



CITY COUNCIL

Kim Learnard, Mayor

Frank Destadio, Mayor Pro Tem | Laura Johnson, Post 1

Suzanne Brown, Post 2 | Clinton Holland, Post 3

SCAN FOR AGENDA
PACKET



Regular Meeting Agenda February 15, 2024 | 6:30 PM City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Presentation**
 - A. Bronze-level Bicycle Friendly Community (Kim Learnard, Mayor)
4. **Announcements, Awards, Special Recognition**
5. **Public Comment**
6. **Agenda Changes**
7. **Minutes**
 - A. January 25 & 26, 2024 City Council Retreat Minutes
 - B. February 1, 2024 Regular Meeting Minutes
 - C. February 1, 2024 Executive Session Minutes
8. **Consent Agenda**
 - A. Stormwater Facility Maintenance Agreements for Multiple Private Developments
- Funding Source: None required.
 - B. Purchase of Rams (extrication equipment) for apparatus (Fire Department)
- Funding Source: 2023 SPLOST Project #8 - 322-3510-542050-SP23-008
 - C. Fayette County Development Authority (FCDA) Grant Application- SR 54/Huddleston Intersection Improvement
- Funding Source: 2017 SPLOST Project #7 - 321-4220-541400-SP17-007
 - D. Purchase of lighting fixtures for Fred Brown Jr. Amphitheater
- Funding Source: Amphitheater Fund Improvements Other Than Buildings - 565-6180-541260
9. **Old Agenda Items**
10. **New Agenda Items**
 - A. 02-24-03 Resolution to Transmit Proposed Local Amendment to Plumbing Code to DCA (Robin Cailloux)
- Funding Source: None required.

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

This meeting will be held in Council Chambers at City Hall.

- B. 02-24-04 Benefactor Naming Request by Rotary Club of Peachtree City- Frances Meaders Council Chambers (Kim Learnard, Mayor)
 - Funding Source: Donation from the Rotary Club of Peachtree City
- C. 02-24-05 Commemorative Naming Request- Ralph N. Jones (Kim Learnard, Mayor)
 - Funding Source: Unidentified

11. Public Hearings

12. Council/Staff Topics

- A. 54 Reliever Study (Kim Learnard, Mayor)

13. Executive Session

14. Adjourn

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator, Dr. Teaa Allston-Bing at (770) 632-4276 or e-mail tallston-bing@peachtree-city.org at least three (3) business days before the scheduled meeting or event to request an accommodation.

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This meeting will be held in Council Chambers at City Hall



BRONZE

**BICYCLE
FRIENDLY
COMMUNITY**

2023-2027

THE LEAGUE
OF AMERICAN BICYCLISTS

**City Council of Peachtree City
Retreat Minutes
January 25-26, 2024**

The Mayor and Council of Peachtree City met for their annual retreat on Thursday and Friday, January 25 and 26, 2024, starting at 9 a.m., at Fayetteville City Hall. Attending were Mayor Kim Learnard and Council Members Frank Destadio, Clinton Holland, Suzanne Brown, and Laura Johnson, joined by Planning and Development Director Robin Cailloux, Public Works Superintendent Jonathan Miller, City Engineer Dave Borkowski, Fire Chief Clint Murphy, Police Chief Janet Moon, Assistant Financial Services Director Kelly Bush, Recreation Programs Manager Cathy Wilder, Human Relations and Risk Management Director Dr. Teaa Allston-Brown, Convention and Visitors Bureau Director Missy Roberts, Library Director Jill Prouty, City Clerk Yasmin Julio, Executive Assistant Hannah Thomas, City Manager Robert Curnow, Assistant City Manager Justin Strickland, and Recording Secretary Martha Barksdale.

City Attorney Ted Meeker began the day by going over some issues regarding Council's role in planning and zoning, which he described as often a matter of great public interest and some of the toughest decisions they would have to make. In the past, zoning cases were considered to be a legislative function of Council, but a 2017 case said they would be treated as a quasi-judicial function, which had historically been only variances and conditional use permits. However, the General Assembly corrected this a couple of years ago, declaring zoning once again to be a legislative function.

Map amendments, such as rezonings, and text amendments to the code of ordinances were two types of zoning matters Council would hear. In Peachtree City, those required two public hearings, one before the Planning Commission, which would make a recommendation to Council, and another with the City Council, which would make a decision. Meeker emphasized that, while Council would use staff's findings to help them make a decision, the final decision was up to Council.

The Mayor asked Meeker to qualify the differences between legislative and quasi-judicial. Changing a zoning was a legislative function, he replied, but a variance was a quasi-judicial process, where Council reviewed the criteria for granting a variance and acted somewhat like judges. There was a benefit to having a zoning procedure considered legislative, Meeker noted. If a denial was appealed in court, individual members of Council did not have to state their reasons for their votes.

Holland asked for examples of special use permits. Meeker said there was one in the General Commercial (GC) district that required Council's approval for a building of more than 32,000 square feet in size. He said he had not seen a special use permit come before Council since he started in 2003. Cailloux pointed out that special uses also were permitted in General Industrial (GI). However, Meeker said most people worked towards a Limited Use designation rather than seeking a special use permit.

If a zoning matter reached Superior Court, the other side had to prove the zoning was unconstitutional, which meant they could not develop the property as it was currently zoned, and that was hard to do. He said landowners always wanted to argue "highest and best use," but that was not the standard under Georgia law.

The Planning Commission began the process, within a certain time after the application was filed in which to act. Meeker then showed the standards of review that had to be considered for a rezoning, noting that sometimes there were not clear answers. Holland said he felt that adherence to the Land Use Plan had no wiggle room, and Meeker agreed that was the easiest to defend. Destadio asked about setting precedents by granting a zoning change, and Meeker said they had to decide on each

parcel on its own. The criteria for special use permits were set forward in each zoning district and basic zoning standards also had to be met.

Meeker reviewed the considerations for a rezoning, which included information provided by staff, along with their recommendations, plus information brought forth by the applicant. Also, there would be comments and suggestions from members of the public, which often were worthy of being incorporated into a condition. Meeker again said they should consider the Future Land Use Plan. Looking at the surrounding property was a must in order to avoid spot zoning. Another question to consider: "Were there any issues to developing the property as it was currently zoned?" Meeker said he always consulted with an appraiser when he was defending a case involving that claim and again refuted the "highest and best use" claim.

Moving on to variances, a quasi-judicial process, Meeker emphasized that Council should not talk to the applicants or their attorneys prior to the public hearing; that would be depriving the people who were against it of their rights to a fair hearing. It was fine to visit the property, but do not engage with the owners. On the other hand, they should not be engaging with the people who were against it. A public hearing for a variance was similar to a court case. Staff gave a summary, then the applicant made their case, perhaps with an engineer or other expert providing information. They were considered witnesses, as were those people who would speak in opposition. Council was entitled to speak to the applicant, to any witness, and also to staff.

Any documentation, including emails, was part of the official record, Meeker added. He urged Council not to respond to emails other than to say they received them and especially not to state an opinion on the matter. Julio remarked that Council members would often suggest a change to the applicants. What if the applicant came back in 180 days with that change and it failed? Could the applicant claim that was what Council had told them to do? Meeker said they should not make suggestions; they were not there to help the applicants, just to hear their case.

He noted there was an appeal process, although it was seldom used. It was for something that had been denied before getting to Council, such as a site plan by the Planning Commission or a permit denied by staff.

A variance was supposed to meet every criterion listed in the ordinance, and Cailloux said that was why she went over them in her report with every request. The hearings were a closed record and no new information could be introduced later, she noted.

Meeker warned Council to be aware that everyone who wanted to meet with them or talk with them wanted something from them. It was their nature to want to help, but they should never commit to a position. Destadio mentioned Rick Lindsey, an attorney who often represented applicants, saying Lindsey had invited him several times to what turned out to be meetings with developers. Destadio said he left those meetings when he discovered their purpose but noted that even your friends could "back door" you.

Again, Meeker warned them not to express an opinion on a zoning matter before the public hearing and to always remember that they would be the judge so they should not have conversations outside the hearing. He cautioned that not everyone was a friend; many were interested in what they could do for them.

Brown asked if it was better to tell people to email them, rather than talk? Meeker said that would be fine, and they should forward the email to Cailloux or the City Manager. He also noted that Council could alert staff in advance of the meeting about any questions they had for the applicant, and then

staff could tell the applicant. He then emphasized that staff's comments and actions could not bind the City.

Holland asked Meeker to comment about administrative variances. He replied that Council had chosen to allow them if they met certain criteria and to be decided by a group established under the ordinance.

Learnard then noted that in Newnan, a Zoning Board of Appeals (ZBA) made these decisions, not Council. Was that better? Meeker said it just depended on what the City wanted. Cailloux explained it was a matter of separation of powers: by hearing a quasi-judicial matter, Peachtree City's Council was both making the law and judging the law. Other entities felt that should be separated. Brown said she liked relying on the Planning Commission's recommendation since those members were appointed because of their expertise in differing fields. Meeker noted that any variance request in Newnan went straight to the Zoning Board of Appeals, and if the applicant did not like it, it then went to court. The ZBA had the final decision-making power.

Meeker said he would be glad to answer questions any time, and that his presentation was available through the City Clerk's office.

After a break, activities resumed at 10 a.m., with Robert Norton of Tenzinga Consulting conducting the retreat. He began by working with the group to set ground rules that included treating each other with respect and observing confidentiality about what was discussed. The goals were to build a stronger team, develop greater communication skills, and establish and initiate a strategic plan for the City.

Norton led the group in a discussion of what a safe place meant to them and asked each person to agree that this was a safe place. Then everyone shared two things that others in the room did not know about them and also something they loved about Peachtree City.

Fayetteville Mayor Ed Johnson stopped by to welcome his neighboring city's leaders.

Norton then reminded the group of the vision they came up with at the previous retreat: "Uncompromised Excellence," and the core values: Professionalism, Accountability, Teamwork, Honesty, Sustainability, and Safety. He asked if they were using these in their daily work, and everyone agreed that they were and gave examples. Curnow explained the big roll-out of these concepts held at the Amphitheater, with Julio adding they created a video of the event that was shown to new hires. The Council Members agreed these concepts had positively impacted their work. Norton said he recommended that every meeting begin with a review of the vision statement and that the core values be used as a checklist for their behaviors.

Next, he led an activity that enabled everyone to pinpoint their basic need, saying if you could find a person's basic need and worked to meet it, you could build bridges. That could be done through observation or by asking questions. Those needs could include control, which was the most productive type. Those people disliked wasting time and wanted to be in charge. Another need was for attention; those people had the most positive outlooks. The strongest need for others was to be right; they needed plenty of time and information. Consistency was their strength. The final category was for people who were caregivers, and their main quality was loyalty. Small talk and personal connections were vital to these people.

Norton explained that people were not fixed to one type all of their lives. Environment was a factor, as were life experiences. He demonstrated how each type would answer basic questions, but he cautioned the group not to pigeonhole anybody. However, it was wise to meet the other person's

basic needs in order to have a productive relationship.

Resuming after the lunch break, Norton and the group explored the causes of conflicts. They learned that most stemmed from perceived loss of control, blows to self-esteem, and failure to meet expectations. Responses could be retaliation, domination, isolation, or cooperation. Norton warned that retaliation always led to an escalation in conflict.

The job of a leader was not to make people happy; it was to make them better, he remarked. Conflict often resulted from quickly trying to solve a problem, rather than looking to get the process right. He said they should ask "what is the real issue?" Was it an issue with control, self-esteem or a relationship? Taking the time to review this was a sure way to build bridges.

The participants divided into groups and discussed what they had learned from the information Norton presented on anger. They came up with things such as the importance of assessing the real issue and realizing that anger hides fear.

Next, he asked them to consider what it took to be a successful team, which he described as a cycle of function. It started with the agreement of a vision, which was "Uncompromised Excellence," then moved on to choose to trust, willingness to be open, commitment to be a team, the pursuit of clarity, establishment of expectations, and accountability to succeed.

The next group assignment was to identify roadblocks to trust and how they could be removed. The groups came up with issues including past experiences, lack of communication, and dishonesty. Most agreed that honest communication was the key to resolving these issues. One thing Norton suggested was "don't allow isolation," which happened when everyone was not given the same information.

The day's final activity was a form of musical chairs in which participants asked each other what they needed from them. Norton suggested everyone go back in a month and ask if they had taken care of these things.

As the day wound up, Norton asked what the participants had retained. Most said they were impressed with the spirit of cooperation. Norton then observed they were affecting each other, and, from that, affecting other lives they might never know.

The retreat adjourned at 4 p.m. on Thursday and convened again Friday morning at 8:30.

After breakfast, Norton asked the group to relate what they had taken away from the previous day's work. Learning about personality types and how to work with others was a common answer. He then asked everyone to tell about a place where they were warm, comfortable, and happy. Next, he challenged them to think about creating a sense of belonging for the citizens and to list five things they wanted Peachtree City to be known for, then collaborate with their teams about what should be the top five. Top answers agreed upon by the participants as a whole included a safe family-friendly community, an active and healthy community, an attractive community, and a thriving business community. There was some discussion about the wording for a fifth aspect, but it was finally decided that "a city organization that is high-performing and sustainable" was acceptable and inclusive of both citizens and staff.

Next, the group was presented with a huge poster detailing a citywide project list. Curnow noted they had many conversations about priorities, which considered projects with time restraints, plus the plan they had started to put in place for infrastructure maintenance. Others were projects on the Special Purpose Local Option Sales Tax (SPLOST) list, while some other projects were desired, but not on the

drawing board yet. There were 200 projects listed in all. Some were in black type, which meant the money had not been allocated, while others were colored and already had funding. Curnow wanted the group to help identify the priorities of these projects, as well as any projects of their own.

Norton pointed out that any of these projects probably could be listed under any of the five goals. It was important to remember they had a limited amount of bandwidth, meaning money and staff, so if anything was added, something would have to be removed. Strickland observed that this list did not include the Recreation Master Plan and was exclusive of any normal City operations, while Curnow said some items from the maintenance program were included.

Norton said they would list the "have-tos" before going to the next step, and Curnow said those were the ones that were under a time constraint for spending the money, such as projects funded by the American Rescue Plan Act (ARPA) or those using bond money. Strickland read a list of those projects, and the group decided what goal category to place these in. He also added the projects that remained from the 2017 SPLOST. Other people added projects they thought should be included, such as a city-wide communications system that could notify citizens of dangerous incidents. Norton said all of these could be part of a strategic plan. They also discussed some huge projects that would face them in the next five years, such as dredging Lake Peachtree. Miller mentioned they needed to make a decision about what to do with the Kedron Pool bubble, and Norton suggested that would fall under the Recreation Master Plan, which was already on the list. Curnow noted the projects that would be in the plan were not funded.

The Mayor commented that there was a huge list of projects that were under time constraints, so she did not see how they could prioritize any other projects. She said it would be wise to realize it sometimes took money to make money, so hiring a grant writer would be a good move, as would the stormwater rate analysis. Norton said the next step would be for staff to review these goals and initiatives and set out a timeframe.

He then asked the Council Members if they wanted to suggest anything they felt was a priority. Johnson said many citizens wanted a new splash pad or to make the existing splash pad free. She also suggested they add pickleball courts. Holland said safety was a priority for him, and he wanted a path connection across SR 54 at the new Booth Middle School and a safer crossing at Redwine Road near the Starr's Mill School complex. Destadio remarked that he wanted to focus on the maintenance projects before they started any new projects. Curnow noted there had been 32 water main breaks in the City over the past six months. All of the infrastructure was aging, and they needed to plan for more maintenance costs everywhere, and it had been a priority. Brown stated they needed to establish a step increase system for Public Safety employees to reward seniority. Curnow said Council would be seeing that on the next budget.

Norton asked Learnard if she wanted to add anything. She said she would like to see a renewed relationship with Southern Conservation Trust. She said she was envious of Fayetteville and Newnan being Tree Cities USA. She pointed out that Newnan had a tree commission, which was a small group of volunteers who reported to Council once or twice a year, and she would like to see Peachtree City establish one.

Brown mentioned that she wanted Peachtree City to become the superintendent of its municipal elections and use paper ballots and hand counting. She thought there should be a strategic study, but agreed with Norton that this was something Council should discuss before putting it on the strategic plan.

Next, Norton said they would look at the projects they had designated and see where they could spot

gaps. They reviewed the list of goals and projects they had just created:

Safe, Family-Friendly Community

- Carriage Lane to Publix path
- Library elevator
- North Hill path
- Paschal Road path
- Walt Banks to North Peachtree Parkway path
- Bridge over Lake Peachtree
- Bridge to connect Drake Field to All Children's Playground
- Splash pad
- Connection between north and southside of SR 54

Active, Healthy Community

- Tennis Center renovations
- Meade Field lights
- Recreation Master Plan
- Lake Peachtree bridge
- Lake dredging
- Pickleball courts
- Southern Conservation Trust partnership

Attractive Community

- Gateway Bridge landscaping
- Kedron Fieldhouse roof
- City Hall roof
- Peachtree City Athletic Complex well
- Tree Commission

Thriving, Resilient Business Community

- Peachtree Parkway/Crosstown roundabout
- Huddleston Road dual left turn lanes
- 54/74 improved signage
- Economic Development Director
- Grant writer

Innovative, High-Performing and Sustainable Organization

- IT HVAC
- Police Department expansion
- Citywide emergency communications
- Employee development/evaluation program
- Maintenance

Norton asked them if they were missing anything if they looked at this strategically? Holland said money was a big gap. Norton pointed out that they had expenses on the list, but they also had things that would help them get revenue, such as the economic development director and grant writer. Curnow told them they were looking for an overarching rate study for all the fees in the City. Learnard said they should include rate study under the last heading. Strickland said all of the improvements they had discussed could bring in money to the City by attracting people. Brown asked how much they would spend on the Tennis Center versus how much they would generate? Curnow said the

Recreation Master Plan should tell them what they needed to do to get the Center in shape to host tournaments. It would bring in more money, but it was impossible to estimate how much right now.

Norton said they needed to think about how to drive a thriving business community that could attract those dollars from outside the community. Cailloux said the first thing an economic development director would want would be an economic development plan. Hiring a director was just a start. They added the development plan to the list.

Julio mentioned tourism, saying people came for events and stayed in the hotels, bringing in tax dollars. Norton asked what they thought of the hotels, and several people said they were not of the standard they needed to be. Roberts said there was a shortage of hotel beds for larger meetings.

Norton said staff should be thinking about what should produce revenue and bring Peachtree City up to the level of a world-class city. Curnow wanted to go back to the tourism discussion. Roberts said the rates at Peachtree City's hotels were much higher than in neighboring cities, which caused them to lose events. Even if an event was held in Peachtree City, participants were staying in Fayetteville or in Coweta County. Roberts said she had brought this up to the Peachtree City hotel managers, but they said they did not care to encourage guests who were there for sports competitions. Curnow said even if they invested in the Tennis Center, those guests might stay elsewhere. He also mentioned the national soccer center that was coming to Fayette, saying he had learned there were not enough hotel beds in the entire county to accommodate the crowds it would attract.

Norton said it was important to understand that Peachtree City needed to invite outsiders in so they could maintain the services and amenities they enjoyed. Cailloux observed that sometimes it seemed the majority of citizens did not want them to open up. Norton said that was where leadership would have to step up. They should not let a small minority dictate what the entire city should do. Leadership should look for patterns and not let the "one-offs" dictate policy and their decisions.

Julio mentioned they had discussed being a family-friendly community, but young families often could not afford to live in Peachtree City. Norton noted they were not talking about low-income housing, but average homes. He recalled Moon saying the Police officers could not afford to live in Peachtree City. Cailloux noted that the average home price was \$500,000, which required a salary of \$100,000 to afford. Moon said they had looked into paying a stipend to allow officers to live in the City and found it would take \$1,200 to \$1,500 extra to enable them to afford a house.

Cailloux said housing affordability was one of the first things an industry looked at when considering an area to locate. Julio noted the housing shortage resulted in more traffic because people who worked in Peachtree City but could not afford housing were driving in, while residents were driving outside the city to higher paying jobs. Brown said the way to keep housing costs under control was to force builders to build smaller, more affordable houses.

Learnard mentioned programs in other areas that allowed developers to create housing for teachers and public safety workers. She would like to know more about that. Johnson said she would like to learn more, but where could they put them? Destadio agreed with Learnard, but Holland said there was nowhere to put single-family houses. Cailloux said there could be detached homes in cottage communities that shared yards and other amenities. The City did own some land where they could put townhomes or condominiums for City workers, Holland continued. Brown said affordable housing was driven by the market, and, right now in Peachtree City, people were willing to pay more than a home was listed for. She said she would not support anything except detached single-family homes. They decided to put affordable housing on the goals list. Learnard also mentioned that they would be discussing annexation.

Council agreed that they were happy with this list. Norton then went over the goals they established at the beginning of the retreat, and everyone agreed they had been fulfilled. He asked if the list of goals they had created were helping to create a place of warmth in Peachtree City? Next, he asked them to think about one or two things they had gotten from the past two days. Most said they were impressed with the sense of dedication they felt from Council and their co-workers. They said they appreciated the opportunity to meet in an informal setting like this one.

Curnow said it was good to get a sense of direction that would enable them to move the City forward with purpose. It was a daunting list of projects, but they could tackle them with planning and cooperation.

Norton remarked that the number one motivator of employees was achievement. Number two was recognition. They had already achieved something today and would move on to achieve the items on the goals list. He asked them to celebrate their achievements, which would cause them to move to the next level.

He thanked the group for having him and said he looked forward to the next session. The retreat ended at 3 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

**City Council of Peachtree City
Meeting Minutes
Thursday, February 1, 2024
6:30 PM**

Call to Order

The City Council of Peachtree City held a regular meeting at City Hall on Thursday, February 1, 2024. Mayor Kiim Learnard called the meeting to order at 6:30 p.m. Others in attendance: Council Members Laura Johnson, Suzanne Brown, and Clinton Holland. Councilman Frank Destadio was absent.

Meeting video link: <https://www.youtube.com/watch?v=8JMdaEAk8rQ>

Pledge of Allegiance and Moment of Silence

Presentation

A. Introduction of new President/CEO of the Fayette County Chamber of Commerce

Learnard introduced Leonardo McClardy, the new President/CEO of the Fayette County Chamber of Commerce. He explained that the Chamber of Commerce was a community organization with a business focus. It aimed to be a catalyst for growth, jobs, and investment by utilizing these key functions: engage, encourage, evaluate, enhance, and expand. The Chamber put on a lot of different events for their members, including programs and seminars that enabled businesspeople to connect. It also worked with government leaders to create policy that supported business endeavors. McClardy noted that collaboration, both locally and regionally, was necessary to solve the challenges related to business issues.

Holland asked how many members the Fayette Chamber had? McClardy said around 600; most were businesses, but there were a few individuals. The Chamber held a number of events every month, he told Holland, who then asked if they collaborated with nearby Chambers? McClardy explained about a regional coalition that looked at air, transportation, and water.

The Mayor noted that Peachtree City had just launched its first e-newsletter geared toward the business community, and it went out to more than 2,000 businesses. She told McClardy the City looked forward to working with the Chamber to support businesses.

Announcements, Awards, Special Recognition

A. New Website Design

City Clerk Yasmin Julio announced that construction had begun on widening of the multi-use path bridge on SR 54 over Lake Peachtree. She said the bridge would be closed to carts beginning February 14 until construction was completed around Memorial Day, weather permitting, and presented a map showing the detour that

would be necessary. The Mayor noted that this construction was to install a double-lane bridge at the north end of the lake, similar to the bridge at the south end. Julio advised residents to visit the City website for updates and also to sign up for The Slice newsletter. The navigation app also would be updated with construction information.

Speaking of the website, Julio announced that it had been redesigned and went live earlier that week. It now featured homepage links to the most-used pages and was designed to be more accessible to residents with disabilities. The update had been in the works since 2023, with many staff members adding their input. City announcements were featured, and there were quick links to City services, such as permits and licenses. Julio noted that the two most viewed pages, for the Library and the Recreation Department, had their own pages on the site.

B. American Legion Post 50 Law Enforcement Officer of the Year and Firefighter of the Year

Law Enforcement Officer of the Year - Sergeant Brad Milstein

Firefighter of the Year - FF/AEMT Mitch Willis

Arnie Geiger and Wayne Fowler of American Legion Post 50 presented the Post's Firefighter of the Year award for 2023 to FF/AEMT Mitch Willis and the Law Enforcement Officer of the Year award to Sgt. Brad Millstein.

Public Comment

Traylin Smith of Atlanta said he worked for a company called ZenYGE that wanted to provide the City with electric vehicle chargers. He left materials for Council to review.

Ralph Hale of Crabapple Woods encouraged all citizens to complete the survey regarding short-term rentals (STRs) that was on the City website. He remarked that he had received a solicitation in the mail from a company that wanted him to sign up his home as an STR. Hale said there were a number of issues regarding STRs in neighborhoods, such as noise, and he hoped Council would listen to citizens and do their research before making a decision.

Agenda Changes

Minutes

Holland moved to approve the January 18, 2024, Regular Meeting Minutes and the January 18, 2024, Executive Session Minutes. Johnson seconded. Motion carried unanimously.

A. January 18, 2024 Regular Meeting Minutes

APPROVED 4-0

B. January 18, 2024 Executive Session Minutes

APPROVED 4-0

Consent Agenda

A. FY2024 Budget Amendment - Donation Acceptance for Portable Baseball

Mounds

Holland moved to approve Consent Agenda item A. Brown seconded. Motion carried unanimously. The Mayor noted this was for the donation of \$15,294 from the Peachtree City Little League for the purchase of portable pitching mounds.

Old Agenda Items

None

New Agenda Items

None

Public Hearings

A. 02-24-01 New Alcohol License - HOBNOB Tavern

Julio said this was a new alcohol license request for The HOBNOB Tavern in The Avenue. The licensee and the representative, as well as the location, met all requirements.

The Mayor opened the public hearing. No one wished to speak either in favor or opposition, and she closed the hearing.

Brown moved to approve Public Hearing item 02-24-01 New Alcohol License - HOBNOB Tavern. Holland seconded. Motion carried unanimously.

B. 02-24-02 Annual Zoning Map and Zoning Ordinance Adoption

Planning and Development Director Robin Cailloux explained that Council was asked to adopt the Zoning Map and Zoning Ordinance each year at this time to ensure their validity and legal standing. No changes were proposed or made that had not been mapped and voted on by Council, she stated.

The Mayor opened the public hearing. No one wished to speak in favor or in opposition, and she closed the hearing.

Brown moved to approve Public Hearing item 02-24-02 Annual Zoning Map and Zoning Ordinance Adoption. Holland seconded. Motion carried unanimously.

Council/Staff Topics

A. Water Efficiency Code Update

The Mayor said they needed to discuss the Water Efficiency Code update. Cailloux explained they would be seeing more at the next Council meeting when they would review a resolution to approve an update and transmittal of the Water Efficiency Plumbing Code. A building official would be present at that meeting, and Council would have a copy of the code in their meeting packet, she noted.

This was part of a bigger planning program done by the State, Cailloux explained. Fayette was in the Metro North Georgia Water Planning District, one of 11 districts

in the state. They were mandated to adopt a five-year plan and were given tasks, with penalties if they did not comply.

Even though the State was the entity that provided the draft of this Code update, Council would be asked at the next meeting to send that draft back to the State for review. Once it was approved and returned to the City, Council would be asked to adopt it.

Cailloux noted they had accomplished a lot of items in the plan already, but some of things they would bring forward related to private septic systems, including where they could be located and plans in case of a failure.

Executive Session

Holland moved to adjourn to executive session at 7:10 p.m. to discuss the acquisition, sale, or lease of real estate. Brown seconded. Motion carried unanimously.

Holland moved to reconvene in regular session at 7:39 p.m. Brown seconded. Motion carried unanimously.

Adjourn

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

The meeting adjourned at 7:39 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: David Borkowski, City Engineer 2/8/2024
Justin Strickland, Assistant City Manager 2/8/2024
Robert Curnow, City Manager 2/9/2024

DATE: February 15, 2024

SUBJECT: Stormwater Facility Maintenance Agreements for Multiple Private Developments

Recommendation:

To authorize the Mayor to execute the attached Stormwater Management Facility Maintenance Agreements with Aventure Aviation, Hiren Patel - PTC Bridge Park, and Silon.

Discussion:

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

All three developments have submitted their agreements to the City and staff recommends signing the agreements in accordance with our ordinance.

Budget Impact:

There is no Budget impact with this item.

Attachments:

1. Aventure Aviation Stormwater Facility Maintenance Agreement
2. PTC Bridge Park Stormwater Facility Maintenance Agreement
3. Silon Stormwater Facility Maintenance Agreement

Record and return to:

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

STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 4th day of January, 2024, by and between Aventure Aviation, a Georgia resident (hereinafter called the "Landowner") and **PEACHTREE CITY, GEORGIA** (hereinafter called the "City").

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as 108 International Drive (Parcel No 0615 040 and 0615 041), as recorded by deed in the land records of Fayette County, Georgia, Deed Book 4109, Page 59 (hereinafter called the "Property");

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

WHEREAS, the Site Plan/Subdivision Plan known as "Aventure Aviation Industrial Site Expansion", dated 2-22-23, and approved by the City on 2-24-2023 (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater, as indicated, within the confines of the Property;

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

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

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

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

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



WITNESS the following signatures and seals:

Signed, sealed and delivered
in the presence of:

Kimberly C. Gay
Witness

Kimberly C. Gay
Notary Public

My commission expires: 02/02/2027



(Corporate Seal)

[Signature] (Owner)

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires: _____

PEACHTREE CITY, GEORGIA

By: _____ (City Seal)

Name: _____

Title: _____

Maintenance Facility Contact Information: (Please print or type)

Name

E-mail address

Address

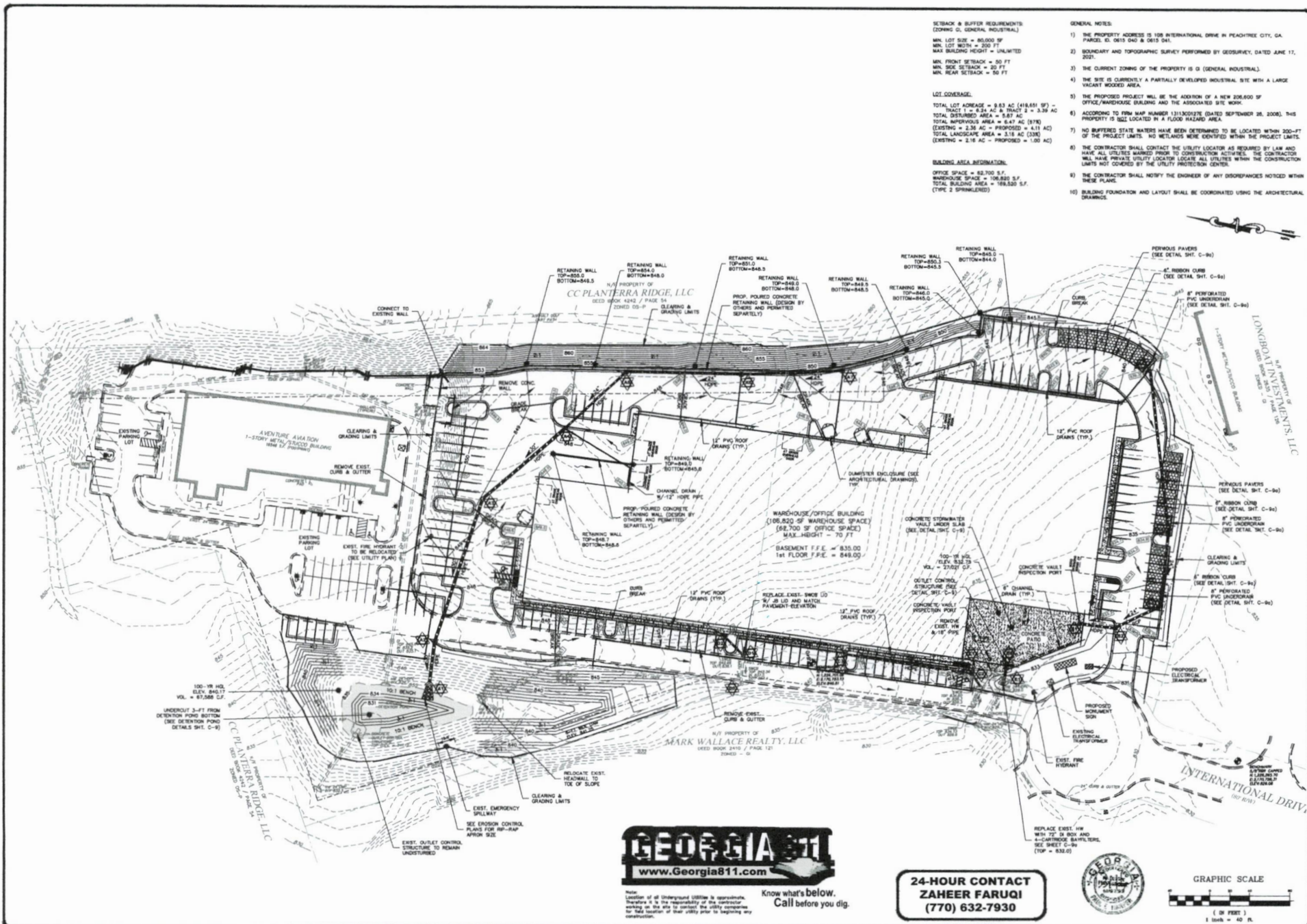
City/State/Zip

Fax Number

Telephone Number

Approved as to Form:

City Attorney



SETBACK & BUFFER REQUIREMENTS
(ZONING: G, GENERAL INDUSTRIAL)
MIN. LOT SIZE = 80,000 SF
MIN. LOT WIDTH = 200 FT
MAX. BUILDING HEIGHT = UNLIMITED
MIN. FRONT SETBACK = 50 FT
MIN. SIDE SETBACK = 20 FT
MIN. REAR SETBACK = 50 FT

LOT COVERAGE
TOTAL LOT ACREAGE = 9.83 AC (418,881 SF) =
TRACT 1 = 0.24 AC & TRACT 2 = 3.39 AC
TOTAL DISTURBED AREA = 8.47 AC (374)
(EXISTING = 3.36 AC - PROPOSED = 4.11 AC)
TOTAL LANDSCAPE AREA = 3.18 AC (138)
(EXISTING = 2.18 AC - PROPOSED = 1.00 AC)

BUILDING AREA INFORMATION:
OFFICE SPACE = 662,700 S.F.
WAREHOUSE SPACE = 108,820 S.F.
TOTAL BUILDING AREA = 109,820 S.F.
(TYPE 2 SPRINKLERED)

- GENERAL NOTES:**
- 1) THE PROPERTY ADDRESS IS 108 INTERNATIONAL DRIVE IN PEACHTREE CITY, GA. PARCELS: G-0813-040 & G-0813-041.
 - 2) BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY GEOSURVEY, DATED JUNE 17, 2021.
 - 3) THE CURRENT ZONING OF THE PROPERTY IS G (GENERAL INDUSTRIAL).
 - 4) THE SITE IS CURRENTLY A PARTIALLY DEVELOPED INDUSTRIAL SITE WITH A LARGE VACANT WOODED AREA.
 - 5) THE PROPOSED PROJECT WILL BE THE ADDITION OF A NEW 206,600 SF OFFICE/WAREHOUSE BUILDING AND THE ASSOCIATED SITE WORK.
 - 6) ACCORDING TO FIRM MAP NUMBER 1313000276 (DATED SEPTEMBER 28, 2008), THIS PROPERTY IS 962 LOCATED IN A FLOOD HAZARD AREA.
 - 7) NO SURVEYED STATE WATERS HAVE BEEN DETERMINED TO BE LOCATED WITHIN 200-FT OF THE PROJECT LIMITS. NO WETLANDS WERE IDENTIFIED WITHIN THE PROJECT LIMITS.
 - 8) THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY LAW AND HAVE ALL UTILITIES MARKED PRIOR TO CONSTRUCTION ACTIVITIES. THE CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
 - 9) THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES NOTICED WITHIN THESE PLANS.
 - 10) BUILDING FOUNDATION AND LAYOUT SHALL BE COORDINATED USING THE ARCHITECTURAL DRAWINGS.

Hamper Engineering, Inc.
Civil & Mechanical Engineers
2205 Towne Lake Pkwy
Suite 100-103
Kennesaw, GA 30144
(404) 426-1171 (FAX)

ADVENTURE AVIATION SITE EXPANSION

PROJECT NO. HE-2232

PROJECT DATE 10-15-22

ADVENTURE AVIATION
108 INTERNATIONAL DRIVE
PEACHTREE CITY, GA 30088

REVISIONS

DATE

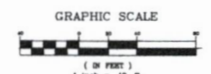
GRADING & DRAINAGE PLAN

DRAWING NO. C-2

www.Georgia811.com

Know what's below.
Call before you dig.

24-HOUR CONTACT
ZAHEER FARUQI
(770) 632-7930



Record and return to:

Cinnamon Mack
City of Peachtree City
209 McIntosh Road
Peachtree City, Georgia 30269

STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this ___ day of JAN. 2024, by and between HIREN PATEL - PTC BRIDGE PARK, LLC., a Georgia resident (hereinafter called the "Landowner") and **PEACHTREE CITY, GEORGIA** (hereinafter called the "City").

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as TRACT 4B, as recorded by deed in the land records of Fayette County, Georgia, Deed Book 5565, Page 548-553 (hereinafter called the "Property");

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

WHEREAS, the Site Plan/Subdivision Plan known as "PTC BRIDGE PARK", dated 12/19/2023, and approved by the City on 12/27/2023 (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater, as indicated, within the confines of the Property;

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

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

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

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

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

WITNESS the following signatures and seals:

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

My commission expires: 6 Nov 2024

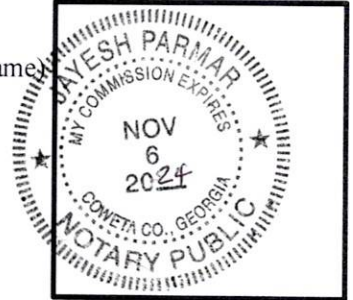
[Signature]

(Corp. Seal if applicable)

(Owner Signature)

HIREN PATEL - PTC BRIDGE PARK, LLC.

(Owner Printed Name & Company Name)



Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires: _____

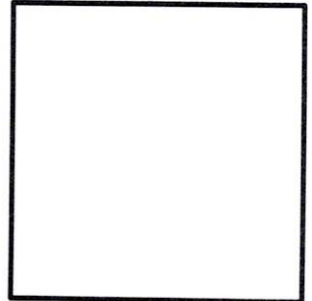
PEACHTREE CITY, GEORGIA

By: _____

(Seal)

Name: _____

Title: _____



Maintenance Facility Contact Information: (Please print or type)

Hiren Patel
Name

108 Farmington Dr
Address

peachtree city, GA 30269
City/State/Zip

404-849-5154
Telephone Number

ME2002@gmail.com
E-mail address

Record and return to:

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

STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 11 day of January, 2024, by and between SILON, LLC, a Georgia resident (hereinafter called the "Landowner") and **PEACHTREE CITY, GEORGIA** (hereinafter called the "City").

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as SILON, LLC, as recorded by deed in the land records of Fayette County, Georgia, Deed Book _____, Page _____ (hereinafter called the "Property");

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

WHEREAS, the Site Plan/Subdivision Plan known as "SILON, LLC", dated 10/05/2023, and approved by the City on 11/15/2023 (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater, as indicated, within the confines of the Property;

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

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

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

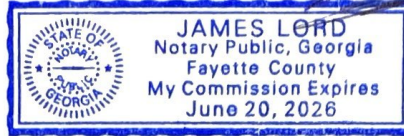
1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any office park or industrial park association, shall adequately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

WITNESS the following signatures and seals:

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Notary Public



[Signature] (Corporate Seal)
[Signature] (Owner)

My commission expires: 06/20/2026

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires: _____

PEACHTREE CITY, GEORGIA

By: _____ (City Seal)
Name: _____
Title: _____

Maintenance Facility Contact Information: (Please print or type)

MA Anderson Accociataes
Name
3365 Piedmont Rd NE Suite 1400
Address
Atlanta, GA 30305
City/State/Zip
256-453-9068
Telephone Number

john.anderson@maandersonassociates.com
E-mail address

Fax Number

Approved as to Form:

City Attorney

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Angela Egan, Purchasing Agent 2/8/2024
Kelly Bush, Assistant Finance Director 2/8/2024
Paul Salvatore, Finance Director 2/8/2024
Justin Strickland, Assistant City Manager 2/9/2024
Robert Curnow, City Manager 2/9/2024

DATE: February 15, 2024

SUBJECT: Purchase of Rams (extrication equipment) for apparatus (Fire Department)

Recommendation:

To approve the purchase of Rams to expand the extrication abilities of fire apparatus in the amount of \$66,900.00 to Rescue Systems Unlimited as a brand name purchase.

Discussion:

The department seeks to purchase 5-22" Telescopic Ram tools with batteries, 1-41" Push-Pull Ram, and 1-Kit for Rams including box. These tools will be used to expand the level of service of extrication crews during emergency calls.

Budget Impact:

No budget impact to FY25 Budget. The item is budgeted in SPLOST 2023 Project #8.

Attachments:

1. SPLOST 23 RAMS



Quote

Date	Quote #
1/26/24	23-1314

Name / Address
Peachtree City Fire Dept 105 N Peachtree Parkway Peachtree City, Ga 30269

Rescue Systems Unlimited, LLC 2924 Crescent Dr., Unit A Tallahassee, FL 32301 Luther McClellan 850.698.2457 Luther@RescueSystemsUnlimited.com
--

		Terms		
		Net 30		
Item	Description	Qty	Cost	Total
EFR22-54SL3.ART.107.834.2	22"-54" TELESCOPIC RAM EFORCE 3.0 W/BATTERY	5	10,750.00	53,750.00
EFR41SL3.ART.041.901.2	41" PUSH-PULL RAM E-FORCE SL3 W/BATTERY	1	10,900.00	10,900.00
R.ART.011.520.1	DELUXE PUSH/PULL RAM KIT W/ SLIP FIT & NEW BOX	1	2,250.00	2,250.00
Freight (FOB)	FREIGHT ON BOARD DETERMINED AT TIME OF ORDER			0.00
	GEORGIA SALES AND TRAINING MANAGER JARVIS BEDFORD 850.251.8301 JARVIS@RESCUESYSTEMSUNLIMITED.COM WWW.RESCUESYSTEMSUNLIMITED.COM			
		Total	\$66,900.00	

ART.041.901.2

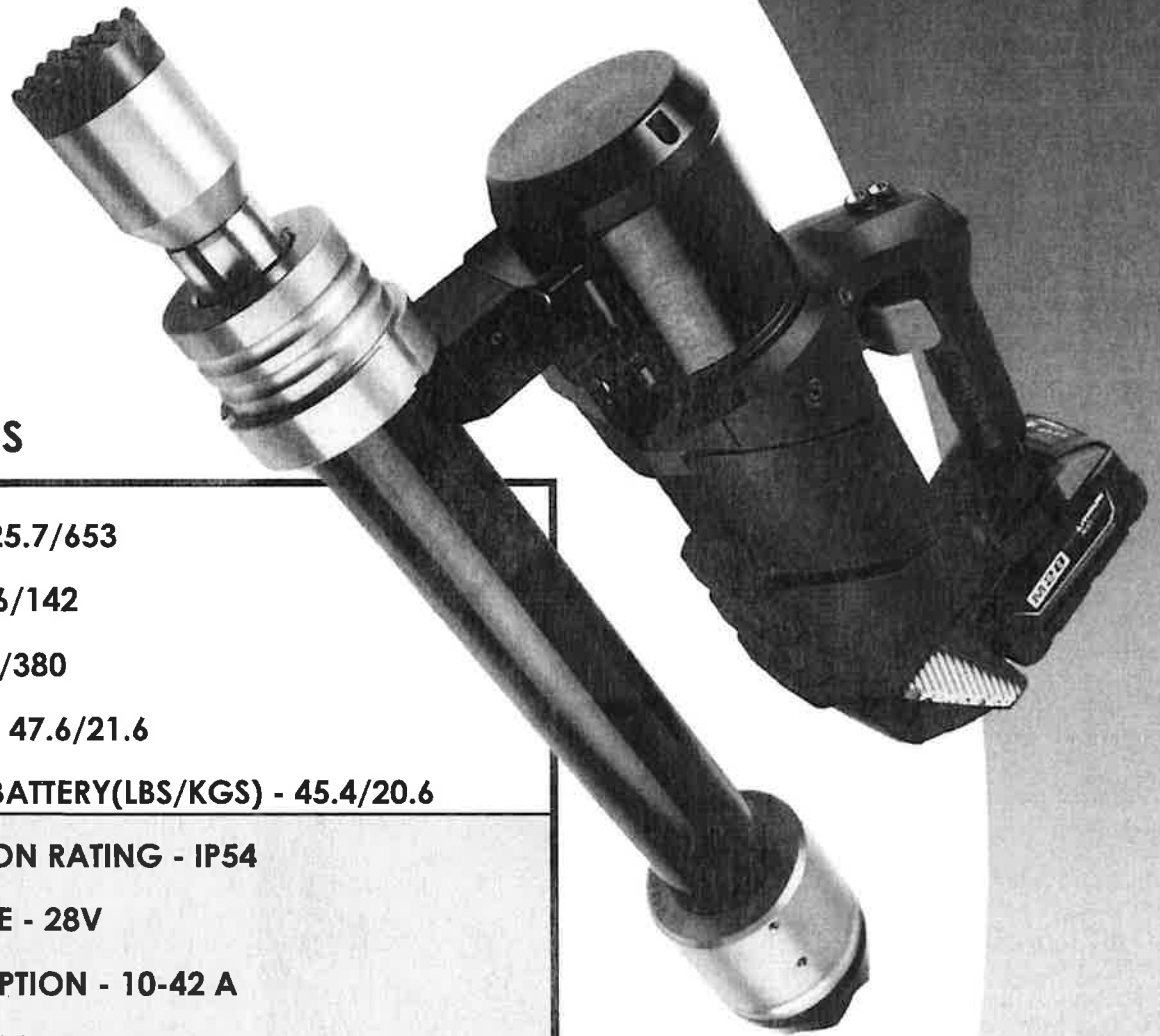


GENESIS

RESCUE SYSTEMS

THE NEXT GENERATION OF EXTRICATION

41" PUSH-PULL RAM EFORCE 2.0



SPECIFICATIONS

LENGTH(IN/MM) - 25.7/653

WIDTH(IN/MM) - 5.6/142

DEPTH(IN/MM) - 15/380

WEIGHT(LBS/KGS) - 47.6/21.6

WEIGHT WITH OUT BATTERY(LBS/KGS) - 45.4/20.6

INGRESS PROTECTION RATING - IP54

NOMINAL VOLTAGE - 28V

CURRENT CONSUMPTION - 10-42 A

BATTERY - 28V DC / 3.0 OR 5.0 AH

NOMINAL PRESSURE(Psi/MPa) - 10,000/70

LENGTH OPEN(IN/MM) - 41.8/1061

LENGTH RETRACTED(IN/MM) - 25.7/653

STROKE(IN/MM) - 16.1/408

NFPA 1936 COMPLIANT - YES

NFPA 1936 HSF (LBF/KN) - 31,050/138

NFPA 1936 HPF (LBF/KN) - 10,350/46

DATE: 11-28-2018	REVISION: 11.2018
PBY: GCC	





22-54 Telescopic Ram EFORCE

Part Number: ART.107.834.2

Length (mm/in) length closed	586	23.1
Width (mm/in)	134	5.3
Height (mm/in)	349	13.7
Weight (kg/lbs) with battery	20.1	44.3
Stroke Stage 1 (mm/in)	428	16.9
Stroke Stage 2 (mm/in)	372	14.6
Length Extended (mm/in)	1386	54.6
Ingress Protection Rating	IP54	IP54
Force Stage 1 (kN/lbf)	108	24,300
Force Stage 2 (kN/lbf)	62	13,950
Nominal Pressure (bar/psi)	550	7,975

Images and Specifications are subject to change without notice

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Yasmin Julio, City Clerk 2/7/2024
David Borkowski, City Engineer 2/8/2024
Paul Salvatore, Finance Director 2/8/2024
Justin Strickland, Assistant City Manager 2/9/2024
Robert Curnow, City Manager 2/9/2024

DATE: February 15, 2024

SUBJECT: Fayette County Development Authority (FCDA) Grant Application- SR 54/Huddleston Intersection Improvement

Recommendation:

To authorize the submission of the FCDA grant application regarding SR 54/Huddleston Intersection Improvement and the commitment of the matching funds for \$121,385 from the 2017 SPLOST.

Discussion:

Fayette County Development Authority has developed grant opportunities for municipalities within Fayette County. Recipients may use FCDA funds for the following activities related to an eligible project:

- Project design
- Construction, grading, site preparation, dredging, etc.
- Land and easement acquisition needed for project implementation.
- Stream or wetland mitigation
- Workforce Development activities that align with the Fayette County Comprehensive Plan (2021)
- Programs directly tied to job creation within Fayette County meeting or exceeding the \$50,000 annual wage threshold.
- Preservation and/or restoration of cultural resources identified as tourism product within Fayette County
- Administrative and/or legal services required for the project.

The proposed project to be submitted for this grant cycle will be the SR 54/Huddleston Intersection Improvement which is designed to enhance traffic flow and safety along the SR 54 corridor in Peachtree City, providing better traffic flow for Fayette County as a

whole. The primary objective of this initiative is to optimize the intersection's functionality by implementing strategic changes to the traffic signal and pavement markings. The proposed improvements will specifically target the traffic dynamics between Huddleston and the adjacent shopping center, aiming to streamline the movement of vehicles onto SR 54. Key modifications include redirecting all traffic from Huddleston to make a turn onto SR 54 and restricting traffic exiting the shopping center to turn solely onto SR 54. By eliminating cross traffic between Huddleston and the shopping center, we anticipate a notable reduction in the delay of traffic traveling along SR-54 and the length of queues for traffic turning out of the Shopping Center and Huddleston Rd.

Estimated Project Costs:

	Value
Design	\$10,350
Traffic Study	\$1,400
Signal Modification Plan	\$8,950
Engineering	\$50,000
Construction	\$150,000
Contingency	\$22,070
TOTAL	\$242,770

2017 SPLOST project #7 designated SPLOST dollars to be used as matching funds which could be leveraged against outside dollars to implement recommended road projects for improved traffic flow in the corridors of HWY 54 and HWY 74.

Applicants may only apply for one project per year/grant cycle. With the maximum grant amount of \$300,000 per applicant per year. The grant has a matching requirement of at least 50%. As listed above, the total estimated cost of the project is \$242,770, which would make the city's matching portion \$121,385.

If approved, the grant application will be submitted to the Fayette County Development Authority board for consideration.

Budget Impact:

If approved, funds are available in SPLOST 2017 Project #7 for \$121,385 from 321-4220-541400-SP17-007

Attachments:

1. PTC Grant Application Huddleston For Council

February 9, 2024



Peachtree City FCDA Grant Application

Huddleston Infrastructure Improvement

Prepared By:
David Borkowski, City Engineer

www.peachtree-city.org

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Project Need	5
Proposed Activities	6
Impact Measures	8
Project Activity Schedule	8
Project Budget & Funding Sources	9
Project Participants	10
Certification & Supporting Documentation	11

PROJECT DESCRIPTION

Provide a brief description of the proposed project and proposed use of funds:

The proposed Peachtree City SR 54/Huddleston Intersection Improvement Project is designed to enhance traffic flow and safety along the SR 54 corridor in Peachtree City, providing better traffic flow for Fayette County as a whole. The primary objective of this initiative is to optimize the intersection's functionality by implementing strategic changes to traffic signals and pavement markings.

The proposed improvements will specifically target the traffic dynamics between Huddleston and the adjacent shopping center, aiming to streamline the movement of vehicles onto SR 54. Key modifications include redirecting all traffic from Huddleston to make a turn onto SR 54, and restricting traffic exiting the shopping center to turn solely onto SR 54. By eliminating cross traffic between Huddleston and the shopping center, we anticipate a notable reduction in the delay of traffic travelling along SR-54 and the length of queues for traffic turning out of the Shopping Center and Huddleston Rd.

Key Objectives:

- **Enhanced Traffic Flow:** The reconfiguration of signal and pavement markings will significantly contribute to the efficient movement of vehicles onto SR 54, reducing congestion and enhancing overall traffic flow.
- **Optimized Light Sequence:** By eliminating cross traffic, the proposed changes will lead to a more streamlined light sequence, allowing a greater number of vehicles on SR 54 to proceed through the intersection in each cycle. This optimization is crucial for addressing current traffic challenges and accommodating future growth.
- **Improved Safety:** The strategic redirection of traffic aims to minimize interactions between vehicles, thereby reducing the risk of accidents and improving overall safety at the intersection.
- **Reduced Congestion:** The project's focus on directing traffic efficiently is anticipated to reduce congestion along the SR 54 corridor, benefiting both commuters and local businesses.
- **Shorter Commute Times:** Streamlining the intersection will contribute to shorter wait times at traffic signals, resulting in improved commute times for residents and visitors.
- **Community Safety:** The enhanced traffic management is designed to create a safer environment for pedestrians, cyclists, and motorists, aligning with our commitment to community well-being.
- **Economic Stimulus:** Stimulate economic activity by improving traffic flow and congestion in key areas to keep and attract businesses and investors to the region, thereby creating job opportunities and contributing to the overall prosperity of Peachtree City and Fayette County.

RELATIONSHIP TO PLANNING STRATEGIES

Briefly describe how the project relates to your comprehensive plan, future land use plan, master plan and/or other relevant planning strategies.

The SR 54/Huddleston Intersection Improvement project is intricately woven into the fabric of Peachtree City's local planning strategies. From traffic management and economic development to safety and sustainable growth, the proposal addresses key priorities, contributing to the realization of the city's vision for a vibrant, well-connected, and resilient community. This project was initiated under a 2017 SPLOST project for improvements along this corridor. The funds were collected as part of the 2017 SPLOST and are waiting to be utilized.

This project meets Peachtree City's Comprehensive Plan Goal of Economic Development and Land Use & Development Patterns by:

1. Supports the current approved SPLOST by helping fulfill an approved project.
2. The #1 issue identified in the current PTC Comprehensive Plan is Traffic Congestion along the Highway 54 West corridor and at the intersection of Highway 54 & Highway 74.
3. Top community response to community needs is the Highway 54/74 area.
4. Establish and maintain a comprehensive transportation system that provides safe and convenient circulation within the City.
5. Local Planning Connection: The project directly supports the local planning strategy for efficient traffic management and enhanced mobility within the city. By optimizing the flow of vehicles along the SR 54 corridor, the initiative contributes to the realization of the city's vision for a well-connected and accessible transportation network.
6. Supports the retention and growth of the industrial sector, retain existing businesses, and attracting new businesses to balance the tax base whose employees also live in Peachtree City.
7. Becoming a local leader in talent attraction by continuing to provide a high quality of life that is attractive to young professionals as well as corporate executives.
8. Continuing partnering with Fayette County Development Authority, the Fayette Chamber of Commerce, Peachtree City Convention and Visitors Bureau and others in their efforts to promote and strengthen the Peachtree City business climate.
9. Ensuring adequate and modern infrastructure is in place that can accommodate new and existing businesses.

NEEDS ASSESSMENT

Describe the specific problems/need(s) that this project will address.

The needs assessment for the SR 54/Huddleston Intersection Improvement project highlights critical issues related to traffic congestion, safety, and access to SR 54. Addressing these needs is imperative for the project's success, ensuring that the proposed improvements align with the community's priorities and contribute to a more efficient, safer, and sustainable transportation network in Peachtree City.

- **Traffic Congestion:** The current intersection experiences significant traffic congestion, leading to delays and increased travel times for commuters. Congestion hinders the efficient movement of vehicles, negatively affecting both residents and businesses along the SR 54 corridor.
- **Inefficient Light Sequence:** The existing signal and pavement markings contribute to a lengthy light sequence, limiting the number of vehicles that can pass through the intersection in each cycle. Inefficiencies in the light sequence result in extended wait times for motorists and may contribute to frustration and impatience among commuters.
- **Cross Traffic Hazards:** The intersection currently allows for cross traffic between Huddleston and the shopping center, posing safety risks as opposing vehicles navigate through the intersection. Increased opportunities for vehicle interactions elevate the potential for accidents and compromise the overall safety of the intersection.
- **Community Safety Concerns:** Community members have expressed concerns about the safety of the intersection, particularly in terms of potential collisions and pedestrian safety. Perceived safety issues can negatively impact the overall quality of life for residents and visitors, creating a demand for improvements that enhance safety.
- **Future Growth Anticipation:** Anticipated growth in the region is expected to further exacerbate existing traffic challenges, necessitating proactive measures to accommodate increased demand. Failure to address the potential impact of future growth may lead to a worsening of traffic conditions, hindering the city's ability to sustainably manage increased population and economic activity.

PROPOSED ACTIVITIES

Describe the proposed activities to be undertaken that will meet these needs.

The project will change the signal and pavement markings to direct all traffic from Huddleston to make a turn onto SR 54. Likewise, traffic exiting the shopping center will only make turns onto SR 54. This change eliminates the cross traffic between Huddleston and the shopping center eliminating a phase of the light sequence and allowing more vehicles on SR 54 to proceed through the intersection in each cycle.

- **Traffic Flow Analysis:** Conduct a comprehensive traffic flow analysis at the SR 54/Huddleston intersection to identify peak hours, congestion patterns, and traffic volume trends. **Completed 2022 attached.**
- **Intersection Redesign and Engineering:** Collaborate with traffic engineers to redesign the intersection layout, incorporating changes to signal phasing, pavement markings, and lane configurations. **Completed 2023 attached.**
- **Stakeholder Engagement Meetings:** Engage with shopping center owner on benefits of signal improvements.
- **Traffic Signal Upgrades:** Upgrade existing traffic signals with modern technology.
- **Pavement Marking Changes:** Implement changes to pavement markings to guide traffic in accordance with the redesigned intersection plan.
- **Collaboration with Local Authorities:** Collaborate closely with local authorities, including law enforcement, to coordinate efforts and address any regulatory requirements.

PROPOSED ACTIVITIES VISUALS

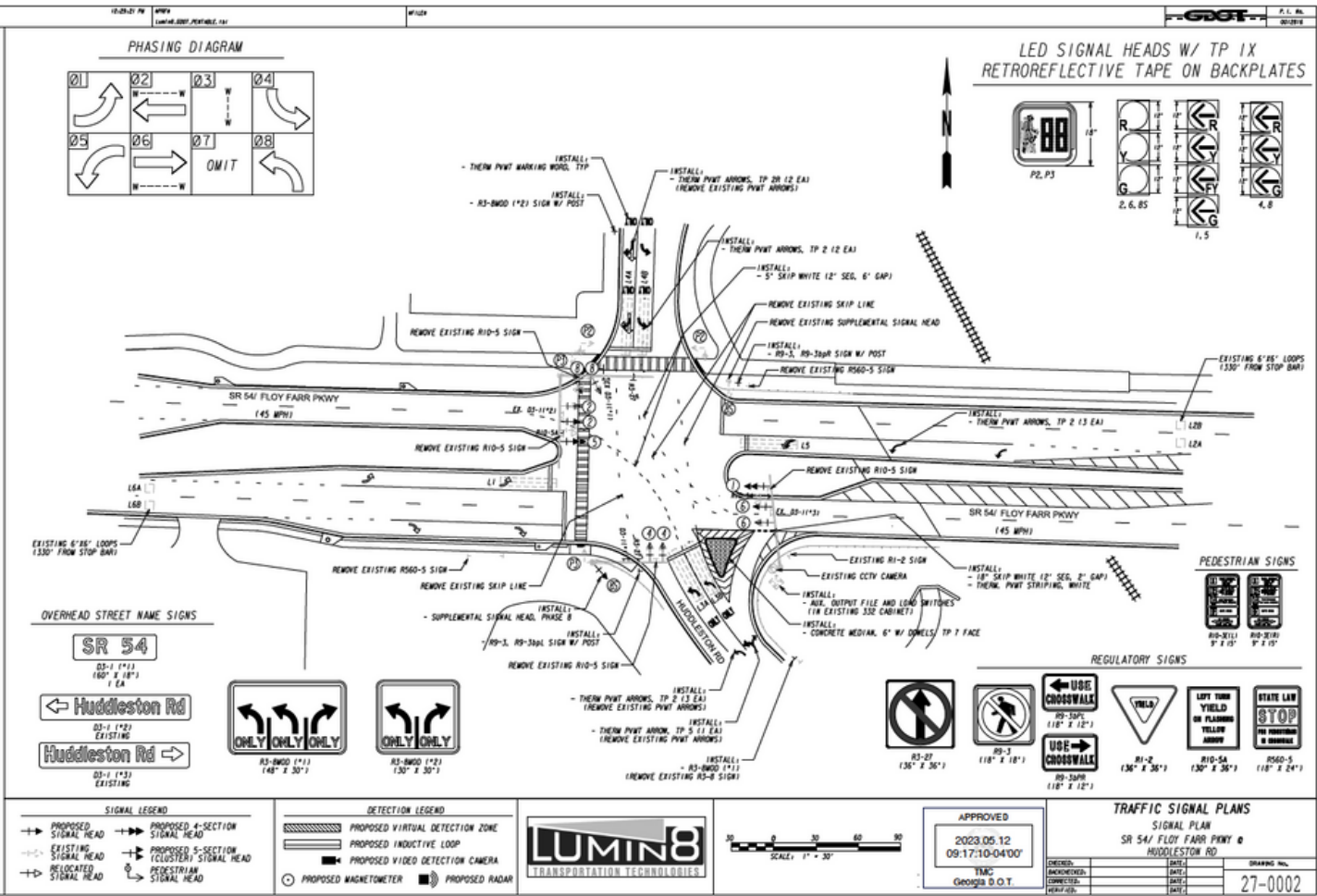
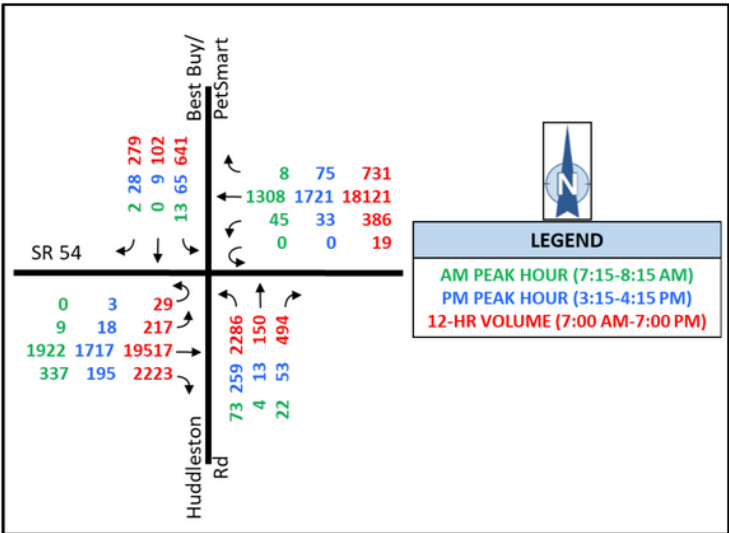


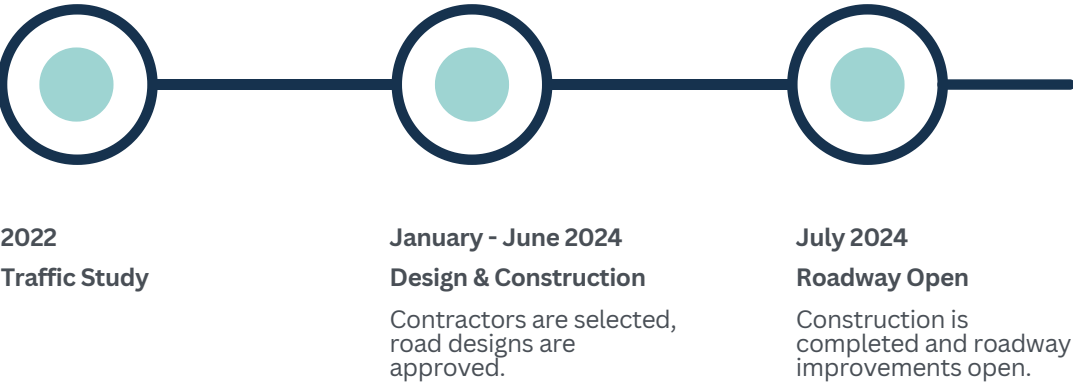
Figure 3: EXISTING TRAFFIC VOLUMES



IMPACT MEASURES

Impact Measure	Value
Peachtree City Investment	\$121,385
FCDA Investment	\$121,385
Total Capital Investment	\$242,770

PROJECT ACTIVITY SCHEDULE



SOURCE AND USE OF FUNDS

PROPOSED BUDGET

Provide estimated costs for the entire project line.

	Value
Design	\$10,350
Traffic Study	\$1,400
Signal Modification Plan	\$8,950
Engineering	\$50,000
Construction	\$150,000
Contingency	\$22,070
TOTAL	\$242,770

FUNDING SOURCES

List all funding sources that are proposed to be utilized to complete this project. List each source and funding amount. If a commitment has been secured from any of these funding sources, list the commitment date and attach a copy of the commitment letter.

	Date Available	Amount
FCDA Funding Request	N/A	\$121,385
SPLOST Fund	2017	\$121,385
TOTAL		\$242,770

PROJECT PARTICIPANTS

Peachtree City
Fayette County Development Authority
Georgia Department of Transportation



Section D – Certification

I certify that the information contained in this application is true and correct to the best of my knowledge. I further understand that the FCDA has the right to request additional information as needed.

PRIMARY APPLICANT

_____ Signature of City Manager

_____ Print Name

_____ Telephone Date _____

I affirm that the _____ is aware of this application and that the proposed project appears to be consistent with our development plans and/or strategies.

_____ Signature of City's Chief Elected Official

_____ Print name

_____ Telephone Date _____

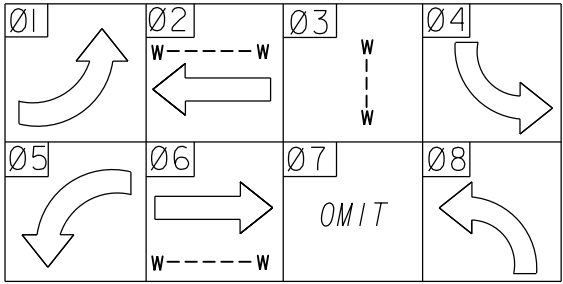
Disclaimer

The Fayette County Development Authority reserves the right to accept or reject any applications and to waive any formalities. Awards will be made based upon the best interests of economic development in Fayette County as determined in the sole discretion of the Fayette County Development Authority.

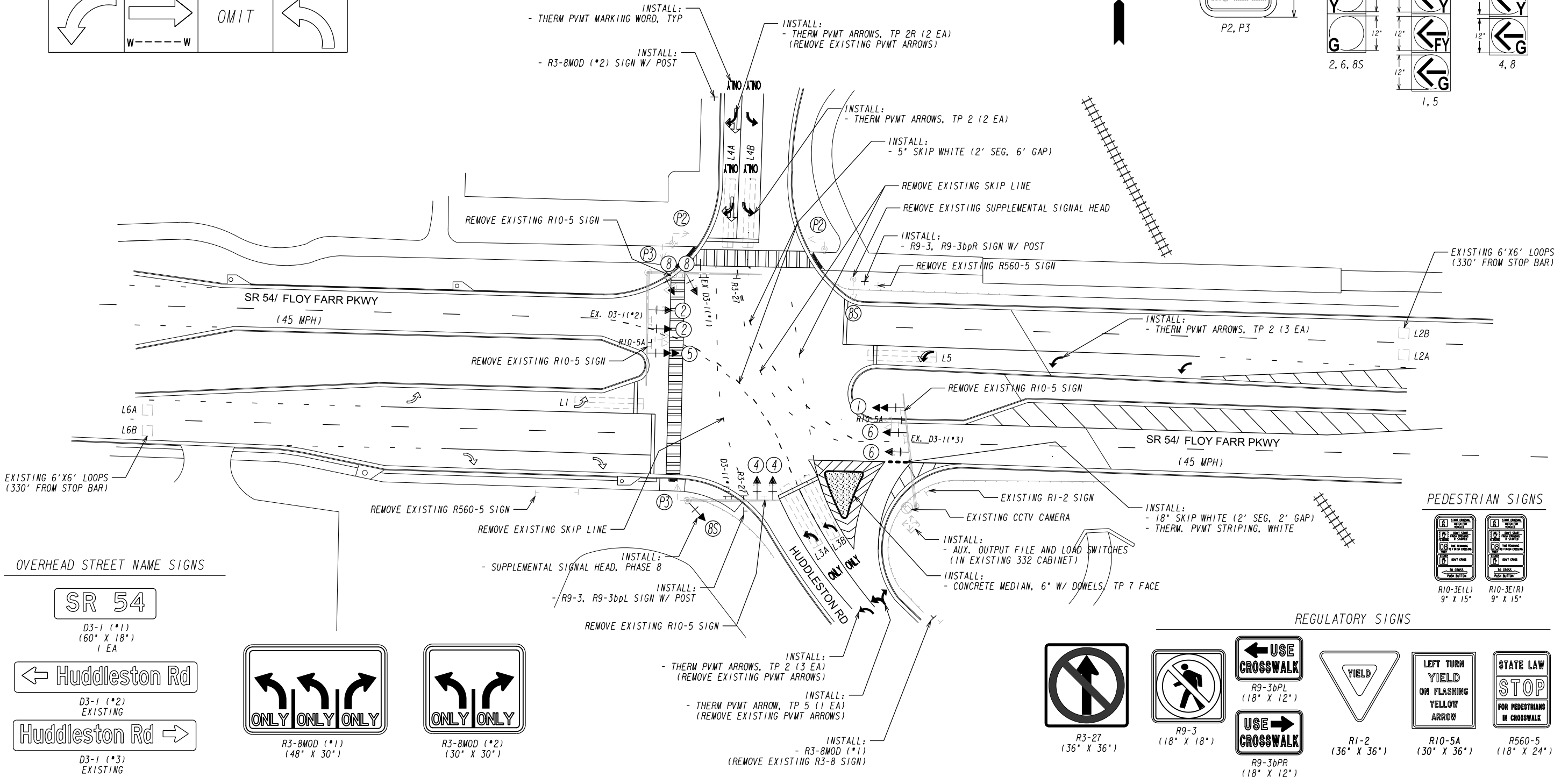
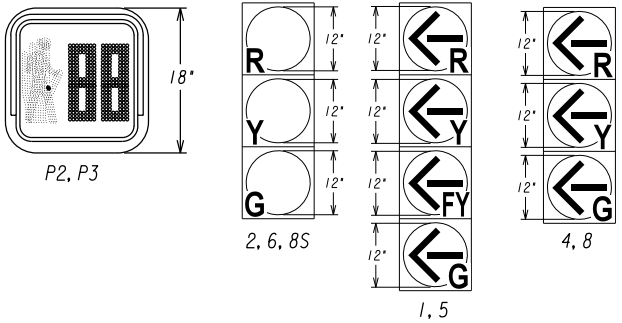


Peachtree City Supporting Documentation

PHASING DIAGRAM



LED SIGNAL HEADS W/ TP 1X
RETROREFLECTIVE TAPE ON BACKPLATES



OVERHEAD STREET NAME SIGNS

SR 54

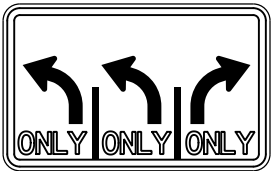
D3-1 (*1)
(60" X 18")
1 EA

← Huddleston Rd

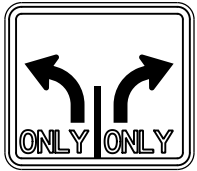
D3-1 (*2)
EXISTING

Huddleston Rd →

D3-1 (*3)
EXISTING



R3-8MOD (*1)
(48" X 30")



R3-8MOD (*2)
(30" X 30")

REGULATORY SIGNS



R3-27
(36" X 36")



R9-3
(18" X 18")



R9-3bPL
(18" X 12")



R1-2
(36" X 36")



R10-5A
(30" X 36")



R560-5
(18" X 24")

PEDESTRIAN SIGNS

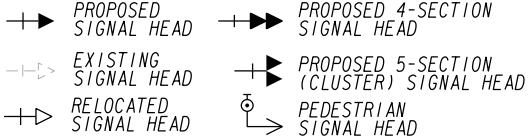


R10-3E(L)
9" X 15"

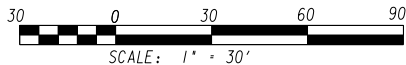
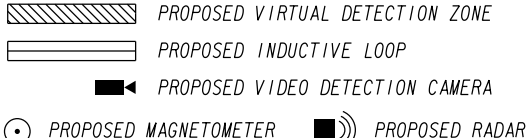


R10-3E(R)
9" X 15"

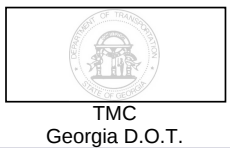
SIGNAL LEGEND



DETECTION LEGEND



APPROVED



TRAFFIC SIGNAL PLANS

SIGNAL PLAN
SR 54/ FLOY FARR PKWY @
HUDDLESTON RD

CHECKED:	DATE:	DRAWING No.
BACKCHECKED:	DATE:	27-0002
CORRECTED:	DATE:	Page 44 of 81
VERIFIED:	DATE:	

TECHNICAL MEMORANDUM



55 Millard Farmer Ind. Blvd.
Newnan, GA 30263
678.423.0050
www.Lumin8.com

Subject: SR 54 & Huddleston Road – Count Data

Location: Peachtree City, GA

Date: 11/14/22

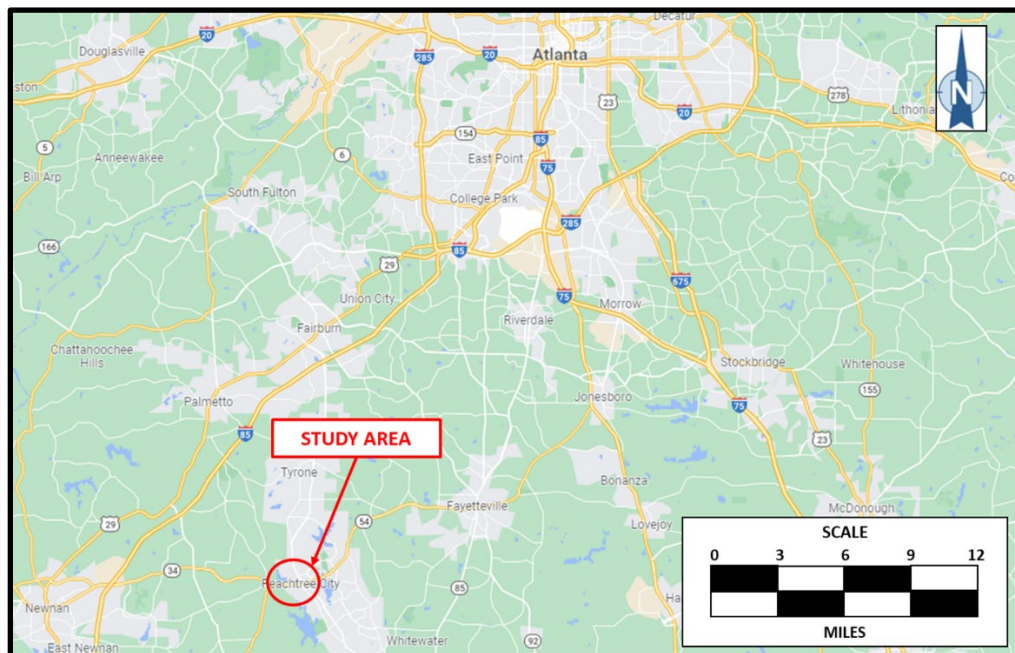
Respondents: David Borkowski, PE, M ASCE

From: Speedy Boutwell, PE, PTOE

INTRODUCTION

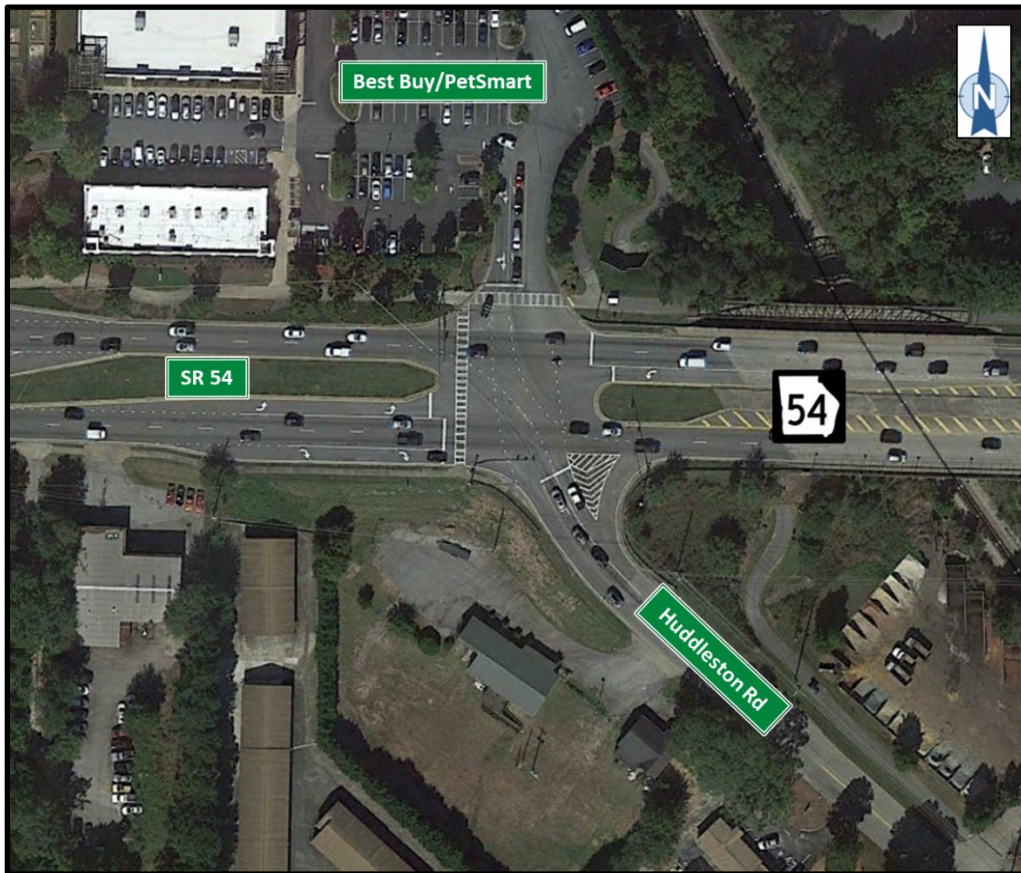
The purpose of this technical memorandum is to document the 12-hour turning movement counts (TMCs) collected at the intersection of SR 54 and Huddleston Road in Peachtree City, Georgia, on November 9, 2022. The study area is shown below in Figure 1.

Figure 1: STUDY AREA



The study intersection of SR 54 and Huddleston Road is shown below in Figure 2.

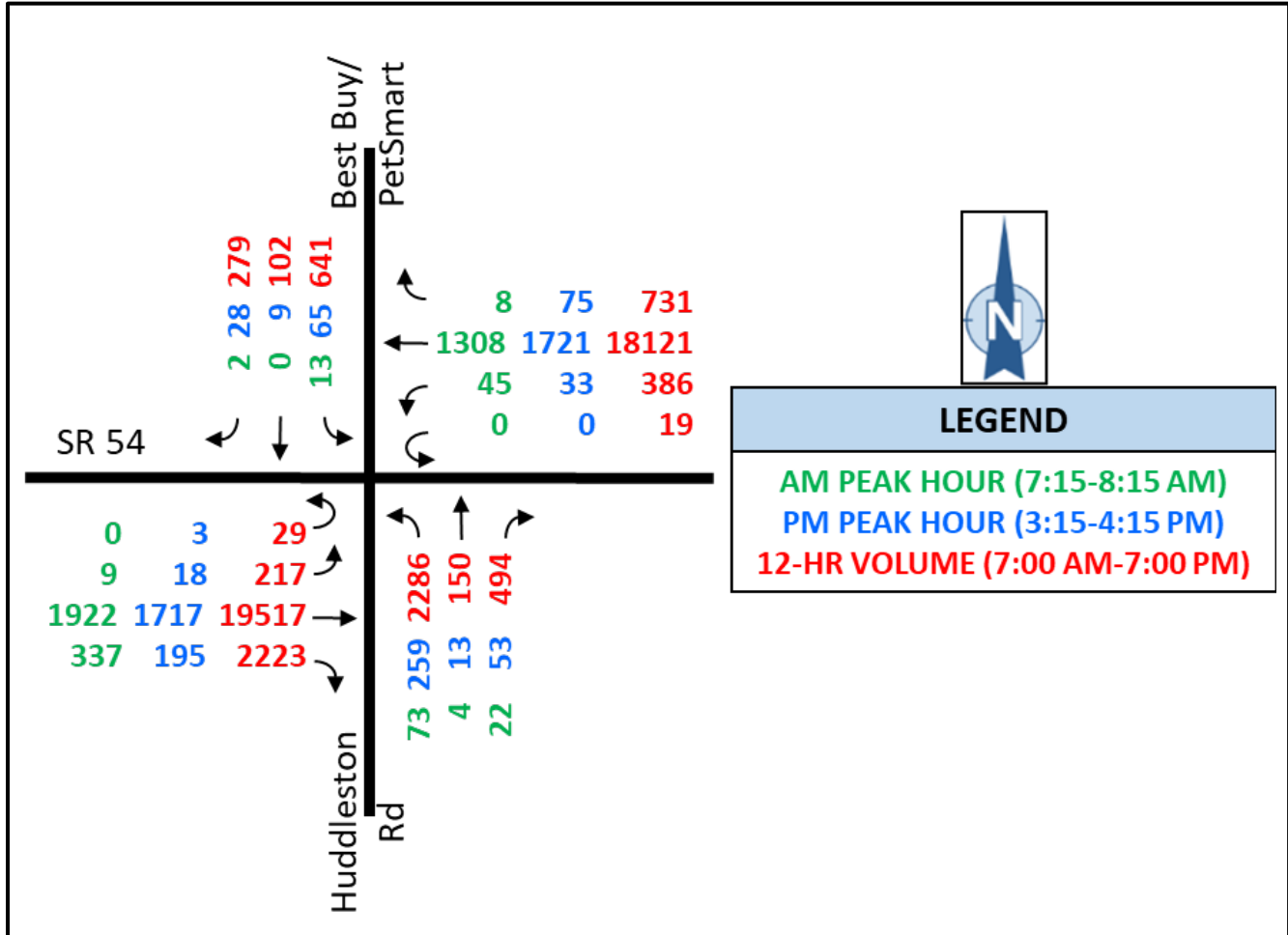
Figure 2: SR 54 & HUDDLESTON RD



EXISTING TRAFFIC VOLUMES

Turning Movement Counts (TMCs) were conducted at the study intersection on Wednesday, November 9, 2022 from 7:00 AM to 7:00 PM. The observed peak hours were 7:15 to 8:15 AM and 3:15 to 4:15 PM. The existing peak hour turning movement volumes are shown in Figure 3 below. The turning movement data is provided in Appendix A.

Figure 3: EXISTING TRAFFIC VOLUMES



APPENDIX A

TURNING MOVEMENT DATA





(303) 216-2439
www.alltrafficdata.net

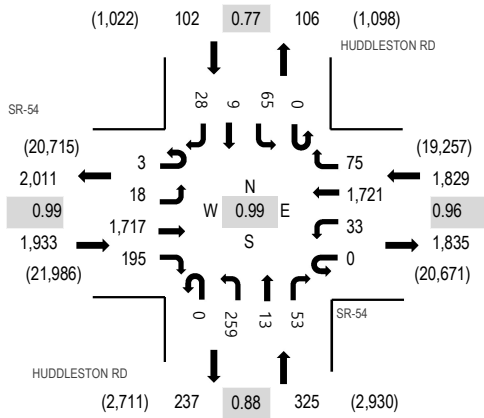
Location: 1 HUDDLESTON RD & SR-54 AM

Date: Wednesday, November 9, 2022

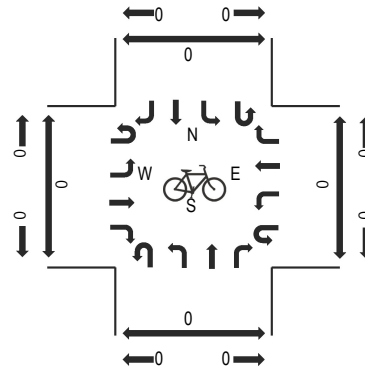
Peak Hour: 03:15 PM - 04:15 PM

Peak 15-Minutes: 03:30 PM - 03:45 PM

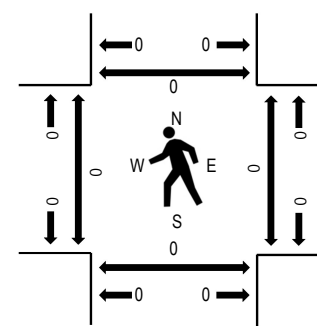
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SR-54				SR-54				HUDDLESTON RD				HUDDLESTON RD				Total	Rolling Hour	Pedestrian Crossings			
	Eastbound				Westbound				Northbound				Southbound						West	East	South	North
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right						
7:00 AM	0	1	406	42	0	4	242	1	0	12	0	1	0	1	0	0	710	3,516	0	0	0	1
7:15 AM	0	0	491	56	0	4	337	2	0	20	1	4	0	2	0	0	917	3,743	0	0	0	0
7:30 AM	0	2	474	101	0	9	346	1	0	13	2	7	0	3	0	0	958	3,709	0	0	0	1
7:45 AM	0	6	469	92	0	19	313	3	0	20	0	3	0	5	0	1	931	3,654	0	0	0	0
8:00 AM	0	1	488	88	0	13	312	2	0	20	1	8	0	3	0	1	937	3,598	0	0	0	0
8:15 AM	0	1	497	62	0	11	265	4	0	28	5	6	0	3	0	1	883	3,513	0	0	0	1
8:30 AM	0	4	481	77	0	9	289	2	0	21	2	15	0	1	1	1	903	3,433	0	0	0	0
8:45 AM	0	6	489	42	0	6	278	4	0	32	1	4	0	6	1	6	875	3,385	0	0	0	1
9:00 AM	0	4	368	44	0	14	357	6	0	40	1	13	0	3	0	2	852	3,316	0	0	0	0
9:15 AM	0	2	332	33	3	6	353	5	0	48	2	9	0	7	0	3	803	3,231	0	0	0	0
9:30 AM	2	4	370	36	0	8	357	17	0	35	4	9	0	8	2	3	855	3,287	0	0	0	0
9:45 AM	2	2	322	32	0	10	366	15	0	32	1	5	0	8	7	4	806	3,312	0	0	0	0
10:00 AM	0	3	281	36	1	11	359	14	0	24	3	12	0	12	1	10	767	3,421	0	0	0	0
10:15 AM	0	7	364	31	0	8	387	11	0	25	0	7	0	10	2	7	859	3,609	0	0	0	0
10:30 AM	0	2	346	25	0	6	412	16	0	39	4	10	0	12	3	5	880	3,598	0	0	0	4
10:45 AM	1	5	388	42	0	16	391	22	0	22	2	10	0	9	0	7	915	3,709	0	0	0	1
11:00 AM	0	4	412	34	2	11	389	11	0	49	4	16	0	16	2	5	955	3,732	0	0	0	0
11:15 AM	3	5	334	38	0	14	354	12	0	43	2	12	0	15	7	9	848	3,731	0	0	0	0
11:30 AM	1	13	400	37	1	11	408	31	0	54	4	14	0	12	1	4	991	3,827	0	0	0	1
11:45 AM	1	7	384	58	0	12	358	14	0	45	5	10	0	29	7	8	938	3,845	0	0	0	0
12:00 PM	2	5	389	44	0	8	390	17	0	57	7	12	0	14	4	5	954	3,927	0	0	0	0
12:15 PM	1	2	363	50	0	9	386	23	0	52	4	19	0	24	5	6	944	3,935	0	0	0	0
12:30 PM	3	4	426	42	0	8	398	14	0	54	11	15	0	21	3	10	1,009	4,006	0	0	0	0
12:45 PM	0	7	409	67	0	8	429	12	0	38	4	11	0	17	5	13	1,020	3,967	0	0	0	0
1:00 PM	1	3	386	65	2	14	385	19	0	49	2	12	0	16	2	6	962	3,885	0	0	0	1
1:15 PM	0	5	413	61	0	10	434	18	0	35	2	12	0	21	2	2	1,015	3,871	0	0	0	2
1:30 PM	0	11	405	44	0	8	382	18	0	50	2	18	0	19	8	5	970	3,814	0	0	0	0
1:45 PM	0	7	385	43	1	12	397	23	0	34	2	11	0	15	2	6	938	3,816	0	0	0	1
2:00 PM	1	4	400	33	0	8	396	19	0	44	4	9	0	20	4	6	948	3,908	0	0	1	0
2:15 PM	1	6	386	40	1	7	404	21	0	58	1	14	0	17	0	2	958	3,897	0	0	0	0
2:30 PM	0	4	408	46	0	11	399	14	0	48	0	17	0	16	0	9	972	3,973	0	0	0	0
2:45 PM	0	7	427	43	2	7	432	18	0	54	7	11	0	11	2	9	1,030	4,063	0	0	0	0
3:00 PM	0	6	379	38	1	10	395	11	0	49	0	13	0	21	3	11	937	4,077	0	0	0	0
3:15 PM	1	8	438	47	0	8	410	22	0	55	3	17	0	16	1	8	1,034	4,189	0	0	0	0

3:30 PM	0	3	439	46	0	6	455	16	0	56	0	13	0	16	6	6	1,062	4,172	0	0	0	0
3:45 PM	0	3	416	46	0	13	418	25	0	78	6	14	0	17	1	7	1,044	4,081	0	0	0	0
4:00 PM	2	4	424	56	0	6	438	12	0	70	4	9	0	16	1	7	1,049	4,079	0	0	0	0
4:15 PM	0	7	431	47	0	3	382	21	0	80	6	10	0	25	1	4	1,017	4,006	0	0	0	0
4:30 PM	2	6	395	49	0	6	363	22	0	85	4	7	0	20	3	9	971	4,023	0	0	0	0
4:45 PM	0	1	455	43	0	1	422	20	0	71	2	8	0	8	0	11	1,042	4,078	0	0	0	0
5:00 PM	0	6	443	30	0	2	334	17	0	94	8	6	0	23	2	11	976	4,018	0	0	0	0
5:15 PM	0	3	450	56	2	1	397	16	0	78	4	5	0	8	3	11	1,034	4,083	0	0	0	0
5:30 PM	0	5	457	36	0	1	401	25	0	66	6	6	0	15	2	6	1,026	3,979	0	0	0	0
5:45 PM	3	7	398	35	0	2	388	28	0	81	5	11	0	15	3	6	982	3,913	0	0	0	0
6:00 PM	0	3	440	25	1	2	418	21	0	85	5	17	0	17	2	5	1,041	3,718	0	0	0	0
6:15 PM	0	5	385	27	0	1	394	20	0	67	3	3	0	20	1	4	930		0	0	0	0
6:30 PM	0	2	356	33	2	5	469	21	0	42	2	5	0	15	0	8	960		0	0	0	0
6:45 PM	2	4	318	25	0	7	332	25	0	34	2	14	0	13	2	9	787		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	4	2	0	0	6	0	0	0	0	0	0	0	0	0	12
Lights	3	18	1,683	183	0	32	1,681	74	0	258	13	53	0	64	9	28	4,099
Mediums	0	0	30	10	0	1	34	1	0	1	0	0	0	1	0	0	78
Total	3	18	1,717	195	0	33	1,721	75	0	259	13	53	0	65	9	28	4,189

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %	2.4%				2.3%				0.3%				1.0%				2.1%
Heavy Vehicle %	0.0%	0.0%	2.0%	6.2%	0.0%	3.0%	2.3%	1.3%	0.0%	0.4%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	2.1%
Peak Hour Factor	0.99				0.96				0.88				0.77				0.99
Peak Hour Factor	0.58	0.58	0.98	0.85	0.33	0.68	0.95	0.84	0.00	0.88	0.61	0.85	0.00	0.76	0.68	0.95	0.99

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Angela Egan, Purchasing Agent 2/8/2024
Paul Salvatore, Finance Director 2/8/2024
Justin Strickland, Assistant City Manager 2/9/2024
Robert Curnow, City Manager 2/9/2024

DATE: February 15, 2024

SUBJECT: Purchase of lighting fixtures for Fred Brown Jr. Amphitheater

Recommendation:

Award the price quote for lighting fixtures at the Fred Brown Jr. Amphitheater to Custom Audio and Lighting Productions LLC in the amount of \$98,220.48.

Discussion:

The proposed lighting project involves a complete upgrade to the existing lighting system with the use of an all-moving light system on the up and down stage trusses. The new lighting system will create an enhanced, dynamic lighting experience for both tours and patrons. Staff received a quote from Custom Audio and Lighting that stood out for its completeness and alignment with objectives for the Fred. As trusted partners of RCS Productions for over 25 years, Custom Audio & Lighting has consistently delivered reliability and expertise in lighting solutions and maintenance. Other companies responded with incomplete lighting solutions, different fixtures that did not meet the goals of a comprehensive solution, or no response. Feedback from industry peers underscores the superiority of Chauvet lighting systems, affirming Custom Audio & Lighting as the best use and value for the scope of the Fred lighting installation.

Budget Impact:

This will have no negative budget impact as this is a budgeted and anticipated capital item in the FY 2024 Amphitheater Fund budget.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 2/9/2024
Justin Strickland, Assistant City Manager 2/9/2024
Robert Curnow, City Manager 2/9/2024

DATE: February 15, 2024

SUBJECT: 02-24-03 Resolution to Transmit Proposed Local Amendment to Plumbing Code to DCA (Robin Cailloux)

Recommendation:

Approve the resolution to transmit the proposed Water Efficiency Plumbing Code update to the Department of Community Affairs for their review.

Discussion:

Peachtree City is within the Metropolitan North Georgia Water Planning District, which is one of 11 water planning districts created by the State. Per their statutory requirement, the Water Planning Districts has adopted a 5-year strategic plan that contains projects and policies that local governments, water service providers, stormwater service providers, and sewer service providers must complete within the next five years.

The first project that the City is responsible for completing is adopting an update to the plumbing code to increase water efficiency. The Planning District has provided all its local jurisdictions with an updated version of the plumbing code, attached to this memo. The City must transmit the proposed code update to the Department of Community Affairs (DCA) for their review and comment. After the DCA's 60-day review period, the City is free to adopt the proposed code either as drafted or with changes as proposed by the DCA, if any.

A summary of the proposed plumbing code includes:

1. Added landscape irrigation definitions in the Definitions Section
2. Reduced maximum flow in bathroom and kitchen fixtures. For example, a bathroom faucet maximum flow rate is reduced from 1.5 gallons per minute to 1.2 gallons per minute.
3. Added Water Cooling Tower efficiency measures

4. Added landscape irrigation fixture requirements. Irrigation is not required, but if irrigation is installed and is connected to the public water system, the heads must meet these new standards.
5. Expanded the ability of golf courses to use reclaimed treated wastewater from private septic systems to irrigate greens. (None in the City)
6. Added specific reference to ANSI 2020 Water Efficiency Standards as an acceptable source of good engineering practices in water system hydraulic design.

Budget Impact:

There are no budget impacts associated with this item

Attachments:

1. Resolution to Transmit for Review Proposed Water Efficiency Plumbing Code Update

**A RESOLUTION TO TRANSMIT THE
PROPOSED LOCAL AMENDMENT TO THE PLUMBING
CODE FOR WATER EFFICIENCY
TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
FOR REVIEW AND COMMENT**

WHEREAS, the current minimum water efficiency requirements for buildings in the *City of Peachtree City's* jurisdiction is the Georgia State Minimum Standard Plumbing Code ("Georgia Plumbing Code") as approved and adopted by the Georgia Department of Community Affairs ("DCA") from time to time;

WHEREAS, the *City of Peachtree City* like all local governments in the State of Georgia, is authorized under O.C.G.A. § 8-2-25(c) to adopt local requirements when needed that are more stringent than the Georgia Plumbing Code based on local climatic, geologic, topographic, or public safety factors;

WHEREAS, the long-term availability, reliability, and resiliency of water supplies is a critical need of the *City of Peachtree City* and water efficiency is essential to meeting this need;

WHEREAS, the "Local Amendments to Plumbing Code" shown in the Attachment A are more stringent than the Georgia Plumbing Code on water efficacy because the amendments require even more efficient uses of water and provide clarifications on existing allowable practices;

WHEREAS, based on its local climatic, geologic, topographic factors included in the regional water resources plan prepared by the Metropolitan North Georgia Water Planning District ("Metro Water District"), of which the City of Peachtree City is a part, water conservation is especially important to City of Peachtree City and the Metro Water District;

WHEREAS, the City of Peachtree City has become aware that more water efficient technologies have become widely available at comparable prices and performance to the water efficient technologies currently required as the minimum in the Georgia Plumbing Code;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The governing body of the City of Peachtree City finds that, based on local climatic, geographic, topographic, and public safety factors included in the Metro Water District's plans, it is justified in adopting local water efficiency requirements more stringent than the Georgia Plumbing Code;

2. The City of Peachtree City is considering codifying these water efficiency requirements in local code as an amendment to Georgia Plumbing Code in the form of the Local Amendments to Plumbing Code shown in the Attachment A; and

3. The City of Peachtree City is directing its staff to submit this resolution and the Local Amendments to Plumbing Code to DCA for review and comment within 60 days as required by O.C.G.A. § 8-2-25(c)(1).

Done, Ratified, and Passed this 15th day of February, 2024.

Kim Learnard, Mayor

Laura Johnson, Post 1

Suzanne Brown, Post 2

Clint Holland, Post 3

Frank Destadio, Post 4

Attest: _____
City Clerk

Attachment A
Water Efficiency Code Requirements
Local Amendment to Plumbing Code

Amendment to local code of ordinances Chapter 18, Article VI, Section 18-50 *International Plumbing Code adopted; amendments*. Effective January 1, 2024, the Georgia State Minimum Standard Plumbing Code has been amended by the *City of Peachtree City* as follows:

Chapter 2, Section 202 General Definitions. Add in alphabetical order and revise, as applicable, the following definitions:

KITCHEN FAUCET OR KITCHEN FAUCET REPLACEMENT AERATOR. A kitchen faucet or kitchen faucet replacement aerator that allows a flow of no more than 1.8 gallons of water per minute at a pressure of 60 pounds per square inch and conforms to the applicable requirements in ASME A112.18.1/CSA B125.1.

LAVATORY FAUCET OR LAVATORY FAUCET REPLACEMENT AERATOR. A lavatory faucet or lavatory faucet replacement aerator that allows a flow of no more than 1.2 gallons per minute at a pressure of 60 pounds per square inch and is listed to the WaterSense High Efficiency Lavatory Faucet Specification.

LANDSCAPE IRRIGATION.

Flow sensor. An inline device in a landscape irrigation system that produces a repeatable signal proportional to flow rate.

Lawn or Landscape Irrigation system. An assembly of component parts that is permanently installed for the controlled distribution of water to irrigate landscapes such as ground cover, trees, shrubs, and other plants. Lawn and Landscape Irrigation System refer to the same system.

Master shut-off valve. An automatic valve such as a gate valve, ball valve, or butterfly valve) installed as part of the landscape irrigation system capable of being automatically closed by the WaterSense controller. When this valve is closed water will not be supplied to the landscape irrigation system.

Pressure regulating device. A device designed to maintain pressure within the landscape irrigation system at the manufacturer's recommended operating pressure and that protects against sudden spikes or drops from the water source.

Rain sensor shut-off. An electric device that detects and measures rainfall amounts and overrides the cycle of a landscape irrigation system so as to turn off such system when a predetermined amount of rain has fallen.

WaterSense irrigation controller. Is a weather-based or soil moisture-based irrigation controller labeled under the U.S. Environmental Protection Agency's WaterSense program, which includes standalone controllers, add-on devices, and plug-in devices that use current weather data as a basis for scheduling irrigation.

WaterSense spray sprinkler bodies. A sprinkler body with integral pressure regulation, generating optimal water spray and coverage labeled under the U.S. Environmental Protection Agency's WaterSense program.

SHOWER HEAD. A shower head that allows a flow of no more than the average of 2.0 gallons of water per minute at 80 pounds per square inch of pressure, is listed in the WaterSense Specification for Showerheads, and meets the US Department Definition of Energy definition of showerhead.

Chapter 6, Section 604.4 Maximum Flow and Water Consumption. Revise Section 604.4 to read as follows:

Consistent with the general approach taken in Georgia, these Maximum Flow and Water Consumption requirements and related definitions in Section 604.4 of the plumbing code shall apply to all plumbing systems, including those in one- and two-family dwellings. The maximum water consumption flow rates and quantities for all plumbing fixtures and fixture fittings shall be in accordance with Table 604.4.

Exceptions:

1. Blowout design water closets having a water consumption not greater than 3¹/₂ gallons (13 L) per flushing cycle.
2. Vegetable sprays.
3. Clinical sinks having a water consumption not greater than 4¹/₂ gallons (17 L) per flushing cycle.
4. Laundry tray sinks and service sinks.
5. Emergency showers and eye wash stations.

TABLE 604.4
MAXIMUM FLOW RATES AND CONSUMPTION FOR
PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY ^b
Lavatory faucet and replacement aerators, private	WaterSense Labeled & 1.2 gpm at 60 psi ^f
Lavatory faucet, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Showerhead ^a	WaterSense Labeled & 2.0 gpm at 80 psi ^f
Kitchen faucet and replacement aerators	1.8 gpm at 60 psi ^{f, g}
Urinal	0.5 gallon per flushing cycle ^f
Water closet	1.28 gallons per flushing cycle ^{c, d, e, f}

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m,
1 pound per square inch = 6.895 kPa.

a. A hand-held shower spray is a shower head. As point of clarification, multiple shower heads may be installed in a single shower enclosure so long as each shower head individually meets the maximum flow rate, the WaterSense requirements, and the US Department of Energy definition of showerhead. However, multiple shower heads are not recommended for water efficiency purposes.

- b. Consumption tolerances shall be determined from referenced standards.
- c. For flushometer valves and flushometer tanks, the average flush volume shall not exceed 1.28 gallons.
- d. For single flush water closets, including gravity, pressure assisted and electro-hydraulic tank types, the average flush volume shall not exceed 1.28 gallons.
- e. For dual flush water closets, the average flush volume of two reduced flushes and one full flush shall not exceed 1.28 gallons.
- f. See 2014 GA Amendment to Section 301.1.2 'Waiver from requirements of high efficiency plumbing fixtures'.
- g. Kitchen faucets are permitted to temporarily increase the flow above the maximum rate, but not to exceed 2.2 gpm (8.3 L/m) at 60 psi (414 kPa) and must revert to a maximum flow rate of 1.8 gpm (6.8 L/m) at 60 psi (414 kPa) upon valve closure.

604.4.1 Clothes Washers. Residential clothes washers shall be in accordance with the Energy Star program requirements.

604.4.2 Cooling Tower Water Efficiency.

604.4.2.1 Once-Through Cooling. Once-through cooling using potable water is prohibited.

604.4.2.2 Cooling Towers and Evaporative Coolers. Cooling towers and evaporative coolers shall be equipped with makeup water and blow down meters, conductivity controllers and overflow alarms. Cooling towers shall be equipped with efficiency drift eliminators that achieve drift reduction to 0.002 percent of the circulated water volume for counterflow towers and 0.005 percent for crossflow towers.

604.4.2.3 Cooling Tower Makeup Water. Water used for air conditioning, cooling towers shall not be discharged where the hardness of the basin water is less than 1500 mg/L. **Exception:** Where any of the following conditions of the basin water are present: total suspended solids exceed 25 ppm, CaCO₃ exceeds 600 ppm, chlorides exceed 250 ppm, sulfates exceed 250 ppm, or silica exceeds 150 ppm.

604.4.3 Landscape Irrigation System Efficiency Requirements. The requirements in Section 604.4.3 apply to all new landscape irrigation systems connected to the public water system except those (a) used for agricultural operations as defined in the Official Code of Georgia Section 1-3-3, (b) used for golf courses, and (c) dependent upon a nonpublic water source. Nothing in this Code or this Section 604.4.3 is intended to require that landscape irrigation systems must be installed at all premises. The landscape irrigation efficiency requirements in this Section 604.4.3 apply only when someone voluntarily chooses, or is otherwise required by some requirement beyond this Code, to install a landscape irrigation system on premises.

604.4.3.1 Avoiding Water Waste Through Design. All new landscape irrigation systems shall adhere to the following design standards:

1. Pop-up type sprinkler heads shall pop-up to a height above vegetation level of not less than four (4) inches above the soil level when emitting water.
2. Pop-up spray heads or rotary sprinkler heads must direct flow away from any adjacent surfaces and must not be installed closer than four inches from impervious surfaces.

3. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or by other means that produces no overspray or runoff.
4. Narrow or irregular shaped landscaped areas, less than four (4) feet in any direction across opposing boundaries shall not be irrigated by any irrigation emission device except sub-surface or low flow emitters with flow rates not to exceed 6.3 gallons per hour.

604.4.3.2 Landscape Irrigation System Required Components. All new landscape irrigation systems shall include the following components:

1. A rain sensor shut-off installed in an area that is unobstructed by trees, roof over hangs, or anything else that might block rain from triggering the rain sensor shutoff.
2. A master shut-off valve for each controller installed as close as possible to the point of connection of the water but downstream of the backflow prevention assembly.
3. Pressure-regulating devices such as valve pressure regulators, sprinkler head pressure regulators, inline pressure regulators, WaterSense spray sprinkler bodies, or other devices shall be installed as needed to achieve the manufacturer's recommended pressure range at the emission devices for optimal performance.
4. Except for landscape irrigation systems serving a single-family home, all other systems must also include:
 - (a) a WaterSense irrigation controller; and
 - (b) at least one flow sensor, which must be installed at or near the supply point of the landscape irrigation system and shall interface with the control system, that when connected to the WaterSense controller will detect and report high flow conditions to such controller and automatically shut master valves. The flow sensor serves to aid in detecting leaks or abnormal flow conditions by suspending irrigation. High flow conditions should be consistent with manufacturers' recommendations and specifications.

Chapter 13 NONPOTABLE WATER SYSTEMS, Section 1304 Reclaimed Water Systems. Revise Section 1304.3.2 to read as follows:

1304.3.2 Connections to water supply. Reclaimed water provided from a reclaimed wastewater treatment system permitted by the Environmental Protection Division may be used to supply water closets, urinals, trap primers for floor drains and floor sinks, water features and other uses approved by the Authority Having Jurisdiction, in motels, hotels, apartment and condominium buildings, and commercial, industrial, and institutional buildings, where the individual guest or occupant does not have access to plumbing. Also, other systems that may use a lesser quality of water than potable water such as water chillers, carwashes or an industrial process may be supplied with reclaimed water provided from a reclaimed wastewater treatment facility permitted by the Environmental Protection Division. The use of reclaimed water sourced from any new private reclaimed wastewater treatment system for outdoor irrigation shall be limited to golf courses and agriculture operations as defined in the Official Code of Georgia Section 1-3-3, and such reclaimed water shall not be approved for use for irrigating any other outdoor landscape such as ground cover, tree, shrubs, or other plants. These limitations do not apply to reclaimed water sourced from existing private reclaimed water systems or from existing or new, governmentally-owned reclaimed wastewater treatment systems.

Appendix E, Section E101.1.2. Revise Section E.101.1.2 to read as follows:

Because of the variable conditions encountered in hydraulic design, it is impractical to specify definite and detailed rules for sizing of the water piping system. Accordingly, other sizing or design methods conforming to good engineering practice standards are acceptable alternatives to those presented herein. Without limiting the foregoing, such acceptable design methods may include for multi-family buildings the Peak Water Demand

Calculator from the IAPMO/ANSI 2020 Water Efficiency and Sanitation Standard for the Built Environment, which accounts for the demands of water-conserving plumbing fixtures, fixture fittings, and appliances. If future versions of the Peak Water Demand Calculator including other building types, such as commercial, such updated version shall be an acceptable design method.



CITY OPERATING POLICIES AND PROCEDURES

Policy/Procedure 8-06: Naming of Facilities, Parks & Other Areas

OPR: City Hall

I. Purpose

The purpose of this regulation is to provide criteria and a procedure for naming facilities, parks, fields, rooms, streets, or other city owned areas.

II. Policy

All facilities, parks, fields, and areas will be named based on their geographic location, which could be the street they are on or the subdivision or village in which they are located. One of the two exceptions listed below may be made:

1. Commemorative/Memorial Recognition
2. Benefactor Recognition

Either exception would require a unanimous vote of approval by the City Council.

III. Naming Program, Nomination & Process

a. Program

The city recognizes that there may be individuals who have had a unique and significant positive impact on the City which exceeds the requirements set forth in Policy 1-03 Citizen Achievement Award. Therefore, the City has established a program to recognize those individuals by either placing their names on a recognition plaque, naming any type of city property or facility or similar tribute. This policy is established to provide for an orderly, coordinated, and informed practice of naming Peachtree City facilities, streets, parks, fields, or other areas in such a manner as to ensure the appropriate recognition of the traditions of the city, including the opportunity to honor and recognize its distinguished residents, former elected officials, or employees. Careful consideration must be given to associating any name with the excellence and reputation of the City of Peachtree City. To ensure that there is not an overabundance of designations approved, the Council shall only authorize a maximum of two (2) namings per calendar year. Therefore, this policy is designed to ensure proper vetting and consultation before making such decisions.

1. Commemorative/Memorial Recognition-

- Naming recognizes individuals who have made extraordinary contributions to the City of Peachtree City, and whose lives and personal qualities deserve to be remembered and emulated. The individual or the individual's contribution should usually have a relationship to the facility or organization being named.
- To maintain the significance of the honor, the memorial naming of any facility, park, field, or area owned by the city shall remain a rare method of honoring individuals. Other prestigious recognition such as policies 1-03 Citizen Achievement Award or 1-04 Proclamations, Letters of Appreciation and Support should be considered before a memorial naming is proposed. Ordinarily, a memorial honoree would have previously received (including posthumously) such an honor, and there would be a compelling reason that the further recognition of a memorial naming is appropriate.
- For memorial naming of major facilities, parks fields or city-owned areas, a ten-year waiting period shall be observed after the death or retirement of the individual before consideration for such distinction, unless specifically approved by the Mayor and Council.

2. Benefactor Recognition-

- Benefactor naming recognizes substantial financial contributions by donors to the city. In determining the appropriateness of naming as benefactor recognition, the following factors shall be considered, in addition to the personal qualities described above: the net present value of any and all gifts to the City of Peachtree City from the donor to be honored, and, in particular, of the gift (if any) that motivates the naming; the appropriateness of associating the donor's name with the city; and the donor's other contributions to the city, including volunteer activities, awards, and assistance with other projects.
- In no case will a benefactor naming be approved by the Mayor and Council of Peachtree City before the execution of a legally enforceable gift agreement.
- A benefactor may ask the city to name a facility or organization for an individual other than the benefactor, or the benefactor's immediate family, provided that the proposed individual exhibits the personal qualities described above, the individual's permission is obtained as required by this policy, and the individual is not otherwise disqualified from naming based on other requirements as outlined in this policy.

b. Nomination by Third Party

Any citizen, group of citizens, civic organization or sports association may recommend names for recognition so long as the citizens are residents of Peachtree City, or the organizations and associations are based in and serve the citizens of Peachtree City. The dossier must be submitted to the City Clerk's office no later than June 1st for consideration in the next fiscal year, if there is a budgetary impact to the city's budget. The following criteria for nomination have been established:

1. Nominee must have resided in Peachtree City and have had at least ten years of continuing active involvement in a leadership role devoted to making significant improvements to the Peachtree City community.
2. Areas of involvement/improvement would include youth or senior programs, athletics, cultural or facility enhancements, aesthetic improvements and humanitarian efforts.
3. Nominations must be made after the ten-year waiting period observed after the death, retirement, or end of service of the individual.
4. Nominations shall not be accepted for any current elected public official or any corporate entity.
5. Nominations can be accepted for a street prior to the issuance or designation of mailing addresses. If there is a street in which no mailing addresses will be affected if renamed, it may be taken into consideration by Council.

c. Process

A dossier prepared by the proponent of the naming which contains the following information.

1. Proposals for benefactor naming will only be accepted upon approval from the City Manager.
2. A complete proposal includes a dossier that addresses and verifies all of the applicable criteria in this policy, including:
 - A precise description of the facility or organization to be named.
 - The exact name to be adopted.
 - The basis or reason for the naming; for commemorative names, why the proposed name is appropriate to the facility.
 - For memorial naming, whether the ten-year rule is applicable.
 - For commemorative naming, whether the date of the individual's death, retirement or end of service is

applicable.

- For benefactor names, proof of donation should usually include consideration of the net present value of the gift, other contributions and activities of the donor, consistency with announced gift opportunity amounts, and other naming opportunities.
- If the naming is for someone other than a donor, formal permission of that individual or authorized representative.

A dossier as required by this policy, appropriately verified, shall accompany all proposals for commemorative naming. The dossier shall also include the written permission of the individual to be named (or an appropriate representative, in the case of memorial naming) to use the name as proposed. The Mayor or a City Council member may submit a nomination for consideration at any time. The City Clerk will notify the City Manager, Council and place the item on a future council meeting agenda under new agenda items. Approval shall be by a unanimous vote of the City Council.

Approval



Mayor

08/17/2023

Date



City Manager

8-18-23

Date

Frances Meaders Council Chambers

Memo

To: Kim Learnard

From: Charlie Nelson

Subject: Frances Meaders

Date: April 27, 2023

Hi Kim,

We are very pleased that you are considering Frances Meaders for special recognition for the important role that she played in the early development of our community.

The following information was taken from an article written by my editor, Sherri Smith Brown, for the Fayette Woman Magazine November 2010.

- In 1972 Frances moved to Peachtree City with her husband and children. Her husband Larry worked for Delta Airlines, and they moved their family to Peachtree City to "raise their children in a better environment, and better schools."
- Six months after moving to Peachtree City, in 1973 she got a call about an application to work in Peachtree City and became the **first City Clerk**.
- What Frances found out was that as city clerk she would maintain the records for the city; in essence, she was the town historian. With that, went knowledge of the politics of the city and from that point in time, how things got done. Working with Mayor Harold Morgan, who wanted to establish meticulous record taking, Frances took the minutes at all City Council and Planning Commission meetings and did the agendas. Ask her a question about those days in Peachtree City and she was there. She remembers well one of the first meeting minutes she recorded when property taxes were established and another when developers were trying to obtain the property to build Lake McIntosh – a project that is just now coming to fruition.
- In her first years, she spent most of her time authorizing building permits, keeping up with revenues, and working with builders on inspections – activities that only grew as building in the town began to boom.
- Fayette County Commissioner Herb Frady was Peachtree City's mayor from 1978-1981. "Frances dives in and gets the job done," he says. "From the very beginning, she was a great asset to the city and community."
- At first Frances and the police chief were the **only two city employees** in the fledgling town. "As it got busier, I needed help. We hired a person to do the bookkeeping, and then a building inspector. Then we added a public works director and a part-time recreation director."
- Fred Brown, Peachtree City Mayor from 1982-1991, says he used to accuse Frances of trying to do his job. "She would just laugh," says Brown, "but honestly, she taught all the mayors she worked for how to be mayor."
- 1987 and Rotary International had just approved women for membership into Rotary Clubs. Floy Farr wanted to sponsor Frances into the Peachtree City Rotary Club. She would be the **first female member**. "I said, 'Floy, those men will run me out of town on a rail.' He laughed, and I decided to go for it!"

- 1993-94 Frances served as **Rotary Club President**.
- "Frances is truly a trailblazer," says Mary Chapman, 2006-07 Rotary President and longtime friend. "She did an exceptional job as president and set very high standards. We won Best Club in our district when she was president, and that was the first time for that type of recognition."
- By the time Frances retired from Peachtree City in 1995, she had **worked for four mayors** – Morgan, Frady, Fred Brown and Bob Lenox, from **1972-2001**. She had become a **Certified City Clerk and a Certified Finance Officer**. The Georgia Municipal Clerks and Finance Officers had named her **Finance Officer of the Year**. Her job was now **Director of Administrative Services**; and she was **supervising 15 of the city's 140 employees and overseeing many of the activities she once did single handedly, including the taking of minutes, personnel, finance, the municipal court, licensing, elections, and all legal matters**.
- On one of her last days, her co-workers took her to lunch at the Wyndham where family and friends awaited her. "Everybody, including the waiters, were wearing buttons that said, 'Frances Meaders Day,' said Frances. "I didn't know anything about it. Mayor Bob Lenox said, 'This is the first thing since May 21, 1973, that has happened in the City of Peachtree City that Frances Meaders didn't know about!'"
- Being retired from Peachtree City didn't slow Frances down. She kept busy with the Rotary Club, racking up individual recognitions and numerous accomplishments. Some of which Frances is most proud include the **political forums** held prior to each local election that have now become a community tradition; the **building of the Gazebo at Three Ponds in memory of Luther Glass**, the first president of the Peachtree City Rotary; the **Peachtree City Welcome Sign** for civic clubs at highways 54 and 84; and a project for outfitting underprivileged children in the area with helmets and bikes.
- "I think one of Frances great characteristics is that she is always "for" things," says Mary Chapman. "She never takes a negative position. You learn that you can run new ideas past her and she says, 'I think that is a wonderful idea and how can I help!'"
- Former Rotary President Bill MacDonald says that when he was called on to serve as district governor over about 70 Rotary clubs from 2003-04, he said he would only do it if Frances Meaders would serve as his **district office manager**, which she did. "I got credit for having a good year as governor, but Frances was behind it," says McDonald. "She knew as much about the district as I did, and everyone in the district relied on her. She was vital to everything that got accomplished."
- **Two bouts with cancer** — breast cancer in 1996 and uterine cancer in 2007 — didn't slow Frances down either. "You never get over cancer," says Frances. "It's never out of your mind. Without family and friends, it would have been horrible – a nightmare. But the cancer ended up being an encouraging time. I learned that I've got friends and family who will stick with me and help me through the hard times. And my husband, of course, he was a rock. He was perfect."
- As her friends will tell you, Frances is still a force in Peachtree City. She played a pivotal role in the planning of the **Peachtree City 50th Anniversary celebration**. For Rotary, she chairs the

Charitable Contributions Committee and the Helping Hands Committee and stays involved with the phone book and the Rotary Forum, which she initiated.

- Bill McDonald says Frances brought him an article about dragon boat races, and the Rotary Club just sponsored its 4th Annual Dragon Boat Race in Peachtree City. "Frances brought the civic club welcome sign to fruition," he adds. "If no one else will do a job, she jumps in and gets it done."
- "We forget that she's 80," says Teresa Joiner. "We think she's 40. We tend to pile things on her to do. We call her the "mother" of the Rotary Club; and when you think of it, she's really been the **"mother" of our city, too.**"
- "I stay busy, involved and interested – probably too much at times," says Frances, who still goes to city hall for council meetings or watches them on streaming video. "It's been a lot of fun. I love politics. I waited too late to get more involved. I used to say when I took minutes that the only thing I hated was that I couldn't vote on an issue!"
- "Mom has a zest for life," says her daughter Paula. "She has tremendous energy and a modern attitude. She stays contemporary. She knows her technology from computers to Kindles!"
- "Frances is just young at heart!" Mary Chapman adds. "She always dresses in style, and she drives a jeep? I think that's remarkable!"
- Marcia Cole can't think of a better role model in the community than Frances. "I'm 62," she says, "and when I grow up, I want to be Frances Meaders!"
- It's hard to imagine that Frances Meaders was ever bored with her life in Peachtree City. But thank goodness she was. Her need to stay busy, her energy, her zest for life and her determination to live her life the way she wants it has made the life of every person in her community a little bit better.

Personal Comments from Charlie Nelson:

- The following are a few personal remarks as Publisher of the Guide and the Peachtree City Magazine and the Project Manager of the Rotary Phone Book (Smart Directory).
- When taking over the management responsibilities of the Rotary Phone Book in 1995, I asked Frances if she would work with my company to help us publish the Phone Book. After she accepted, I gave her full access to all of our bookkeeping and records thereby providing Rotary Club with full transparency.
- Over almost 30 years of working together and fellowshiping together on other Rotary Projects I came to appreciate how much she knew about the city and how much the city owes to her – her love for this city is exceeded by no one I know.

Charlie Nelson

From: Joel Cowan <[REDACTED]>
Sent: Saturday, April 29, 2023 11:42 AM
To: Charlie Nelson <charlie@printgraphics.net>
Subject: Frances Meadors

"In the early days of the City, there was no roadmap into how to run a city. Frances was put into the position of creating and evolving the administrative operation. She was, remarkably, able to learn, create and administer this rapid growing need through several administrations. Not only was she successful, the City has always been highly regarded among its peers. She has been of inestimable value to Peachtree City."

Joel H. Cowan
Institute for Leadership and Social Impact
Georgia Tech
[REDACTED]
<http://ilsi.gatech.edu>

From Ron Duffey, President of Peachtree National Bank, who held many leadership roles in our city and county...

"Frances was a leader in our city government during critical formative years. Her involvement in her Church and then Rotary, set examples for the rest of us to follow. A pioneer!"

Fayette Woman Magazine
November 2010
Frances Meaders – A Zest for Life Always!
By Sherri Smith Brown

Frances Meaders. For more than 40 years, her name has been one of the most recognized in Peachtree City. Her photo is the only one besides those of city mayors to hang in Council Chambers. Her signature authorized every building permit issued during the town's fastest-growing years. She was city clerk through the administrations of four mayors, the first 20-year city employee, and the first to retire with more than 20 years of service. Besides her service to the city, she was the first woman member of the Peachtree City Rotary Club and its first woman president.

But when Frances Meaders first arrived in Peachtree City in July 1972, she wasn't one bit happy. "I came here kicking and screaming," says Frances. "Moving to Fayette County was something I had never intended to do."

Despite this reluctance, Frances's family ties to the county run deep. Her family history goes back to about 1875 when her great grandfather, John Wesley Brown, was sheriff. She remembers her grandmother telling stories about living over the Fayette County Jail as a child. Later relatives farmed and owned Turnipseed's Seed and Feed store, an institution in Fayetteville for generations. But farming wasn't for Frances's father, Wesley Turnipseed, who left the county for Atlanta as a young man to escape farm life.

Born and raised in Atlanta, Frances considered herself a city girl. "We visited our family in Fayetteville when I was little. I hated the dirt roads and outhouses. I was pretty much determined to never live here."

But she and her husband, Larry, a Delta Air Lines employee, decided to move from their home on Atlanta's south side to Peachtree City. They wanted to give their children – Paula, David, Carol and Tommy – a better environment and better schools. So, she left a job, her friends, and her city way of life and came to the tiny town of Peachtree City with its population of about 1,000. They found a two-year-old home on Hip Pocket Road, one of the first streets in town.

At that time, the planned city was just getting off the ground. The Hip Pocket Road neighborhood around Lake Peachtree and the Golf View neighborhood around Flat Creek Golf Course were under construction. A small grocery and fast-food restaurant were in Willowbend shopping area, and Aberdeen Shopping Center was being developed. There were two churches, the Presbyterian and the Baptist, and the Baptist met at Peachtree City Elementary – the only school in town. Peachtree Parkway was paved to McIntosh Trail. There were no traffic lights and not much traffic – just acres and acres of woods.

"I was so bored. There was nothing here. Nothing," Francis recalls. "The dog and I just sat here and looked at each other all day. Two of our children were graduated and the

other two were attending high school in Fayetteville. I'm the type of person who has to stay busy, so I decided to go back to work."

So, Frances took a job in East Point at the Fulton County Board of Education. She had worked there about six months, when she got a call about an application she had placed with the City of Peachtree City. "I told friends I was going to work to be the city clerk. And they said, 'What's that?' and I said, 'I don't know!'"

What Frances found out was that as city clerk she would maintain the records for the city; in essence, she was the town historian. With that, went knowledge of the politics of the city and from that point in time, how things got done. Working with Mayor Harold Morgan, who wanted to establish meticulous record taking, Frances took the minutes at all City Council and Planning Commission meetings and did the agendas. Ask her a question about those days in Peachtree City and she was there. She remembers well one of the first meeting minutes she recorded when property taxes were established and another when developers were trying to obtain the property to build Lake McIntosh – a project that is just now coming to fruition.

Frances soon realized that as city clerk she would wear many hats. In her first years, she spent most of her time authorizing building permits, keeping up with revenues, and working with builders on inspections – activities that only grew as building in the town began to boom.

"Mom is not happy unless she's involved, and as city clerk she was involved with everything," says Paula Hale, Frances's oldest daughter. "She lived at city hall! Saturdays, Sundays, nights. Her car was always parked out front. There was so much going on back then. She worked all the time and still couldn't keep up with it. But she was very happy – and so were we because she had been so miserable!"

"All you heard was the sound of sawing and hammering," recalls Frances. "Everything in town was being built. The city and the developer worked from a small, building where city hall now stands. There was a good liaison between the city, which had controls – ordinances and regulations – and the developer and builders, who would come and ask to do what they wanted to do."

Fayette County Commissioner Herb Frady was Peachtree City's mayor from 1978-1981. "Frances dives in and gets the job done," he says. "From the very beginning, she was a great asset to the city and community."

Close friend Teresa Joiner, who owns YoTops Frozen Yogurt Café across from Fayette Hospital, remembers first meeting Frances when she went to city hall to get yard sale signs. "She was a stickler for the rules," says Teresa with a laugh. "She came out and told me where I could place the signs and when I better have them picked up! I thought, 'that lady is something else!'"

At first Frances and the police chief were the only two city employees in the fledgling town. “As it got busier, I needed help. We hired a person to do the bookkeeping, and then a building inspector. Then we added a public works director and a part-time recreation director.”

Fred Brown, Peachtree City Mayor from 1982-1991, says he used to accuse Frances of trying to do his job. “She would just laugh,” says Brown, “but honestly, she taught all the mayors she worked for how to be mayor.”

Just when it seemed Frances could not get any busier, a friend, the late Floy Farr, opened a new door for her. It was 1987 and Rotary International had just approved women for membership into Rotary Clubs. Farr wanted to sponsor Frances into the Peachtree City Rotary Club. She would be the first female member. “I said, ‘Floy, those men will run me out of town on a rail.’ He laughed, and I decided to go for it!”

Frances served as club director, secretary, phone book chair, vice president, and then president for the 1993-94 year.

“Frances is truly a trailblazer,” says Mary Chapman, 2006-07 Rotary President and longtime friend. “She did an exceptional job as president and set very high standards. We won Best Club in our district when she was president, and that was the first time for that type of recognition.”

“Frances is very dedicated” says Marcia Cole, who came into Rotary a few months after Frances. “When she is given a job, she does it 110%. It’s just in her DNA. Her job, her church, Rotary, her friendships – she cares very much about anything she takes on.”

By the time Frances retired from Peachtree City in 1995, she had worked for four mayors – Morgan, Frady, Brown and Bob Lenox. She had become a Certified City Clerk and a Certified Finance Officer. The Georgia Municipal Clerks and Finance Officers had named her Finance Officer of the Year. Her job was now Director of Administrative Services; and she was supervising 15 of the city’s 140 employees and overseeing many of the activities she once did single handedly, including the taking of minutes, personnel, finance, the municipal court, licensing, elections, and all legal matters.

On one of her last days, her co-workers took her to lunch at the Wyndham where family and friends awaited her. “Everybody, including the waiters, were wearing buttons that said, ‘Frances Meaders Day,’ said Frances. “I didn’t know anything about it. Mayor Bob Lenox said, ‘This is the first thing since May 21, 1973, that has happened in the City of Peachtree City that Frances Meaders didn’t know about!’”

As part of the celebration, the businesspeople of Peachtree City presented Frances with a cruise. Frances says that cruise started a passion for traveling that continues today. She began participating in the first of many annual trips that the Rotary organized. Marcia Cole says that Frances has taken nearly every Rotary trip since they began in 1997 – the

Greek Islands, Europe, Alaska, the Mediterranean, the Baltics, the Hawaiian Islands and Canada to name a few.

Being retired from Peachtree City didn't slow Frances down. She kept busy with the Rotary Club, racking up individual recognitions and numerous accomplishments. Some of which Frances is most proud include the political forums held prior to each local election that have now become a community tradition; the building of the Gazebo at Three Ponds in memory of Luther Glass, the first president of the Peachtree City Rotary; the Peachtree City Welcome Sign for civic clubs at highways 54 and 84; and a project for outfitting underprivileged children in the area with helmets and bikes.

"I think one of Frances' great characteristics is that she is always "for" things," says Mary Chapman. "She never takes a negative position. You learn that you can run new ideas past her and she says, 'I think that is a wonderful idea and how can I help!'"

Former Rotary President Bill MacDonald says that when he was called on to serve as district governor over about 70 Rotary clubs from 2003-04, he said he would only do it if Frances Meaders would serve as his district office manager, which she did. "I got credit for having a good year as governor, but Frances was behind it," says McDonald. "She knew as much about the district as I did, and everyone in the district relied on her. She was vital to everything that got accomplished."

Two bouts with cancer — breast cancer in 1996 and uterine cancer in 2007 — didn't slow Frances down either. "You never get over cancer," says Frances. "It's never out of your mind. Without family and friends, it would have been horrible — a nightmare. But the cancer ended up being an encouraging time. I learned that I've got friends and family who will stick with me and help me through the hard times. And my husband, of course, he was a rock. He was perfect."

As her friends will tell you, Frances is still a force in Peachtree City. She played a pivotal role in the planning of the Peachtree City 50th Anniversary celebration. For Rotary, she chairs the Charitable Contributions Committee and the Helping Hands Committee and stays involved with the phone book and the Rotary Forum, which she initiated.

Bill McDonald says Frances brought him an article about dragon boat races, and the Rotary Club just sponsored its 4th Annual Dragon Boat Race in Peachtree City. "Frances brought the civic club welcome sign to fruition," he adds. "If no else will do a job, she jumps in and gets it done."

"We forget that she's 80," says Teresa Joiner. "We think she's 40. We tend to pile things on her to do. We call her the "mother" of the Rotary Club; and when you think of it, she's really been the "mother" of our city, too."

"I stay busy, involved and interested — probably too much at times," says Frances, who still goes to city hall for council meetings or watches them on streaming video. "It's been

a lot of fun. I love politics. I waited too late to get more involved. I used to say when I took minutes that the only thing I hated was that I couldn't vote on an issue!"

"Mom has a zest for life," says her daughter Paula. "She has tremendous energy and a modern attitude. She stays contemporary. She knows her technology from computers to Kindles!"

"Frances is just young at heart!" Mary Chapman adds. "She always dresses in style, and she drives a jeep? I think that's remarkable!"

Marcia Cole can't think of a better role model in the community than Frances. "I'm 62," she says, "and when I grow up, I want to be Frances Meaders!"

It's hard to imagine that Frances Meaders was ever bored with her life in Peachtree City. But thank goodness she was. Her need to stay busy, her energy, her zest for life and her determination to live her life the way she wants it has made the life of every person in her community a little bit better.

Sign quote

Patti Kadkhodaian <[REDACTED]>

To: Casey Tanner <casey@asigngroupinc.com>

Cc:

- Kim Learnard;
- John David Holmes <[REDACTED]>

Wed 1/4/2023 12:07 PM

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Hi Casey,

I hope all is well. Just confirming this quote is still accurate. If so, what timeframe for completion after we give the go ahead? Please reply to all. Thanks so much.



66 in
14.04 in
**Frances Meaders
Council Chambers**

Qty 1 - 66"x14"x.5" Acrylic
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Imagine a Kinder World,

Patti Kadkhodaian
Vice President 2022-2023
Rotary Club of Peachtree City

[REDACTED]
[REDACTED]

Naming the Council Chambers

Patti Kadkhodaian [REDACTED]

To: Council Reply

Tue 3/8/2022 1:22 PM

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Hi Mayor Kim and Council Members,

Frank & I are super excited about the future of Peachtree City and all that you are going to accomplish. Thanks so much for your service.

As you probably all know, Frances Meaders served as the City Clerk for a number of years for our fine city. I have had a chance to get to know Frances over the past 13 years as we are members of the Rotary Club of Peachtree City. She is someone who deeply cares about Peachtree City and has served in a variety of areas all to create a better Peachtree City. We would love to honor her and all she has done for our City for many years by naming the Council Chambers after her. I will head up the fundraising effort and make sure there is no cost to the City. I would just ask that you approve this. It would be fantastic to honor her while she is still alive...she will turn 93 this June. Please see the mock up below.

With Much Appreciation,

Patti Kadkhodaian

Golf Rider

C: [REDACTED]

O: 770-631-0014

golfrider.com

Follow up from Patti K. 3/22/23:

Re: Naming the Council Chambers



You forwarded this message on Wed 11/23/2022 11:38 AM

You forwarded this message on Wed 11/23/2022 11:38 AM

Patti Kadkhodaian <[REDACTED]>

To:

• Council Reply
Tue 3/22/2022 9:50 AM

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Hi Mayor Kim & Council Members,

I am following up on the email below send on March 8th. I did receive an automated email which mentioned a 3 day response time. I know you're all busy moving Peachtree City forward. Do you have any response to my request to name the council chambers for Frances Meaders?

As mentioned, there would be no cost to the City. I will raise the money. I thought it'd be nice to honor Frances while she is still living. She has her 93rd birthday in June. Do you like this idea?

Thanks SO much for all you do!

Patti Kadkhodaian

Golf Rider

C: [REDACTED]

O: 770-631-0014

golfrider.com

112 Huddleston Rd.

Peachtree City, GA 30269



CITY OPERATING POLICIES AND PROCEDURES

Policy/Procedure 8-06: Naming of Facilities, Parks & Other Areas

OPR: City Hall

I. Purpose

The purpose of this regulation is to provide criteria and a procedure for naming facilities, parks, fields, rooms, streets, or other city owned areas.

II. Policy

All facilities, parks, fields, and areas will be named based on their geographic location, which could be the street they are on or the subdivision or village in which they are located. One of the two exceptions listed below may be made:

1. Commemorative/Memorial Recognition
2. Benefactor Recognition

Either exception would require a unanimous vote of approval by the City Council.

III. Naming Program, Nomination & Process

a. Program

The city recognizes that there may be individuals who have had a unique and significant positive impact on the City which exceeds the requirements set forth in Policy 1-03 Citizen Achievement Award. Therefore, the City has established a program to recognize those individuals by either placing their names on a recognition plaque, naming any type of city property or facility or similar tribute. This policy is established to provide for an orderly, coordinated, and informed practice of naming Peachtree City facilities, streets, parks, fields, or other areas in such a manner as to ensure the appropriate recognition of the traditions of the city, including the opportunity to honor and recognize its distinguished residents, former elected officials, or employees. Careful consideration must be given to associating any name with the excellence and reputation of the City of Peachtree City. To ensure that there is not an overabundance of designations approved, the Council shall only authorize a maximum of two (2) namings per calendar year. Therefore, this policy is designed to ensure proper vetting and consultation before making such decisions.

1. Commemorative/Memorial Recognition-

- Naming recognizes individuals who have made extraordinary contributions to the City of Peachtree City, and whose lives and personal qualities deserve to be remembered and emulated. The individual or the individual's contribution should usually have a relationship to the facility or organization being named.
- To maintain the significance of the honor, the memorial naming of any facility, park, field, or area owned by the city shall remain a rare method of honoring individuals. Other prestigious recognition such as policies 1-03 Citizen Achievement Award or 1-04 Proclamations, Letters of Appreciation and Support should be considered before a memorial naming is proposed. Ordinarily, a memorial honoree would have previously received (including posthumously) such an honor, and there would be a compelling reason that the further recognition of a memorial naming is appropriate.
- For memorial naming of major facilities, parks fields or city-owned areas, a ten-year waiting period shall be observed after the death or retirement of the individual before consideration for such distinction, unless specifically approved by the Mayor and Council.

2. Benefactor Recognition-

- Benefactor naming recognizes substantial financial contributions by donors to the city. In determining the appropriateness of naming as benefactor recognition, the following factors shall be considered, in addition to the personal qualities described above: the net present value of any and all gifts to the City of Peachtree City from the donor to be honored, and, in particular, of the gift (if any) that motivates the naming; the appropriateness of associating the donor's name with the city; and the donor's other contributions to the city, including volunteer activities, awards, and assistance with other projects.
- In no case will a benefactor naming be approved by the Mayor and Council of Peachtree City before the execution of a legally enforceable gift agreement.
- A benefactor may ask the city to name a facility or organization for an individual other than the benefactor, or the benefactor's immediate family, provided that the proposed individual exhibits the personal qualities described above, the individual's permission is obtained as required by this policy, and the individual is not otherwise disqualified from naming based on other requirements as outlined in this policy.

b. Nomination by Third Party

Any citizen, group of citizens, civic organization or sports association may recommend names for recognition so long as the citizens are residents of Peachtree City, or the organizations and associations are based in and serve the citizens of Peachtree City. The dossier must be submitted to the City Clerk's office no later than June 1st for consideration in the next fiscal year, if there is a budgetary impact to the city's budget. The following criteria for nomination have been established:

1. Nominee must have resided in Peachtree City and have had at least ten years of continuing active involvement in a leadership role devoted to making significant improvements to the Peachtree City community.
2. Areas of involvement/improvement would include youth or senior programs, athletics, cultural or facility enhancements, aesthetic improvements and humanitarian efforts.
3. Nominations must be made after the ten-year waiting period observed after the death, retirement, or end of service of the individual.
4. Nominations shall not be accepted for any current elected public official or any corporate entity.
5. Nominations can be accepted for a street prior to the issuance or designation of mailing addresses. If there is a street in which no mailing addresses will be affected if renamed, it may be taken into consideration by Council.

c. Process

A dossier prepared by the proponent of the naming which contains the following information.

1. Proposals for benefactor naming will only be accepted upon approval from the City Manager.
2. A complete proposal includes a dossier that addresses and verifies all of the applicable criteria in this policy, including:
 - A precise description of the facility or organization to be named.
 - The exact name to be adopted.
 - The basis or reason for the naming; for commemorative names, why the proposed name is appropriate to the facility.
 - For memorial naming, whether the ten-year rule is applicable.
 - For commemorative naming, whether the date of the individual's death, retirement or end of service is

applicable.

- For benefactor names, proof of donation should usually include consideration of the net present value of the gift, other contributions and activities of the donor, consistency with announced gift opportunity amounts, and other naming opportunities.
- If the naming is for someone other than a donor, formal permission of that individual or authorized representative.

A dossier as required by this policy, appropriately verified, shall accompany all proposals for commemorative naming. The dossier shall also include the written permission of the individual to be named (or an appropriate representative, in the case of memorial naming) to use the name as proposed. The Mayor or a City Council member may submit a nomination for consideration at any time. The City Clerk will notify the City Manager, Council and place the item on a future council meeting agenda under new agenda items. Approval shall be by a unanimous vote of the City Council.

Approval



Mayor

08/17/2023

Date



City Manager

8-18-23

Date

Ralph Jones

5/1/2023

Dear Mayor Kim Learnard and City Council Members:

The family of Ralph N. Jones would like to request that the Pinecrest Boat Ramp be renamed "The Ralph N. Jones Memorial Boat Ramp".

Ralph grew up in Franklinville, NC and graduated from NC State University with a Civil Engineering degree where he was in the Army ROTC program and later served the US Army as 1st Lieutenant during the Korean War.

He brought Mabie Bell Industries and his family to Peachtree City in 1962, being the 5th family to move to PTC and building one of the first houses on Lake Peachtree.

Ralph was a dedicated community leader and friend to many. He was the second Mayor of Peachtree City and was responsible for bringing many concepts to fruition. Notably, establishing the Police and Fire Departments. He was a charter member of Peachtree City Rotary Club (later President and Paul Harris Fellow recipient), played a vital role in starting the Boy Scouts of America chapter in Peachtree City and was instrumental in starting many sports activities.

Ralph was a founding member of the First Presbyterial Church where he served as an Elder, Choir member and liaison on the Building Committee for the current sanctuary.

We would like to see a concrete picnic table added to the park in which we would be happy to reach out to the Rotary Club for assistance in providing.

Thank you for your consideration and we look forward to hearing from you soon.

Fondly,

Margaret (Brownie) Jones

Karen Jones

Kris Jones Milner

Norman Jones

TheCitizen.com

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PTC owes a great debt to its 2nd mayor, Ralph Jones

[Editor's note: The following is an appreciation of Ralph Jones, the second mayor of Peachtree City. Jones died Nov. 24.]

The year 1965 was a period of phenomenal transformation. The country was experiencing unparalleled change on all fronts, President Johnson establishing Medicare and Medicaid, passage of the Voting Rights Act, wading into the Vietnam War.

NASA's Ranger 8 spacecraft crashed into the moon after successfully photographing potential landing sites for the Apollo program to follow. The Soviet Union was going toe-to-toe with the Americans in the race to conquer space, seen as our ultimate battle against the threat of communism.

Martin Luther King, Jr. led a throng of civil rights activists on a 50-mile march from Selma to Montgomery, forcing a nation to face the wide gap of inequality.

After 51 million visitors, the New York World's Fair was coming to a close. Another milestone was reached with when Willie Mays became only the fifth person in baseball history to reach 500 home runs.

U.S. ally Ferdinand Marcos (along with his shoe-loving wife) became the president of the Philippines.

At the same time, Ralph Jones was beginning to jump-start a new city into life, becoming our second mayor in January 1966.

Ralph Jones began his service to our community on the Industrial Building Authority back in 1962. The city had just a little over \$100 in its coffers back then.

The city's founder, Pete Knox, Jr., and his fellow investors had sold all their remaining land shares to the Phipps/Bessemer interest because of differing opinions on development issues.

The city's first mayor, Joel Cowan, found himself in a precarious position acting as manager for developer Bessemer and as the head of the local government, creating divided interests which could no longer be tolerated.

There was a city government, but not much of one. Cowan had worked out some franchise deals with the utilities, but the government itself had no structure. In fact, most of the meeting minutes consisted of the following phrase, "No particular items of business were brought before the meeting and the meeting was adjourned."

An election was held on Dec. 7, 1965, with 121 votes cast. (The city's charter called for elections on the first Tuesday in December.) The only polling location was the Civic Room at the Fayette State Bank building. Ralph Jones ran unopposed for mayor.

So, Jones, receiving 118 votes, became the second mayor of Peachtree City, claiming 650 residents at the time.

Upon Jones' arrival in office, the city's total assets were \$6,940.81. Jones was also on the Planning Commission.

Under Jones, the City Council meetings were held in the conference room at the Fayette State Bank building. By 1969, the council meetings were held in the offices of the Phipps Land Company. In that day, all city council candidates were lumped into one race with the top four finishers taking the posts.

One of the first official actions from Mayor Jones was the council instructing him to write a letter of support for Affirmation: Vietnam, events organized by Emory students to express support for the war in Southeast Asia.

Peachtree City began as a rough backwoods spot, and a culture of community pride was lacking. Keeping Ga. highways 74 and 54 clean was always a concern for Jones.

If you wanted to get something done, Ralph Jones was your man. On the civic end, he helped found the Rotary Club and was an integral part of creating the First Presbyterian Church.

Jones exhibited dogged determination. Unlike the previous city councils that had barren agendas, the Jones crowd had some items they wanted to accomplish.

In an effort to provide reliable fire protection, the city purchased its first fire truck in 1966, a used 1949 Chevrolet 500-gallon-per-minute pumper, at a cost of \$4,375. Fellow councilman and planning commissioner, Myron Leach, was appointed the city's first fire chief.

The first fire station was the car-wash bay at the local Gulf Service Station. A true station would later be built under the Jones administration at Paschall Road and Hwy. 74 in 1968, costing \$15,800. Bessemer Properties donated \$955.09 worth of firefighting equipment for the volunteers.

The city would continue to use its meager resources to purchase firefighting equipment annually. In 1969, another, better fire truck was purchased for \$12,000.

The city also received a grant to create a water treatment plant (1966) with the county government getting an exclusive franchise.

The city's famed recreation system began under Jones with the formation of Little League Baseball as well as Senior League teams. The ball field was located on Flat Creek Road.

From 1966 to 1969, the City Council unanimously decided there would be no tax levy. The revenue came from franchise fees, alcohol taxes and other fees.

By December of 1966, the city assets had grown to \$75,741.27. The accounting back then was a lot easier as there were only three municipal accounts: main account, highway account and savings account.



In February of 1967, the savings account was closed out and transferred along with a significant portion of the main account to the highway account, allowing one mile of Flat Creek Road to be paved. A couple of years later, a capital improvement account was established.

If you were the city clerk in 1967, you would have received a salary of \$10 per month, paid quarterly. The salary was later increased to \$20 per month.

The city's ordinances also began to take shape in 1967. Ordinances were created to forbid mobile homes in Peachtree City and requiring the confinement of dogs not inoculated for rabies.

Believe it or not, dogs were one of the biggest issues on Mayor Jones' agenda. At the time, dogs roamed Fayette County with reckless abandon. Having a dog neutered or spayed was almost unheard of, and the thought of owners getting their dogs vaccinated for rabies was rare.

Jones received constant complaints about uncontrolled dogs, trying for four years to solicit the creation of a countywide dog pound.

Interestingly, I ran into Jones at the Peachtree City Dog Park a couple of months ago. He wanted to get a look at the park for himself. I was delighted to hear him say how pleased he was with the venue.

It should be pointed out that Ralph Jones' son, Norman, is a significant force in keeping the Dog Park alive and functioning.

In May of 1968 a landfill was started below Kelly Drive on Hwy. 74. Both residents and industry were invited to use the facility. A portion of that site now houses our police station.

Building codes and the building inspection process began to evolve rapidly under the Jones administration.

The first Recreation Commission was created in February of 1968.

The first playground equipment was purchased for the park on Hip Pocket Road.

In April of 1968, the city had to purchase 10 speed signs ("35 mph") and "Children at Play" signs for Hip Pocket Road, Hilltop Drive, Willow Road and Golfview Drive.

The first Architectural Review Committee was created in 1969. Likewise, the first city business license ordinance was created in 1969.

The Peachtree City Police Department was also formed (1969) with Haskell Barber as chief of police. There was one patrolman. Barber was formerly under the sheriff.

No one can deny that our city took a major leap forward under Mayor Ralph Jones. If Jones thought an idea had merit, he would quickly form a committee and pursue it.

Jones had the respect of the community, which is why I think he was able to accomplish much with a meager budget. He gave the city a sense of direction, creating infrastructure, resolving problems.

Jones benefited from having a solid crew working with him. One member of the crew was the man who would succeed him as mayor, Chip Conner.

When you see the fire engine or police vehicle go by, or when you drive your child to a ball field, look up in the sky and say, "Thanks, Ralph!"

[Steve Brown is the former mayor of Peachtree City. He can be reached at stevebrownptc@ureach.com.]

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