plan known as "Carriage Lane Presbyterian Church", dated 2/15/2022, and approved by the City on _____ (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater, as indicated, within the confines of the Property;

WHEREAS the City and the Landowner, its successors and assigns, including any office park or industrial park association, agree that the health, safety, and welfare of the residents of Peachtree City, Georgia, require that on-site stormwater management facilities be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, including any office park or industrial park association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any office park or industrial park association, shall adequately maintain the stormwater management facilities. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Stormwater Structural Control Maintenance Checklists found in the latest edition of the *Georgia Stormwater Management Manual* are to be used to establish what constitutes "good working condition," under this Agreement.

3. The Landowner, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. The Landowner shall be given notice of the deficiencies identified in the inspection report so as to take the necessary corrective action. Such corrective action shall be completed within thirty (30) days of the Landowner's receipt of such notice. In the event that the Landowner cannot complete such remedial action within this time period, the Landowner shall provide a schedule for completion, which scheduled must be approved by the City. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.
6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
7. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) day of receipt thereof for all actual costs incurred by the City hereunder.
8. This agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to indemnify and hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.
9. This agreement shall be recorded among the land records of Fayette County, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any office park or industrial park association.

WITNESS the following signatures and seals:

Signed, sealed and delivered
in the presence of:

Danby H. H.
Witness

Garrage Lane Pres Church (Corporate Seal)
Robert Taylor (Owner)
President

Requi Almeida
Notary Public

My commission expires: 09/08/2026



Signed, sealed and delivered
in the presence of:

Witness

By: _____ (City Seal)

Name: _____

Title: _____

Notary Public

My commission expires: _____

Maintenance Facility Contact Information: (Please print or type)

Greg Rosser
Name

Rosser greg@Protonmail.com
E-mail address

101 Carriage Lane
Address

Peachtree City, GA 30269
City/State/Zip

Fax Number

770) 487-2664
Telephone Number

Approved as to Form:

City Attorney

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernie McMullen, Interim City Manager 

FROM: Michael Madison, Stormwater Manager 

DATE: April 22, 2022

SUBJECT: 134 Colonnade Drive Permanent Drainage Easement
May 17th, 2022 City Council Meeting Consent Agenda

Recommendation:

Authorize the Mayor to execute the attached Deed of Easement with Daniel Jeffries of 134 Colonnade Drive.

Discussion:

The residents at 134 Colonnade Drive experience backyard flooding during moderate to significant rain events. Mr. Jefferies desires to install a small drainage system in his backyard that will collect the trapped stormwater runoff and convey it across a City owned cart path and into a small drainage ditch located in the Greenbelt behind his residence. The proposed drainage easement does not financially obligate the City in any way or does if require the City to perform maintenance on the proposed drainage system

Therefore Staff recommends executing the Deed of Easement.

Budget Impact:

There is no budget impact with this item.

After recording, return to:

Theodore P. Meeker, III
Sumner Meeker, LLC
14 East Broad Street
Newnan, Georgia 30263

STATE OF GEORGIA
COUNTY OF FAYETTE

DEED OF EASEMENT

THIS INDENTURE, made and entered into this ____ day of _____ in the year 20____, between CITY OF PEACHTREE CITY, GEORGIA, a political subdivision of the State of Georgia, as parties of the first part, hereinafter referred to collectively as "GRANTOR", and DANIEL L AND KELLY MARIE JEFFRIES, as party of the second part, hereinafter referred to as "GRANTEE" (GRANTOR" and "GRANTEE" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESS THAT: GRANTOR, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these present does hereby grant, bargain, sell, alien, convey and confirm unto the said GRANTEE the following:

A perpetual non-exclusive drainage easement over, through, under and across certain property described consisting of approximately 763 square feet and shown on the attached Easement Exhibit and made a part of this deed as Exhibit "A," said easement being more particularly described in the Legal Description attached hereto as Exhibit "B," said Exhibits A & B are incorporated herein by express reference and made a part hereof.

The purpose of the grant of easement is to allow the GRANTEE, through its agents and employees, the right and privilege to install, construct and maintain a Drainage Easement, together with all necessary and required pipes, conduits and apparatus, over, through, under, and across the subject property. The permanent easement herein granted shall be perpetual in duration.

The GRANTOR shall assume no liability for injuries or damages to public users of the GRANTEE'S drainage easement, and GRANTOR shall forfeit no other property rights by virtue of the existence of this easement on the GRANTOR'S property.

GRANTEE'S use of the easement rights conveyed herein shall cause no damage to GRANTOR's property. Should GRANTEE'S use of the easement area cause such damage, GRANTOR shall cause the necessary repairs or corrective action to be taken or made, and GRANTEE shall be obligated to reimburse GRANTOR the cost of such repairs or corrective action.

This instrument shall be binding upon the heirs, successors and assigns of the GRANTEE herein and shall inure to the benefit of the successors in interest of the GRANTOR herein.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands and seals, or if corporate, have caused this document to be executed by its duly authorized officers and its seal to be hereunto affixed, as of this day and the year first above written.

Signed, Sealed and Delivered

this ____ day of _____,

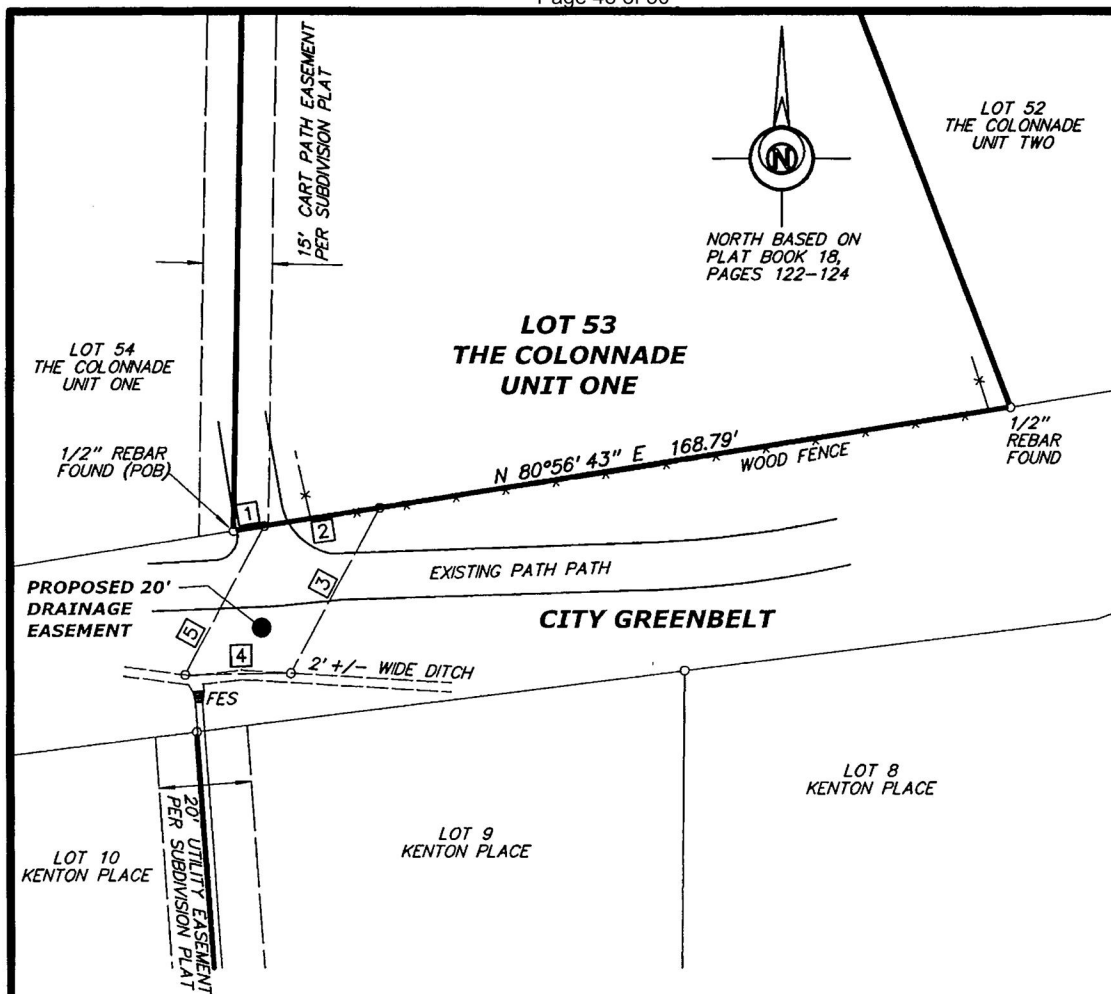
20____, in the presence of:

_____(L.S.)
Mayor – City of Peachtree City

Witness

Notary Public

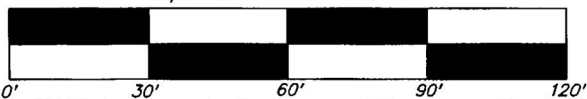
My Commission Expires:



COURSE	BEARING	DISTANCE
1	N 80°56' 43" E	6.67'
2	N 80°56' 43" E	25.15'
3	S 28°16' 30" W	40.22'
4	S 89°04' 52" W	22.91'
5	N 28°16' 30" E	36.14'

EXHIBIT FOR 20' DRAINAGE EASEMENT

Graphic Scale: 1 inch = 30 feet



PREPARED FOR:

DANIEL JEFFRIES

SUBDIVISION: **THE COLONNADE, UNIT ONE**

LOT 53

LAND LOT: 28

DATE: 03-18-2022

BLOCK

6th DISTRICT

REVISED:

SCALE: 1" = 30'

CITY OF PEACHTREE CITY
FAYETTE COUNTY, GA.

JOB No. 1408007

**W.D. Gray and
Associates, Inc.**

LSF000701

land surveyors - planners

160 GREENCASTLE ROAD
PH. 770-486-7552

SUITE B TYRONE, GA. 30290
FAX 770-486-0496

Legal Description

All that tract or parcel of land lying in being in Land Lot 28 of the 6th District in the City of Peachtree City, Fayette County, Georgia and being more particularly described as follows:

To arrive at the Point of Beginning, **Commence** at a ½" rebar found at the Southwest corner of Lot 53 of The Colonnade, Unit One Subdivision also being the Southeast corner of Lot 54 of The Colonnade, Unit One Subdivision as shown in Plat Book 18, Pages 122-124, Fayette County, Georgia records; Thence North 80 degrees 56 minutes 43 seconds East a distance of 6.67 feet to the **Point of Beginning**; THENCE along the South property line of said Lot 53 North 80 degrees 56 minutes 43 seconds East a distance of 25.15 feet to a point; THENCE leaving the South property line of Lot 53 South 28 degrees 16 minutes 30 seconds West a distance of 40.22 feet to a point; THENCE South 89 degrees 04 minutes 52 seconds West a distance of 22.91 feet to a point; THENCE North 28 degrees 16 minutes 30 seconds East a distance of 36.14 feet to a point which is the **POINT OF BEGINNING**, and containing 763 square feet or 0.0175 acre(s) of land, more or less as shown on an Exhibit for 20' Drainage Easement, prepared for Daniel Jeffries by W.D. Gray and Associates, Inc. dated 03-18-2022.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

FROM: Bernard McMullen, Interim City Manager 

DATE: May 13, 2022

SUBJECT: Crabapple Lane Golf Cart Traffic
May 17, 2022, City Council Meeting

On November 18, 2021, City Council voted unanimously to close Crabapple Lane to golf cart traffic effective June 1, 2022, to allow adequate time for Fayette County and Tyrone to install side paths along Dogwood Trail as identified in the Fayette County Transportation Plan. This vote followed a vote to close Crabapple Lane to vehicular traffic effective December 1, 2021.

After recent discussions between members of the City Council and the administration of the Town of Tyrone, Mayor Eric Dial of Tyrone has proposed a project to resolve the issue and has asked Peachtree City to consider postponing the closure of Crabapple Lane to golf cart traffic.

950 Senoia Road | Ste. A | Tyrone, GA 30290



Phone: (770) 487-4038 | Fax: (770) 487-4529

May 13, 2022

Mayor Kim Learnard
151 Willowbend Road
Peachtree City, GA 30269

Mayor Learnard,

I write to you and your council on behalf of the Tyrone Town Council and myself regarding the issue of the closure of Crabapple Lane and the adjacent multi-use path to any non-Peachtree City residents. I provide the following update on our progress to assist you in any decision-making going forward.

As you recall, the action Peachtree City Council took on November 18, 2021 called for the City to “close Crabapple Lane to golf cart traffic effective June 1, 2022, to allow adequate time for Fayette County and Tyrone to install side paths along Dogwood Trail as identified on the Fayette County Transportation Plan.” While we recognize the fact that Tyrone citizens have not and do not make any significant adverse contribution to any vehicular or golf cart traffic or safety, the reality is that you have the right to take the action you have taken. Therefore, we are working to maintain connectivity between the two cities and the county.

I’m sure you understand that it is impossible for any municipality to “install side paths along Dogwood Trail” in six months time, especially one of this cost and magnitude, but we are working diligently to accomplish this directive as quickly as possible. Because we are not guaranteed that private property owners will be willing to sell the necessary land or that other areas of access will be granted, we cannot be sure that this path will ultimately be completed, but we are making the effort to speak with these owners.

We have had multiple extensive conversations with a builder who has a mutual interest in this path and we trust that he has a desire to participate in some way. This presents a better chance that the path might be financially feasible. Additionally, the Tyrone Town Council has agreed to direct staff to dedicate time to the engineering phase and move forward with right-of-way acquisition conversations.

Ultimately, we hope you will evaluate the realities of the data, show consistency between Tyrone and your southern border, and consider the importance of cities working together by keeping this path open. In the meantime, we request a delay on the closure until we can make every effort to build the aforementioned path.

Best regards,

Eric Dial
Mayor

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernie McMullen, Interim City Manager 
Paul Salvatore, Finance Director

FROM: Quinn Bledsoe, Director, Recreation & Special Events QB

DATE: May 2, 2022

SUBJECT: Consider entry fees for Glenloch Splash Park
May 17th, 2022, City Council Meeting

Recommendation

Approve fees for entry into the Glenloch Splash Park, exclusive of pool use.

Discussion

Staff has explored ways to make available an entry fee into the Glenloch Splash Park separate of pool use fees. There are families with small children who wish to only utilize the splash park, yet in the past they have had to pay for a fee for the pool and the splash park.

The new recommended fees for use of only the Glenloch Splash Park are as follows:

- Fayette County Adult: ages 12 and above \$3
- Fayette County Child: ages 3 to 11 \$2
- Fayette County Child: 2 and under FREE
- Fayette County Senior: 65 and above \$2
- Anyone in street clothes accompanying a child but not using the splash park is FREE.
- Out of county entry prices are double Fayette County residents
- Anyone living outside 60 miles of Peachtree City may pay Fayette County rates

The fees will be collected by the United Pools guard at the existing pay station. Users of only the splash pad will be given an armband to identify their user status. All guards on duty will monitor for compliance and capacity limits. The existing entry gate to the splash park will be used. Those paying current pool rates will still have use of the pool and splash park. The effectiveness of a pay station staffed by existing guards will be reviewed as needed and may be revised to add an additional attendant at future time.

The capacity for the Splash Park is established at 70 persons.

Budget Impact

There is no expense impact to the budget.