



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
March 21, 2024 | 6:30 PM
City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Presentation**
 - A. Southern Crescent Technical College (Dr. Irvin Clark)
 - B. Recreation Master Plan Update by CPL (Cyndee Bonacci)
4. **Announcements, Awards, Special Recognition**
5. **Public Comment**
6. **Agenda Changes**
7. **Minutes**
 - A. March 5, 2024 City Council Workshop Minutes
 - B. March 7, 2024 City Council Meeting Minutes
8. **Consent Agenda**
 - A. Fiscal Year 2023 Budget Amendment
 - Funding Source: Waste Hauler Franchise Tax - 265-0000-311790 and Hotel Motel Tax Revenue - 275-0000-314100
 - B. On-call staff for Kedron Fieldhouse
 - Funding Source: 100-6122-511200 - Kedron Aquatic Center/Fieldhouse Part time/Temporary Employees
 - C. SP Meditec Stormwater Facility Maintenance Agreement
 - Funding Source: Not Applicable
9. **Old Agenda Items**
10. **New Agenda Items**
 - A. 03-24-02 Tennis Center Pro Shop Renovation Project
 - Funding Source: American Rescue Plan (ARP) Project - Tennis Center Renovations
 - B. 03-24-03 Field of Hope Turf Resurfacing Project
 - Funding Source: Capital Improvement Projects - 335-6110-541200-CIP23-09
 - C. 03-24-04 Gateway Bridge Landscape Project

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.

- Funding Source: 321-4220-541400-SP17-009 - HWY54W Multi-Use Bridge and
321-1505-540049-SP17CONT

11. Public Hearings

- A. 03-24-05 New Alcohol License - Momonoki - 2100 Highway 54 E, Unit 100 (Yasmin Julio)

12. Council/Staff Topics

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.

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

City Council of Peachtree City
Meeting Minutes
Tuesday, March 5, 2024
6:30 PM

Call to Order

The City Council of Peachtree City held a workshop meeting on Tuesday, March 5, 2024, at City Hall. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Other Council Members present: Mayor Pro Tem Frank Destadio, Laura Johnson, Suzanne Brown and Clinton Holland

Meeting Video Link: [City Council Workshop- March 5, 2024](#)

Discussion Items

A. Short Term Rentals

Learnard noted there had been several conversations regarding a short-term rental (STR) ordinance over the past few years and said she was optimistic they could come to some conclusions after hearing from the public and discussing it one more time.

This process started in April 2022 and was discussed during Council/Staff topics at a City Council meeting in June of that year, Planning and Development Director Robin Cailloux explained. Council held workshops in May and June of 2023, and voted to proceed with an ordinance at an August 2023 workshop. The Planning Commission held a public hearing in September 2023, then refined the ordinance at an October public workshop before the City Council held its public hearing in November 2023. City Council decided the current draft was not what they wanted. Cailloux told them there was no active draft ordinance at this time because of this rejection.

A public opinion survey was posted on the City website in January and February, and 1,060 people completed it. Duplicates were removed by the system. The survey consisted of “yes” and “no” questions based on the most recent version of the ordinance that had been considered.

Cailloux showed how the survey results could be accessed on the website. She noted that 96% of the respondents were Peachtree City residents, and 96% said they did not own or operate an STR in the city. About 70% said they had stayed in an STR.

When asked if a permit should be required to operate an STR, 78% said “yes,” and 53% of those said the permit should be for one year. The question

of using guest houses or other detached structures as STRs brought a mixed response, with 52% saying they should not, and 48% saying that would be okay. There was little disagreement on the question of special events and parties; 84% said they should not be allowed. Banning street parking at STRs was favored by 81% of the respondents, while 79% thought garbage cans at STRs should be stored out of public view.

Should an Occupational Tax Certificate be required? 73% said it should, and Cailloux pointed out this was not the same as a business license, but most people thought of it as that. Most respondents (69%) thought an STR should be inspected by Code Enforcement and 70% thought an inspection from the Fire Marshal was a good idea.

Should notification of the STR be sent to nearby property owners? Cailloux stated that 46% thought all neighbors within 500 feet should be notified; 7% said all within 200 feet; 20% said all that were directly adjacent, while 27% did not see the need for notification. So, she noted, the majority said “yes” to some type of notification.

Should the STR operators keep a guest registry that contained additional information beyond what was required by the online platform? 53% thought that was not necessary.

The City had engaged a monitoring contractor who had provided a dashboard with information on active STR listings. Cailloux noted that one STR could be listed on multiple websites. Even though the dashboard showed 123 listings, there were just 65 individual STRs as of March 1, and that number fluctuated seasonally. Of those, 90% were single-family homes; 85% were the entire home, while 15% were private rooms. The average nightly rate was \$214, and the average annual occupancy rate was 55%.

Cailloux explained a bar graph that showed when these 65 properties appeared on an STR website. There were fewer than five in 2011, and the largest number, 23, showed up in 2016. Her point was that these listings had been in existence for some time. A look at the past five years showed a relatively low impact on police services at the STRs. There was one case of theft where the tenant called the Police for help with the owner. There had been noise complaints at some homes, but not associated with the STR tenants, but with the homeowner. The Smokerise “party house” was not included in these figures, but Cailloux noted that calls for service at that property had dropped off since they adopted the noise ordinance.

Council had wondered if these STRs were congregated in certain neighborhoods, but they were rather evenly distributed throughout the city and this was shown on a heat map of the current listings. Cailloux explained how the percentage of STRs in a neighborhood depended on the number of

lots. For instance, both Interlochen and North Peachtree Estates had two STRs, but in Interlochen, which had 107 lots, this was just 1.87% of the total number of homes, while in North Peachtree Estates, with 14 lots, the two STRs made up 14.29% of the total. One listing, on Robinson Road, was not in a subdivision.

Cailloux reported there were 10 neighborhoods with two or more STRs, noting that the listings included all housing types—cluster homes, large homes, single rooms to full houses; STRs were in every kind of neighborhood, she remarked.

Before the discussion began, Johnson recused herself, citing a conflict of interest because she had operated an STR in Peachtree City in the past. City Attorney Ted Meeker said he advised her to stand down out of an abundance of caution.

Learnard asked Police Chief Janet Moon for clarification on the Smokerise house. Moon said they received 10 calls to this house at 612 Greystone Court from 2020 to 2022, and nine of those were related to the property being an STR. She remarked that she understood from talking to the neighbors that there were other complaints that were not reported because of fear of retaliation. The final two calls related to the STR were in 2022.

Destadio clarified that this was the “party house,” and Moon said that is what they called it. It was called different things on different sites.

The Mayor opened the discussion to the public, noting that the comments on the survey ran the gamut of opinions. She began by asking first for anyone who was in complete opposition to allowing STRs, saying their comments would be limited to two minutes.

Glenn Valencia said he lived down the street from the Smokerise house. He commented that many people thought their homeowners association (HOA) would protect their neighborhoods from STRs, but that was not necessarily the case. He also reflected on the difficulty of removing tenants. There were a lot of break-ins during the time the Smokerise house was in operation as an STR, he remarked.

HOAs could and did prohibit STRs, Learnard pointed out, saying Cresswind was the latest example.

Destadio asked if the Smokerise house was a sublet, rather than an STR? Cailloux said it was her understanding that the owner sublet it to someone who then listed it as an STR. The last version of the ordinance prohibited subletting, she stated.

Susan Luciano, also of Greystone Court, said she understood why people wanted STRs, but they could not understand the problems unless they lived in close proximity to a rowdy house like she and her neighbors did. Luciano said Peachtree City was known for its community and safety. She cited instances of people driving cars on the cart paths, suspected prostitution and drug use, and threatening behavior. She said they needed to keep Peachtree City safe for everyone.

A resident of Huntington Place noted there was no option on the survey to say that there should be no STRs in Peachtree City. She said it seemed the priority was to attract visitors and remarked the City had spent almost \$1 million on the Convention and Visitors Bureau (CVB). There were areas already zoned for hotels, and that is where visitors should stay, not in neighborhoods. Council should welcome visitors to those hotels and keep the neighborhoods safe, she concluded.

Ralph Hale reflected on the fact that zoning laws did not allow motels in neighborhoods and said the STRs were small motels.

Claudia Eisenberg said her HOA did not allow any type of rentals. They had discovered and closed down two STRs in her neighborhood. She reported finding more than 200 listings on the rental platforms while doing her research for that.

Marina Hutchinson, also a resident near the party house, reflected on how terrified they were by the visitors to that house. There were areas zoned for visitors, and their neighborhoods were not for STRs.

No one else wished to speak in opposition, so the Mayor opened the discussion for further suggestions and comments.

Kathy Valencia said she had no problem with STRs in commercial and mixed-use areas or any subdivision designed from the beginning to be for rentals. Some level of grandfathering was fine, too, she said. She pointed out that Peachtree City had small lots and that density increased the potential for problems with STRs. She also pointed out that in many places corporations were buying up homes for STRs, with ordinary homebuyers and renters left unable to compete.

Ben Thomas said he and his family rented out a portion of their home as an Airbnb, using the income to pay for extracurricular activities for their children and to finance home improvements. He asked Council to consider how regulations would impact STR owners like them.

Realtor Kathy Bobbs said she sold Peachtree City as a family community and was against the STR concept. She was okay with long-term rentals, but the

neighborhood traffic generated by STRs might be a problem. Bobbs said it was not fair to people who bought homes in Peachtree City and were looking for comfort.

Another resident, who identified herself as Laurel, said her family purchased their home with the intention of using the basement for STRs. She said she was careful about who was in her home and only rented to people who had been vetted by Airbnb. She added that she was not well-versed in the law but knew that property owners had rights about the use of their property.

Maggie Samuel of The Marks stated that STRs should be allowed because, like it or not, Peachtree City was a destination. People should be able to use their property as they saw fit. However, she did see that some regulations were needed.

Another resident of The Marks said she had operated an Airbnb for more than 10 years with no incidents. She pointed out that a tenant was at an STR for three days or so, while a long-term renter or homebuyer could move in and be a problem with no easy way to get them out. She had met many good people through her Airbnb. Also, she noted, there were many other home-based businesses, such as hair salons.

Destadio asked about the number of properties, noting that several people had said there were 200 or more, while Cailloux said there were 65 properties listed now. She told him the contractor scrubbed 80 websites and to keep in mind that some people said they were in Peachtree City when they were outside the city limits. The contractor had drawn a line around the border and did not count any homes outside of it. Also, they scrubbed only the established rental sites. She added that they captured bed and breakfasts, too.

Mike Murtaugh thanked Council for putting on this workshop and for the openness to allow citizens to express their opinions. He did not want to pit neighbor against neighbor, which was why he was against notification of the neighbors. He said he used to run an Airbnb and owned other rentals now. Peachtree City was a destination, but for families, and STRs gave people a chance to experience life in Peachtree City, he noted. He said there were enough ordinances on the books already, and the Police did a good job of enforcing them.

Monique Comisky said an Airbnb had recently opened near her home and held a big party the first weekend, and the Police were called. The homeowner apologized and nothing had happened since then. She said she believed they should be regulated, with Fire and Code Enforcement inspections. She related a story of meeting a couple who rented an Airbnb in

Peachtree City, only to discover that the back door and all windows were nailed shut.

No one else wished to speak, and the Mayor moved on to City Council consideration. She said the goal was to strike a regulatory balance to preserve property owners' rights while maintaining the fabric of these residential communities. In 2022, STR owners started paying hotel/motel taxes that were returned to the City, and this amounted to \$76,000 in 2023.

While Airbnb and other platforms encouraged owners to provide fire extinguishers, smoke detectors, and other safety features, the Mayor noted that Peachtree City was within its rights to require them. Creating an STR permit program, she continued, would require every owner to register with the City, have an annual inspection by Code Enforcement and the Fire Department, and pay a fee to cover the cost of these inspections. She said she would like to see them prohibit owners from hosting STRs outside of the established platforms, but they could have a conversation about that and how it would be enforced.

The draft ordinance agreed on by the Planning Commission said permits would require submission of the owner's name, address, and local contact information for a person age 25 or older. She noted that the age had previously been 21. That contact person must be within one hour's travel time to the property. She believed an STR database would be available online, but, again, the details had not been finalized. Peachtree City could determine the maximum number of STRs it would permit. She again noted that HOAs could prohibit STRs, which many did.

Council had been given a list of STR highlights, and she wanted them to see what they agreed upon and discuss how they wanted to proceed when they did not agree.

Holland stated there would be some negotiations during the discussion, but he wanted to assure everyone that they were all there to do what they were elected to do, which was to provide for the health, safety, and welfare of all residents.

The Mayor said there had been talk of a grandfather clause, and Holland said he would favor that for those people who had operated an STR without incident and had paid the taxes for at least one year. Those people should be first in line when permits were issued, and he suggested they should be the only ones allowed to apply within the first 60 days. He called these owners "friends and neighbors."

He asked Cailloux about the number of listings, and she again said the contractor found 65 active listings but noted that people turned them on and

off for various reasons. He then asked her how many she estimated there to be, both active and inactive, registered on a platform or not. Cailloux estimated 115 to 120 at most.

Destadio agreed that grandfathering was appropriate, but he wanted to be sure there was sufficient time for existing owners to get their permits. Holland said he was using 60 days but was open to amend that.

By “grandfathering,” Cailloux asked, did they mean the owners would not have to follow the rules? That got a resounding “no” from Council. Holland read from his notes that said the owners would have operated an STR in Peachtree City for at least a year, paid taxes, and preferably kept a guest registry. He said he would like them to obtain an Occupational Tax Certificate, but they would be getting an STR permit and paying those fees, so that could suffice. They would have to follow the requirements stated in the ordinance. He again said he would support allowing citizens of Peachtree City who were STR owners of at least a year to get priority for the first 60 days.

Learnard noted that they might just put a cap on the total number of permits they would issue, and Holland said they needed to talk about a cap.

Brown acknowledged that most STR owners were excellent operators, but there were some bad ones. She liked the idea of limiting STR permits to a specific number and said she would have no issues with good operators getting in line first. She suggested a 90-day period initial for them and noted those operators might be the only ones getting permits if they put a cap on the number.

Holland again said these were friends and neighbors and should be first in line. The Mayor said she could agree with that, and Destadio said he was fine with it, but wanted an opinion from the City Attorney.

Meeker said he believed they were okay to do this but was curious about how they could determine who had done it previously and who had not. Destadio said he was concerned about an existing operator coming in after the set number of permits had been issued. Meeker told him cities had so far fared well in court with both loose regulations and stringent ones.

He stated that he believed they could limit the number, and he had no issue with grandfathering. However, he was concerned about the references to “friends and neighbors.” There might be an out-of-state owner who had been operating an STR in Peachtree City, and the City could not regulate the use of property based on where the owner lived or whether it was a corporation or an individual.

Meeker again said they would have to figure out how a person could prove they had been operating an STR in Peachtree City for a year. Holland pointed out the owners could show proof they reported it on their income tax returns or had paid the hotel/motel tax. Cailloux said the lodging tax had been required only since 2022.

Council was in agreement that the first 60 days would be sufficient for existing STRs, but Holland wanted the City Manager's opinion on grandfathering. Curnow replied that grandfathering was a way to handle this, but the 60 vs. 90 days depended on the volume of permits and how staff could handle verification of that data. He did not want an intensive process that might take the entire 60 days just to get six people approved. Maybe people could submit their information and be given a number to hold their place, he suggested.

Destadio said that sounded fine to him. Cailloux said her office was ready to go in November, so the software was already in place. Applicants would get a number when they applied.

Brown asked how many applications staff could process in a month? She did not want all those initial applications renewing in the same month and being a burden to staff every year.

Cailloux asked that they open it up and see what they got. She could report back to Council by day 30 with a better understanding of what some of the roadblocks were. Background checks on Georgia residents could be done fairly quickly, but it took longer to complete one on someone from out of state, she remarked.

Brown said that sounded reasonable, and the flip side might be that they did not take applications from others until those grandfathered ones had been issued. She wanted everyone to understand that applying did not mean they would get a permit the next day. They would still have to go through the Fire and Code Enforcement inspections and the background checks. She suggested they write into the ordinance that they not take any new applications until they completed the applications of those who could be grandfathered.

Learnard said she thought it was reasonable to leave that up to staff, and Cailloux pointed out that the ordinance said that anyone who was currently operating an STR needed a permit, and they needed to apply within a stated number of days of the adoption of the ordinance. She did not believe that the ordinance had to state when the process would be opened to everyone; that could be a policy decision made by Council.

Would this be a burden on the Fire Department? Holland asked. Cailloux said

her cost estimate included the hiring of a third-party inspector because there were just two Fire Marshal inspectors.

Fire Marshal Jeff Felmet explained that the time it took to complete an inspection depended on the size of the home or the area being rented. They could process them in the order they arrived, but it was not realistic to promise they would be done in a month or two. There would be Code Enforcement inspections, too, he noted. However, Felmet said his inspectors did 1,400 to 1,500 business inspections a year, so an extra 65 or even 100 would not be outrageous but would take time. He thought they should be able to get to most of them within 60 days.

Curnow asked if the STR owners would still be able to rent their properties while the application process was going on. Meeker said they might phase it in. During the initial 90-day period, the STRs could still operate, but after that they must have a permit. If there was a backlog after day 30, they might have to extend the application period.

The next item on the list said a permit would be required for each property with an annual renewal. The owners did not have to live in the STR, and whole house rentals were permitted. The STR period was defined as between one and 30 days. Guest houses or other auxiliary structures could not be rented. No one on Council wanted to see any of these provisions changed. They agreed that subleasing would not be allowed.

The suggestion in the draft was to cap the number of permits at 1.5% of the total number of households, which currently would be 189, according to the Tax Assessor. Brown suggested dropping that to 1%, or 120 permits, saying that should incorporate everyone who was currently operating.

Destadio said he did not agree. They had heard that there had been few problems, so what difference did it make to have a few more STRs? Learnard stated that she was comfortable with 1.5%.

Holland asked Meeker if setting an arbitrary number would possibly provoke a lawsuit? Meeker said he did not know, but they should not get in trouble as long as the number was rationally related to the purpose of maintaining the residential character of the areas.

Destadio went back to the fact that he did not want to cut anybody off. If they met all the requirements and paid their taxes, he thought they should get a permit. Meeker said they could legally set a number, but it was up to Council whether they should.

Brown said they should set a specific number, and they could change it in the

future. She did not want to set a high number and make Peachtree City a target for big investors. Several people had mentioned property rights, she continued, but those rights extended only as far as the property was zoned. The STR ordinance was putting out an allowance for commercial operations in a residential area.

If they did this, she thought it should be highly regulated and at a very low number. She thought it was better to be cautious in the early stages. She was okay with grandfathering. Her number was 120, or 1%, and it could be changed.

Curnow asked if the existing STRs would be counted in this total number? Learnard said they did not know how many people would come in with proof of operating for one year. Once those permits were processed, they would have an additional 90 or so permits available with 30 days for them to apply, but the total would not exceed this cap.

Destadio asked how they were getting these figures, and Cailloux said the Tax Assessor's office provided the number of households in the city. The last calculation was 13,343 residential structures. That meant 1.5% would equal 200 STRs, and 1% would be 133. Meeker pointed out that the number would go up as new residential structures were built. Holland recalled that Cailloux had estimated there were between 115 to 120 STRs in the city.

Learnard said she would stand at 1.5%, while Brown said she would stand at 1%. Destadio stated he could live with 1.5%, but Holland favored 1%, saying 120 would take care of all the existing STRs.

Brown said the 1.5% was a number established by a prior Council, and several of those members were no longer on Council. She said they could try this number and change it if needed. Cailloux had reason to believe 120 would cover all the currently operating STRs, and 1% would be 133. That would accommodate current operators, whether they had their proof or had to get in as a new operator. Maintaining that number would not open the city up to a massive amount of investments.

Learnard said she understood and could go with the 1% if they agreed to review it after they saw how the applications came in. Destadio agreed but told Brown he objected to her comment that the 1.5% came from prior Council. It was still the Council of Peachtree City, he stated. The Mayor said they would go with 1%.

Council agreed that parties and special events were prohibited. The next item called for keeping a guest registry. Learnard questioned the legality and asked if it would be used for police purposes.

Meeker replied that it was common for hotel operators to keep a guest registry. The issue raised in a Los Angeles case a few years ago was the police department's ability to demand a registry immediately without probable cause. The most recent draft of Peachtree City's ordinance had been re-worded to include exigent circumstances, which was always an exception for a search, or the obtaining of a search warrant in order to obtain the guest registry. Also, the operator was always free to voluntarily provide the registry. From a legal standpoint, they were in good shape, he concluded.

Learnard said she agreed with that. What would be obtained in the guest registry? Brown wondered. Per the last ordinance, Cailloux said it was the date of arrival, names, current residential address, and a description and license plate number of the vehicle they were using. Did that include all vehicles that showed up on the site? Brown asked, and Learnard said it would just be for the registered guests.

Destadio said he agreed that the information should be only for the person making the reservation; Holland concurred, and added he was glad to hear the Police could not demand it. Meeker said the owner could just turn it over, and it was like any other search.

The Mayor said she believed they agreed that the occupational tax should be waived, commenting that it was like a business license and was based on the number of employees. In essence, Meeker remarked, the STR permit would be a business license. Holland said he did not want to double tax anyone. Brown verified that it had nothing to do with the hotel/motel tax. Council agreed that just the STR permit would be sufficient.

Next on the list was the requirement to pay lodging tax, which all Council members supported. Cailloux said once they found listings that were not on a platform, they made them come into compliance, either by joining one of the major listing platforms or by reporting their taxes quarterly. They did not require them to be on one of the major platforms, but those platforms did automatically pay the taxes. If they were not on a platform, the owners needed to submit payments.

Curnow said it was Council's decision to require everyone to be on a platform, and Meeker said they could not tell them how to advertise, but they did have to file a return on a monthly basis.

Learnard noted she had been open about the fact that she owned an Airbnb in Michigan. Being on a platform had certain requirements: you were prohibited from parties, must provide background information and contact information for hosts and guests. She remarked there was an element of the

common market that caused poor hosts and guests to not be able to use that platform. The platforms provided a healthy set of checks and balances and added an extra layer of control and documentation.

Brown added that they had not previously discussed this requirement, but she thought it would help them by providing added assurance that certain things would happen and taxes would be paid.

Learnard found a passage in the draft that called for operators to file an affidavit pledging to use an approved platform. Meeker said that was about a State requirement for reporting taxes, and there was a difference between that and a platform for advertising. Learnard said she would like to see a requirement to use a listing platform for the reasons Brown had just described.

Brown wondered how much less an operator would make by using the online platform. Would it cause a problem for an owner? Speaking as an owner, Learnard said she thought not.

Meeker said he would comb through the cases and see if this issue of requiring them to register through a particular platform had been addressed. He had some concerns because he was not sure what the real governmental purpose behind that requirement would be. Holland said it had to do with collecting taxes.

State law required that any platform pay State taxes, Cailloux responded. If you had an STR and did not use a commercial platform, you would have to pay through the State platform. You could not just go to the Planning Department with a check.

Holland said it seemed to him they would be interfering with a business decision. That was one aspect, Learnard commented, but the other aspect was having an additional layer of checks and balances, personal information on file, a set of limitations. Cailloux pointed out that many of the platform rules were duplicated in the latest draft of the ordinance, so they would not be relying on a platform to enforce the rules.

Should they identify what platforms were acceptable? Brown asked, and Meeker said he would look into it, but he was not sure that would withstand a challenge. Brown remarked that it would be easier to identify who was out there if they required them to be on one of the major platforms.

Council agreed with the requirement of meeting current fire and building codes with an annual inspection required.

Learnard moved on to the next items, which said off-street parking was

required and that garbage must be stored out of public view. Were those requirements for everyone in Peachtree City or were they targeting STRs? Cailloux said they were not targeting the STRs, just trying to address the most common complaints reported by municipalities that regulated STRs, which were parking, noise, and garbage. The City already had a noise ordinance, she continued, so these rules would address parking and garbage. However, there was nothing that required private homeowners to keep their garbage cans out of sight. Destadio said there was a parking ordinance, but Cailloux corrected him, saying street parking was allowed except on a few streets. Destadio then noted that you could not park on the grass, and Cailloux said that was right.

Was overnight street parking allowed? Holland asked, and the Mayor said it was. Holland, too, wondered if this was targeting the STRs. Cailloux said other businesses had to follow these rules.

Meeker asked what the draft said about on-street parking? It said that guests had to park on a paved surface, Cailloux replied. So, Meeker continued, if visitors came to the STR, and there was not room in the driveway and they parked on the street, they would be in non-compliance. That was correct, said Cailloux.

Holland mentioned that if he had a party, he could have 20 people parking on the street, and that would be fine. They were not treating STRs any differently than other home-based business, Cailloux pointed out, saying that visitors to home-based businesses could not park on the street.

The Mayor said she would say “yes” on both counts. Brown agreed, but Destadio said he was “yes” on the garbage, but had reservations about banning on-street parking, saying extra guests at a party would need to park on a paved surface. Learnard stated that the ordinance said “no parties” at STRs and the platforms prohibited them, as well.

Holland said he could agree with both the parking and garbage restrictions, and Destadio said he, too, would be fine with them.

The next item was the requirement that neighbors be mailed a notification of the existence of the STR. Learnard said she found that to be punitive and difficult to enforce, and Council agreed they did not want it. Holland said he had changed his mind on this and now believed they could rely on the goodness of their neighbors to keep others informed, while Brown said she would like some type of notification, mentioning that notice of zoning hearings went out to neighbors. She said she would be okay, though, if there was a searchable database of permitted STRs on the City website, and Meeker said they would include that language.

A local contact person was required, and the draft said they must be at least 21 years old, although the Planning Commission, after much discussion of brain development and the age at which cars could be rented, suggested 25. However, the State allowed property managers to be 18. Council agreed that 21 would be reasonable, although Holland and Brown said they would prefer 25. Holland then said he could live with 21.

Council agreed that the permit and the local contact information must be posted on-site.

The next item mentioned fines for violations, and Learnard wanted clarification. Was a violation just a complaint by a neighbor? Cailloux said it would mean they were not complying with the ordinance. The Planning Commission recommended a tiered system of fines, starting at \$500 for the first violation, then \$750, then \$1,000 for the third violation. Council said they were okay with that system.

Meeker asked about the statement that the permit would be revoked for 24 months after the third violation. If there was a really egregious situation, he said he would hate to have to go through all the whole process. There was a section that allowed the City Manager to revoke a permit for any violation, Cailloux told him.

Learnard asked Cailloux how they arrived at \$400 for the application fee. She said it would cover the third-party building inspector, which was \$100 an hour, and the cost of the background check. They divided the \$7,000 annual cost of the monitoring program among the assumed number of STRs. All totaled, it was \$409, rounded down to \$400.

Holland wondered if a background check was needed every year. Curnow said it was up to Council. Learnard said it did beg the threshold of what was acceptable. What was the rationale?

Cailloux said the draft stated a permit would not be issued to any owner or representative who had been convicted of or taken a plea of nolo contendere to a felony or any crime of moral turpitude within five years or within two years of a misdemeanor, except for traffic violations.

Background checks were required for other licenses, such as alcohol licenses, Meeker noted. He was not saying this was the same thing, but there was a precedent for requiring a background check.

Learnard suggested there be one background check upon the original application. Holland suggested once every five or 10 years. Brown, citing her 21 years in law enforcement, said doing a background check never did any harm, and she would support doing them annually. Destadio

disagreed with annually but said every three to five years would be fine. The Mayor stuck with one time initially. Brown suggested every two years, but Learnard disagreed. Holland said most citizens were trustworthy, and he could go with just one background check. The fees should go down in year two because of this, and Cailloux said they would. The majority agreed that only an initial background check would be required.

There was an item on the checklist about late application fees, but Cailloux said that should have been removed.

Learnard remarked that these checks and balances should prohibit another Greystone Court type situation and would protect owners, guests, and the neighborhoods.

What if an STR owner refused to get a permit? Holland asked. They would be cited in Municipal Court, Meeker stated. It would be a misdemeanor ordinance violation which would leave them ineligible to operate for two years.

Brown asked how much they would be fined? Would it be cheaper to operate and be fined than pay the permit fees? Meeker said the maximum fine was limited by the City Charter to \$1,000, but they could turn it over to the Department of Revenue for unpaid hotel/motel taxes. They would also have problems getting a permit in the future.

Brown asked if they should write a penalty into the ordinance? She said she did not want to leave any loopholes. They could add an ineligibility provision saying that if they were convicted of operating without a permit, they could not get a permit for five or 10 years, Meeker offered.

The tiered system was in place, Moon remarked, and the Police could write that citation every day they found they were in violation. Meeker said if they issued a search warrant and found the STR had operated for 21 days, they could fine them the maximum for each of those days. This was all covered in the ordinance.

Learnard asked Felmet what the fire inspection required. He said the emergency guide needed to be posted; they would check exits and make sure there were tagged fire extinguishers and interconnected smoke alarms on every level and in sleeping areas. Carbon monoxide alarms might be required if natural gas or propane was included. They would also check the electrical system and look at the location of grills and fire pits.

Brown asked about windows in basements. Felmet said all sleeping areas had to have two means of egress. If a room was used for sleeping, the window had to be accessible and operable and large enough for a

body to fit through.

Learnard asked Curnow if he needed any further clarification, and he said it seemed clear. Holland asked how long this would take? Curnow said they would compile the information and bring it back to a future Council meeting.

Holland stated he thought this was fair to all people affected, and he had put a lot of work and thought into this. They had restricted the number of STRs and agreed to a grandfather clause for those who were doing business now. He said he was proud of Council for finally reaching this agreement. Destadio said he agreed.

Adjourn

There being no further business, Learnard adjourned the workshop at 8:30 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

City Council of Peachtree City
Meeting Minutes
Thursday, March 7, 2024
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, March 7, 2024. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Laura Johnson, Suzanne Brown, Clinton Holland, and Frank Destadio.

Meeting Video Link: Watch: [City Council Meeting - March 7th, 2024](#)

Pledge of Allegiance and Moment of Silence

Presentation

Announcements, Awards, Special Recognition

A. Peachtree City's 65th Anniversary's Special Tribute

A video commemorating Peachtree City's 65th anniversary was presented. The Mayor introduced Lee Eltzroth, President of the Friends of the Peachtree City Library. Eltzroth noted that documents related to the founding of the City were available online through the Digital Library of Georgia.

She said the Friends commissioned Martin Pate to paint a portrait of Floy Farr, one of the City's founders, and it now hung in the Library. Last year, the Friends, aided by citizen Charlie Nelson, commissioned a portrait of Joel Cowan, another City father and its first Mayor. Cowan's children, grandchildren, and great-grandchildren were present at the meeting, and his daughter expressed all their gratitude and said her parents were sorry they could not be present.

The Mayor then read a short piece written by then-Mayor Bob Lenox for Peachtree City's 50th anniversary in 2009. It reflected on the City's growth and the challenges it faced.

Public Comment

John Dufresne noted that the City collected a \$45 fee every three years for golf cart registration. The maximum allowed by law for registrations was \$15 a year. He said Council discussed short-term rentals at their 16 November 2023 City Council meeting and the City Attorney made some comments he thought were relevant to golf cart fees. One was that fees should be related to actual costs, and the City could not profit from the collection of registration fees; the fees should approximate costs. Dufresne said the City was making money off the cart registrations because there were no costs associated with registration. He asked Council to make the fee \$15 for a period of three years.

Lloyd Smith introduced himself as President of the Peachtree City Pickleball Club,

which, with more than 800 members, was the largest Pickleball Club in the state. He urged Council to provide more pickleball courts and to remember the needs of pickleball players in the Recreation Master Plan that was being created.

Ralph Hale expressed dismay that Council was allowing short-term rentals in neighborhoods and asked how this was beneficial to residents. He thought voters should have had a chance to speak their minds through a referendum.

Agenda Changes

Minutes

Destadio moved to approve the February 6, 2024, City Council Workshop Minutes, February 15, 2024, Regular Meeting Minutes, and February 15, 2024, Executive Session Minutes. Johnson seconded. Motion carried unanimously.

A. February 6, 2024 City Council Workshop Minutes

APPROVED 5-0

B. February 15, 2024 Regular Meeting Minutes

APPROVED 5-0

C. February 15, 2024 Executive Session Minutes

APPROVED 5-0

Consent Agenda

Johnson moved to approve Consent Agenda items A-D. Destadio seconded. Motion carried unanimously.

A. FY24 Budget Amendment- Father/Daughter Dance Sponsorships

APPROVED 5-0

B. Chick-fil-A Southside Stormwater Facility Maintenance Agreement

APPROVED 5-0

C. Chick-fil-A Kedron Stormwater Facility Maintenance Agreement

APPROVED 5-0

D. 2024 Statewide Mutual Aid Agreement – GEMA/Homeland Security

APPROVED 5-0

Old Agenda Items

None

New Agenda Items

A. 03-24-01 Approve purchase contract for property located at 102 Guthrie Way, Peachtree City, GA 30269.

Assistant City Manager Justin Strickland said for at least the past three years, they had been looking at providing more space for the Police Department for uses including offices and evidence storage. There were plans to construct a building

behind the current Police Department, he continued, then another opportunity presented itself when the owner of 102 Guthrie Way approached them. If they purchased this property, Strickland said, they would have what would be the City's largest facility at 21,000 square feet. The building they had been considering constructing would have been 4,000 square feet, but they could get this at about the same price, Strickland remarked. It contained a state-of-the-art training center that law enforcement agencies were already using, as well as providing storage and office space.

Strickland said Chief Janet Moon was present if anyone had questions for her. The City Attorney was also present to answer questions about the agreement. Staff was very excited about this, he remarked, and recommended Council approve it.

Destadio stated this was an outstanding opportunity, and the Mayor echoed that.

Brown moved to approve New Agenda item 03-24-01, purchase contract for property located at 102 Guthrie Way. Holland seconded. Motion carried unanimously.

B. ~~03-24-02 Resolution In Opposition of the TDK Extension~~
Removed by request

Public Hearings

None

Council/Staff Topics

A. Request to Defer Public Hearing for Sign Variance at 100 Huddleston Road to July

Strickland noted that this had come to Council in December and was tabled. The applicants had now requested it be postponed until July.

Learnard asked if an exact date was needed? Meeker said this was a Council/Staff topic, so it was more to gauge if there were objections or concerns. It was scheduled to be on the next agenda, but if they were agreeable, it would not be.

Holland noted there was only one meeting in July, and that agenda was usually packed. Maybe they could postpone it to August? Meeker said they could let the applicant know that August was the target date. Destadio said it should be up to the applicant, and Meeker said Holland had a good point.

B. Fire Department ISO rating

Fire Chief Clint Murphy announced that Peachtree City had retained its Class One rating from the Insurance Services Office (ISO), making it an "elite" fire department. Out of 50,000 fire departments nationwide, fewer than 500 earned this ranking; only 24 of those were in Georgia. For property owners, this rating meant insurance

premiums would be lower.

C. 65th Anniversary Challenge Coin

To help celebrate the 65th anniversary, Strickland stated, the City was offering ways for citizens to win or earn challenge coins. He urged residents to subscribe to The Slice newsletter, download the navigation app, attend some of the engagement opportunities with officials, and follow them on social media to learn about how to win a coin.

Executive Session

NONE

Adjourn

There being no further business, Destadio moved to adjourn at 7:05 p.m. Brown seconded. Motion carried unanimously.

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: Paul Salvatore, Finance Director 3/13/2024
Justin Strickland, Assistant City Manager 3/15/2024
Robert Curnow, City Manager 3/15/2024

DATE: March 21, 2024

SUBJECT: Fiscal Year 2023 Budget Amendment

Recommendation:

Approve the attached budget amendment to amend the 2023 budget resolution.

Discussion:

Attached please find budget amendment 23-36 for fiscal year 2023 submitted for your approval. This budget amendment is housekeeping in nature and is necessary for the annual audit and to issue financial statements for the fiscal year ended September 30, 2023.

Both Fund 265 – Keep Peachtree City Beautiful and Fund 275 - Hotel/Motel Tax remit all revenue to other funds and entities. We received more revenue than we had budgeted - which also means we had more expenditures than budgeted. This budget amendment increases both revenue and expenditures to actual. There is no impact on Fund Balance.

Budget Impact:

The proposed budget amendment increases both revenue and expenditures in the Keep Peachtree City Beautiful and the Hotel/Motel Funds.

Attachments:

1. Budget Amendments for FY2023 Hotel Motel and KPTCB

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

23-36

09/30/2023

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2023 Budget Resolution increasing Revenue and Expenditures in Fund 265 and 275 to reconcile year end to actual.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Teaa Allston-Bing, Director - Human Resources & Risk Management 3/14/2024
Paul Salvatore, Finance Director 3/14/2024
Justin Strickland, Assistant City Manager 3/15/2024
Robert Curnow, City Manager 3/15/2024

DATE: March 21, 2024

SUBJECT: On-call staff for Kedron Fieldhouse

Recommendation:

Approve the addition of (1) on-call part-time Recreation Leader (salary grade 107) and (1) on-call Recreation Supervisor (salary grade 110) at Kedron Fieldhouse and Aquatic Center effective immediately.

Discussion:

The Kedron Fieldhouse has a total staff of eleven (11), with just two (2) full-time positions. This means that the majority of our team members are part-time, constituting approximately 80% of our workforce. While this method has been effective previously, the changing landscape of our workforce presents new challenges. Our part-time employees, many of whom are balancing full-time roles or multiple jobs, find it increasingly difficult to cover additional shifts. Introducing more floaters into our workforce should help alleviate our coverage issues. Additionally, ensuring adequate coverage across all areas becomes more difficult when our part-time staff need time off due to various reasons such as illness, medical appointments, vacation, emergencies, and similar circumstances. Despite our best efforts, these situations can sometimes strain our resources and impact the quality of service we aim to provide.

To address this issue, we took the initiative to add one (1) on-call Recreation Leader position in 2021. This addition has proven to be very successful in bolstering our coverage, particularly during evenings and weekends. However, we believe that adding these floating positions to our team would greatly enhance our ability to maintain consistent and reliable service levels at Kedron.

Budget Impact:

Approval of this recommendation would add two employees to the City's headcount, but there would be no budget impact for employing an on-call Recreation Leader and Supervisor to fill-in for the department's regular part-time employees as hours required

for shift coverage would remain the same.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: David Borkowski, City Engineer 3/14/2024
Justin Strickland, Assistant City Manager 3/15/2024
Robert Curnow, City Manager 3/15/2024

DATE: March 21, 2024

SUBJECT: SP Meditec Stormwater Facility Maintenance Agreement

Recommendation:

Approve the attached Stormwater Management Facility Maintenance Agreement with Dividend Highway 74 Partners, LLC and SP Real Estate, LLC for the SP Meditec development.

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.

Dividend Highway 74 Partners, LLC and SP Real Estate, LLC has submitted their agreement to the City and, staff recommends signing the agreement in accordance with our ordinance.

Budget Impact:

There is no budget impact with this item.

Attachments:

1. SP Meditec SW agreement 2023-09-14

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 14th day of September, by and between Dividend Highway 74 Partners, LLC and SP Real Estate, 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 762 Highway 74 South, Peachtree City, GA 30269, as recorded by deed in the land records of Fayette County, Georgia, Deed Book 101, Page 470 (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 "SP Meditec Manufacturing Facility", dated August 16, 2023, and approved by the City on (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater, as indicated, within the confines of the Property;

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

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

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

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

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

WITNESS the following signatures and seals:

Signed, sealed and delivered
in the presence of:



My commission expires: 12.9.23

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires: _____

Maintenance Facility Contact Information: (Please print or type)

Name

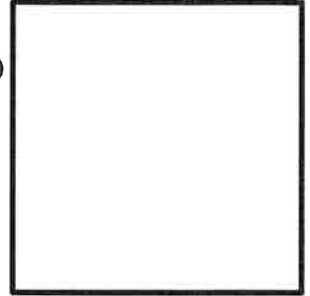
E-mail address

Address

City/State/Zip

Telephone Number

[Signature] (Corp. Seal if applicable)
(Owner Signature)
Highway 74
(Owner Printed Name & Company Name)
SP Real Estate, LLC



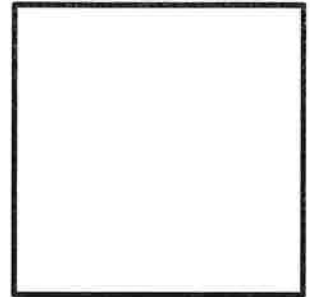
PEACHTREE CITY, GEORGIA

By: _____

(Seal)

Name: _____

Title: _____



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM:

David Borkowski, City Engineer	3/14/2024
Cathy Wilder, Recreation	3/14/2024
Angela Egan, Purchasing Agent	3/14/2024
Kelly Bush, Assistant Finance Director	3/14/2024
Paul Salvatore, Finance Director	3/14/2024
Justin Strickland, Assistant City Manager	3/15/2024
Robert Curnow, City Manager	3/15/2024

DATE: March 21, 2024

SUBJECT: 03-24-02 Tennis Center Pro Shop Renovation Project

Recommendation:

Award the bid to Crown Service Contractors for the amount of \$467,105 for the renovation of the Tennis Center Pro Shop building.

Discussion:

The pro shop building is in need of roof repairs and interior renovations. Staff had CPL Architects design the plans for the renovation and put the plans out to bid. Five bids were received and are as follows:

- AWG Construction \$353,375.00
- Crown \$467,105.00
- McLeRoy \$483,913.95
- PE Structures \$484,750.00
- Brad Construction \$485,983.00

Staff reviewed the bids and the apparent low bidder was not e-verified. In addition, after bid opening AWG withdrew their bid after they discovered one of their subcontractors underestimated their work. Therefore staff went to the next lowest bid and reviewed their documentation. After review of Crown's information Staff has found it acceptable and is recommending award of the contract to Crown.

Budget Impact:

Adequate funding is available in account 230-6110-541200-CIP23-26

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM:

Angela Egan, Purchasing Agent	3/13/2024
Kelly Bush, Assistant Finance Director	3/14/2024
Paul Salvatore, Finance Director	3/14/2024
Justin Strickland, Assistant City Manager	3/15/2024
Robert Curnow, City Manager	3/15/2024

DATE: March 21, 2024

SUBJECT: 03-24-03 Field of Hope Turf Resurfacing Project

Recommendation:

Award the bid for the Field of Hope turf resurfacing project from Advanced Sports Group LLC for a total amount not to exceed \$340,000.

Discussion:

The Field of Hope is located at the Peachtree Athletic Complex and is home to the Challenger Baseball League. The unique artificial turf surfacing at the Field of Hope allows players of all abilities to participate in the sport. Little League also regularly uses the field for practices and games to develop its youngest players as part of their t-ball program. The current surfacing at the Field of Hope was installed 20 years ago and is at the end of its useful lifecycle. Cracking, tearing, and other signs of deterioration are evident, and some areas could present hazards for players if not promptly addressed.

Staff solicited bids for resurfacing the Field of Hope with an artificial turf system. Bids followed plans drafted by an engineering and architectural design firm to include the demolition of the existing surface and asphalt, building of a new drainage system, and installation of artificial turf. Three qualified bids were received for the project, with the lowest bid from Advanced Sports Group LLC in the amount of \$340,000.

Budget Impact:

\$292,575 Funding available in FY 2024 CIP- 335-6110-541200-CIP23-09. The \$47,425 additional funding required will be reallocated from CIP Contingency 335-1511-540049.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM:

Robin Cailloux, Planning Director	3/14/2024
Angela Egan, Purchasing Agent	3/14/2024
Kelly Bush, Assistant Finance Director	3/14/2024
Paul Salvatore, Finance Director	3/14/2024
Justin Strickland, Assistant City Manager	3/15/2024
Robert Curnow, City Manager	3/15/2024

DATE: March 21, 2024

SUBJECT: 03-24-04 Gateway Bridge Landscape Project

Recommendation:

Award the bid for the Gateway Bridge landscape project to Brightview Landscape Services for a total amount not to exceed \$530,272.78.

Discussion:

The Gateway Bridge landscape project is the final phase of the Gateway Bridge 2017 SPLOST project 9. A copy of the landscape plan and a selection of renderings of the finished landscape installation are attached to this memo.

The final plan for the Gateway Bridge required substantial earth-movement to meet the required grades. The resulting slopes of the landing pathways are very steep and are subject to quick erosion. Grasses were planted to temporarily stabilize the soil while a final landscaping plan was developed. Permanent landscaping to stabilize and prevent further erosion is required to protect the multi-million dollar public investment in the path and bridge crossing.

In addition, between 43,000 to 46,000 vehicles pass this site daily, meaning that at least 46,000 people view this entrance into Peachtree City every day. Therefore, the landscape plan was designed with three (3) primary objectives:

1. Prevent further erosion
2. Select appropriate plants to reduce long-term maintenance requirements
3. Create a beautiful entrance to the City that meets the City's vision of Uncompromised Excellence.

Because of the extreme slopes, much of the area is too steep for regular mowing. The plan calls for a mixture of evergreen and flowering bushes, deciduous trees with colorful fall foliage, low retaining walls, and vegetative ground-cover. The total area to be landscaped is about 8 acres with 3 acres on the north bridge landing site and nearly 5 acres on the south bridge landing site. The bid issued also requires the winning contractor to maintain the plantings and mulch for the first 2 years after installation, further insuring the public investment in the landscaping and reducing staff time in maintenance.

The request for bids was released by the City and we received four qualified responses. All Brightview Landscape Services submitted the lowest bid, including a 2-year maintenance agreement, for a total of \$530,272.28.

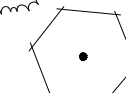
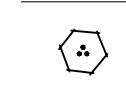
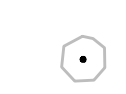
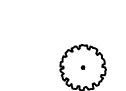
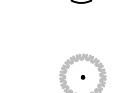
Budget Impact:

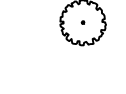
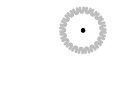
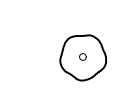
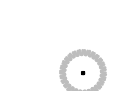
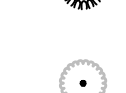
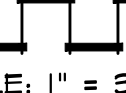
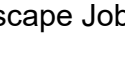
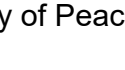
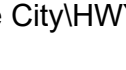
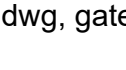
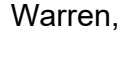
The item is funded through the SPLOST 2017 program; it is budgeted in general ledger account 321-4220-541400-SP17-009 with the balance reallocated from SPLOST 2017 Contingency.

Attachments:

1. Gateway Bridge Landscape Plan
2. Gateway Bridge Landscape Renderings

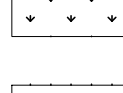
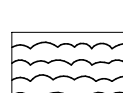
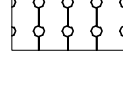
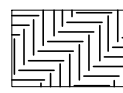
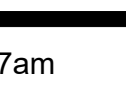
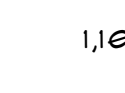
PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME
	RM	5	OCTOBER GLORY MAPLE
	KD	8	DWARF PINK KOUBA DOGWOOD
	CRY	3	CRYPTOMERIA
	CC2	9	CAROLINA SAPPHIRE CYPRESS
	GB	5	GINKGO TREE
	NH	15	NELLIE R. STEVENS HOLLY
	LM	2	CRAPE MYRTLE MUSKOGEE
	MG2	3	SOUTHERN MAGNOLIA
	TD2	2	BALD CYPRESS

SHRUBS	CODE	QTY	COMMON NAME
	AR	93	ROSE CREEK ABELIA
	BM	41	MISS MOLLY BUTTERFLY BUSH
	BS	11	AMERICAN BOXWOOD
	CB	8	RED CAMELLIA
	CYP	59	GOLDEN MOP
	CL	52	JAPANESE CLEYERA
	CC3	240	CREEPING COTONEASTER
	DE	21	VINTAGE JADE DISTYLIUM
	GF	1	FROSTPROOF GARDENIA
	GO	16	SCENTAMAZING GARDENIA
	HL	50	LIMELIGHT HYDRANGEA
	IH	40	HELLERI JAPANESE HOLLY
	IN	100	DWARF YAUPOON HOLLY
	IL	55	VIRGINIA SWEETSPIRE
	LC	90	CRIMSON FIRE LOROPETALUM
	MS	24	ADAGIO MAIDEN GRASS
	MC	129	PINK MUHLY GRASS
	NP	15	FIREPOWER NANDINA
	OF	20	TEA OLIVE
	RA	12	WHITE INDIAN HAWTHORN
	KR	11	PINK KNOCKOUT ROSE
	TE	9	EMERALD ARBORVITAE

LANDSCAPE NOTES

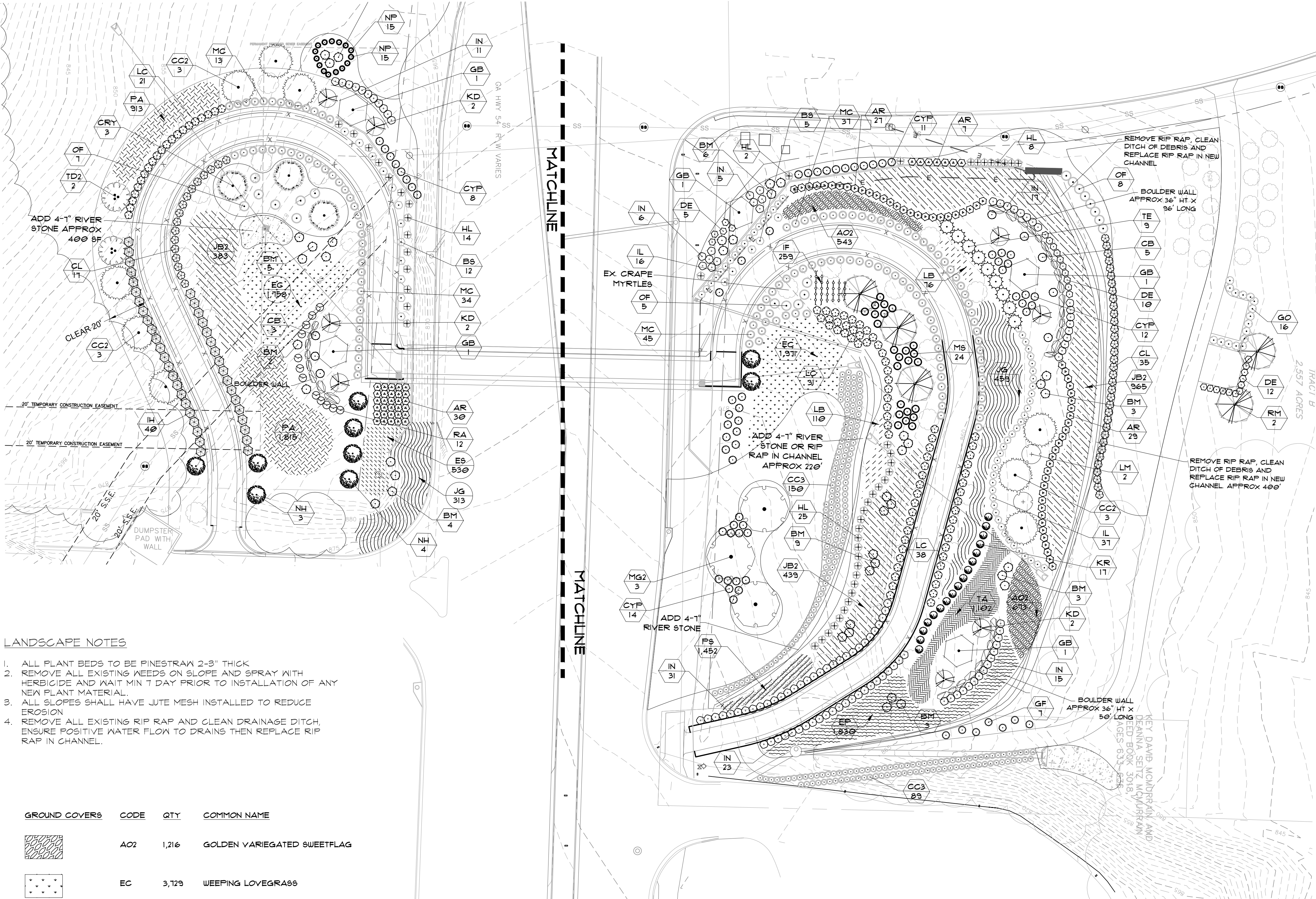
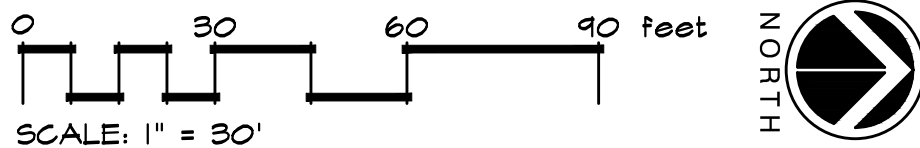
1. ALL PLANT BEDS TO BE PINESTRAN 2-3" THICK
2. REMOVE ALL EXISTING NEEDS ON SLOPE AND SPRAY WITH HERBICIDE AND WAIT MIN 7 DAY PRIOR TO INSTALLATION OF ANY NEW PLANT MATERIAL.
3. ALL SLOPES SHALL HAVE JUTE MESH INSTALLED TO REDUCE EROSION.
4. REMOVE ALL EXISTING RIP RAP AND CLEAN DRAINAGE DITCH, ENSURE POSITIVE WATER FLOW TO DRAINS THEN REPLACE RIP RAP IN CHANNEL.

GROUND COVERS	CODE	QTY	COMMON NAME
	A02	1,216	GOLDEN VARIEGATED SWEETFLAG
	EC	3,129	WEEPING LOVEGRASS
	ES	530	PURPLE LOVEGRASS
	EP	1,830	PURPLE WINTERCREEPER
	IF	259	BLUE STAR CREEPER
	JG	112	GOLDEN PACIFIC SHORE JUNIPER
	JB2	1,181	BLUE RUG JUNIPER
	LB	186	BIG BLUE LILYTURF
	PA	2,128	FACHYSANDRA
	PS	1,452	CREEPING PHLOX
	TA	1,102	ASIATIC JASMINE

PEACHTREE CITY, GA PLANT GUARANTEE NOTES

- (A) ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PREPARED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI Z60.1).
- (B) ALL PLANT MATERIAL SHALL BE MAINTAINED IN COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL TREE CARE STANDARDS AS PREPARED BY THE TREE CARE INDUSTRY ASSOCIATION (TCIA) AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300).
- (C) IT SHALL BE THE DUTY OF ANY PERSON OR PERSONS OWNING OR OCCUPYING PROPERTY SUBJECT TO THIS ORDINANCE TO MAINTAIN SAID PROPERTY IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE. PROPERTY SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM OF THREE INCHES OF FRESH MULCH AT LEAST ONCE EACH YEAR TO PREVENT WEED GROWTH AND TO MAINTAIN SOIL MOISTURE. PLANT MATERIALS SHALL BE PRUNED AS NECESSARY TO MAINTAIN GOOD HEALTH AND CHARACTER. TURF AREAS SHALL BE MOVED PERIODICALLY. ALL ROADWAYS, CURBS AND SIDEWALKS SHALL BE EDGED WHEN NECESSARY IN ORDER TO PREVENT ENGROACHMENT FROM ADJACENT GRASSED AREAS.
- (D) WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AT OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT ON RIGHTS-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- (E) A MAINTENANCE INSPECTION OF TREES SHALL BE PERFORMED PERIODICALLY WITHIN AND AT THE END OF THREE FULL YEARS FROM THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTIONS ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- (F) THE OWNERS OF THE PROPERTY AND THEIR AGENTS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE, BUT NOT BE LIMITED TO, FERTILIZATION, PRUNING (WITHIN LIMITS), PEST CONTROL, MULCHING, MOWING, PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION AND RELATED MATERIAL, WATERING SCHEDULE FOR IRRIGATION SYSTEM AND ANY OTHER CONTINUING MAINTENANCE OPERATIONS REQUIRED TO MAINTAIN THE HEALTH AND VITALITY OF ALL PLANT MATERIAL. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN SHALL CONSTITUTE A VIOLATION OF THIS ORDINANCE AND SHALL RESULT IN ISSUANCE OF APPROPRIATE CITATIONS AND/OR FINES.
- (G) ALL PLANT MATERIAL SHALL BE ALLOWED TO REACH ITS MATURE SIZE AND SHALL BE MAINTAINED AT ITS MATURE SIZE, EXCEPT FOR TRIMMING AND PRUNING DONE IN STRICT ACCORDANCE WITH THE TERMS, CONDITIONS AND PROVISIONS OF A PERMIT ISSUED BY THE CITY. VEGETATION SHALL NOT BE CUT OR SEVERELY PRUNED OR OTHERWISE DAMAGED SO THAT THEIR NATURAL FORM IS IMPAIRED. A VIOLATION OF THIS SECTION SHALL SUBJECT THE VIOLATOR TO A FINE AS SPECIFIED WITHIN THE LAND DEVELOPMENT ORDINANCE. IN ADDITION TO THIS FINE, THE OWNER OF THE PROPERTY WHERE A VIOLATION HAS OCCURRED SHALL BE REQUIRED TO REPLACE EACH UNLAWFULLY PRUNED, DAMAGED, OR REMOVED TREE WITH A TREE OF EQUAL SIZE AS DETERMINED BY THE CITY.

1. THE PROPERTY OWNER SHALL GUARANTEE ALL PLANT MATERIAL FOR A MINIMUM OF THREE YEARS FROM THE DATE OF ACCEPTANCE BY THE CITY LANDSCAPE ARCHITECT AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THEREAFTER, THE CITY LANDSCAPE ARCHITECT SHALL INSPECT SAID IMPROVEMENT AND SHALL MAKE A DETERMINATION OF WHETHER OR NOT THE REQUIRED TREES AND LANDSCAPING ARE HEALTHY AND HAVE A REASONABLE CHANCE OF SURVIVING TO MATURITY. THE OWNER SHALL BE NOTIFIED BY LETTER OF ANY REPLACEMENTS OR RESTORATION THAT MUST BE MADE TO MAINTAIN COMPLIANCE WITH THIS ORDINANCE. ALL UNHEALTHY AND DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN 45 DAYS OF RECEIPT OF SUCH LETTER IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
2. AFTER DEVELOPMENT IS COMPLETE, THE CITY LANDSCAPE ARCHITECT SHALL CONTINUE TO MAKE RANDOM INSPECTIONS TO INSURE THAT ALL EXISTING TREES OF PROTECTED SIZE AS WELL AS REPLACEMENT AND/OR SUPPLEMENTAL TREES ARE MAINTAINED. TREE PLANTING SHALL BE REQUIRED SHOULD ANY OF THESE TREES DIE, BE REMOVED, OR BE DESTROYED AT ANY TIME AFTER COMPLETION OF DEVELOPMENT. THIS REGULATION APPLIES TO ALL PROJECTS REGARDLESS OF THE DATE THE DEVELOPMENT PERMIT OR DEVELOPMENT APPROVAL WAS ISSUED.



P.O. BOX 2250 PEACHTREE CITY, GA 30069
PHONE (678) 818-6568

PEACHTREE CITY
GATEWAY BRIDGE LANDSCAPE
PEACHTREE CITY, GA
FAYETTE COUNTY

OVERALL LANDSCAPE PLAN

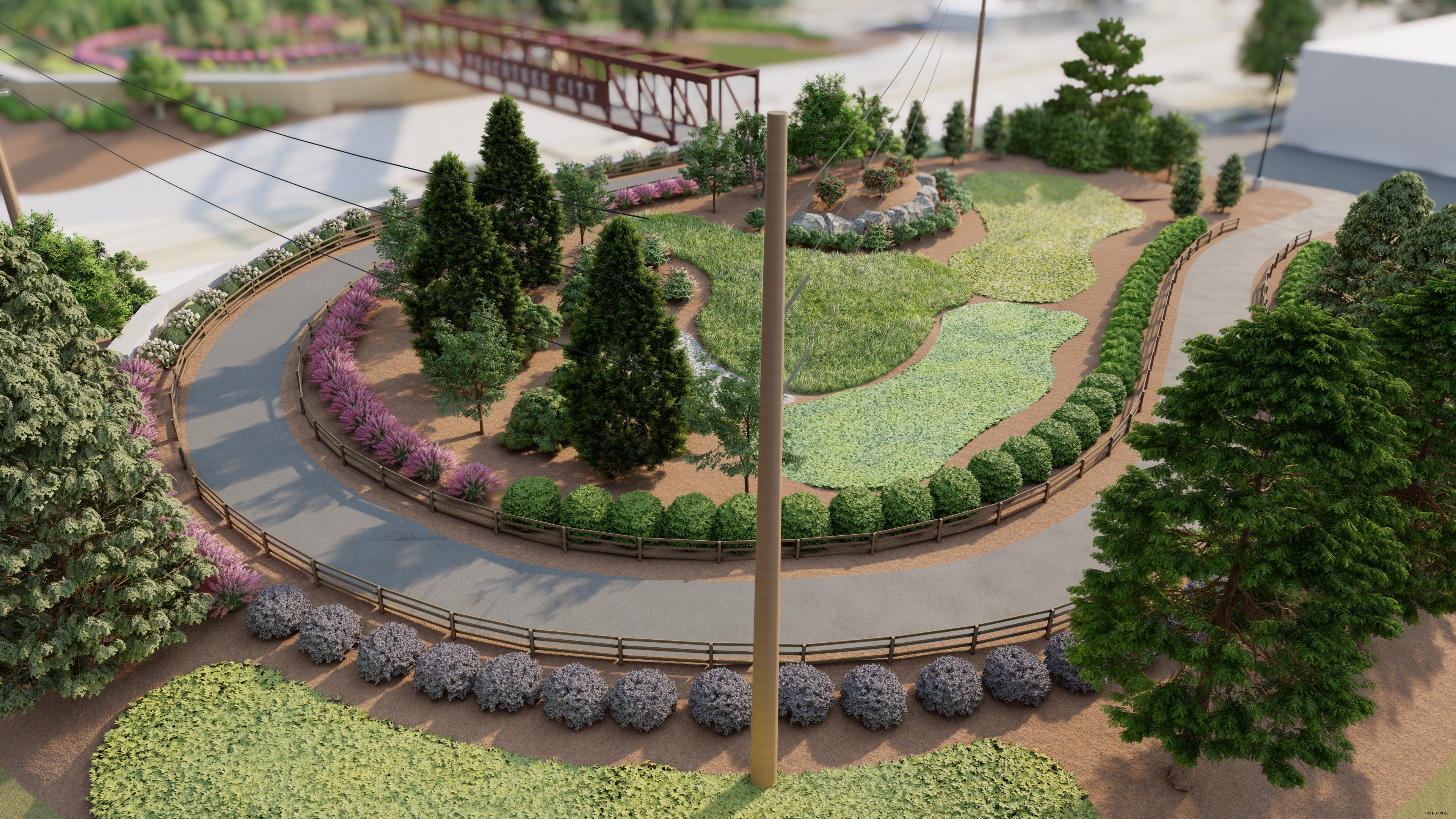
REVISIONS	
PER CITY COMMENTS 10.30.2023	
1.	REVISED PER CITY COMMENTS 10.30.2023
2.	
3.	
4.	

DATE:	10/30/2023
SCALE:	1"=30'
FILE NUMBER:	
DRAWN BY:	WRE
REVIEWED BY:	WRE

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

L100







CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Yasmin Julio, City Clerk 3/14/2024
Robert Curnow, City Manager 3/14/2024

DATE: March 21, 2024

SUBJECT: 03-24-05 New Alcohol License - Momonoki - 2100 Highway 54 E, Unit 100

Recommendation:

Approve a new alcohol license for Momonoki, located at 2100 Highway 54 E, Suite 100.

Discussion:

Momonoki, 2100 Highway 54 E, Suite 100, has submitted a request for a new alcohol license. Ms. Rebecca Porter has requested to be appointed as the Licensee and as the License Representative.

The business location and Ms. Porter have met the requirements of the alcohol ordinance to be granted a license.

Budget Impact:

The budgetary impact of the alcohol beverage license will be positive. The applicant will be required to pay the annual fee for malt beverage, wine, and distilled spirits, which is \$5,000, plus \$500 for Sunday sales.

Attachments:

1. Redacted application
2. Sign - Momonoki



Office of the City Clerk

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

Application for Alcoholic Beverage License

Business Name: MomonoKi	Business Location: 2100 SR-54E Unit 100	Number of Serving Bars: 1
Nature of Business: Restaurant	Mailing Address:	Business Phone Number: 770 304 3924
Name of Licensee: Rebecca Porter	Home Address: [REDACTED]	Home/Cell Phone Number: [REDACTED]
Name of License Representative:	Home Address: [REDACTED]	Home/Cell Phone Number:

Type of License:

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

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

Name:	Address:	Phone Numbers:
Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed	Please provide Home and Business Phone Numbers for individuals listed
Rebecca A. Porter	[REDACTED]	[REDACTED]

Contact Person:

E-mail Addresses for License Applicant(s):

MomonoKi.ptc@gmail.com

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

If YES, please provide name of employee: _____



ALCOHOLIC BEVERAGE LICENSE APPLIED FOR
Momonoki
Hearing before City Council of the City of Peachtree City
On the **21st** day of **March 2024** at **6:30** p.m.