



CITY COUNCIL OF PEACHTREE CITY
REVISED MEETING AGENDA
FEBRUARY 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. Announcements, Awards, Special Recognition
 - IV. Public Comment
 - V. Agenda Changes
 - VI. Minutes
 - February 1, 2022, Council Workshop Minutes
 - February 3, 2022, Council Meeting Minutes
 - February 5, 2022 Town Hall Meeting Minutes
 - VII. Consent Agenda
 1. Purchase Five Zero-Turn Mowers from Fayette Mower
 2. 2022 Walmart Local Community Grant
 3. Revision of Defined Benefits Pension Plan Document for Police Shift (2184hrs) Employees
 - VIII. Old Agenda Items
 - IX. New Agenda Items
 - 02-22-06 Citizen request to reinstate prayer at the opening of each meeting
 - X. Public Hearings
 - 02-22-07 New Alcohol License – Board and Brush – 277 N. Highway 74, Suite 204 (Julio)
 - XI. Council/Staff Topics
 - XII. Executive Session
 - XIII. Adjourn

**City Council Workshop Meeting Minutes
Tuesday, February 1, 2022
6:30 p.m.**

The Mayor and Council of Peachtree City met for a workshop session on Tuesday, February 1, 2022. Mayor Kim Learnard called the workshop to order at 6:30 p.m. Others attending: Gretchen Caola, Frank Destadio, Mike King, and Phil Prebor.

The purpose of the workshop was two-fold, to discuss:

- 1) City planning issues including the purpose and process of the upcoming Comprehensive Plan update; revisions of development ordinances into a Unified Development Ordinance; short-term rental ordinance, and related topics.
- 2) Special Purpose Local Option Sales Tax (SPLOST) 2022 discussions regarding the purpose of a SPLOST, the process of creating a projects list, public communications, and timeline.

Comprehensive Plan

City Manager Jon Rorie explained the purpose of the meeting, then handed off to Planning and Development Director Robin Cailloux. Cailloux said she wanted to go over the process for the Comprehensive Plan update, as well as talk about trends they needed to address, including accessory dwelling units and short-term rentals. She would also provide a reminder about the Unified Development Ordinance that would be coming up this year.

The Planning Department existed, Cailloux remarked, because great places do not happen by accident. The Department had two functions: it handled the day-to-day requirements for development, but it also helped develop a broad view of how all the pieces fit together, such as how land was used, how transportation fit into that and so on. They did this to help ensure the long-term vitality of the community, environment, and economy.

A depiction of the planning cycle reminded us that this was a journey, not a destination, Cailloux remarked. It began by identifying issues and trends, then deciding if those issues warranted any type of formal action that could include public participation in finding a solution that would be implemented by creating and revising ordinances. They also tracked their progress before it started over again. Public participation would be a strong part of the Comprehensive Plan update.

A Comprehensive Plan was the State's term for a master plan. It was a community-driven document that should have at least a 20-year horizon with a guiding vision, or goals. It should provide some policies to guide day-to-day decisions and had to include a five-year work program that could include anything from capital improvements to staff spent on certain programs. Georgia required it be updated every five years. There must be a strong public participation element and some form of future development map, which could be a parcel-specific future land use map, such as Peachtree City had or a map that identified "character areas" for certain types of development.

The plan should accentuate the city's strengths and look for ways to mitigate weaknesses. It also could identify potential opportunities. Cailloux said she wanted to emphasize that creating a Comprehensive Plan always included an element of balancing competing interests and making difficult trade-offs. Everyone had a different views and priorities. Comprehensive planning looked at how to balance those interests to achieve as much good as possible with the least amount of negative impact.

A community-driven plan included a lot of citizen participation. The State required a steering committee, and Council had appointed its members, some of whom were present. Their role would be to advocate for public participation, but also to make sure any ideas and policies that were considered met what they thought the community needed or expected as appropriate for the City.

The State required just two public hearings, one at the beginning of the process and the other at the end. The first would be Thursday, Cailloux noted. A hearing was when the public could actually comment. However, she explained, they were also planning to hold two meetings, one in the form of a hearing and another in the form of a steering committee workshop, every month from February until May. She presented a timeline of this process. There would be a steering committee meeting around the first of each month, and a public hearing at the end of the month. At the steering committee's next meeting, they would review the comments made at the previous public hearing. The final draft would be presented at the last public hearing in May. They would be transferring it to the Department of Community Affairs as soon as they could address those final comments.

Cailloux outlined how the process would be accessible to citizens who could not attend the meetings in person. Everything they did in the meetings would be posted online. There would be videos and livestreaming. Minutes would be online, as would any materials that were handed out at the workshop or hearing. They were intending to conduct at least one online survey with questions identical to what was presented at the public workshop. They wanted the process to be transparent.

While noting that she could not predict the future, Cailloux said she had been in Peachtree City for five years and would be surprised if there were any major changes in the plan. Ever since the 1972 codified Master Plan, and even before with the 1950s Garden City vision, Peachtree City had what was called the "village concept," and she believed they would continue to see support for that concept moving forward. However, she did expect they would refine some policies and add clarification. Some policies would probably no longer be relevant. Of course, they would also update the Future Land Use Map and adopt a five-year work program.

Before moving on to topical issues, Cailloux asked if there were comments or questions about the Comprehensive Plan process.

Rorie requested she give more detail about Garden Cities and what that movement meant for the village concept. Cailloux explained that the mass suburbanization of the western world started after World War II with people leaving cities and moving to what we now called the suburbs. A planner in the United Kingdom, Ebenezer Howard, had come up with a plan he called Garden Cities, which called for smaller, village-type communities that included everything a person would need to live and work, but also a road or other transportation to a major city. The idea was that people would be able to reside, shop, work, go to school, and entertain themselves in this small area, which was surrounded by farms and green space before the next Garden City. It was generally thought of as having a balance of what you needed in a city with access to nature.

How would she define the village concept locally? Rorie asked. When you reviewed the historical documents, Cailloux stated, you saw changes in the concepts of what a village was and what a village center was. There were major changes from the 1972 document in the 1985 document. The 2017 document highlighted that most people no longer knew what a village was any more. It asked if it was still relevant and did it need to be defined more clearly? Did they want to go back to the historical plan definitions or did they need to create something appropriate for today?

Was a Comprehensive Plan rigid or adaptable? Rorie inquired, and Cailloux said, if done well, it was adaptable. What was a good example of the Garden City/village concept? The Villages in Florida or Reston, Virginia? Reston was a higher intensity use than Cailloux thought appropriate for Peachtree City, but it was one of the first planned cities in America. She said she believed it was done by the same company that planned Peachtree City.

Destadio pointed out that he was on the Planning Commission when the 2017 Comprehensive Plan was adopted. He commended Cailloux for having so much information online this time. He said a lot of citizens did come out to the meetings the last time, but this would make the process much more accessible. He said he remembered a lot of discussion about the village concept and did not want to say it was a case of them not knowing what it was, but of citizens not agreeing on what it was. They wanted to know more about it and how to make the plan identify with it. This seemed a lot better process than what was done the last time, and Destadio said he hoped they could get a plan they could live with. It should be adaptable, but also very defined. They needed a plan they could live within so as not to have to grant variances all the time.

Going with the theme of adaptability, Cailloux pointed out that change was one thing that was constant, adding that she felt this was a good time for Peachtree City to pause and update the Comprehensive Plan because our lives had changed dramatically since 2017 and even more so in the last 10 years, especially regarding online services, such as being able to pay bills and work from home. She said Charles Darwin said "It is not the strongest of the species that survives, or the most intelligent, but the one most responsive to change."

Accessory Dwelling Units

Now she wanted to talk about some of the issues and trends they had identified, starting with accessory dwelling units, which meant a secondary dwelling unit on the same lot as the main home. She showed photos that illustrated a detached cottage, a dwelling above a garage, a prefabricated unit, and tiny homes. Tiny homes were usually 700 square feet or smaller. The International Code of Ordinances had adapted to allow certain tiny homes to meet building code. She noted the homes in her photo did not have wheels. Being mobile would make them subject to the 1976 Federal regulations. That was not permitted in Peachtree City.

Learnard asked if they would be addressing an accessory dwelling unit ordinance, which she agreed was needed, as part of the Comprehensive Plan update or separately? Cailloux said this was something she had heard mentioned many times and felt it would be valuable to talk about during the Comprehensive Plan process. Many municipalities were creating pocket neighborhoods with different types of housing, and she thought they should talk about it as a community.

They had these dwellings now, Destadio stated, recalling an attachment to the back of a home in Braelinn. The homeowner originally used it for a family member, but when that person died, the owner rented it out. Cailloux said attached structures were not accessory dwelling units; they were part of the main house. Even if it was rented? Destadio asked. Yes, Cailloux replied, if it met building code they could not interfere with the property owner's right to rent it.

Because these were detached structures, they had more of an impact, she stated. Did they have to meet zoning requirements? Destadio wondered. Cailloux said Peachtree City permitted guest houses, but the ordinance said they could not be permanent residences. They were allowed in zoning districts with lots one acre or larger, which was R-43, estate residential (ER), and agriculture-residential (AR). There were about 1,110 of these lots, mostly on the north and west sides of the city. The guest houses could not be larger than 600 square feet or 25% of the square footage of the main

house. It must share driveway and utilities with the primary home, and off-street parking must be provided. Rentals were prohibited, and it could not be a permanent residence.

That was on the books right now, Learnard confirmed with Cailloux.

Destadio said he thought it would be difficult to put one of these on a one-acre lot. Prebor said it should not be a problem. Cailloux went back to one of the photos she took, saying it was a one-acre lot, and she had to maneuver to get an angle that was not blocked by trees.

Prebor asked Rorie if he recalled a discussion about the number of families allowed? Cailloux said she did not encourage the City to get in the business of defining a family. Rorie said he did not recall anything about that.

Destadio asked if this was part of the Comprehensive Plan or just an issue she saw coming up? Cailloux told him it was something they saw regularly. It was happening in the world and might be coming their way. Council could decide what they wanted to do.

She listed benefits and concerns. Under benefits was housing for aging parents, or Parents in My Back Yard (PIMBY), in addition to independent living housing for residents with differing abilities, housing for young couples or returning college graduates. An on-site caregiver could live in one of these dwellings. It was a potentially affordable option that could generate income for the primary owner. Municipalities that permitted these listed a few recurring issues: attractiveness/design, parking, and short-term rental issues.

Larson added that home offices would be a good use for these. He said it could figure into the Comprehensive Plan talks regarding the density of construction in all neighborhoods, not just the estate neighborhoods.

Short-term Rentals

Short-term rentals were a hot topic in Peachtree City and elsewhere, Cailloux noted, and it was a legally hot topic. She said she could answer general questions but might have to defer some questions to the City Attorney. Georgia defined a short-term rental as anything rented for 30 days or less at a time. It could be a room, a basement suite, or the whole house. The General Assembly just passed a law requiring those rental platforms, such as Air BnB, to pay hotel/motel taxes to the city. Many companies were in this business, and it was growing. Cailloux said she did not see it going away.

People liked these short-term rentals because they provided an alternative to the hotel experience. Property owners liked them because they were a source of income. However, she continued, the City had heard a lot about the impacts on the neighborhoods. There was a high turnover of visitors, which could disrupt an established neighborhood. There were often parking problems, and noise and garbage were also concerns.

A lot of these issues could be regulated and were in many communities, Cailloux pointed out. Savannah had created a certificate program that had been tested and upheld in the State of Georgia and in some Federal District Courts. In other areas, it was a hot button for debate.

Right now, they were permitted by right in Peachtree City, which meant they were unregulated. They could be permitted by right with certain conditions, such as inspection from the Fire Marshal. Peachtree City could do a certificate program modeled after Savannah's, or they could try to

regulate by definitions. She said she was uncomfortable with that because it had failed, not in Georgia, but in other states in trying to define a family, trying to define residential. It was an option, though. Council might want to seek legal counsel, but this was a topic they needed to address.

Learnard said this was definitely something they needed to address. She said she had read that Smyrna was looking at vacation rentals, and she had talked to Mayor Ed Johnson that day, and Fayetteville approved a short-term rental ordinance at its last meeting. Prebor asked what it said? Learnard replied that it had to do with some type of business license or registration; there was a \$95 certificate from the city that had to be renewed annually. There was a limit to the number of days it could be rented. Peachtree City could look at something like that, but she noted that it was all about being able to enforce it.

Destadio recalled that he attended a Fayette County Commission meeting several years ago where they discussed the problem of bachelorette parties and party buses going down streets that even school buses were not allowed to travel. People were riding motorcycles on lawns. He told Learnard there was a long history of how Fayetteville came up with their plan. The major concern was not the rentals themselves, but the impact on the community. They had heard of problems in Peachtree City, and he would definitely like to see something done.

They had been thinking about this for two years, and Prebor said he did not like the idea of short-term rentals. He stated that he could follow all the permitting and hotel/motel requirements, go out to the setbacks and build his house up to a height of 39 feet, or three stories. Next thing you knew, he had a hotel in a residential neighborhood. That is not what you signed up for when you bought a house, he remarked.

Kathy Valencia stepped up to speak, saying she was a long-time resident and a Magistrate Court Judge. There were some concerns that Cailloux did not mention, Valencia remarked, adding that she did not believe Peachtree City permitted short-term rentals by right. Cailloux said they were not regulated. Valencia said she thought that could be incorrect because Peachtree City had ordinances that were very clear about goals, planning, and the very foundations of what Peachtree City was about. Those ordinances were focused on the safety, cleanliness, and the ability to avoid deterioration of the neighborhoods. They prohibited commercial encroachment into neighborhoods and sought to maintain a residential character and stability in single-family residential neighborhoods.

When what was basically a hotel was allowed to operate, you got situations like what happened on New Year's Day in Fayetteville, when 45 bullet holes hit a house being used as a short-term rental. Valencia told about a British couple that were dragged naked out of a rental and were about to be killed by Colombian drug lords when a police officer just happened to drive by. On her own street in Peachtree City, her neighbor was afraid to let her daughter go outside on her skateboard. Another's house was robbed. Valencia asked anyone who had been affected by a short-term rental to stand up, and about 15 or 20 people did. They suffered from trucks and traffic coming down their road, and sometimes residents could not get down their driveways. She talked about the Butter Bus that arrived one evening and more than 100 scantily dressed people streamed out of the rental house on her street. Officers on the gang unit, Valencia said, had told her the people who rented these homes were coming to shoot rap videos and pornography. One of the people was a known murderer from Chicago. This was the kind of people you were inviting in when you allowed short-term rentals. Someone who operated a legitimate business, such as air conditioning repair or sewing, was not allowed to have customers coming to their homes, but Ubers could drop off hundreds of people to a rental house. How was that not a commercial enterprise?

The ordinances were in place, Valencia stated. All they needed to do was clarify them. There was no reason any resident of Peachtree City should have to endure what they endured every Thursday, Friday, and Saturday night. She said she could provide some bone-chilling video.

Learnard thanked them for coming, saying she had heard about this problem, but never the stark reality of it. She noted that College Park did not allow short-term rentals, period.

Valencia said that was because they had had too many Police and Code Enforcement calls. It depleted their forces. These were different from buying a condo at the beach, where you knew you were buying into somewhere that had rentals. Those buildings came with rules and regulations. Pinewood allowed short-term rentals, but they were regulated. Peachtree City's ordinances did not allow it, and, speaking as a lawyer, she said they were going to have some lawsuits on their hands if they did not enforce those ordinances that told them occupancy by transients was not permitted. They bought into single-family residential neighborhoods and "residential" meant you intended to reside. She said each person that stood up had their own story to tell, and it was very serious.

The point was well-made and well-taken, Learnard responded.

Joseph Smith, a resident since 1995, said there was a concern about sex trafficking with rentals. Registered sex offenders were coming to Georgia but staying less than the amount of time where they would be required to register. He noted that you had no idea who was coming to your neighborhood. Smith added that he objected to Cailloux using a quote from Charles Darwin, saying it offended him because Darwin supported the extermination of black people in his original books.

Pam Danz said she had lived in covenant-controlled communities all her adult life. She understood there was a feeling against telling a property owner how they could use their property, but no one moved to Peachtree City without realizing they were giving up some personal freedom in order to gain the ambiance of Peachtree City. The village concept allowed for commercial and manufacturing, but in the proper zones. Rental properties were allowed. They had hotels, which were short-term rentals, but they were confined to areas zoned for that.

Danz said she had no problems with accessory dwellings if they were used for family members and not rented. She also wondered if trading homes was something they needed to worry about, saying she had friends in Augusta who traded their home during Masters' Week with someone who lived at the shore.

25-year resident Jim Burgess read from an online ad promoting this particular rental in Peachtree City. It called the home a "groovy mini-mansion," and noted that it slept 16. It touted the home's Jacuzzi and game room. This type of use did not seem to be what they wanted in their community. He said if this became standard for the community, a lot of residents would be gone.

Gene Scott, a resident since 1975, said people were moving already. One neighbor had left, and others were contemplating it. He said the lady who had moved was threatened in her driveway, and the police refused to come to her house.

Prebor questioned that, saying Peachtree City had an outstanding police force, and he had never heard of them not responding. Burgess said they did not come after multiple calls. Prebor said he had lived there 30 years and had never heard of that. He was very surprised to hear they were not satisfied with the Peachtree City Police.

Burgess stated that his next-door neighbor's home was broken into, and the Police just made a drive-by down Smokerise Trace. Brent Thompson said his house was the one that was burglarized. They called 911, which told them they had nobody to dispatch because they had no force on staff. The first ones to respond was the Fayette County Marshal, not Peachtree City Police.

Burgess said Thompson was out several thousand dollars of goods that were taken in broad daylight. He had never had to worry about crime in his 40-plus years in Peachtree City until now. He told Council they were responsible for protecting Peachtree City residents.

Thompson added that when the police did arrive, they did very little or nothing, not even dust for fingerprints. To his knowledge, they conducted no investigation. He called their response "pathetic." Prebor said he was very sorry to hear that.

Glen Valencia said he had video and notes he would be glad to share with Council. Learnard thanked him

Unified Development Ordinance

Cailloux moved on to talk about the development ordinance revision they had budgeted this year. She made a presentation before COVID, in November, 2019, when it was originally budgeted. She said she would just hit the highlights but told Council she could send them the original presentation.

The timeline for the development ordinance began in 1970 when Peachtree City adopted the County's ordinance. It adopted a Subdivision Ordinance in 1975, which showed how land was used. In 1977, they adopted an Environmental Ordinance, much of which was in response to State requirements. They also did a complete zoning overhaul in 1977. In 1985 they did a complete overhaul and combined the Subdivision and Environmental ordinances into what is now called the Land Development Ordinance. There had been no comprehensive review and update since 1985. There had been significant, but piecemeal, revisions.

This year they had budgeted to create a Unified Development Ordinance that would combine all ordinances related to development into one document. That included environmental, zoning, streets, tree preservation/landscaping, parking, architectural designs—everything related to development would be in that one document. It was organized in a chronological way and was easier to use. The format was highly graphic, to convey information without using a lot of words. Cailloux showed an example of what one of those graphics might look like.

Learnard asked how much they had budgeted? Cailloux said \$120,000. The process would involve public participation and a strong legal team. Cailloux said they could contract with a team to do it all, but what they would probably do would have staff work with specialists in various areas of the process. Staff would act as kind of a general contractor. She believed it would be much more than \$120,000 to pay a firm, but if staff hired specialists and still managed the process, it could be done for that amount.

Rorie pointed out that \$120,000 was not a lot of money if you broke it down in annual amounts from 1985.

Would a noise ordinance come under the Unified Development Ordinance? Caola asked. Cailloux said she would defer to a legal expert, but she felt that a noise ordinance and a sign ordinance should be separate, so if it was challenged in court and lost, it would not bring the whole ordinance down.

What about the short-term rentals? Caola continued. That was about land use, said Cailloux, so it would be included.

Destadio said he liked the concept of hiring experts to do certain parts. Cailloux said she had been on both sides and felt they would get a better product for the community when the project manager knew the community. Destadio said he agreed.

Rorie clarified that Cailloux was not suggesting they hold off on a noise or a short-term rental ordinance. He said they should move ahead on that.

Cailloux also noted that they were not going to start with a clean slate; a lot worked in Peachtree City and they would be keeping it. They were talking about putting it in a different form, not a complete overhaul. There were some conflicts and inconsistencies that needed to be removed. Some standards, such as lighting technology, should be updated. They did not even make the kind of lights now that were specified in the ordinance. Requirement of paper submittals was outdated.

What about design standards? Learnard asked. Cailloux said she thought the design standards were good for wide areas, but more detail should be specified at a smaller scale. For instance, what would look good in Braelinn Village Shopping Center might not be suitable at Wisdom Point. If you wanted to go beyond general high standards and get down to colors and design, you probably should make it local, not citywide, Cailloux stated.

The overlay districts were outdated, Destadio remarked. They definitely needed review. Cailloux agreed, saying some design guidelines were 20 years old and called for colors and materials that were no longer popular. Destadio recalled that during a renovation of Taco Mac, the paint colors called for in the standard were no longer made. Cailloux said this would be addressed.

Learnard thanked the citizens for attending and said their input had been very valuable. She asked members of the Comprehensive Plan Committee to stand, and she thanked them for their service.

She called for a four-minute break before beginning the discussions on SPLOST.

2022 SPLOST

Rorie stated that his earliest memory of a SPLOST discussion in Peachtree City was with Jay Scheibler, who questioned the collection rate from one of the SPLOST initiatives in the past. They were scheduled to receive \$12 million in SPLOST dollars, but the declining economy meant they did not collect enough to produce that. He listed SPLOST initiatives he was familiar with: one passed, but they did not collect enough money, then two more failed before the 2017 SPLOST passed on a 3-1 basis in Peachtree City. That SPLOST would be ending in 2023, and they needed to consider how to move forward with SPLOST 2023 and explore what they would do if it did not pass.

A SPLOST was a county-wide, voter-approved, one-cent, special purpose local option sales tax to fund capital outlay projects approved by the county government and qualified municipal governments. It was a county-wide tax and was not set up to be a revenue sharing venture with the cities. The county could do a SPLOST and never share a cent with the municipalities. However, there was usually a sharing agreement that went with it.

Proceeds could not be used for operating expenses or maintenance of a SPLOST project. Only certain capital projects were eligible, and the SPLOST committee would be debating them. He

presented a short list of some projects, starting with streets, roads, bridges, sidewalks, and bicycle paths. Other things included civic centers, correctional facilities, and these were Tier One projects where the county did not have to share any revenues. Other eligible projects included cultural facilities, water and drainage. He said he believed one of the past SPLOST failures was because there was a heavy focus on stormwater. The Mayor remarked that you needed a little glamour, and Rorie agreed that stormwater and drainage just did not sell. But it was important.

Rorie pointed out Scheibler and Pam Kemp, saying they were appointees to the SPLOST committee. This was a group of citizens who would look over capital projects. In 2016, they brought together another group to consider \$84 million in proposed infrastructure projects that they had to pare down to \$45 million for the 2017 SPLOST. It took a lot of debate and tough decisions. This time would be no different. That committee identified 39 projects. To date, they had completed 23 of those, totaling about \$30 million. SPLOST law said they had up to six years after collection ended to complete the projects, although Rorie said that was not their goal.

That committee dedicated 65% of the \$45 million to roads, which included traffic intersection improvements and road resurfacing. About 21% went to the multi-use path system for bridges and re-alignment of paths. Parks and Recreation and Public Safety also got small pieces of the SPLOST pie, as did the spillway/dam. Now they were looking to the next SPLOST. The process was to bring a group of people together to engage in a dialog about the project list. They would vet them and look at how they fit into the grand scheme of things.

One way of distributing SPLOST revenues was by population. The 2020 population of Peachtree City was about 32% of the county as a whole. If you anticipated SPLOST revenues of \$210 million, 32% of that would be about \$67 million. Another method would have the county taking 60% off the top, then distributing the remaining 40% among the municipalities. That would drop Peachtree City's share by about \$18 million.

The revenue forecast assumed a 3.3% increase each year, but Rorie commented that the inflation was running at about 7% right now. An increase in the cost of goods would mean an increase in SPLOST revenues, but also an increase in the costs of the projects. The previous SPLOST assumed a growth factor of 1.65% a year, but they were coming out of the Great Recession at that time.

The city and the county would negotiate the distribution? Destadio asked, and Rorie said that was correct.

The committee's task was to decide how to allocate those revenues, and everyone looked at things differently. Their goal was to present a recommended projects list for Council's approval.

Learnard referred to a point on Rorie's slide that said the committee must identify funding sources to complete projects. Did that mean the SPLOST committee would have the responsibility of recommending funding mechanisms such as a millage increase or grants? No, Rorie replied; they were talking about how all these pieces fit together. He recalled that coming out of the Great Recession, the budget for paving was about \$650,000. They increased it to \$1.8 million. If the SPLOST did not pass, they would need to increase the paving budget to \$3.5 million. That would involve cutting expenses by three-quarters of a mill or raising taxes by three-quarters of a mill.

SPLOST law said if a project list was identified, Rorie continued, but not enough money was collected to complete those projects, the General Fund had to kick in to complete them. They needed to think about contingency and reserves. As time went on, you might collect more, but the cost of the

projects was going up, too. The committee would not have to identify funding sources, but they did need to keep in mind what would happen if the goal amount was not reached. They got only about \$400,000 from the State in Local Maintenance and Improvement Grants (LMIG).

Destadio wanted to know when negotiations with the County would take place regarding revenue distribution? Rorie said it should be a relatively easy process that could be completed within two weeks.

Rorie showed the SPLOST timeline for Fayette County. It did not necessarily apply to Peachtree City because they were on two different fiscal years. The City's went from October 1 to September 30, while the County's was from July to June. The County wanted their project list completed by July in order to be part of the 2023 budget. Rorie said he believed Peachtree City should aim for mid-July to get a project list before Council.

Learnard asked about CES on the timeline. Rorie said it stood for County Elections Superintendent, who would call for the referendum. He noted that there was a glitch in 2017, and the call did not go out on time, so the election had to move from November to March.

Learnard noted that, out of 159 counties in Georgia, 154 had a SPLOST. That showed that many people believed a SPLOST was a sensible way to raise needed funds for local projects. She also noted they paid into other counties' SPLOST when they spent money there. When people from other areas shopped and dined in Peachtree City, they were paying into Fayette County's SPLOST.

The current SPLOST was impressive; she remarked that it funded the golf cart bridge over the dam; it allowed them to update Glenloch pool and build a splash pad; restrooms were installed at Line Creek Nature Center. They created the seven-acre Spyglass Island and built a bridge to it. They purchased 268 radios for Public Safety and Code Enforcement officers and bought a fire ladder engine and a new ambulance, as well as paving and new connections on the path system. The last SPLOST committee did a good job of making sure there was something in it for everyone, the Mayor commented. That was essential to getting it passed. Peachtree City was about one-third of the population of the County. If Peachtree City wanted a SPLOST, the votes were there, Learnard concluded.

She asked members of the SPLOST committee to stand and thanked them for agreeing to serve.

Destadio agreed that the last SPLOST was passed because of the votes from Peachtree City.

King commented that two earlier SPLOSTs did not pass because governments did not do what they said they would. This time, they had done exactly what was promised, and all the projects were slated to be completed. Only the two-way bridge over SR 54 at Line Creek had been delayed and that was in order to replace the pilings.

Rorie said he would admit there had been glitches, but there had been more successes than failures. Learnard suggested a press release on how they had kept their promises, and Rorie said City Clerk Yasmin Julio was working on it. Rorie noted that he could not advocate for passage, but pointed out that if it did not pass, they would face some serious challenges. He calculated that \$67 million would be about four mills of taxes.

Keith Larson said they needed to let citizens know what they got for their SPLOST dollars. They should see signs along the path system or at Glenloch or on the restrooms at Line Creek saying these were

built as a 2017 SPLOST project. Other communities did that. It would give them reasons to see why they should support a new SPLOST.

Pam Danz asked why they could not just raise the millage rate to do these projects? They could do that, Learnard said, but then they would not have the revenue from people from outside the county who came here to shop or dine. Did they want help from outsiders or did they want to put this on the backs of the property owners?

Kenneth Hamner, a member of the SPLOST committee, asked if they were looking at ways to communicate about the SPLOST and maximize citizen input? Rorie said they could talk about that at the Feb. 7 meeting. Hamner said it would be useful to know what worked well in 2017.

Destadio said that was an excellent point, and that was another reason Scheibler and Kemp were back on the committee.

Learnard noted that elected officials were not allowed to advocate for the SPLOST. They could share data and information but could not advocate. She commented that the Fayette County Chamber of Commerce played a big role in promoting the 2017 SPLOST, as did State Reps. Virgil Fludd and Matt Ramsey. They took a bi-partisan approach, encompassing the whole county.

Scheibler said he believed previous SPLOSTs had failed because the Intergovernmental Agreement (IGA) was not fair to Peachtree City. The 2017 distribution was done by population and was a good deal for Peachtree City.

There was no other business, and Learnard adjourned the workshop at 8:35 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

**City Council of Peachtree City
Meeting Minutes
Thursday, February 3, 2022
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, February 3, 2022. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Others attending: Gretchen Caola, Frank Destadio, Mike King, and Phil Prebor.

Announcements, Awards, Special Recognition

None

Presentation

Peachtree City Post Office Concerns

Billy Posey said he was retired from the Post Office as a postal inspector investigating mail fraud. He was there to request the assistance of all Peachtree City in getting the mail drop box in front of the Peachtree City Post Office reopened. It had been closed and the openings taped up since October, 2020, Posey said. The Post Office stated it was because there had been a collections box break-in. Posey went on to say there had been a reduction in the number of collection boxes nationwide because there was not a need for them. However, he said he believed Peachtree City had fewer drop boxes per capita than most cities.

He said there were ongoing problems at the Peachtree City Post Office. Many business owners went outside of Peachtree City to do their mailings because of the issues. He filed an open records request and learned there were 72 complaints. Posey recalled attending a meeting at City Hall in 2017 regarding the post office to address late mail complaints, poor delivery service, and low staffing.

The outside collection box was needed, Posey continued, relating how he saw a man in a wheelchair struggle inside to drop off a bill payment. He went on to say he had written to U.S. Rep. Drew Ferguson but was disappointed in his office's reply. It explained that the box had been vandalized, and the Post Office would not reopen it without a review. He pointed out that the break-in occurred a year and a half ago.

Posey closed by recalling that Coach Kirby Smart and the Georgia Bulldogs lost to the University of Alabama in the Southeastern Conference Championship Game in December, but Smart changed his playbook, and UGA beat Alabama for the National Championship just a few weeks later. Peachtree City needed to change its playbook and work with the Post Office to get the box reopened.

Public Comment

Suzanne Brown called for Council to begin each meeting with a one-minute prayer after the pledge of allegiance. She said the United States Congress began each session with a prayer. Brown stated the country was founded with Judeo-Christian ethics, and the Constitution preserved our rights. The prayer should ask for guidance to help elected officials make the right decisions and act in the best interests of the citizens, Brown said, adding if anyone did not want to pray, they could silently meditate. She closed by praying that Council start the practice of prayer at each meeting.

Keith Larson reflected that two months had passed since the Multi-Use Path System Advisory Group presented its findings and recommendations to Council. In her State of the City address, the Mayor said path safety would be a priority. The first step, Larson said, should be adopt a formal path safety

policy incorporating the Safe System approach that would provide the framework for implementation of improvement projects to the highest risk level areas as resources were available.

He said he had forwarded to Council a draft path safety policy implementing the Safe System approach along with the opportunity for Peachtree City to join a Safety First challenge initiated by the National League of Cities. The City, he said, could commit to implementing the advisory group recommendations in the first 100 days to get started for the Safety First challenge.

Council should pass a local resolution or safety plan to demonstrate a commitment that advanced the Safe Systems approach. They should also sponsor a safety demonstration or safety intervention project while gathering community input and analyzing safety impact. Residents wanted to see the City respond in the near term with visible and meaningful actions. He said he and others in the advisory group, along with new volunteers, would be willing to assist the City in implementing the path safety recommendations.

Agenda Changes

None

Minutes

King moved to approve the January 20, 2022, regular meeting and executive session minutes. Destadio seconded. Motion carried unanimously.

Consent Agenda

1. Donation of Motorized Wheelchair for Peachtree City Library

2. Acceptance of Multi-Use Path Easement-Panasonic

Destadio moved to approve Consent Agenda items 1-2. Prebor seconded. Motion carried unanimously.

Old Agenda items

07-19-C2 Intergovernmental Agreement and Design Criteria of Redwine Road Tunnel

More than three years ago, the City started negotiations with the County about constructing a tunnel under Redwine Road to help ensure the safety of students who drove golf carts into the Starr's Mill school complex, King stated. Two and a half years ago, they entered into an agreement with the County to get that done. As late as January 26 of this year, the County was ordering equipment and working on the design to get this project started. Suddenly, it was delayed by Peachtree City, and King said that frustrated him. It was delayed to consider a bridge along Panther Path. It would be 21 feet high and at a 45-degree angle across the street with 90 to 100 feet rise along Redwine Road on the Peachtree City side and 100 or so feet north of Panther Path.

That was an eyesore, King said, and it would require removal of private property trees, including mature magnolias, as well as the removal of setback flora along the west side of Redwine Road. If they went ahead and built the tunnel where they had planned, it would join the County's Federal aid project to access an approved cart path from Highgrove to Panther Path, which was where the School Board wanted it. Most of the Peachtree City residents would access it there, instead of where they currently crossed Redwine, at Foreston Place, which also was where any resident coming from the south side would cross. With a tunnel, they could travel for a couple of extra minutes and cross more safely.

King said they had agreed to do this, and the delay frustrated him. They should say "no" to the bridge. They would not be allowed any input in how it would be built, the materials, or design features. He said he, as a Councilman, could not see this happening in Peachtree City.

Learnard thanked King for initiating this discussion. Peachtree City was one of the few, maybe the only, municipalities in Georgia that had term limits for its Mayor and Council, she noted, and that meant turnover at least every eight years. Right now, there was a new Mayor and two new Council members, and questions came up when there were new people. One of her questions was why were they not planning on a bridge to get golf cart drivers across Redwine Road to the Starr's Mill schools? She reviewed the location, purpose, and impact of a bridge project. It would not just have an impact at school times—there were concerts and sporting events on weekends and at nights, and often the carts were driven by underage teens on dark roads. Fayette County had agreed to pay for the bridge or the tunnel, which was half a mile away nearer to Robinson Road. Learnard said she did not believe students would be willing to travel half a mile out of their way to take a tunnel, then travel half a mile back, but that was currently the plan. She wanted them to decide tonight if they wanted to continue with the tunnel or change plans to build the bridge.

She showed the approximate location of the bridge on a map. They did not know what it would look like since it had not been designed. The County would pay for it, so the County would design it and install it. Peachtree City owned the property on the west side of Redwine and would have to grant an easement.

The County Commission signed the IGA in June, 2019, but Learnard noted there had been conversations about the project at its meetings as recently as August of 2021. The IGA, Learnard continued, stated that it could be modified at any time by mutual written consent of both parties. The County was willing to do that as evidenced by discussion at their August 26, 2021, meeting.

The Mill Pond subdivision was going along the west side of Redwine Road, Learnard noted, and that developer paid for a traffic study that the County Engineer presented to the County Commission at that August meeting. The County Engineer found the company that did this study to be competent, and the study to be inclusive and neutral. They looked at whether a tunnel, bridge, or a High-Intensity Activated Crosswalk (HAWK) signal at an at-grade crossing would be best. Safety was their top consideration, but they also studied traffic impacts and patterns, property impacts, future maintenance, utility impacts, and cost. They also delved into what would be the best long-term solution to get cart traffic across Redwine. Learnard said a tunnel under Redwine would be fine if it was closer to Panther Path, but there were utility constraints in that area that made a tunnel unfeasible in that location.

The traffic study indicated that daily vehicular traffic on Redwine Road was 9,679. Daily golf cart traffic on Panther Path was 621 trips, and that was expected to increase when Mill Pond was complete. There were 374 daily golf cart trips across Redwine at Foreston Place, which was about midway between Panther Path and the location of the projected tunnel.

Learnard displayed a photo of a line of students on golf carts headed south on the path along Redwine approaching the intersection with Nesmith Court in the Mountbrook neighborhood. This illustrated why Mountbrook residents were concerned about getting out of their subdivision in the mornings.

Prebor asked how the bridge would alleviate traffic backups? There were golf carts coming from west of Redwine Road that would take the bridge to get to school, Learnard replied. They would not have to use the at-grade crossing. Caola noted that the traffic study showed 78 carts on average crossed in the mornings at Foreston Place, and those were the kids from Peachtree City. Learnard said that was right. There were 85 crossings in the afternoon and an average of 374 per day.

Trips on Panther Path, now at 621 per day, were predicted to jump to 881 when Mill Pond was built, the study showed. Prebor questioned that more than 200 carts would be coming from the new subdivision, where there would be just 74 homes. That would be three per house, he pointed out.

Learnard went on to give the traffic engineers' summaries of each of the factors they had considered. A pedestrian bridge would eliminate conflict points, while an at-grade crossing could create new points of conflict. The bridge would have no impact on Redwine Road traffic, but the at-grade crossing could add delays, especially in the mornings. The bridge would reduce crossings on Nesmith Court, while the at-grade crossing would add more. The impact to property was deemed minimal to moderate for the bridge, but minimal to none for the at-grade crossing. The impact to utilities was yet to be determined for the bridge, but would be moderate for the at-grade crossing, where there would be signal maintenance and power costs. The bridge was estimated to cost about \$2.5 million that the County had indicated they would pay, while the at-grade crossing should be about a tenth of that. A bridge would be a long-term solution, while the long-term usefulness of the at-grade crossing were not known.

Learnard read comments from the County Commissioners at the August 26 meeting. Eric Maxwell called the decision a "no-brainer" due to safety concerns, saying an at-grade crossing was not safe, and a tunnel at that location was not feasible. He said a bridge would be there for many years, providing safety to young cart riders. Lee Hearn said he was surprised to learn there would be 850 golf carts per day and predicted that number would only increase. Learnard then added that she did not know where that 850 figure came from, but Peachtree City did plan to connect along SR 74 from Mill Pond to the tunnel at SR 74, which meant easy access for carts in the southwest area. She added that four kids on a golf cart coming from The Gates, running late to Starr's Mill, would not take the time to go up to a tunnel a half mile away. Getting back to the Commissioners' comments, she read that Edge Gibbons pointed out that the study recommended a non- at-grade crossing, and only if you could not do that, an at-grade crossing.

The Mayor presented a list of considerations for Council, with safety for the students as the first item. The traffic study recommended a non- at-grade crossing and noted that the at-grade crossing was not feasible at that location. The list went on to note that considerable growth in the number of golf cart trips at Panther Path was predicted. Fayette County would pay for the bridge. Peachtree City would have to provide an easement on the west side of Redwine from land they already owned. The Commissioners were willing to modify the existing agreement. Learnard said safe golf cart access and improved traffic operations could increase property values in the area. She noted that cart traffic impacted vehicular traffic on Redwine. Lastly, she said, City Council members were visionaries. They were the ones who had to forecast future needs and respond with planning and decision-making today.

This was about more than access to three schools. They were talking about football games and concerts, with students and parents driving at night. She felt that if they did not act now, then five or 10 years from now Council would be having a discussion about the need for a bridge. The difference between now and then would be that the County would not be willing to pay for it in the future.

She thanked King and Council for listening to her and asked their opinions.

Caola said she lived in that area for 18 years, and her kids went to school there, kindergarten through 12th grade. She believed the tunnel would be equally safe. The majority of students were north, northeast and northwest of the schools. They would pass the tunnel location at Robinson and Redwine before they got to the bridge area. They would cross Redwine and continue on to school. Yes, she

said, there was a stop sign at Mountbrook, and those families might have to wait a few minutes for the kids to leave their neighborhood, but a tunnel was equally safe.

The student golf cart traffic on Panther Path should not be compared to that at McIntosh, she continued. Starr's Mill was not centrally located like McIntosh. Most of the kids at Starr's Mill came from the north, northeast, or northwest; some did come from Wilshire and crossed at Foreston, but it would not be that much out of their way for them to go up to the tunnel and cross. She did not think kids would be darting across heavy traffic on Redwine. There would be some kids crossing, just like there were all over town.

The conversation was about a 21-foot lighted concrete bridge at a 45-degree angle crossing Redwine. That was an eyesore. The kids could travel under a tunnel and safely get to Starr's Mill. She said she believed they should stick with the IGA.

Destadio said he met, on behalf of Council, with County Administrator Steve Rapson and Director of Transportation Phil Mallon in order to gather facts about the bridge proposal. Destadio noted that the safety of the students was foremost in everyone's minds. He said he mostly talked with Mallon, an engineer, learning about the height of the bridge and the 45-degree angle. There would be no loss of mature trees. They were initially told that, but Destadio said he challenged Mallon about the distance between the path and the trees. Mallon checked it, and found it was 23 feet, so none of the magnolias would have to be removed.

Destadio commented that he respected the views of all the Council members. The angle bothered some more than others. Destadio said his biggest issue was that, while the County had agreed to pay for the bridge, they were not willing to give Peachtree City any voice in the design process. Peachtree City required that every facility within 500 feet of a major arterial road pass an architectural review by the Planning Commission. Mallon was agreeable to working with the City, but Rapson refused, Destadio reported, and that bothered him.

However, Destadio went on, what bothered him more than anything was that they were still talking about this. They had an IGA, which he had read twice, and nothing in the IGA seemed to call for another vote. He wanted to find out the facts, and he did, and it seemed they could just as easily leave the existing IGA in place. The Mayor was correct; it could be modified, but Destadio said he saw no need for that. His position was to leave the IGA in place, and it should not have been brought up at all.

Prebor said they were wasting time discussing this. They adopted the IGA in 2019. It was a Special Purpose Local Option Sales Tax (SPLOST) project voted on by the entire county. They said the County was paying for it, but Peachtree City provided 40% of the County's income. He asked City Attorney Ted Meeker if they needed to vote on this?

Meeker said they did not unless it was to direct staff to revise the IGA, which it did not sound like they were going to do. There was no request from the County to amend the IGA. There was an item on the agenda, Destadio noted, but Meeker said no action was needed. Prebor requested they move on and get some business done.

New Agenda items

02-22-01 Consider 2022 Paving Bid

City Engineer Dave Borkowski said he was requesting they award the 2022 paving bid to Atlanta Paving & Concrete for \$5,993,994.13. Staff followed normal bidding procedures. They received three

bids, Atlanta Paving being the lowest. The bids ranged from \$5.9 million up to about \$7.4 million. Staff had reviewed all the bid documentation and found it appropriate. They had worked with Atlanta Paving for several years and were very satisfied.

This year they bid out 14.7 miles, and the low bid was \$5.9 million. Last year they bid out 15.5 miles, and the low bid was \$5.3 million. That was an example of how prices had increased. They were paving fewer miles for more money. Mobilization had gone up about 24%; cement was up 12%; asphalt was up almost 10%. Some of the roads they were paving this year would require curb and gutter replacement, which added to the costs.

Borkowski referred Council to a slide showing the roads they had resurfaced to date and the project list for 2022.

Destadio asked if they were satisfied with this company's work in the past? Borkowski said he had been in Peachtree City about 18 years, and Atlanta Paving was the most responsive paving contractor they had used.

City Manager Jon Rorie asked Borkowski to go into more detail about the curb and gutter work. He explained they would replace any handicap ramps and upgrade them while they were replacing the curbs.

Destadio moved to accept New Agenda item New Agenda item 02-22-01, 2022 paving bid from Atlanta Paving & Concrete for \$5,993,994.13. King seconded. Motion carried unanimously.

02-22-01 Accept Bid from SAFEBuilt for Building Services

Planning and Development Director Robin Cailloux explained they had outsourced permit and building inspections since about 2011 or 2012 and had worked with SAFEBuilt since that time. They needed to rebid the contract and issued a Request for Proposals (RFP) in the fall. Five quality responses were received and ranked by a group. It was very close, so they met with some of the higher-ranking companies and decided to award the contract to SAFEBuilt as they proposed it. In all of the responses, the amount of revenue that the City would share would increase, as would the types of service. Erosion and control inspections would now be provided.

They also were asking that a zoning technician be provided part-time for a year. That was part of the current contract and would be in the new one. This person would help the Planning Department manage reoccurring tasks and walk-in requests, freeing up staff to focus on managing the Comprehensive Plan Update and the Unified Development Ordinance projects. This was added after the RFP, so the quoted amount of \$89,600 would be in addition to the proposal.

Staff was requesting Council award the contract to SAFEBuilt as presented in their proposal, as well as the funding of the zoning technician for \$89,600. That money would be appropriated from the General Fund Surplus Carryover.

Did the RFP state that they had to accept the lowest bid, Destadio inquired, or did it state the bids would be evaluated and selected based on a certain criteria? Cailloux replied there were matrices regarding experience, cost sharing, but Destadio stopped her, saying he was satisfied if the RFP made that clear to the bidders.

Prebor said he made some calls to people in the business, and everyone was satisfied with SAFEBuilt.

King moved to approve New Agenda item 02-22-02, Bid from SAFEBuilt for Building Services and at \$89,600. Caola seconded.

Cailloux said he was conflating the two. Council wanted to accept the contract as proposed as well as fund the technician position. King rescinded his motion and Caola her second. Cailloux said the first sentence of the staff report would work as a motion.

King moved to award the contract for building services to SAFEBuilt as presented in their proposal, and that funding be provided in the amount of \$89,600 to fund a new contracted position from SAFEBuilt for the provision of a Zoning Technician. Caola seconded. Motion carried unanimously.

02-22-03 American Rescue Plan Funding Allocation

Assistant City Manager Justin Strickland explained that the American Rescue Plan Act was passed in March, 2021, to help communities in their responses to the health crisis, provide revenue loss relief, and/or invest in local infrastructure. Peachtree City received \$13.5 million; half was paid in July, 2021, with the remainder set to arrive in July, 2022. So far, the City had approved using \$305,625 for a vaccine initiative and premium pay for employees who worked during the initial COVID outbreak. That was approved by the previous Council and completed by December 31, 2021.

Staff now recommended Council approve the use of the remaining funds as follows: water and sewer Infrastructure: 50%; stormwater Infrastructure: 40%; contingency: 10%. That contingency would be used on these same underground projects if they ran over budget. Strickland said they wanted to include that because costs would probably increase in the future.

Staff recommended using these funds because of the needs of the City to maintain its aging infrastructure. The City relined pipes with concrete to add 70 to 90 years of life. These infrastructure improvements were an approved use for ARP funds.

Learnard asked if a motion was needed? It was, Meeker said, stating that it should say: Staff recommended that Council allocate American Rescue Plan federal funding for the federally approved spending categories listed in the staff memo.

So moved, King said, with Prebor seconding. Motion carried unanimously.

Public Hearings

02-22-03 Variance-Rear Setback-104 Country Club Court

Cailloux said this home was one of five on the cul-de-sac, and the property was zoned R-15-C, which meant there was a condition on the zoning requiring larger setbacks than the typical R-15. An aerial photo showed that the property backed up to the Flat Creek Golf Course, and the course's service barn was right behind this property.

The property owners were requesting an encroachment of approximately 23 feet into the 30-foot rear setback to build a pool pavilion. A drawing of the property showed the layout of what was planned. There was a pool, permitted and now under construction. She pointed out the service barn and the gravel drive that led to it. The applicants wanted to build a 36x22 foot pavilion. Cailloux explained that the setbacks were for buildings, so a pool was allowed in a setback. She showed a photo taken from the home's back deck that showed a clear view of the service barn.

The Zoning Ordinance required them to look at six criteria when reviewing a variance, and this was a quasi-judicial decision. The first asked if there were special circumstances with this property that did not

apply to others in the same zoning? The location of the property was unique in its proximity to the barn. However, she said, there was no evidence to support the second criterion, which asked if application of the regulations would create a hardship other than not being able to build a pool pavilion.

Cailloux said the lot did lose a lot of its privacy when you combined the proximity to the service barn and the topography of the lot, and therefore met the third criterion of exceptional circumstances. It would not constitute a special privilege inconsistent with the limitations of the property if the variance was granted, which was what the fourth criterion looked at.

This would not be detrimental to the public health, safety, or welfare. Cailloux noted the applicant had submitted letters of support from neighbors and the golf course. Granting this variance request met the final criterion's standards and would not conflict with the Comprehensive Plan, which encouraged investment into properties.

The applicant explained that he was trying to block the view of the service barn, which he called a real eyesore. It would also alleviate some of the noise issues.

The Mayor opened the public hearing. No one wished to speak in favor of the variance. Suzanne Brown spoke in opposition, saying the applicant bought a big house and wanted to put in a pool. The contractor cut down almost every tree in the backyard, and now the applicant realized he could see the service barn and a rickety wood fence on the property line. Was it the course's fence or the homeowner's? Why not replace it with a 12-foot-tall privacy fence? If it was the course's fence, ask them to replace it or make it taller. Could code enforcement get them to fix the eyesore?

The Zoning Ordinance said a variance should not be granted unless all of the six criteria were met, Brown continued. There was no evidence of practical difficulties, so that criterion was not met. Brown said she disagreed with staff's opinion that granting this variance would not be a special privilege. The cabana infringed into the rear buffer because it was so huge, and that was a special privilege. It was not solely due to the limitations of the lot. The lot was wedge-shaped, but so were many others.

Brown said every Council member should have visited this property to see what was proposed. If they did not, they should recuse themselves from voting. She had visited the property, asked questions, and took pictures. More than 400 square feet of the structure would sit in the setback, and Brown stated that was not acceptable. What was the structure's height?

She urged City Council to stand strong or face on onslaught of other variance requests. They had to be trusted to preserve green space and buffer zones. The applicant could build a smaller pool cabana. The problem could be solved without a variance, and the applicant could put up a fence or plant trees along the property line. Council should let everyone see they would not approve variance requests.

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

King said he was as familiar as anyone with the Flat Creek Golf Course, having both worked and played golf there. He asked the applicant if he was going to replace the fence?

The applicant said he planned to erect a new fence and plant large trees along the property line. They were just trying to bring the property up to standards. There had been renters there for years, and it had been neglected. He wanted to improve the property and enjoy the outdoor area.

Prebor said he visited the home in the 1990s and thought it was the nicest house with the worst view in all of Peachtree City. He was glad to see this improvement. He knew both the neighbors and contacted them. They said this would be beneficial to their property values as well.

Caola recalled that she voted against a variance for a pool at the last meeting, but you had to consider each request individually. The applicant was renovating his property like her family did when they moved to Peachtree City, and she said she was happy to see it.

Destadio said it was always his inclination not to approve variances. He said he visited the property, and Caola did as well. What was planned looked to him like more of a pool house than a pavilion.

The applicant said it would have an open front and three sides that matched the house. It would be stucco or Hardiplank.

Caola asked if it was stubbed for a half bath? The applicant said, no, but they planned for a small kitchen. She advised him to consider a bathroom so wet swimmers would not have to go in the house.

The plans called for the pavilion to come directly off the garage for 36 feet. Destadio said he did not see how that would block the view of the service barn. The trees they were planning on installing would be adequate. Destadio commented that he agreed the pool and decking would improve the property, but the pavilion called for a variance that did not need to happen. They could enjoy the pool without that covered pavilion.

The applicant went back to the photo taken from their deck. He said he and his contractor took measurements, and the pavilion would completely block the barn. Destadio was skeptical and asked how tall it would be? The applicant said it would be the same height as the garage. He went on to say this was their retirement house, where they wanted to raise they kids and have fun. And could that not happen without the pavilion? Destadio asked. The applicant said they were trying to make it suit their lifestyle and again stated they would not be able to see the barn from their deck.

Destadio wanted to know if they considered planting tall trees and not building such a large pavilion?The applicant said they would be adding a lot of vegetation, too. Destadio asked him if he just wanted that pavilion? and the applicant conceded that was correct.

Learnard asked Cailloux if it was necessary that a variance meet all six of the criteria? In the five years she had been in Peachtree City, Cailloux stated, most variances had the same number not satisfied. It was written so that the development was somehow unique itself, but building a cabana was not unique. That was how staff had been interpreting it, so, yes, variances had been approved when not all criteria were satisfied.

Destadio recalled that Brown said the request did not meet certain portions of the Ordinance. Was that valid? Meeker said it was. Were they in violation? Destadio asked. Meeker said there was always Council discretion if that's how the ordinance was written.

King moved to approve Public Hearing item 02-22-03, Variance-Rear Setback-104 Country Club Court. Prebor seconded. The motion carried 3-2, with King, Prebor, and Caola voting in favor, and Learnard and Destadio voting against.

This was the public hearing required to kick off the Comprehensive Plan update, Cailloux reported, adding there were no decisions to be made right now; it was an opportunity to open the floor to the public to provide comments. State law required an update of the Comprehensive Plan every five years, so Peachtree City last did this in 2017. A Comprehensive Plan was a guiding document that should have a 20-year horizon and provide guiding policies and goals for day-to-day decisions. It had to include a five-year work program. The process must include public participation, and Peachtree City was far exceeding the level required. It also had to include a future development map. There were different ways to do this, and Peachtree City had historically produced a parcel-based Future Land Use map.

A good Comprehensive Plan accentuated strengths, mitigated weaknesses, and identified potential opportunities. Cailloux remarked that it was all about balancing competing interests and priorities and making difficult trade-offs.

It was a community-driven plan with public participation at the core. Council had appointed a steering committee that would advocate for public participation and steer the plan so that it reflected the community. The committee members brought a broad range of life experiences.

There would be a combination of workshops and public hearings. This was the first public hearing and another was required at the end of the process. These were required by State law, but Peachtree City was going beyond the requirements and holding monthly public workshops in February through May. The schedule had been posted on the City website as well as in the Building Department downstairs, and there would be advertisements in the legal organ. Facebook posts were coming, too.

A timeline showed the dates of the public meetings. The committee would meet at the beginning of the month, then there would be a public workshop at the end of the month. At the next committee meeting, they would review the results of the workshop. The final public hearing was set for May 26, and the plan would then be transmitted to the State for review.

Cailloux acknowledged that was a lot of meetings, and it was hard for people to make it to all of them, so there would be ample means to access information online. Anything they did in-person would also be online. Committee meetings would be livestreamed, then available online afterwards. All materials handed out at the meetings would be online. They planned on doing at least one public opinion survey, and that would be offered online. They were trying to provide transparency and track the process as well.

She did not expect any big changes in the Comprehensive Plan. It probably would still confirm the village concept, which had been a part of the formal City plans since the 1970s and was mentioned in documents before the City was formed. There might be a need to define what that meant today. She expected they would confirm and refine some guiding policies. Again, they were required to produce a Future Land Use Map and the five-year work program.

Keith Larson said maintaining the quality of life was an essential part of the Comprehensive Plan. It had always been a priority for Council, developers, and citizens to ensure they had the infrastructure to maintain that quality of life. But now the City was 60 years old, and the infrastructure and developments were aging. They needed the resources for sufficient life cycle maintenance and replacement of this infrastructure. Right now they relied on the SPLOST to take care of these issues, but they needed to expand their vision. They had new opportunities to include and innovate, such as through alternate modes of transportation, telecommunications, and recognition of historic properties. He said he commented on the County's five-year plan about the need to address stormwater. They paid money to it, but where was it addressed as being essential to maintaining the quality of life?

That was one example of what they could do to address the details of what it meant to maintain this high quality of life that they all aspired to.

Joseph Smith remarked that the Peachtree City logo was an empty golf cart, and every time he saw an empty cart along the path, he thought "dead battery." They needed to make sure they did not end up with a dead battery. There were cities around the country that were trying to copy Peachtree City. He had created some materials he wanted to share with Council that touted Peachtree City as a city for families and a safe place to live. He included a family zooming down a path on his golf cart illustration, saying the City needed to know where it was going. A lot of what they had done in the past had worked, and they needed to focus on that. They should focus on families; that was the reason people came.

Suzanne Brown reflected that attracting industry was a key part of Peachtree City from its very beginnings. She said it was important to leave land that was zoned industrial as industrial. Infrastructure needed to be updated so everyone had access to fiber optic cable that would attract industry. Other counties had enticed industry through investment in infrastructure. Brown said they needed to be accommodating to companies when they came to the Planning Commission with plans to build or expand. They did not need to rezone industrial property to build more housing or restaurants or commercial development.

She recalled that one company recently had its request for a second warehouse tabled by the Planning Commission. She got the impression not everyone on the Commission had made a site visit, but she had. The Commission focused on the trees and the buffer zone so it would not be visible from SR 74, but it was not visible now due to a grade change. She could not believe they had not made a site visit, and that was what had to stop, Brown asserted. They needed people who could make adequate evaluations of what was coming in front of them. This was a warehouse that would bring in more jobs. Why was it delayed? They had to be proactive in getting industrial growth.

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

Prebor stated that it would be interesting to see how things had changed since 1960, reminding them that the developers of Peachtree City predicted an eventual population of more than 85,000, which was not going to happen.

Destadio said he was interested in changes since the 2017 plan. He noted that the people on the committee seemed interested and enthusiastic about their challenge.

The first steering committee meeting would be Tuesday, Cailloux stated. The public was invited, and it would be streamed online.

Council/Staff Topics

Learnard said there would be a Town Hall meeting on the subject of recreation on Saturday from 9 to 11 a.m.

There being no further business, Destadio moved to adjourn at 8:20 p.m. Prebor seconded. Motion carried unanimously.

**Town Hall Meeting Minutes
Recreation
Saturday, February 5, 2022
9 a.m.**

Mayor Kim Learnard thanked everyone for attending. She thanked Recreation and Special Events Director Quinn Bledsoe, City Manager Jon Rorie, City Clerk Yasmin Julio, and IT Specialist Stephen Shelton for coming in on a Saturday morning. Council members Frank Destadio, Mike King, and Phil Prebor were also present.

The Mayor recalled that during her eight years as a Council member, they disbanded the Recreation Commission, which she felt was the right thing to do, but now seemed to be a good time to assess the current situation in recreation. The parks and recreational amenities were what made Peachtree City a standout. They wouldn't solve anything today, Learnard continued, but Council needed to be good listeners, and this input from citizens would help them decide what steps to take going forward. Council had control over the annual budget, and there was a committee meeting now that would propose projects to be funded through the Special Purpose Local Option Sales Tax (SPLOST). In November, potentially, voters would see the countywide SPLOST on the ballot. If the majority of Peachtree City voters approved it, it would probably pass, and they would have that sales tax money to spend on local projects.

Learnard said she looked forward to hearing what the citizens had to say and hoped this meeting would be constructive and positive.

BMX Track Director Shayne Robinson said she served on the Peachtree City Recreation Board for 10 years, and had also served on the Convention and Visitors Bureau (CVB) Board, and the Fayette County Transportation Board for five years. BMX was where her heart was, though, she said. They started racing at the track six weeks ago, and numbers were up. They averaged 100 to 110 riders every weekend, with about 500 people at the track. Two big events were coming up this year. Regional Qualifiers were March 25-26, and they were working with a hotel on that. State Qualifiers would also be here. She said she worked closely with Bledsoe and her staff and thanked them.

Lights were a concern for some people there, but Robinson said the lights were the best thing that had ever happened for BMX. Because it was pay as you go, a lot of local parents who did not get off work early could bring their kids at night. The lights were 42 years old, so the price was just \$2 an hour, she remarked. It also meant less vandalism. They had had nothing but positive feedback. There were times when they worked through the night to slurry the track. If she needed lights, she reached out to the City for extra time, Robinson related. They had invested in their own security cameras and had five. This contributed to the decrease in vandalism and also could monitor the dog park.

Robert Sanford said he was president of both AFC Soccer and Lazer Soccer. They were bouncing back from the pandemic, and he expected about 3,500 players from youth, travel, and adult for spring and fall and a smaller group for summer. He explained that they shared organization with Fayette County for the travel side of youth soccer.

He said he had been doing this for about 15 years. The fields were in great shape, and the facilities looked the best they had ever looked, but there were still drainage problems at the Peachtree City Athletic Complex (PAC) and Glenloch. After heavy rains, those fields could take weeks to dry. Their dream was to one day get some kind of turf option in Peachtree City to bring them in line with nearby communities.

There were a few ongoing issues with the lights, but the City had been good about working to solve them, Sanford commented. They had no problem with paying for the lights, but it was somewhat inconvenient to have to go and swipe cards and turn things on and off. They needed to get all the kinks worked out so the lights did not cut off in the middle of an activity.

Destadio said he had heard a lot about problems with the lights, but said Sanford seemed to be okay with the situation, saying staff was working with them. Destadio mentioned that the Mayor had plans to look into it.

They were okay with paying their share for the lights, Sanford replied, but he did not know if the credit card method was the way they should continue. He said he had probably had about 25 or 30 communications about light problems this season. They had been solved, and the lights seemed to be working well now, but his preference would be for them to pay the City directly for the lights, and not have to worry about a credit card.

Destadio told Bledsoe that the main problem he had heard about was a weak connection between the internet box and the cell tower. There had been programming issues, Bledsoe stated.

Sanford said they still had some things to overcome. There was a button on the card reader, and anyone could just walk by and press it, and the lights would go out. They were working on an additional switch. Dealing with the light card was just one more thing for them to remember, Sanford remarked, and it would be easier to just pay the City directly.

Prebor asked if turf had been improved so there were fewer injuries? There was a lot of talk about that in professional sports for many years, Sanford remarked, but he had not heard much about it recently. His players played on turf in other places, and there had not been an uptick in injuries. Most of the clubs they played had access to some sort of turf fields. He wanted to see a mix, saying he would never support that all fields be turf. The ball rolled really fast on turf. He said he would like turf for the adult league and the little kids. Little kids liked to dig holes with their cleats in grass, plus the turf would allow usability after it rained.

Erin McDowell, the volunteer president of Peachtree City Girls Softball, said they had just started practices for their spring season, and it was the largest group ever. Their players were ages 4 to 18. She echoed everyone's comments praising City staff.

She said she met with Rorie three years ago about being charged for lights. They raised registration costs, and that was not an issue. However, the lights had made her job harder. The light pole was in the middle of the quadrangle of fields. Children were constantly turning them off, regardless of the measures they had taken to prevent this. When the lights were turned off, they had to wait 20 minutes to turn them back on. The City did not owe them top-notch facilities, but it did owe them a safe place to play ball. She recalled being the pitcher in one game when the lights went off because they lost the cell signal. They hoped that problem had been corrected, McDowell stated, but there were constant issues. She said she was not aware of any other city or county that had these problems. She had been told that the City could tell how much they were pulling from each light and proposed they be billed every month for that amount.

Destadio clarified with McDowell that it took 20 minutes for the lights to come back on once they were turned off. She again said she did not blame staff, but there were constant issues. Last year, at an end-

of-season tournament, they had problems every night. It was embarrassing; people had come to play in Peachtree City, known for its recreation amenities, and they could not keep the lights on.

Destadio asked Bledsoe if they could put a box, like a thermostat cover, around the light switch? Bledsoe said what they could try was a fixture that denied access while the lights were in use. She believed that would be the way to go. Another possible fix was to give the person paying a single-use access code.

Bledsoe went on to say one positive was that the public had been able to use the fields and the lights. If there was a locked box around the switch, it would lock out the public. Destadio acknowledged that was a good point.

Peachtree City Pickleball Club President Sharon Conrad and Vice-President Phil Castagna spoke next. Conrad said the club started five years ago with about 20 members and had grown to 520; 420 were Peachtree City residents. She thanked Bledsoe and Rorie for working with them, noting that four pickleball courts had been set up in the Kedron Fieldhouse in place of some basketball courts. This was a great option during the winter. She also thanked them and Council, for creating six outdoor pickleball courts at Braelinn. They were popular; if you went at 1 in the afternoon, all six courts would be in use, and people would be waiting.

In the future, they would like to see the City adapt other underutilized tennis courts for pickleball. Also, many players had asked for lights at Braelinn, Conrad continued. There were lights at Glenloch, but some people objected to having to pay for them.

Castagna also thanked Rorie and Bledsoe for working with them on the Braelinn courts. He said he would forgo the lights if the City would give them the same amount of money for new courts. He recalled that 25 years ago, his kids played soccer at Drake Field. The City saw how soccer was growing and built facilities to accommodate it. Pickleball was the growing sport now. Council must be the visionaries, Castagna remarked. Last year the club gained more than 375 members.

Learnard said she was sure they had their eyes on some prime locations for more courts; where would that be? Castagna said there was a lot of recreational land in Peachtree City. He played softball and umpired for a combined 25 years. There were some unused softball fields at Meade, and Castagna said he did not know if that land had been earmarked for something else, but that was the primary spot he thought of.

Conrad said they would probably have to do a study to determine which courts were underutilized. She also wondered about the Tennis Center. Pickleball tournaments were a big, big thing, she said, drawing players from all over. Peachtree City would be an ideal area. With more than six courts, they could run a ladder or a round robin.

Learnard said it was her understanding that the United States Tennis Association (USTA) would not allow tennis tournaments on courts that were striped for pickleball. Conrad said that was being reviewed with USA Pickleball. Learnard asked if the new 15-court pickleball facility in Newnan had lights, and Conrad said it had LED lights, the same as the facility in Griffin.

The impact of lights on the neighbors would be an issue at Braelinn, Prebor noted.

Did the 500 Pickleball Club members pay dues? Destadio inquired. Castagna said they did, and Destadio pointed out that associations for other sports had to pay for the lights at their facilities. Would the pickleball association be willing to contribute, too?

Castagna said they absolutely would. He noted that when the Braelinn courts first opened, they needed court number signs and the City had already purchased them. However, the City said it would not pay for windscreens, so the Club said it would purchase them and have them installed. Later, though, Rorie said the money might be available from the City. So, Castagna replied, they were willing to put club money into the facilities. They had been willing five years ago to get a loan from USA Pickleball to help fund the creating of courts. Club dues were \$25 a year, and there were 500 members. Several thousand others that used the courts were not members.

Conrad said they used the \$25 fee to help provide balls at the courts. The club offered new members four weeks of free beginner classes with certified coaches. That created camaraderie. Conrad noted they were a 501c3 and also held charity events.

Did adult softball not move to Coweta County? Learnard asked. Bledsoe said it did. Were those fields what Castagna was talking about? Bledsoe said there was space there.

King asked what the membership was at the Tennis Center and was told \$35 a month. He said he was trying to figure out a way the Tennis Center could help out. The Tennis Center had both indoor and outdoor courts, Destadio noted. King pointed out that with more than 400 Peachtree City residents in the Pickleball Club, the number was close to the what the Tennis Center's was. It was City property. That fault line they could probably expand on, he remarked.

Pam Kemp, chair of the committee that would be recommending SPLOST projects, noted they currently had six courts. How many did they need to run a round robin and a ladder? It depended on how many people they had, but Conrad said they had to limit round robins to 24 players. What was their vision? Kemp continued, and Conrad responded that they would love more 12 courts. They did not have to be all in one location.

How many players belonged to Flat Creek, where there were pickleball courts? Destadio asked.

If they wanted to be visionary, the Mayor stated, they could look at a 12-court facility at the former adult softball fields at Meade. Prebor said it would be better to have them all in one place. Was there an area at Braelinn they could carve out?

How much land would 12 courts take up? Learnard asked. Bledsoe said the six courts at Braelinn were 108 feet by 120 feet, so it would be that times two. There were three unused softball fields at Meade, so there was more than adequate space there.

Conrad wanted to add that four or five churches had turned gym areas into pickleball courts. Some offered it only to their members, but others were open to the community.

The Pickleball Club had paid for windscreens at Flat Creek, Castagna noted, even though it was a private corporation. That was where they currently held their clinics. Someone could visit Flat Creek six times a year and pay \$5 to play, but after that, they had to join. Since the Braelinn/Log House courts had been built he knew of 50 or 60 people who had resigned their memberships at Flat Creek.

Tom Johnson spoke next, saying he knew nothing about pickleball, but this situation interested him. He asked Council and Staff what was the single biggest eyesore they could think of around Peachtree City? He said he believed it was the tennis court area behind the Hilton Conference Center on SR 54. The Mayor agreed. Johnson said it looked like it had not been touched in a hundred years. Twenty or 30 years ago, he recalled, that was a vibrant place. People would stop by for cocktails and to hang

out. Perhaps the City could talk to Hilton about a partnership. They could re-do the courts as pickleball courts and host tournaments there. The City would get visitors and pickleball; the hotel and restaurants would get revenue. Everyone would win.

Prebor said that was a great idea.

However, Conrad said they had approached Hilton about that, and they said they were looking at turning it into a wedding venue. But that was several years ago, and nothing had happened. Rorie and Bledsoe said they had approached them, too.

Destadio stated that the overall decline in facilities bothered him. When you came to Peachtree City 20 years ago, there was a variety of activities you could do. Now they seemed to dwindle away. Prebor said Council several years ago took out loans for maintenance of these facilities, which were built many years ago using builder grade materials. Great strides had been made over the past eight years. He said money had not been budgeted for maintenance in the past, so they were in bad shape.

Pickleball was a family game, Conrad added. You could go out to Braelinn or Glenloch and see young kids, parents, and grandparents all playing pickleball. It was being taught in the middle schools now, a member of the audience commented.

Castagna concluded by saying both he and Conrad were certified pickleball coaches, so if anyone on Council wanted to learn more, they were willing to show them some basics. Maybe a Council/Staff match? Learnard proposed.

Learnard read some comments from people who were watching the livestream. Don Myers said thanks for holding this meeting and making recreation a priority. Jean Darcy thanked Conrad for bringing up the interests of the Pickleball Club. Paul Bureau pointed out that it was a safety issue if the lights at the softball field went out while the ball was in play.

Long-time Peachtree City Running Club volunteer George Martin echoed the comments of others in saying what a fine job Rorie and Bledsoe did. He said his job was similar to Rorie's in that he oversaw about 500 acres, around 100 buildings, and recreational amenities. He certainly understood that it was a difficult thing to plan for over the long term. You needed a capital needs assessment for every facility you had, whether it was sewers, roads, paths, etc. It was one thing to establish a plan and another to have funding to carry it out.

Martin wanted to talk about the Riley Field Complex, the track, in particular. It had deteriorated greatly. It was resurfaced about 15 years ago, he stated, but the useful life of a track was about eight to 12 years. The Riley Field track was no longer safe. The Running Club had had to move several events. Martin's main concern was small potholes on the track, and he showed photos of them and of cracks that had developed due to ground water seeping up through the deteriorated material. Essentially, he stated, they had a very nice facility that had lost the ability to be used for its intended purpose. He was encouraged to hear about the SPLOST and the possibility of remedying this situation.

Corey Thompson, head coach of the Peachtree City Flash, a youth running program, said they used this track as soon as daylight savings time ended. It was a safety issue. They ran in groups, often at very fast speeds, and, if one person went down, they all went down.

Peachtree City Flash had been around more than 20 years, Thompson reported, and they had about 100 youth athletes getting ready to start their spring season. They would be at Riley some, but they also used Braelinn.

He also wanted to talk about the lights, saying they had had very few issues. The switch was in an out-of-the-way position so no one turned them off, and the cell signal was consistent.

Martin stated they would like to have the resurfacing done as soon as possible, and, hopefully, funds would be available, maybe from the SPLOST. He knew it was expensive. The track at an elementary school was done about two years ago, and it cost about \$150,000. Martin said he was sure it would be higher now. Rorie said their quote was about \$300,000.

Running Club President Shelly Collins said they had an event that morning at Starr's Mill High. It was difficult to get access to a school track because they were always busy. The Running Club had paid to use the Starr's Mill facility for time trials because Riley was not suitable. They had to hurry with the event because there was a lacrosse game that would overlap with the time they had scheduled. They needed a safer place to call their own.

Destadio asked Rorie about that estimate. Rorie said they would not know the true cost without a request for proposal (RFP). Martin added that it depended on if they took it all the way down. Rorie said they would go first class, but the trick was to know when to do it.

Annie Hale and JoBeth Braddy introduced themselves as the directors and co-founders of the Georgia Singers Theater Company, a 501(c)3 musical theater organization for the youth of Fayette County. Their goal was to give young people a chance to take on major roles in full-length and one-act productions, as well as provide ensemble opportunities. They had integrated an intern program to allow students to take on the more technical roles, such as assistant directing, choreography, and stage crew. Since their founding in 2014, they had put on 19 musicals and one comedy.

People had stereotypical ideas about "theater kids," Hale remarked, but they should look beyond that. Theater gave these students public speaking skills, increased self-confidence, and afforded them acceptance and the ability to escape problems at home or school. They united with a purpose—to create a great show for their audience.

There had been some setbacks. A 2020 production was canceled a week before they were supposed to perform because Sams Auditorium in Fayetteville was not available during lockdown. They had been rehearsing for three months, Hale stated. They had to cancel their summer camp during COVID, as well as the fall show. Pre-COVID, they had the ability to offer at least one scholarship to a student each year, which allowed them to perform with the company for free. Now they did not have the funds to do that. There were able to do two productions in 2021, but the cast numbers stayed below 25 for both shows. It had been a difficult two years.

Their biggest challenge, Hale went on, was finding a venue to rehearse and perform. They had a relationship with the school system in the past, but COVID had complicated things. Summer camp was usually at a school but could not be held due to cleaning requirements. Wadsworth Auditorium in Coweta County was the only place they could find or afford.

Hale explained that she and Braddy were not paid for this work. They would like to partner with the City to support young people outside of athletics. They needed to discuss creating a county, or more specifically, a city performing arts center. They wanted to work with the local high school arts programs

to help create community theater. By speaking here today, Hale stated, they hoped to make their presence known and start a dialogue.

Braddy read some testimonials from previous Company members about the benefits of the program. One of the students, now a Georgia Tech graduate, said doing "The Little Mermaid" was one of the best memories of his life. Another said he wanted to come back this summer when he was home from college. A former student said she made friends for a lifetime and received love and support during her three years with Georgia Singers.

Melissa Flores said her daughter was a beach and court volleyball player. There was a beach court on Bluesmoke that was in immediate need of repair. It needed to be cut out to the right measurements, along with a new net and sand. Right now they just needed a place to practice. The bigger ask, she continued, was for four courts. Peachtree City would be a great place to hold tournaments. There was a big facility in Cartersville, and it was really a fun atmosphere. She suggested the courts could go into the big green space beside Kedron Fieldhouse. Maybe they could piggyback off a new pickleball venue. The courts were 30 by 60, she said. Right now, though, her purpose was to get the Bluesmoke court repaired.

How many girls were playing now? Destadio wanted to know. It was growing so fast, Flores remarked. McIntosh had won the State volleyball championship six times in the last 10 years. There was not a competition facility for beach volleyball. There were about 30 girls that went to Senoia to practice. The Heritage School in Newnan had a beach facility and would start hosting tournaments.

Learnard wanted to know more about Heritage's courts. They had two, Flores stated. The woman who ran the program in Senoia built four courts on her own property, Flores explained. Again, Flores said, there would be a lot of opportunity here for all types of tournaments, if they had a venue.

How complicated could it be? Destadio mused. It was just nets and sand. Flores agreed. It involved some excavation for the cutout, laying some pipe for drainage, then about a foot of gravel, topped off by a foot of sand. They would need poles and a net that could be adjusted for height.

An online commenter thanked the City for the upgrades at All Children's Playground, saying it was one of the few recreation options for children with disabilities.

Stephanie Wagner, chairman of the board of Southern Conservation Trust, wanted to talk about the public nature areas that brought thousands of visitors to Peachtree City. She said she did not realize until she came on the board that the Land Trust had been managing these areas for 25 years but had not gotten any City funding. This had become unsustainable. The Southern Conservation Trust was growing. They had a new education center in Fayetteville and were working in seven states. It had come to a point where it was not sustainable for them to manage the preserves here without compensation. Staff had been working with City administration on a proposal, and she requested that Council consider it.

Keith Larson said he was happy to hear all the diversity of ideas because that is what made a great community. He stated that green space and greenbelts were the cornerstone of the quality of life in Peachtree City, and their preservation was essential. Having this acreage would allow the City to install new recreation facilities and interests changed over the years. Over the last several years, he had heard rumblings about disposing of green space, including Riley Field for a school site; the disc golf course next to City Hall was included in the Livable Centers Initiative (LCI), and the softball fields off Rockaway Road could become a housing development. He asked the Mayor and Council for a

commitment that they would not sell off any greenbelt property in order to preserve future recreation spaces and provide flexibility for future recreation challenges.

Several residents had proposed a new boat launch and fishing area on Lake Peachtree. With the upcoming SPLOST, now was the time to support the aging population with an ADA-compliant dock at the Drake Field parking lot, Larson commented, saying congestion at Battery Way would make it difficult to put it there. This would help expand kayaking and paddleboarding, too.

Most residents would agree that the multi-use path system was the most popular amenity, Larson stated. On the last SPLOST project management list, for the first time, a life cycle management plan was created to handle repaving and bridge and tunnel repairs. SPLOST money allowed them to close gaps in the path network. SR 54 and SR 74 split the town. They needed a tunnel at the end of Robinson Road for the anticipated demands of the new middle school as well as a gateway bridge on the east.

Peachtree City was a recognized Run Friendly Community, Bike Friendly Community, and, hopefully, by next fall, a Walk Friendly Community. The fastest growing segment of the cycling population was senior citizens, Larson remarked, chiefly through the purchase of e-bikes. Larson pointed out that end of trip facilities were crucial for boosting bicycles as an active mode of transportation. They needed an ordinance requiring bicycle parking at businesses. This would also contribute to the reduction of car congestion.

He noted that the last two years had seen all-time record use of the path system, along with a rise in conflicts between users. The City formed an advisory group last year to make recommendations on path safety. It was a national standard to have a permanent advisory group, and there were lots of volunteers ready and willing to continue the work to monitor safety and improvement projects and propose new ones to address issues including motorized cart speeding. He urged Council to restart the advisory group so Peachtree City residents had a safe path system.

Ryan Akins wanted to talk about mountain biking, but first noted that he saw ebikes everywhere, and they were not just for senior citizens. He had ridden bikes most of his life and took up mountain biking about a year and a half ago. However, he had to drive about 30 minutes to an hour to get to good trails. He saw lots of people riding mountain bikes on the paths, but the bikes were made for dirt. He felt Peachtree City needed some mountain bike trails. Akins said he had been in communication with Brett Davidson, the executive director of Mountain Bike Atlanta, which built in this area.

There was an old trail near the PAC that had been abandoned. It was littered with pine straw and fallen tree limbs. Davidson and his group would be happy to come down and do a trail refresh, Akins stated. That would be a short project, and the City would have to cover some of the cost, but Mountain Bike Atlanta would cover some as well.

Akins also mentioned SWAY, a youth mountain bike association in southwest Atlanta. Right now they were riding in Newnan, and they would be interested in Peachtree City. He remarked that he saw a lot of mountain bikes out on the paths, and Peachtree City could be a prime spot for mountain bike riding if there was a good trail. People could just hop on a path and take it to a trail. Newnan had a one-mile mountain bike trail right off the LINC.

Learnard asked if the trails behind the PAC were unusable? They were covered in pine straw, and trees had fallen, Akins explained. A refresh would involve laying down fresh dirt, widening the trail, and also allow a group like Mountain Bike Atlanta to maintain it.

Larson said he brought Davidson from Mountain Bike Atlanta in about five years ago to look at various green spaces in the area. Southside Cycle Club had a facility use agreement for the so-called "stinky trail." When they started to build kiosks and do maintenance, they decided to do a geo-spatial mapping of the volunteer network that was all through the Flat Creek Nature Area. They found that 95% of the acreage above the swamp line was on private property. The club and the City tore up that agreement because they could not accept the responsibility of trespass on private property.

A paved path for all recreation through the Nature Area was a part of the Path Master Plan, Larson commented, and was built last year as part of the SPLOST. What Akins referred to in Newnan was where they had enough green space along the main path to do a side path for mountain biking. Also, Larson remarked, there were some areas along the stinky trail that could be used and were still being ridden but needed to be managed.

He said he had assisted with several Eagle Scout projects on the PAC trails. He pointed out that the City had expanded the PAC parking lot and had taken a lot of the woods to do so. Also, COVID had stopped much volunteer work. But now, if the City was finished, the Cycling Club could refresh that area, which had about two miles of trail. There was an opportunity to loop around the sports fields that could add another mile.

The SWAY team had been using these trails, Larson said, and Mountain Bike Atlanta would help. He hoped to get something going in the spring if they got permission from the City.

The more a mountain bike trail was used, the less maintenance it should require, Prebor noted, so they had to encourage use. Akins felt people did not know about it. People did ride the stinky trail, but it was not legal. Akins said he would like to see a three-mile loop. Prebor said they could publicize it on the City website. Mountain biking was growing in Georgia, and it would be cool if Peachtree City was on the radar, Akins commented. Larson told Prebor it was on the website. It did not show up on any trail tracking apps, though, remarked Akins. They would never be a mountain bike destination because they did not have the land to establish a 20-mile system, Larson noted, but they could maintain a trail for short rides. This was a low-cost to the community recreation opportunity.

The Mayor read a note from Gary Swey saying downed trees on the nature trails were a problem. Katie Pace said trail maintenance was needed more frequently. Learnard noted they had 70 acres at Line Creek, 500 at Flat Creek, and 40 acres in the Somerby area. Council was facing some decisions about how to maintain these areas.

Another resident stated that he and his family had used many of the recreation facilities and wanted them to spend more money on recreation. He commended them for the new facilities they had built such as Drake Field and Spyglass Island. He would vote for a SPLOST, he said, if it would be used for recreation facilities and paths. He commended them for improving the paths. He went on to say he wanted to see dedicated pickleball and tennis courts, as well as a dedicated indoor basketball facility. The current courts were often in use for other sports, so maybe they should invest in a new indoor basketball facility. He also pointed out that when his kids visited from out of town, he could not take them to play basketball. There should be an out-of-county fee like other areas had. He said he enjoyed the BMX track and hoped it would remain open to the public. He asked about the cover, and Robinson told him it was covered in rainy weather. He concluded by saying people would vote for the SPLOST if they knew that some of it would be spent on recreation.

Learnard noted that the key to a successful SPLOST was a project list that had something to appeal to everyone. She could fill a list with recreation projects, but it would not pass. Seniors might not vote for it

because they did not use those facilities. They did a good job coming up with a project list last time, she noted, and had a great committee this time.

Lynn Lasher stated online that she feared the beach volleyball courts would be used as litter boxes by feral cats. They would need to be covered. Flores said she had not thought of that, but they could use tarps. Flores wanted to add this court would not just be for the Peachtree City high schools. Other schools in the area could compete there.

Other residents wanted to know about the City's plans for the Kedron pool bubble? The Mayor noted that it was the only swim facility in the County and served all five high schools. Council and the SPLOST committee would have to look at what they wanted to do at Kedron. Prebor asked Bledsoe if she would like to comment, but Rorie stepped in with a quick "no."

King pointed out that it would cost about \$750,000 to re-do the bubble. Refurbishing all the courts at the Tennis Center would be around a million dollars. It was expensive, and citizens needed to have a say. There had been discussion about putting those two items on a referendum. Putting it on a SPLOST list would be the easiest way to pay because people from other areas would be contributing. SPLOST was the easiest way to get things done, King said, reflecting on the road and path resurfacing that had been paid for through SPLOST. The SPLOST committee would be coming up with a list that Council would prioritize.

Gary Sway said they needed to find a way to monetize these recreation facilities by working with hotels to attract competitions. Volunteer groups and Scout troops could be used for trail maintenance.

Justin Collins said he was a member of the Running Club and the Triathlon Club. Swimming was important to his family, but it was hard to use Kedron because it was so busy. Had they considered building another facility for swimming? The disc golf course needed signs to alert passersby that there were players. It was dangerous. Also, roots on the course were a problem. He thanked them for looking at Riley Field, which he often used with his clubs. He said he and his wife would definitely use a sand volleyball court. He did not support getting rid of facilities they had already spent a lot of money on.

Learnard asked him to expound on why he could not swim at Kedron with his kids. Collins said it was so busy that you often could not get a lane or had to share a lane, which was not good with young swimmers. He swam at the Piedmont Wellness Center, but it was crowded, too.

A citizen named Richard asked online if they had considered an operable cover at Kedron, similar to what was at sports stadiums? Learnard said they had. Lynn Lasher affirmed they did an amazing job with the previous SPLOST, and it was important to let people know what had been accomplished.

Jack Fannin, a resident for 40 years, commented on how dangerous it was to walk on the paths because of speeding golf carts. It was not all kids, either he noted. He predicted someone would be killed if action was not taken.

Tommy commented online that of the \$41 million 2021 City budget, 5%, or about \$2.5 million, went to Recreation/Special Events. There were about 12,000 households in Peachtree City, so for an additional \$14.23, they could double the budget for recreation. An additional \$7.23 would grow the budget by 50%. He noted that Alpharetta spent 8% of its budget on recreation; Fayetteville, 3.2%.

Online, Charles said providing lights at recreation facilities would reduce vandalism.

Gerald Gillette said he was a lap swimmer. He encouraged Council to support the Kedron Aquatics Center, noting there was an uptick in usage. He said he liked the electronic pass system.

Destadio said a citizen had approached him about problems with their cricket league, but he was not present. Interest in cricket was growing here, and they had no facility use agreement. He asked Bledsoe to explain how to get one if the cricket player came to her again.

Prebor thanked all the citizens for participating and said it reminded him what a great city they had with all the different interests. He thanked Staff for their work. King echoed those comments and reminded them that they needed to execute any new projects to the Peachtree City standard. The worst thing they could do, in his opinion, would be to set up a network of trails, for instance, and not maintain them.

Learned also thanked everyone for coming, saying this was an important conversation. Peachtree City was about quality of life, and their parks and recreation made them a standout. She said it was interesting to learn that, while the lights were a problem to some groups, others had no problems with them. BMX and Riley users thought the system was a good idea, but softball and soccer had issues.

People thought of Drake Field, Spyglass Island, and even the Skate Park as showpieces in the City, and Glenloch Park was so good looking these days, she continued. A performing arts center could be another showpiece, and it would be wonderful to partner with the County and other municipalities on a SPLOST item. Pickleball was growing, and they should think about where to find the money and real estate for more pickleball facilities.

They had a 30-year contract with Southern Conservation Trust that was not working any more, Learnard noted. Protecting green spaces was one of the concepts they embraced; it kept coming up in Comprehensive Plan updates, and it was clear this was something citizens valued. She said it was unimaginable that Peachtree City would not move ahead on a new agreement with the non-profit Southern Conservation Trust that managed these properties so well. She looked forward to positive, productive conversations on this.

They needed more technical information on two possible turf fields at the PAC. Two would be a minimum. Learnard said she hoped to further those conversations. With that, she ended the meeting at 11:02 a.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager *JR*
Justin Strickland, Assistant City Manager & Public Services Director *JS*
Paul J. Salvatore, Financial Services Director *PS*
Angela Egan, Purchasing Agent *are*

FROM: Keith Crowley, Fleet Manger *KC*

DATE: January 26, 2022

SUBJECT: Zero Turn Mower purchase for 2022
February 17, 2022 City Council Meeting

Recommendation:

Purchase five (5) Hustler Super Z mowers from Fayette Mower for a total of \$54,800.52; four (4) at \$11,022.12 each with a 72" deck , and one (1) at \$10,712.04 with a 60" deck.

Discussion:

The quotes are as follows:

January 24, 2022

Vendor:	Fayette Mower	Sourcewell Contract	Georgia Lawn Equip.
60" Deck (941153)	\$10,712.04	\$10,999.00	\$11,166.08
72" Deck (941187)	\$11,022.12	\$11,333.00	\$11,498.96

Budget Impact:

Sufficient funds are budgeted.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jon Rorie, City Manager *JR*
Paul Salvatore, Financial Services Director *PS*

FROM: Janet L. Moon, Chief of Police *Janet Moon*

DATE: February 9, 2022

SUBJECT: 2022 Walmart Local Community Grant
February 17, 2022, City Council Meeting Consent Agenda

Recommendation:

The Police Department apply for and accept, if awarded, the Local Community Grant from Walmart in the amount of \$5,000.

Discussion:

These funds would be awarded to the Peachtree City Police Department on behalf of Walmart. These funds would help support retail crime suppression in the City of Peachtree City.

Under the guidelines for this grant, these funds are required to “Support public safety programs through training programs or equipment in the United States.” If this grant is approved and received, the funds will be used to directly improve patrol and surveillance in the area of Walmart and surrounding retail centers. This will directly influence the department’s ability to reduce Part 1 retail crimes in the City.

Budget Impact:

This grant would impact the Police Grants Fund by increasing both revenue and expenditures in the Grant Fund by \$5,000. There are no matching funds required on behalf of the City.

JLM/ktb

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager *JR*

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

DATE: January 12, 2022

SUBJECT: Revision of City of Peachtree City Defined Benefit Pension Plan Document
February 17, 2022, City Council Meeting

Recommendation:

That Council approve a revision to the **City of Peachtree City Defined Benefit Pension Plan Document** to reflect the amount of leave time that the Police Shift Employees can accrue and can include in the "Average Annual Earnings" calculation of the pension formula which is used in determining their monthly retirement benefits.

Discussion

In 2018 management increased the bi-weekly work schedule for the Full-Time Police Shift Employees slightly from 80 hours to 84 hours (or 2080 hours annually to 2184 hours annually). Up until that time, the Full-Time Police Shift Employees had worked an 80-hour bi-weekly schedule (2080 hours annually) similar to that of other regular employees. In 2018, however, we did not revise the City of Peachtree City Defined Benefit Pension Plan Document to reflect this increase in annual hours worked which impacts the amount of leave time that the Police Shift Employees can accrue and can include in the "Average Annual Earnings" calculation of the pension formula which is used in determining their monthly retirement benefits. Since the Fire Shift Employees have traditionally worked more than 2080 hours annually for many years, the Pension Plan Document already reflected the increased amount of leave time that the Fire Shift Employees could include in the pension formula.

In an effort to treat the Public Safety employees in the Police Department consistently with the Public Safety employees in the Fire Department, our recommendation is to amend the Pension Plan Document to make the following change which impacts what is considered post-employment payments included in the pension compensation:

Only the following will **not** be considered post-employment payments:

<u>Type of Employee</u>	<u>Type of Leave</u>	<u>Amount of Leave Time</u>
Regular Full-Time Employee (Working 2080 hours annually)	Comp Time	Up to 48 Hours
	Regular Sick Leave	Up to 480 Hours
	Vacation	Up to 160 Hours
Full-Time Police Shift Employee (Working 2184 hours annually)	Comp Time	Up to 48 Hours
	Regular Sick Leave	Up to 504 Hours
	Vacation	Up to 168 Hours

<u>Type of Employee</u>	<u>Type of Leave</u>	<u>Amount of Leave Time</u>
Full-Time Fire Shift Employee (Working 2920 hours annually)	Comp Time	Up to 72 Hours
	Regular Sick Leave	Up to 750 Hours
	Vacation	Up to 240 Hours

Budget Impact:

Per the Plan Actuary, the budget impact of this revision will be negligible and will amount to approximately one-tenth of 1% of the annual defined benefit pension cost of the Police Department.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Yasmin Julio, City Clerk 

DATE: February 9, 2022

SUBJECT: Alcohol License – New – Board and Brush
February 17, 2022, City Council Meeting

Recommendation:

Approve the attached application for a new alcohol license.

Discussion:

Board and Brush, 277 N. Highway 74, Suite 204, has submitted a request for a new alcohol license. The previous owners did not renew their alcohol license, thereby necessitating a new license be applied for. Ms. Jacquie Thompson-Hlozek requested she be appointed as the Licensee and as the License Representative.

The business location and Ms. Thompson-Hlozek meet the requirements of the alcohol ordinance to be granted a license.

Budgetary Impact:

The budgetary impact of the alcohol license will be positive. The applicant will be required to pay the annual fee for malt beverage and wine, which is \$1,350.



Office of the City Clerk

City of Peachtree City
 151 Willowbend Road
 Peachtree City, GA 30269
 Phone: 770-487-7657
 Fax: 770-631-2505
PeachtreeCityGA.gov

Application for Alcoholic Beverage License

Business Name: <i>The Crafty Kennington</i>	Business Location: <i>277 N Highway 74 Suite 204 PTC, GA 30269</i>	Number of Serving Bars: <i>1</i>
Nature of Business: <i>DIY Studio</i>	Mailing Address: [REDACTED] <i>Peachtree city, GA 30269</i>	Business Phone Number: <i>678-857-8237</i>
Name of Licensee: <i>Jacque Thompson-Hlozek</i>	Home Address: [REDACTED] <i>Peachtree city, GA 30269</i>	Home/Cell Phone Number: [REDACTED]
Name of License Representative: <i>Jacque Thompson-Hlozek</i>	Home Address: [REDACTED] <i>Peachtree city, GA 30269</i>	Home/Cell Phone Number: [REDACTED]

Type of License:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer		Manufacturer	
Malt Beverage	☒	Malt Beverage	☒	Malt Beverage	☐	Malt Beverage	☐
Wine	☒	Wine	☒	Wine	☐	Wine	☐
Distilled Spirits	☐	Distilled Spirits	☐	Distilled Spirits	☐	Distilled Spirits	☐
Sunday Sales	☐	Holidays	☐		☐		☐

Please complete information below (use separate sheet if necessary):

Name:	Address:	Phone Numbers:
Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed	Please provide Home and Business Phone Numbers for individuals listed
<i>Jacque Thompson-Hlozek</i>	[REDACTED] <i>Peachtree city, GA 30269</i>	[REDACTED]

Contact Person:

Jacque Thompson-Hlozek

E-mail Addresses for License Applicant(s):

peachtreecity@board and brush.com

Is any person who owns an interest in the Alcohol License an employee of the City of Peachtree City? YES/NO *(NO)*

If YES, please provide name of employee: _____