



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



Work Session Agenda

October 3, 2024 | 9:30 AM

City Hall

1. **Call to Order**
2. **Public Comment**
3. **Work Session Discussion Items**
 - A. Presentation of Recreation Master Plan (Cyndee Bonacci, CPL)
 - B. Ratify all agreements executed by City Manager in preparation for Hurricane Helene. (Yasmin Julio)
 - C. Solid Waste Management Ordinance Amendment (Yasmin Julio)
 - D. Municipal Court Judicial Service Agreement (Kelly Bush)
 - E. SR 54 @ Huddleston Intersection Improvements
- Funding Source: 2017 SPLOST Project #7 - 321-4220-541400-SP17-007 and FCDA Grant.
 - F. Code revision to Lake Peachtree Access and Prohibited Activities Ordinance (Robin Cailloux)
 - G. Zoning text amendment to create a Short Term Rental permit (Robin Cailloux)
4. **Council/Staff Topics**
5. **Executive Session**
6. **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 and are in compliance with Title VI of the Civil Rights Act of 1964. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA or need assistance per Title VI, please contact the City's Title VI and 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 the Frances Meaders Council Chambers at City Hall. Page 1 of 314

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Harold Layton 9/27/2024
Yasmin Julio, Interim Assistant City Manager 9/27/2024
Justin Strickland, City Manager 9/27/2024

DATE: October 3, 2024

SUBJECT: Presentation of Recreation Master Plan

Recommendation:

No action is required as of this time.

Discussion:

The City of Peachtree City issued an RFP for a Parks & Recreation Master Plan. The RFP, identified as #23-114PPZ, was published on May 2, 2023, and closed on June 1, 2023. The City sought proposals from qualified consulting firms to provide services to develop a Parks and Recreation Master Plan on 08-17-2023, Council awarded the contract to CPL. The plan was intended to create a road map for ensuring just and fair quantity, proximity, and connections to quality parks and green space, recreation facilities, and programs throughout the community now and into the future. This was a system-wide approach in order to develop goals, policies and guidelines and prioritize strategies based on current and future funding scenarios. The Parks and Recreation Master Plan's purpose is to serve as a guiding document for future development and redevelopment of the community's system of parks and green space, recreation and programs for the next 5 years.

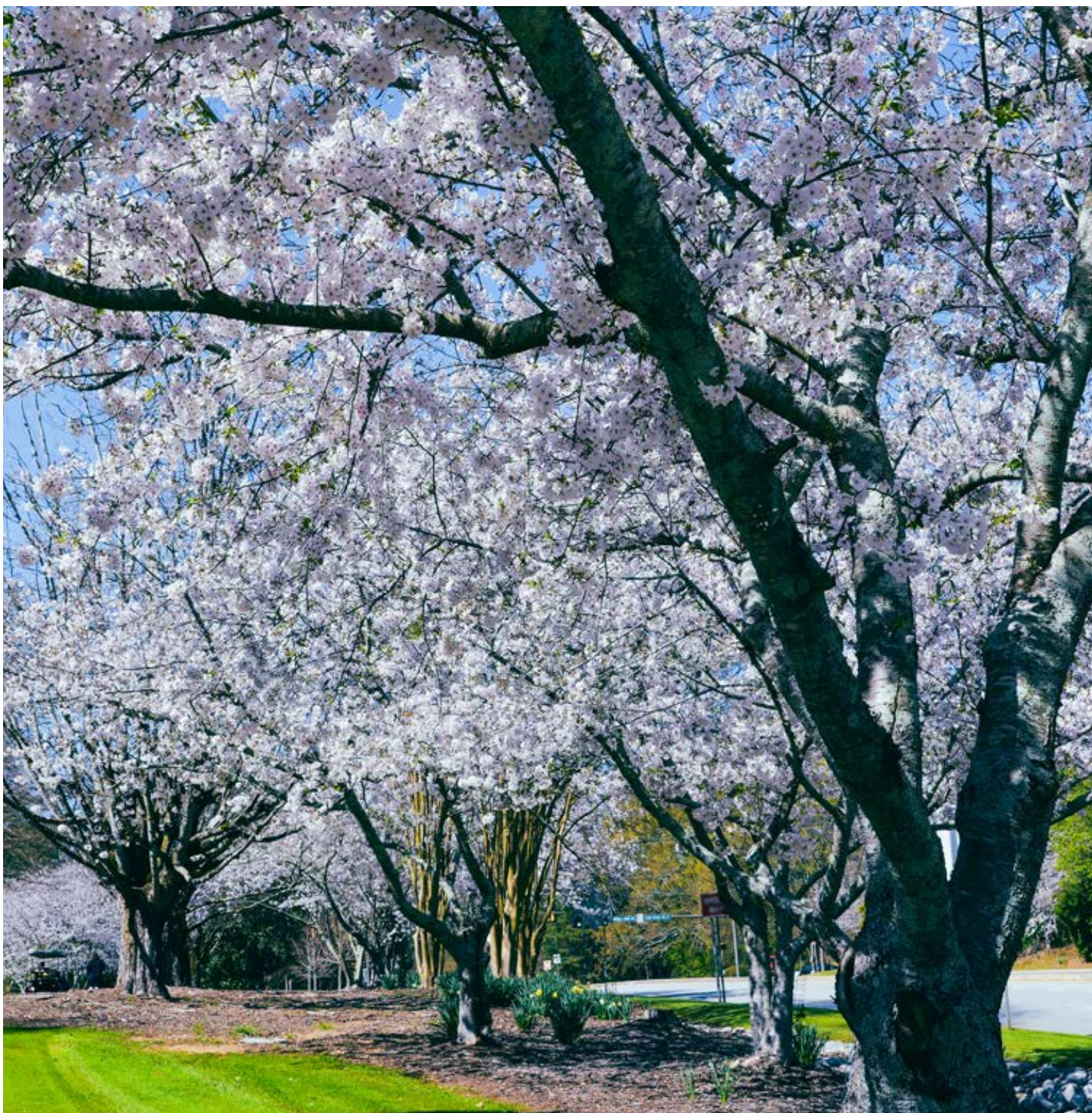
The process included a community survey, stakeholder interviews, and data resources. The community survey began on December 1, 2023 and closed on April 30, 2024 and received a total of 2,431 submissions. CPL also sent a team to inventory all the city's parks and amenities as well as grade the conditions of the amenities. CPL compiled this data and compared it to state and national agencies to determine the needs for our parks. The findings have been published in the draft that is being presented.

Budget Impact:

Implementation of this plan will be budgeted as projects are prioritized.

Attachments:

1. Peachtree City PRMP Working Draft _9.30



Peachtree City Parks & Recreation Master Plan 2024

WORKING DRAFT: SEPTEMBER 30, 2024

Acknowledgments

Thank you to the governmental partners, community members, elected officials and staff whose ideas and passions shaped this plan:

MAYOR & CITY COUNCIL

- Kim Learnard, Mayor
- Laura Johnson, Council Member - Post 1
- Suzanne Brown, Council Member - Post 2
- Clint Holland, Council Member - Post 3
- Frank Destadio, Mayor Pro Tem, Council Member-Post 4

PEACHTREE CITY ADVISORY COMMITTEE

- Robin Cailloux
- David Borkowski
- Jonathan Miller

PROJECT MANAGEMENT TEAM

- Cathy Wilder
- Bob Curnow
- Justin Strickland
- Yasmin Julio
- Harold Layton

INTERVIEW PARTICIPANTS

- Phil Prebor
- Jill Prouty
- Chris Helton
- Maria Puckett
- Curtis Quandt
- Dan Gibbs
- Laura Valente
- Carol Kelly
- Erin McDowell
- Steve Leon
- Quinn Bledsoe
- Jen Allred

- Shayne Robinson
- Lloyd Smith
- Mark Brown
- Travis Schug
- Robert Sanford
- Mike Wardwell
- Alan Livsey
- Chip Yarri
- Rob Copeland
- Billy Spezzano
- Kelly Duncan
- Mike King
- Chief Janet Moonv
- Dave Brown
- Kim Bramlett
- Keith Larson

CONSULTANT TEAM

- Cyndee Bonacci
- Mack Cain
- Catherine Newberry
- James L. Sipes, RLA
- Bob Betz
- Alexa Cruz
- Michael Tyler
- Jeana Fletcher



Unless otherwise specified in this report, image and graphic credits are attributed to CPL

Table of Contents

Table of Contents

1.0: Executive Summary 5

2.0: Introduction 11

3.0: Peachtree City Community Profile 31

4.0: Public Involvement41

5.0: Field Findings 61

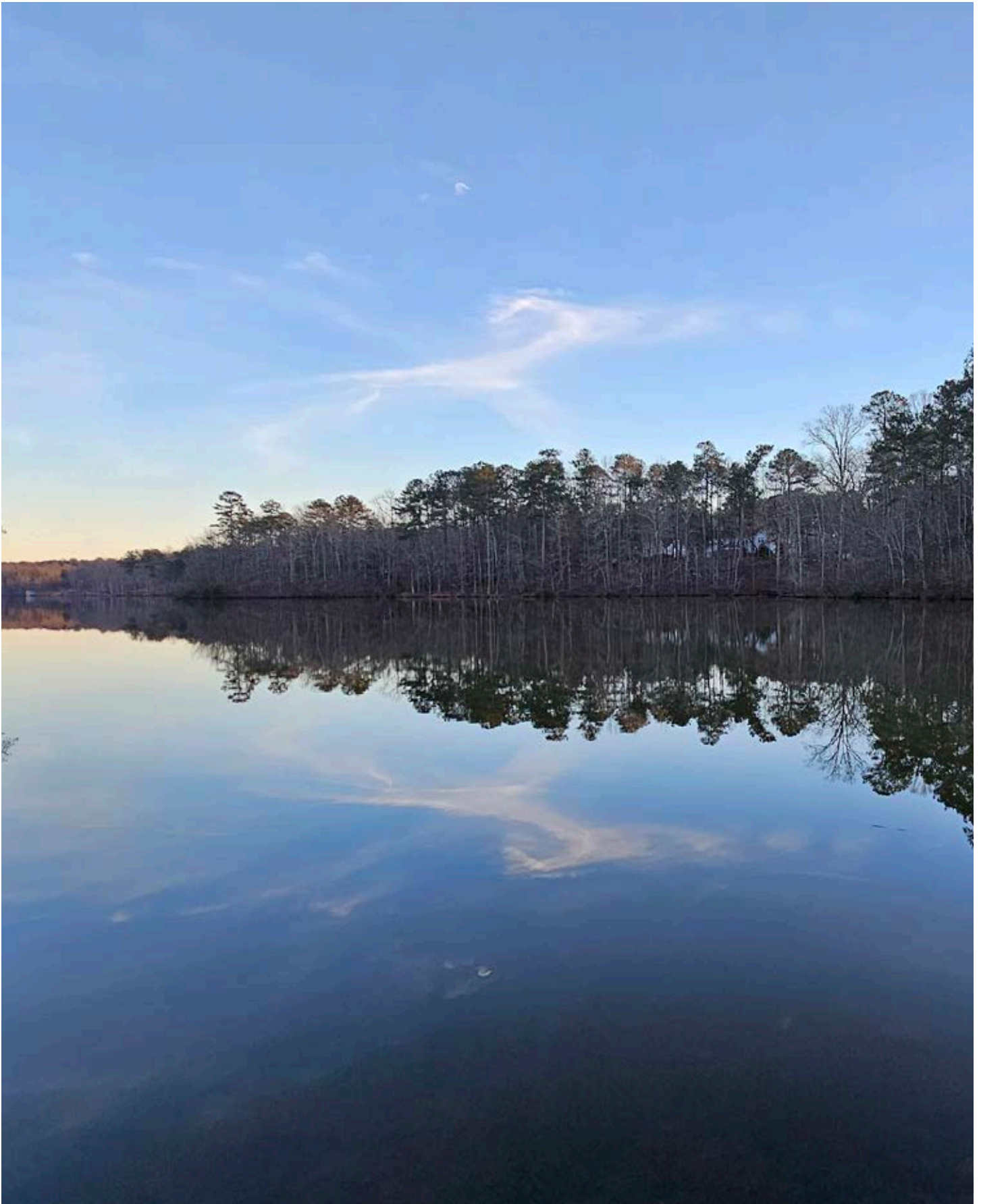
6.0: Gap Analysis & Needs Assessment 109

7.0: Recommended Peachtree City Standards 119

8.0: Peachtree City Recreation & Special Events Department 127

9.0: Recommendations 135

10.0. Appendices (App)..... 171



View of Lake Kedron

1.0: Executive Summary

The Peachtree City Parks & Recreation Master Plan is a long-range plan that will guide the maintenance and enhancement of the City's parks, trails, open spaces, events, programs and facilities over the next 5 to 10 years. The Master Plan will include opportunities for community and stakeholder involvement to ensure the Master Plan reflects the needs of Peachtree City residents.

The Master Plan also addresses park access and equity, park maintenance, park and facility improvement projects, and investment and funding strategies. Guidelines are provided to enhance parks, recreation facilities, trails, events and programs, safety, connectivity, health and wellness, and overall quality of life.

This Master Plan for Peachtree City also includes the following:

- A long-term vision for the City's parks and recreation system and its role in enhancing quality of life for Peachtree City residents.
- An inventory and condition assessment of parks and facilities.
- An evaluation of areas that lack greenspace and recreation opportunities.
- A plan for growth to keep pace with evolving park and recreational needs.
- A list of prioritized park investments to maintain current facilities and provide new recreational opportunities.

- Strategies to improve efficiencies in administering and maintaining the City's park system.
- Funding and partnership strategies to increase park revenues without burdening residents.
- An action plan for implementation.

PEACHTREE CITY RFP FOR A PARKS & RECREATION MASTER PLAN

This document is the result of a Request for Proposals issued by the City of Peachtree City for a Parks & Recreation Master Plan. The RFP, identified as #23-114PPZ, was published on May 2, 2023, and closed on June 1, 2023. The City sought proposals from qualified consulting firms to provide services to develop a Parks and Recreation Master Plan. The plan was intended to create a road map for ensuring just and fair quantity, proximity and connections to quality parks and green space, recreation facilities and programs throughout the community now and into the future. The City sought a system-wide approach in order to develop goals, policies and guidelines and prioritize strategies based on current and future funding scenarios.

The Parks and Recreation Master Plan created from this work was to be a guiding document for future development and redevelopment of the community's system of parks and green space, recreation, and programs over the next 5 years.

COMMUNITY PROFILE

The community profile has as its purpose the review of documents and planning data of relevance to the recreation planning process. In this way, all information that might impact on the Peachtree City recreation system will be incorporated into the plan preparation process.

Information and data included herein is presented and analyzed along with pertinent land use planning information, including the distribution of existing land use and forecast future land uses prior to developing design populations for the years 2029 and 2034, upon which the balance of the recreation master plan is based.

INVENTORY

During February 2024, the CPL team conducted a comprehensive inventory of all parks and recreational facilities of Peachtree City. Site visits were performed on multiple days to tour and walk the different parks, trailheads, and playgrounds. On-site observations were recorded to evaluate the condition of amenities, site access, and potential maintenance recommendations for future improvements.

For assessment purposes, the Peachtree City Parks and Recreational Facilities can be divided into four (4) major categories: Athletic Complexes, Community Parks, Neighborhood and City Parks, which include Playgrounds and Tot Lots, and Special Use Nature Areas and Trails. Peachtree City currently has the following facilities:

- 5 Athletic Complexes
- 3 Community Parks
- 26 Neighborhood & City Parks
- 7 Special Use Nature Areas & Trails

PEACHTREE CITY GAP ANALYSIS

Peachtree City affords its residents, and residents of adjacent communities, a wide range of parks, facilities, trails and greenways. In prior sections of this plan a complete inventory of parks and facilities was completed as were stakeholder interviews and a public input survey.

The inventory presented a classification of city parks, tabulated the acreage occupied by both active and passive parks, identified all facilities within city parks, and evaluated site conditions and maintenance levels.

Several key stakeholders were identified and interviewed and their thoughts and opinions relative to the Peachtree City recreation system were noted for future reference in the Plan development aspect of this document. A public input survey was developed and placed on the City's website and distributed through social media so that both residents and non-residents had the opportunity to express thoughts and opinions relative to the recreation system, identifying existing deficiencies and future needs and desires to improve both the quantity and quality of recreational resources.

The purpose of the Gap Analysis is to aggregate these prior data in a form which permits assessing present acreage and facility surpluses and deficiencies and project acreage and facility needs for the target years of 2029 and 2034. Included in this analysis are both quantitative (numerical) needs and qualitative (perceived by the stakeholder interviews and public input surveys) park and facility needs.

METHODOLOGY

The need for acreage and facilities standards uses NRPA (National Recreation and Parks Association) standards as a baseline to determine current Peachtree City level-of-service. Using participation data provided by the Recreation Department and public input, the NRPA baseline standards are modified to yield "Peachtree City-specific" standards. The "Peachtree City-specific" standards are applied to the design populations to determine future facilities requirements. Having unique standards based upon local data helps to ensure that future parks and facilities will be utilized to the maximum extent possible.

BASELINE NRPA ACREAGE STANDARDS

The Needs Assessment in this plan gathers data to determine the scope, scale, and location of park needs in Peachtree City. This Assessment is used to help inform the City in terms of planning, decision-making, and resource allocation for parks and recreation. The Needs Assessment includes data about access to regional parks, open space, trails, lakes, local parks, and sports fields and activities, as well as mapping and analyzing population vulnerability, environmental benefits, environmental burdens, and priority areas for environmental conservation, environmental restoration, and recreation.

A gap analysis is a comparison of what you have to your desired future state. For example, a Gap Analysis will look at how many existing soccer fields Peachtree City in comparison to how many they think the need. A Gap Analysis forces you to think about your current situation, your desired future state, the root causes of the gaps between the two, and the action plan to bridge that gap.

WHAT DOES PEACHTREE CITY CURRENTLY HAVE?

The parks and recreation facilities are categorized into 5 classifications, and each classification has a service radius. These Park Classifications are as follow:

- Tot Lot (TL) – 0.25 mi. radius
- Neighborhood Park (NP) – 0.25 – 0.50 mi. radius
- Community Park (CP) – 1.0 – 3.0 mi. radius
- Athletic Complex (AC) – Serves a regional area
- Special Use Area (SUA) – No service area

PARK ACREAGE

Peachtree City, with a total park acreage of 1197.37 acres and a 2024 population of 38,000 has 31.52 acres per 1,000 residents. Even without the 513 acres occupied by Flat Creek Nature Area, Peachtree City still affords residents with 18 acres of parkland per 1,000 residents.

FACILITIES STANDARDS

In past decades, NRPA established facilities planning standards to serve as guidelines for the recreation planning process. Many municipalities directly applied these standards to their population forecasts to determine the number of each type of facility that would be necessary to meet the needs of their respective populations.

Currently, NRPA publishes the NRPA Agency Performance Review. This document, (among other things) provides a listing of level-of-service statistics categorized by jurisdiction size and by population served per facility type. The most recent Review depicts population per both outdoor and indoor facilities for municipalities of a size between 20,000 - 49,999.

Refer to Table 7.3 on Page 120 for Peachtree City Facility Standards proposed throughout the plan time frame of 2022 - 2034.

PEACHTREE CITY-SPECIFIC STANDARDS

The gap analysis for Peachtree City utilizes a combination of baseline NRPA guidelines, modified to reflect park and facilities utilization, and perceived demand as expressed in the stakeholder interviews and the public input survey. The resultant standards suggested for acreage and facilities used in this needs assessment are therefore “Peachtree City - specific” and are responsive to meeting recreation needs throughout the planning period.

Refer to Table 7.4 on Page 121 for Peachtree City Facility Needs proposed throughout the plan time frame of 2022 - 2034.

GAP ANALYSIS RESULTS

As a result of applying the facilities planning standards to then design populations for 2024, 2029 and 2034 it becomes evident that several of these needs can be met through the re-purposing of existing parks and the development of a single new athletic complex around the midpoint of the ten-year planning period. More specifically, the following observations can be made:

- Most gaps occur in the categories of fixed buildings - recreation centers, senior centers, community centers, indoor aquatic centers and teen centers.
- There is not a great need for additional active facilities such as athletic fields and courts.
- Future development should consider multi-purpose turf fields due to their durability and adaptability.
- The possible development of a single new athletic complex could accommodate many of the field and court needs, and a recreation center, aquatic center and other similar needs.
- An open-grassed play field is nothing more than a graded, irregular shape grassed area to be used for free-play activities.
- Open-grassed play fields can also be utilized as small event lawns and community gathering places.
- Children’s playgrounds should be a standard facility at all parks large enough to accommodate one.
- Many existing tot lots can be upgraded or eliminated to better meet current and future needs.

- A picnic area can be as simple as one or two picnic tables on a fixed concrete slab.
- A walking/jogging trail should be a fixture at any park that is large enough to accommodate one.
- A community center as defined herein is a 1500 - 2000 square foot building containing meeting space, a partial or full kitchen and restrooms.
- A small community garden in each village would allow for a gathering place for residents with a gardening desire, and could possibly evolve into a weekly market scenario.
- Peachtree City's athletic fields compare favorably to existing standards. This is largely due to the early establishment of these fields and continued maintenance to ensure they are in good playing condition.
- Multi-Purpose/Turf fields lag established standards (possibly due to expense), but due to their adaptability and durability should be a future consideration.
- Sports courts also compare favorably to standards; however, in the future consideration should be given to development of multi-purpose courts for the same reasons as given for multi-purpose fields.
- Indoor facilities (recreation centers, senior centers, aquatic centers, and teen centers) lag existing standards.
- Open grass play areas offer a wide range of free play opportunities, are of minimal expense, and should be incorporated into most parks.
- Community gardens, event lawns and amphitheaters are gathering places, and as such are beneficial to most residents and therefore should be incorporated into future planning efforts.
- Maintenance/storage facilities should be a part of larger parks so that maintenance crews do not have to transport equipment from park to park.

PEACHTREE CITY PROGRAMMING

The Peachtree City Recreation & Special Events Division manages offers classes and programs for all ages, over 50 special events each year, supports local sports associations, maintains over 400 acres of parks and facilities, and collaborates to expand recreational opportunities.

The Division promotes active lifestyles and fosters community engagement through various recreational programs and facilities. The 50 plus annual special events range from sports tournaments to cultural festivals. The Division supports local sports and athletic associations, maintains parks and facilities, and collaborates with other organizations to expand recreational opportunities for the Peachtree City community. The Peachtree City Recreation & Special Events Division's Recreation Program & Activity Catalog is published regularly to highlight upcoming programs, activities, and events.



Special Olympics event courtesy of Peachtree City

NEXT STEPS

Peachtree City is doing an excellent job of addressing most of its citizens park and recreation needs. Peachtree City's athletic fields and multi-purpose courts compare favorably to existing standards. This is largely due to the early establishment of these fields and continued maintenance to ensure they are in good playing condition. Multi-Purpose/Turf fields lag established standards. Because of the controlled growth with the City, there is generally not a great need for additional active facilities such as athletic fields and courts. Additional Cricket Pitches and Pickleball Courts need to be considered.

For Next Steps, Peachtree City needs to address current staff deficiencies, maintenance backlog, and current limitations from unrecovered expenses. By conducting a thorough review of program and event offerings, maintenance and staffing needs, and opportunities to reduce expenditures and increase revenues, Peachtree City will be able to sustain its standard of uncompromised excellence for the recreation and special events department. The City needs to include a Multi-purpose Center that would help meet the needs for a community center/senior center/recreation center/teen center.



Battery Way Boat Ramp - Swing Bench





Glenloch Grounds Community Garden and Book Library

2.0: Introduction

The Peachtree City Parks & Recreation Master Plan is a long-range plan that will guide the design, maintenance, and enhancement of the City's parks, trails, open spaces, events, programs and facilities over the next 5 to 10 years.

The Master Plan offers opportunities for community and stakeholder involvement to meet the needs of Peachtree City residents. It also focuses on park access and equity, maintenance, improvement projects, and funding. The document outlines guidelines to enhance the parks, recreation facilities, trails, events, safety, connectivity, health, wellness, and overall quality of life. This Master Plan for Peachtree City also includes the following:

- A long-term vision for the City's parks and recreation system and its role in enhancing quality of life for Peachtree City residents.
- An inventory and condition assessment of parks and facilities.
- An evaluation of areas that lack greenspace and recreation opportunities.
- A plan for growth to keep pace with evolving park and recreational needs.
- A list of prioritized park investments to maintain current facilities and provide new recreational opportunities.
- Strategies to improve efficiencies in administering and maintaining the City's park system.

- Funding and partnership strategies to increase park revenues without burdening residents.
- An action plan for implementation.

PEACHTREE CITY REQUEST FOR PROPOSALS FOR A PARKS & RECREATION MASTER PLAN

This document is the result of a Request for Proposals issued by the City of Peachtree City for a Parks & Recreation Master Plan. The RFP, identified as #23-114PPZ, was published on May 2, 2023, and closed on June 1, 2023. The City sought proposals from qualified consulting firms to provide services to develop a Parks and Recreation Master Plan. The plan was intended to create a road map for ensuring just and fair quantity, proximity and connections to quality parks and green space, recreation facilities and programs throughout the community now and into the future. The City sought a system-wide approach in order to develop goals, policies and guidelines and prioritize strategies based on current and future funding scenarios.¹

¹ Peachtree City. *Request for Proposals (RFP) for developing a Parks & Recreation Master Plan, #23-114PPZ, May 2, 2023.*

The Parks and Recreation Master Plan created from this work was to be a guiding document for future development and redevelopment of the community's system of parks and green space, recreation, and programs over the next 5 years.

BACKGROUND

The City is a suburban area located in Fayette County, Georgia. It is part of Metro Atlanta; and lies approximately 31 miles south of the City limits. Peachtree City is a planned community consisting of 5 distinct villages and has 111 miles of multi-use paths which citizens use for both leisure and commuting. The population currently sits at 38,000 residents and continues to increase as young families move into the area. Peachtree City is considered a “bedroom community” with many citizens commuting to Atlanta for work, however there are also several large international employers within the City itself. Opportunities for employment in Fayette County continue to increase as the film industry grows and large companies expand their presence in the City.

DEMOGRAPHIC DATA

The City has a large aging population, however, there is an increase of young families moving to the area. The median age in the City is 44, with 18% of

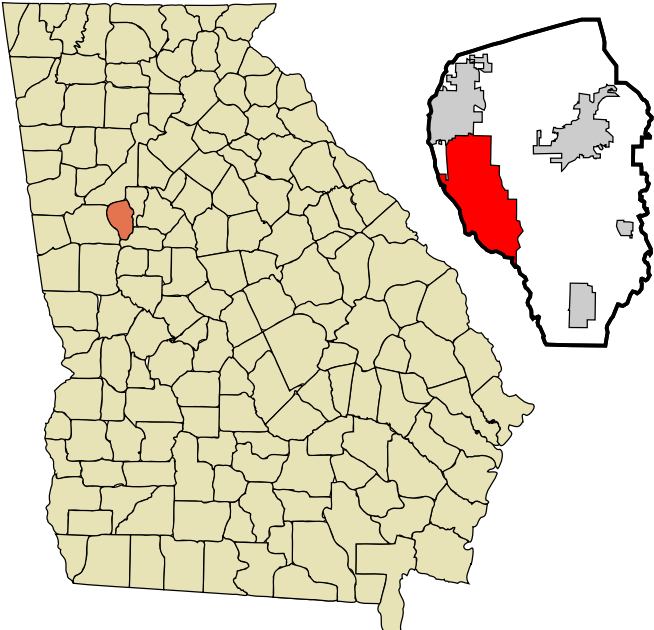
Asian, 0.5% Native Hawaiian or Pacific Islander, and 8% Hispanic or Latino. 15.2% of the population speak a language other than English at home. The median household income is \$103,000 per year, and there are 14,344 households with an average of 2.63 persons per household. The average home price is approximately \$380,000. 59% of the population hold a bachelor’s degree or higher, and 98% of the population hold a high school diploma. 6.9% of the population under 65 has a disability.

PARK & RECREATION CONTEXT

The City Recreation and Special Events Department has 4 athletic complexes, 3 community parks, 6 nature areas, and 25 neighborhood and other city parks. Parks and athletic fields combine to make up over 400 acres of the City. 70% of the population live within a 10-minute walk of a park. The department also hosts and manages over 50 special events each year. The department employs 6 full-time recreation staff, 7 part time recreation staff, 13 full time grounds/ maintenance staff, and 18 part time, seasonal staff. The department budget is approximately \$2,000,000 per year.

PROJECT DESCRIPTION

The City is seeking proposals from qualified consulting firms to provide services to develop a Parks and Recreation Master Plan. The City has a strong commitment to provide fair and just access to high-quality parks, green space, recreation facilities and programs for all members of the community and this master plan will help us achieve our commitment. Specifically, the consultant will collect and analyze data to develop a clear set of goals, policies and standards for the community's park system, green space, trails, recreation facilities and program development for the next 5 years. The consultant will work closely with City staff, Mayor, City Council, and Citizen Advisory Board in preparing the Parks and Recreation Master Plan. The consultant will create a product for distribution including a comprehensive inventory, analysis of needs, and implementation strategy to the public, citizen advisory board, recreation department and elected officials.



Map 1. Fayette County highlighted in red within Georgia. Enlarged county specifically indicating Peachtree City.

the population being over 65 years old. According to the most recent census, the population consists of 77% white, 6.9% black or African American, 7.7%
Peachtree City Park & Recreation Master Plan 2024



Atul Khasnis Picnic at Drake Park courtesy of PTC Magazine

SCOPE OF WORK

Internal Assessment and Project Administration

- Provide the Master Plan Advisory Board with a presentation of your approach to the planning process and provide 10 progress reports.
- Co-present approach to Master Plan along with community staff to City Council and provide progress reports.
- Participate in progress meetings with the City's Recreation Department Project Manager as often as necessary, but not less than once per month until the final plan is approved.
- Supply the Project Manager with at least one (1) copy of all completed or partially completed products as deemed necessary by the Project Manager at least three (3) working days before each progress meeting. The Project Manager shall schedule the meetings, as necessary, at key times during the development of the Master Plan.

Community Engagement

- Identify, describe, and implement a comprehensive strategy and methodology for community involvement in this Master Plan development process.
- Review existing engagement documents conducted by the parks and recreation department or other departments to compile available information about community needs. Summarize and identify gaps in data.
- Provide well-organized and directed activities, techniques and formats that will ensure an equitable, inclusive, open and proactive public participation process is achieved. These methods should solicit quality input from as many people as possible, including under-resourced populations and users and non-users of the services and facilities.
- Act as professional facilitators to gather specific information about services, use, preferences and any agency strengths, weaknesses, opportunities, and threats.

- Provide written records and summaries of the results of all public processes and communications strategies that can be shared with the public.
 - Help to build consensus and agreement on the plan and if consensus is not possible, provide information for informed and equitable decision making for the Citizen Advisory Board.
- Resource and Data Collection**
- Conduct analysis that considers the fair and just quantity, distribution, condition, cultural relevancy, connections and proximity of parks, green space, programs, recreation centers and services. Evaluation criteria should be based on the expressed values of the community and focus on improved health and environmental outcomes.
 - Provide an assessment and analysis of the Peachtree City Recreation Department's current level of programs, services and maintenance in relation to present and future goals, objectives and directives.
 - Compile an inventory and assessment of the existing parks, trails, green space and facilities in Geographic Information System (GIS) or additional resources. Compare to national benchmarking tools.
 - Provide a community-wide community needs assessment survey on recreation and park programs and facilities. The return rate should accurately represent a sampling of the population, including vulnerable populations, so that an analysis can be segmented by race, gender, age and other demographic groups.
 - Review and interpret demographic trends and characteristics of the community, using information from the City's Master Plan and other regional and local sources.



Golf cart trail courtesy of Tony Bernard via Flickr, license <https://creativecommons.org/licenses/by-sa/2.0/>

Peachtree City Park & Recreation Master Plan 2024

Implementation

- Develop an action plan that includes strategies, priorities and an analysis of budget support and funding mechanisms for the short-, mid- and long-term for the park system, green space, trails and recreation programs and services. The action plan should prioritize strategies by their level of impact on social, health and environmental outcomes.
- Prioritize recommendations for needs regarding land acquisition, and the development of parks, trails, green space and recreation facilities.
- Prioritize recommendations for maintenance, renovation and operations of parks, trails and recreation facilities.
- Recommend collaborative partnerships and other solutions to minimize duplications or enhance opportunities for collaborative partnerships.
- Identify areas of service shortfalls and projected impact of future trends.
- Provide usable and workable definitions and recommendations for designated park and green space with acreages and parameters defined as appropriate.
- Develop recommendations for operations, staffing, maintenance, programming and funding needs.
- Provide a clear plan for development of programming based on demand analysis.
- Safety - CPTED Crime prevention through environmental design.

Development of Final Plans and Supporting Materials

- The Master Plan must include written goals, objectives, policy statements, a financial and action plan that articulate a clear vision and “roadmap” and model for the City’s Recreation Department’s future.
- A summary of existing conditions, inventories and system-wide metrics, distribution metrics, and population demographics and outcome metrics.

- Charts, graphs, maps, and other data as needed to support the plan and its presentation to the appropriate audiences.
- 3 meetings with staff for required adoption of the Master Plan.

All proposals should include the following information:

- A Letter of Submission that includes the name, address, email address and telephone number of the person(s) who is representing the firm.
- Background on the firm and its experience in preparing Master Plans for public agencies, as well as engagements involving communities that have characteristics similar to the City.
- A narrative that presents the services the firm would provide detailing the approach, methodology, deliverables and client meetings.
- Identification of the personnel to be assigned to this engagement, including a resume of related experience and estimated number of hours per person.
- A timeline for preparation and implementation of the Master Plan and its components.
- A summary of liability, errors and omission insurance coverage the firm maintains.
- At least three (3) public agency references for projects of a similar nature within the past five (5) years. Include a description of the projects, including (at minimum) client, location, contact person, contact information (telephone/email address) and a brief summary of the project.
- Sample of contract the City would be required to sign.
- Contractor Affidavit
- Provide itemized project costs with proposal. The project cost for services should be a “not-to-exceed cost for services.”

Proposal Response

This solicitation does not commit the City to award a contract, to pay any cost incurred with the preparation of a proposal, or to procure or contract for services or supplies. The City reserves the right to accept or reject any or all proposals received in response to this request, to negotiate with any

qualified source, or cancel in whole or part of this proposal process if it is in the best interest of the City. Following contract negotiations, prospective consultants may be required to submit revisions to their proposals. All proposers should note that any contract in accordance to this proposal is dependent upon the recommendation of the City staff and the approval of the City Council.

GEORGIA SECURITY & IMMIGRATION COMPLIANCE ACT OF 2006

Federal Work Authorization Program (§ O.C.G.A. 13-10-91)

The City may not enter into a contract for the physical performance of services unless the contractor registers and participates in the federal work authorization program. "Physical performance of services" is defined as the building, altering, repairing, improving, or demolishing of any public structure or building or other public improvements of any kind to public property within Georgia, including the construction, reconstruction, or maintenance of all or part of a public road; or any other performance of labor for a public employer within Georgia under a contract or other bidding process".

Although the Georgia law for private employers has a structured phase-in timeline in an attempt to ease private employers into compliance based upon their business size, only those companies registered with, authorized to use and currently using the federal work authorization program commonly known as EVerify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in § O.C.G.A. 13-10-91, shall be considered.

Before a bid for the physical performance of services is considered by the City, the bid must include a signed, notarized affidavit from the contractor attesting to the following:

1. The affiant has registered with, is authorized to use, and uses the federal work authorization program.
2. The user identification number and date of authorization for the affiant;
3. The affiant will continue to use the federal work authorization program throughout the contract period; and

4. The affiant will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the same information as required in numbers 1-3 above.

If a contractor does not have any employees and does not intend to hire any employees, in lieu of the above affidavit the contractor may provide a copy of state-issued driver's license or identification card to the City for each independent contractor utilized in satisfaction of part or all of the contract with the City. However, a driver's license or identification card will be acceptable if it is issued by a state that verifies lawful immigration status. The Georgia Attorney General will provide a list of states that verify lawful immigration status and post this list on its website. The City must confirm that all of the copies of driver's licenses and identification cards presented to it come from states that verify lawful immigration status. State law requires that before a bid/proposal for the physical performance of services is considered by the City, the bid/proposal must include a signed, notarized affidavit from the contractor. Subcontractor affidavit(s) would be required only upon award.

FACILITIES LIST

Athletic Complexes:

- Peachtree City Athletic Complex
- Jim Meade Memorial Park
- Riley Field Complex
- Kedron Fieldhouse and Aquatic Center
- Peachtree City Tennis Center

Community Parks:

- Braelinn Recreation Complex
- Glenloch Recreation Complex:
- McIntosh Trail Recreation Complex

Neighborhood and other city parks:

- Battery Way
- Beaver Dam Park
- Big Pine Park
- Blue Smoke Park
- Braelinn Green Tot Lot
- Braelinn Road Tot Lot
- Cedarcroft Park
- Crabapple Woods Tot Lot
- Drake Field



Skatepark at the Glenloch Recreation Complex

- Huddleston Pond
- Kedron Park
- Pebblestump Park
- Pebblepocket Park
- Lake Peachtree Spillway Park
- Luther Glass Park
- Picnic Park/Luther Holt All Children's Playground
- Planterra Ridge
- Rockspray Pond
- Rubicon Tot Lot
- Sutton Cove Tot Lot
- Timberlake/The Oaks Tot Lot
- Village Green Disc Golf Course
- Smokerise Tot Lot
- Windalier Ridge
- Pinecrest Boat Launch

Nature Areas & Trails:

- Spyglass Island
- Flat Creek Nature Area
- Line Creek Nature Area
- Somerby Woods
- Landrum Mill Overlook Park
- Tinsley Mill

PROJECT APPROACH FROM CPL ²

Objective:

To prepare a comprehensive Parks and Recreation Master Plan that will provide Peachtree City with the proper tools necessary to execute value decisions on parks and recreation development, repair, maintenance, staffing, land acquisition, and budgeting for the next ten (10) years.

The final plan will become a roadmap for ensuring just and fair quantity, proximity and connections to quality parks, green spaces, recreation facilities and programs throughout the community now and in the future.

Goals:

- To develop goals, policies, guidelines, and to prioritize strategies based on funding scenarios.
- To develop a parks system that meets the genuine needs and desires of the local population.
- To identify the specific recreational facilities most in demand by the citizens of the City.
- To effectively appropriate the City's capital funds in the most efficient and effective manner.

Planning Philosophy:

The CPL team understands that parks are an essential part of the quality of life in a community and provide recreational access that citizens otherwise would not have in their own living space. It is essential that the parks, programs, and facilities accommodate the real recreational desires of the people who will actually live in the City and use the parks. That can only be determined by conducting a comprehensive public input process to determine the genuine desires of the local population relative to parks and recreational activities. Such public input needs to reach a truly accurate cross section of the local population, especially school children.

CPL understands that every aspect of the Parks and Recreation Department must be inventoried and evaluated to completely identify all the recreational facilities that exist in the City.

² CPL Response to Peachtree City. Request for Proposals (RFP) for developing a Parks & Recreation Master Plan, #23-114PPZ, May 2, 2023.



Courtesy of Peachtree City, <https://peachtree-city.org/>

CPL understands the importance of developing recommendations that will satisfy the genuine wants and needs of the local citizens for the next 5 years.

Our approach and methodology to a Comprehensive Parks Plan for the City of Peachtree City will include the following:

Our plan will be specifically tailored to fit the interests, desires, and needs of the local population who will use the park. Each park’s classification will determine the public involvement area and precisely which citizens to survey for input. For example, a regional park program will consider the input of a much larger service area whereas a neighborhood park will be programmed for citizens more immediately adjacent to the park.

We will utilize a three (3) step approach to determine what a community needs:

- What do you Have?: We Inventory and identify all existing recreational assets.***
- What do you Want?: We determine from Public Input what the citizens really want.***
- What do you Need?: We use the above data to determine what is actually needed.***

With the above data assembled, CPL prepares a Comprehensive Parks and Recreation Plan that specifically targets the wants and needs of the local community.



Courtesy of Peachtree City, <https://peachtree-city.org/>

METHODOLOGY

Our methodology for Peachtree City will be to develop a complete understanding of the current programs, facilities, parks, and land by collecting all the available data first and then soliciting input from the local elected officials, recreational partners, athletic organizations, park users, community residents, parks department staff and other locals as identified in a dynamic and interactive planning process.

There are three (3) basic phases of our process:

- A. Data Collection and Inventory: Thorough review of programs, facilities, and parks.
- B. Community Involvement: Interactive interviews, surveys, and workshops.
- C. Formulate Recommendations: Compile and analyze the collected information to create a comprehensive list of recommendations for Peachtree City.

A. Data Collection and Inventory (to identify What You Have?)

Citizens Advisory Board

CPL will work with the City staff and parks department to assemble a Citizens Advisory Board to assist the team during the process and review the progress of the work.

The Citizens Advisory Board was neither established nor in place, and the project management team functioned as the board.

Demographics:

CPL will assemble the local demographics of the City of Peachtree City from available sources to identify the population numbers and breakdowns to be used in the study.

Our team has developed a series of forms and charts that we use to gather valuable information about the parks department and the park sites.

Program Form

This form is provided to each Department Head to identify programs, participants, costs, staffing, schedules, budgets, revenue and history. This information becomes a critical data source for making program decisions about the overall recreation system.

Inventory Form

This is a matrix form that identifies every park by name and lists the types of assets within each park to create a tabulation inventory of the entire parks system. While the facilities inventory count is assembled, the use condition of each element is also assessed. To do this, our team will visit every park independently and conduct a visual inventory of quantities and conditions.



Glenloch Recreation Center courtesy of Tony Bernard via Flickr, license <https://creativecommons.org/licenses/by-sa/2.0/>

As part of our final deliverables, CPL will provide Peachtree City with an electronic spreadsheet to use as a permanent tool for updating the park system inventories and condition on a perpetual basis.

This inventory becomes invaluable for estimating delayed maintenance, identifying priorities and updating the park facilities inventory.

B. Community Involvement (to determine What you Want?)

Community involvement is critical to the success of a Comprehensive Parks and Recreation Plan. Rather than a once on task as part in the planning process, CPL will utilize a variety of participation techniques and methods to solicit public and citizen input that will include:

Stakeholder Interviews

CPL will conduct both one-on-one and small-group stakeholder interviews with elected officials, staff members, recreation partners, athletic organizations, school leadership, and community representatives. A representative of the Parks Department should be present at each interview.

Stakeholder interviews are intended to promote a candid, open exchange of information and vision about the future of the parks system. CPL will work with the Parks Department to identify specific individuals and groups to include in these interviews. The process ensures that appropriate stakeholders and representatives are identified, then given an opportunity to communicate their visions and ideas directly to CPL. Interviews should take place in a location determined by the City. Preferably several locations will be utilized to make it comfortable and convenient for the stakeholders.

Near the end of the planning process, the Consultant may re-engage specific recreation partners and key stakeholders in follow-up sessions prior to final presentation of the plan to the Peachtree City Mayor and City Council.

Social Media Web Survey

A on-line public input survey is designed and posted to the City's website for all interested parties to complete. The survey team conducts a social media campaign on Facebook that targets citizens within county zip code areas as the major participants. The survey is coded so a person can only take the survey

once before being blocked from taking it again. This step prevents special interest groups from trying to skew the results with multiple replies. The single closed and targeted approach ensures that the survey will be 'Statistically Accurate.'

CPL recommends that the City raffle the free use of certain park facilities to be offered as an incentive for citizens to take and complete the survey.

Public School Survey

To augment the recreation survey, CPL will provide paper surveys for the homerooms of 4th and 10th grade classes in two (2) of the City's elementary schools, one (1) middle school and one (1) high school. The surveys are assigned as homework for each student to complete with their parent or guardian. Each classroom of the grade level will tally the results after which one representative from each classroom will meet to tally the results of the grade level. Two students and a teacher from each grade will be asked to present the results to the City Council in open session.

The purpose of the school survey is to reach a true cross section of the population and secure input from citizens who may not use the parks system. Children are among the most prolific users of park facilities and this system will capture their input. Fourth grade is when most children are involved in sports activities, and tenth grade is when most have dropped out. We want to know what your youth think about recreation in Peachtree City.

The school administration declined the request for participation in the survey.

Project Web Page

CPL will work with the Technology Services Department to post surveys, results, and progress of the study on the City's Parks and Recreation web page.

Public Workshops

CPL will conduct four (2) public meetings/workshops in two (2) locations within the City during the public input phase. CPL will work with the Advisory Board to select meeting times and locations as well as the creation of workshop advertisements.

CPL will also attend two (2) local public events and set up a tent for soliciting input from the attendees.

The first series of public workshops will be held after completing the pre-planning activities, so the data is available to the citizens. The workshops will begin with an explanation of the planning process and presentation of the existing conditions followed by small group exercises to solicit input from the citizens.

A second series of two (2) public presentations will be conducted after the draft recommendations are assembled to solicit input from the public about the recommendations.

The standards will be modified based on the local input and data collected to create a Peachtree City Standard that will be used to develop a Needs Assessment identifying what the City needs.

CPL will create a single, draft Comprehensive Parks and Recreation Master Plan and Cost Estimate to be reviewed by the Parks and Recreation Director first and then the Advisory Board. A refined Initial Master Plan will be updated with a Cost Estimate to present to the City Council in a work session.



Courtesy of Sgt. Daniel Wetzel via Flickr, license <https://creativecommons.org/licenses/by-sa/2.0/>

C. Formulate Recommendations (to determine What You Need?)

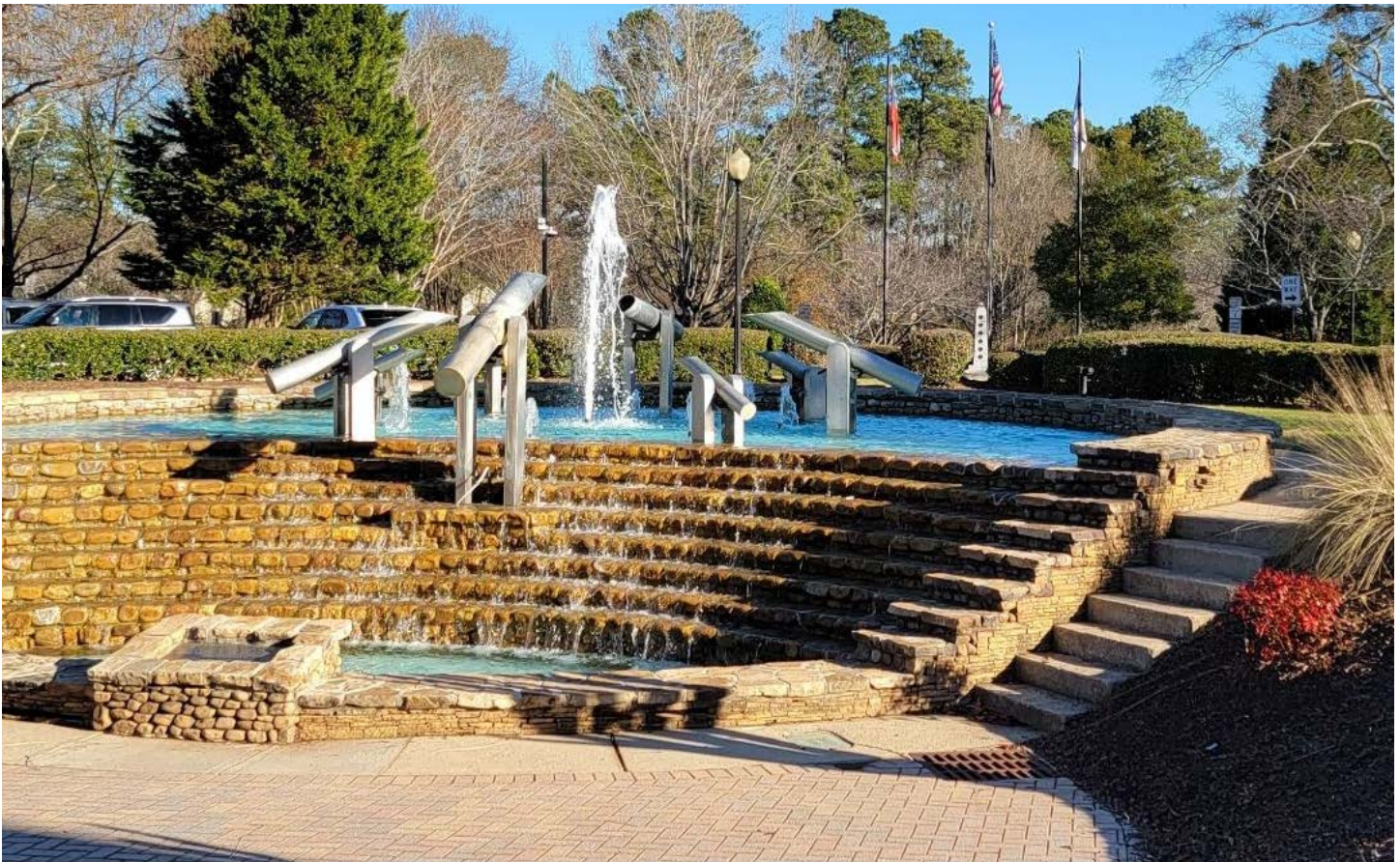
After the public workshops, CPL will work with the City staff and Advisory Board to develop a Gap Analysis and Needs Assessment based on the Inventory and Public Involvement results. The team will proceed to develop recommendations based on the collective data assembled compared first against National averages of recreation standards and the local demographics.

City Council Presentations

Presentation of the Initial Master Plan recommendations and costs to the City Council in a Work Session that will include all recommendations for the final plan.

Presentation of the final Comprehensive Parks and Recreation Master Plan to the public during a City Council meeting.

Throughout the project, CPL will work with the Parks Director, staff, and Advisory Board to ensure the community involvement efforts remain inclusive and robust.



City Hall Fountain courtesy of Peachtree City, <https://peachtree-city.org/>

Exclusions

- No field run surveys are anticipated.
- No environmental or historical studies are anticipated.
- No permits are required.
- No construction documents are included.

SCOPE OF WORK

PHASE 1: INITIAL ASSESSMENT & DATA COLLECTION

Based on the process CPL has used for all previous Parks and Recreation plans, we like to assemble the base data first for use in all subsequent phases and tasks of the study. Therefore we have combined the Resource and Data Collection phase in the RFP with the initial Assessment and Administration phase of the RFP.

TASK A: Pre-Planning and Data Collection

A. Kick off Meeting

Initial Meeting with the Parks Director and staff to accomplish the following.

- Introduce the Planning Team to the parks staff.
- Review the Scope of Services to identify any client concerns.
- Discuss the goals and objectives of the study.
- Review the list of data to be collected for completeness.
- Identify contact for the City or county GIS data and authorization.
- Discuss the make-up and role of the Advisory Board.
- Approve a list of Stakeholders and other persons to interview.
- Prepare initial Stakeholders interview schedule.

- Discuss the Public Input Process, online survey, and schedule.
- Review and finalize the general questions for the Public Input survey.
- Discuss the impact of the Comprehensive Plan.
- Collect any data the client may have available.
- Discuss the schedule, milestones, and meeting agendas of the process.
- Summary of major capital improvements planned at parks for 2023
- List of the Advisory Board members for the Master Plan
- City of Peachtree City zoning and land use maps
- Contact information for local athletic associations, recreation, and other active citizens groups
- Copy of the City's current greenway plan and schedule for development

B. Data Collection

After the Kickoff Meeting, the consultant shall proceed to collect the data identified that includes the minimum relevant information:

- The most recent Comprehensive Plan for the City
- Any Public input data collected during the Comprehensive Plan.
- Any existing inventory previously assembled by the Parks Director to date.
- Aerial photos and GIS mapping data of each park property
- Selected Census Data for 2020 and other demographic data available
- Previous master plans, on-going studies, and other pertinent documents on parks
- Recreation brochures, marketing materials, and Calendar of Annual Events,
- List of all Parks and public property under control of the City and county.
- Organizational Directory of Recreation Department staff
- List of programs, offerings, and budgets by the parks department to the citizens
- Parks operations and maintenance budget allocations for the last 5 years
- Inventory of the current maintenance facilities, equipment, and staff.
- Proposed capital improvements budgets for the last 5 years.
- List of recommended stakeholders for the interview process.
- List of existing federal, state and county parks within the City limits
- List of local public and private schools serving the City population
- List of Churches and private recreational organizations within the City limits
- List of Residential developments with HOA's that have swim/tennis amenity packages.
- List of historical and cultural resource sites as identified in the City.

C. Research and Inventory

Consultant will proceed to evaluate the collected data and assemble the following information in preparation for the Initial Advisory Board Presentation:

- Assemble aerial photo base sheets of each park and other properties as needed.
- Assemble pertinent demographic information from the census data.
- Prepare list of issues relative to Parks and Recreation programming and identify gaps and issues.
- Review demographics and prepare Demographics Report on the City.
- Review the City Budget for annual capital improvements.
- Review the existing recreation staff, programs, and level of service for the City.
- Review the existing operations and

maintenance budgets.

- Review the maintenance, replace, and repair schedule.
- Prepare a list of potential Stakeholders for the process.
- Prepare general list of questions for a Public Input Survey
- Review individual aerial photo base sheets of each park.
- Visit all the parks and any other sites deemed necessary to assemble the inventory.
- Review the current Parks facilities Inventory and update to current.
- Prepare a general inventory of public and private recreation facilities not owned by the City.
- Prepare for the Advisory Board Presentation

D. Presentation to the Advisory Board #1

The consultant teams will complete the data collection, inventory, and initial research.

Initial Meeting with the Parks Director and Advisory Board to accomplish the following:

- Introduce the Planning Team to the Client Team
- Explain and discuss the recreation planning process.

- Discuss the goals and objectives of the study.
- Review the data collected for completeness.
- Review and assemble demographics data
- Review individual aerial photo base sheets of each park.
- Discuss any impact of the Comprehensive Plan.
- Approve a list of Stakeholders and other persons to interview.
- Finalize a Stakeholders interview schedule.
- Discuss the Public Input Process and set schedules.
- Review and finalize the general questions for the Public Input survey.
- Present the current City Budget for annual capital improvements.
- Present the current operations and maintenance budgets.
- Present the current recreation staff, programs and offerings for the City.
- Present the current inventory of public and private recreational facilities.



Courtesy of Peachtree City, <https://peachtree-city.org/>
Peachtree City Park & Recreation Master Plan 2024

PHASE 2: COMMUNITY ENGAGEMENT

TASK B: Community Profile/Design Demographics

Using collected data and planning information, the consultant will provide analysis of growth trends with demographic and economic characteristics. Projections made in local planning documents will also be reviewed.

- Growth trends from the City's Comprehensive Land Use Plan will be assessed.
- Consultant to prepare a profile of local demographic trends and development densities to identify under-served areas and future growth concentrations.
- Geo- graphic accessibility of existing parks to activity centers and areas of high-density population will be evaluated for locational deficiencies.
- Target populations will be prepared for the years 2024, through 2029. These target populations will be applied to the facilities standards formulated in the Needs Assessment

TASK C: Facilities and Programs Inventory

Parks Inventory: The existing parks and facilities inventory comprising the City recreation system will be inventoried and analyzed to use in preparation of the 'Gap Analysis and Needs Assessment. "

Program Assessment: An analysis of all athletic and non-athletic programs within the City will be made to identify program/service delivery deficiencies.

Outside Recreation Facilities: Any facilities provided by other entities such as Federal, State and County facilities will be inventoried as part of the analysis process. Significant private recreational facilities may also be considered as part of the inventory considerations if they have an impact on the level of service.

Other Assets: Undeveloped, historical, and cultural tracts having potential for recreation will be identified to determine suitability for park expansion or development. Unique natural areas and potential greenspaces will be identified and ranked for possible acquisition during the (5) five-year planning period. This includes easements, rights-of-way or

corridors having potential for trails and greenway development.

The completed inventory will effectively identify "What You Have."

TASK D: Stakeholder Interviews

The consultant and Client will establish a comprehensive list of Stakeholders who have significant knowledge, involvement and interest in the local history, culture, parks and recreation program and facilities. Potential parties include parks staff, city officials, board of education, chamber of commerce, athletic associations, parent's groups, homeowner associations, friends of the parks, and other citizen groups. The stakeholders will be interviewed separately or jointly during a one or two-day on-site interview process. A summary of the stakeholders' interviews will be issues as a report to the Client.

Consultant to meet with Parks Director to discuss Stakeholder interviews summary.

TASK E: Public Input Survey

A public input survey mechanism will be implemented to secure 'Statistically Valid' information that can be utilized in developing both the 'Needs Assessment' and the 'Plan Recommendations'. The survey will target the residents of the City and include filters to remove surveys that are not in the target population.

Consultant and city will assemble the survey questions to ensure that the necessary information is gathered that will complement the recreation planning process. The survey is published on the City website and advertised on Facebook targeted to people with Peachtree City Addresses.

The survey is designed to use question filters to separate out key segments of the local demographics to adjust the level of responses to match the true percentages of the local population, thus achieving a more accurate cross section of the local population.

If the project schedule allows, the school survey will be used to augment the online survey.

A summary of the survey results will be provided to the client as a report.

TASK F: Public Input Meetings

The Consultant will work with the Client to organize, advertise, and facilitate a series of public meetings to solicit input from the local population. Separate public meetings will be held in each of the (2) locations in the City near centers of population and transportation.

The consultant team will also set up on-street tents at two (2) local public events to solicit input from the local population and promote the on-line survey.

A summary of the public engagement meetings will be provided to the client as a report.

Results of these public engagement processes will be summarized with the stakeholder interviews and public survey tallies to assemble a Recommendations List based on public input. This list will become the public 'Wish List' of facilities and programs.

Tasks 4, 5, & 6 determine 'What the City Wants'

PHASE 3: IMPLEMENTATION

TASK G: Gap Analysis and Needs Assessment

Gap Analysis

The consultant will prepare a 'Gap Analysis' based on the Population Demographics, Inventory Review and NRPA Standards as a base line for the assessment as a benchmark for facilities needed.

Team and Advisory Meeting #2

The consultant shall prepare a presentation to the Advisory Board outlining the progress and results of the study. The Advisory Committee will provide directives and guidance for the next tasks in the process.

Peachtree City Standards Development

The consultant, client, and Advisory Board will work in close concert with the local parks staff to develop a "Peachtree City Standards" for system-wide acreage and individual facilities. The team will use the 'Wish List', outside inventory, and other data to modify the standards for local facilities. The 'Peachtree City Standard' for facilities will be substituted for the NRPA standards in the Needs Assessment.



Multi-Use Path System courtesy of Tony Bernard via Flickr, license <https://creativecommons.org/licenses/by-sa/2.0/>

No two (2) cities have the same needs for acreage and facilities, so a blanket application of NRPA standards could result in recommendations that do not conform to unique local demands.

Needs Assessment:

Standards for acreage and facilities are unique to every city and not based upon other communities. The standards we develop are formulated based upon user participation data, public input, and by working closely with local Parks Department professionals with a direct knowledge of local needs. The resulting “Peachtree City Specific” standards will be applied to the population demographics developed in the Community Profile to determine the system-wide acreage and facility needs.

This final ‘Needs Assessment identifies the facilities and programs needed to serve the demands of Peachtree City.

These standards will be used to target acreage and parcels for the City to secure.

Task 7 Determines ‘What the City Needs’

Public Meetings #2:

Consultant will hold a series of two (2) public meetings to present the draft finding of the study to the public for their final input.

TASK H: Operations, Maintenance and Staffing

Operations and Maintenance procedures will be reviewed relative to present and future maintenance practices and the existing conditions of the parks. Parks Department staffing will be reviewed, and recommendations made to meet the current and proposed future demand of the recommended new parks and facilities.

TASK I: Cost Estimates and Funding

Cost Estimate

Plan recommendations will be prioritized in ‘Order-of-Magnitude’ cost estimates of proposed improvements. Each recommendation will have a separate detailed cost estimate of the proposed improvements, additions, or renovations. A suggested capital improvement phasing plan will be prepared to identify priorities for development over the next 5 years.

Funding

Existing and potential funding sources (Federal, State, and local) will be identified and those most appropriate and realistic will be incorporated into the implementation strategy. Individual projects will be paired with the most realistic funding sources. The five-year strategy will focus on the identification of permanent funding sources, capable of generating the magnitude of funds necessary to sustain capital projects, service delivery and maintenance operations.

Advisory Board #3 and City Council Work Session #1

Presentation to a joint meeting of the Advisory Board and City Council in a work session to review the Initial Master Plan.

TASK J: Goals and Objective

Using the data assembled, the team will work with the client and Advisory Board to identify goals and measurable objectives to address land utilization, land acquisition, future facilities development, recreational programs, operations, staffing, maintenance, renovations, repairs, and funding for future improvements.

PHASE 4: FINAL PLANS & SUPPORTING MATERIALS

TASK K: Final Recommendations

Using the knowledge gained from the planning process, the team will identify both immediate and future recommendations to meet the needs of the City. Recommendations will address the need to provide specific new programs, staffing requirements, facilities, and service delivery to meet the unique requirements for the expanding City of Peachtree City recreational system.

These recommendations will include:

- Identification of under-served areas
- Locations for future parks, greenspaces, and greenways
- Recommendations for new and expanded facilities and programs
- Recommendations for a historical, recreational, cultural and natural resource acquisitions
- Improvements to the existing parks

- Recommendations for operations, maintenance, and staffing improvements
- Cost estimate of the proposed new improvements with a phasing plan over 5 years

Recommendations on financing, funding, and grant acquisitions

Advisory Board Presentation: #4

The planning team will meet with the Advisory Board to present the findings of the study to approve the Initial Master Plan and prepare the Final Report for the City Council Presentation.

TASK L: Reports, Mapping, and Key Deliverables

City Council Presentation #2

Upon completion of the Final Report a presentation will be made in a public meeting to the City Council for adoption at a regularly scheduled City Council meeting.

Key deliverables shall include the following items:

- Community Profile / Demographics
- Facilities Inventory Assessment of existing facility descriptions
- Supplemental Inventory of non-city parks facilities.
- Summary results of the Stakeholder Interview, Community Input Survey, and the

Recommendations Response survey in the form of graphs and pie chart tallies.

- Sketch plans of proposed improvements for each park identified for improvements.
- Gap Analysis of the facilities needed for the City to meet standard recreational needs and guidelines.
- Needs Assessment assembled from the collected data to meet the unique needs of the City.
- Inventory map showing existing facilities and proposed location for new facilities.
- List of Proposed Recommendations.
- Order of Magnitude Cost estimates of proposed recommendations.
- Five-year suggested priority phasing plan for development
- List of proposed historical, cultural, and recreational acquisitions within the City
- Mapping deliverables showing:
 - Aerial Photo and GIS data of each park.
 - Vicinity Map of the City showing gaps in park locations.
- Report deliverables:

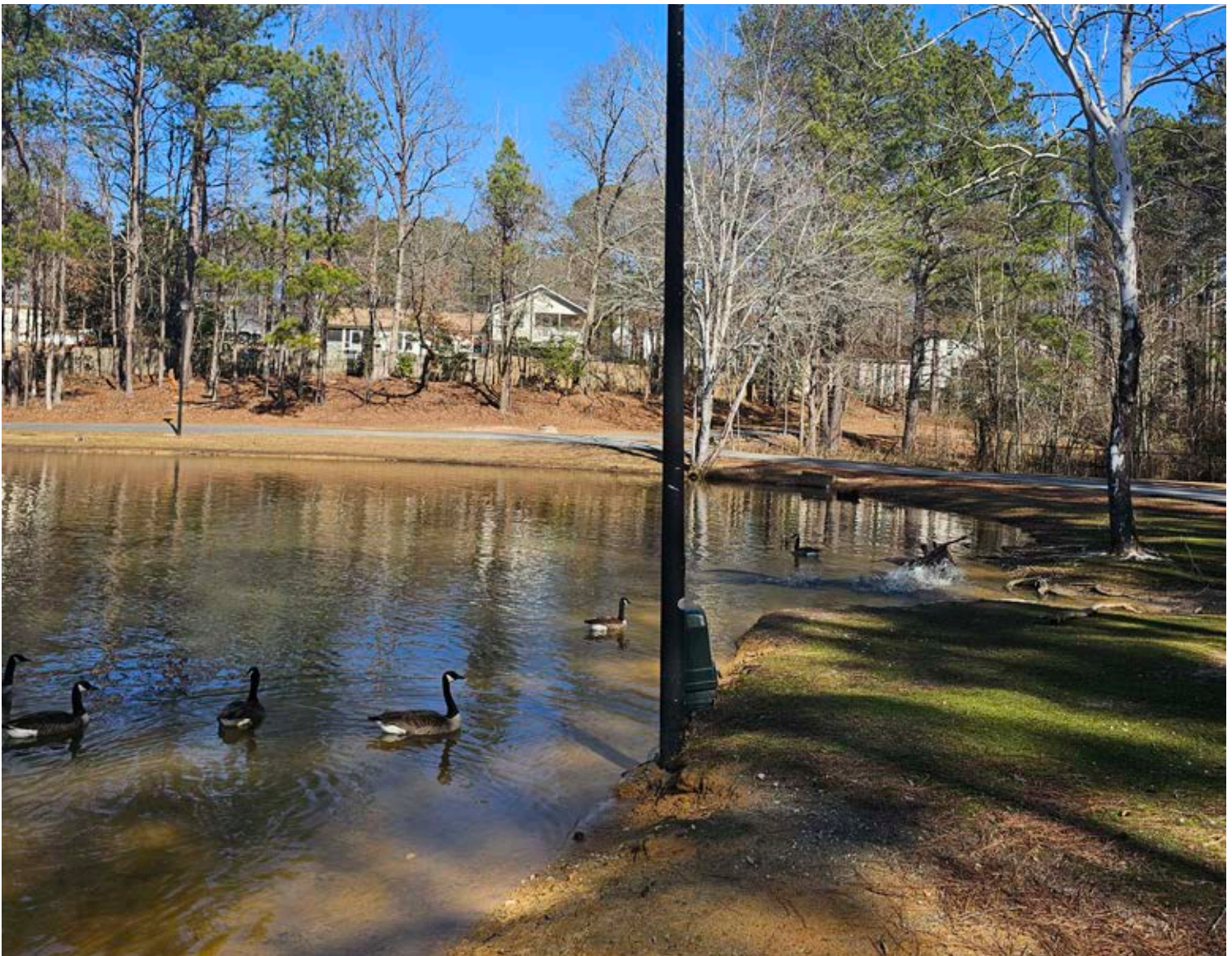


Kedron Aquatic Center & Fieldhouse

- A final Master Plan report compiling all data, results, assessments, recommendations, and graphics utilized to identify the City's priorities for the next 10 years.
- Supplemental report including the Cost estimate and proposed land acquisitions. (for the City only.)
- Electronic copy of all essential graphics (full-sized) provided in the final report.
- Excel copy of the Inventory form.
- Five (5) printed hard copies of the Final Report and Supplemental Report, bound or unbound per the client's direction.

Summary

This Scope of Services workflow process is based on the RFP and the experience of the CPL planning staff. The Scope and Flow are flexible and can be modified to fit the expectations of the client if needed.



Huddleston Pond



Courtesy of Peachtree City, <https://peachtree-city.org/>

3.0: Peachtree City Community Profile

The community profile has as its purpose the review of documents and planning data of relevance to the recreation planning process. In this way, all information that might impact on the Peachtree City recreation system will be incorporated into the recreation master plan (the Plan).

Information and data included herein is presented and analyzed along with pertinent land use planning information, including the distribution of existing land use and forecast future land uses prior to developing design populations for the years 2029 and 2034, upon which the balance of the recreation master plan is based.

PRIOR STUDIES AND REPORTS OF RELEVANCE

At present, Federal, State, regional and local regulations generate requirements and criteria for various planning studies. The majority of plans and studies are accomplished such that municipal governments can meet certain certification requirements, or to qualify for programmatic funding and grants for such things as infrastructure improvements and/or facilities construction.

From the standpoint of recreation, there are specific studies, data and reports available which afford the opportunity to utilize analytical data, policies and recommendations as part of the Planning process resulting in (the Plan).

Of specific relevance to the Peachtree City Plan are the following:

- U.S. Census of Population 2020
- The 2022 Comprehensive Plan Update
- Peachtree City Recreation Master Plan 2007-2011
- Georgia's Plan for Outdoor Recreation 2022-2026
- Data Produced by the National Recreation and Parks Association

U.S. Census of Population 2020

Information found in the recently completed U.S. Census of Population contains information of relevance for preparation of the demographic and socio-economic profile used to develop design populations for the years 2029 and 2034. This data include age distribution, race and sex, income and educational attainment, all of which contribute to determination of the type of recreational facilities desired by, and program participation preferred by the City's residents.

The community profile has as its purpose the review of documents and planning data of relevance to the recreation planning process. In this way, all information that might impact on the Peachtree City recreation system will be incorporated into the Plan preparation process.

Information and data included herein is presented and analyzed along with pertinent land use planning information, including the distribution of existing land use and forecast future land uses prior to developing design populations for the years 2029 and 2034, upon which the balance of the recreation master plan is based.

The community profile has as its purpose the review of documents and planning data of relevance to the recreation planning process. In this way, all information that might impact on the Peachtree City recreation system will be incorporated into the plan preparation process.

Information and data included herein is presented and analyzed along with pertinent land use planning information, including the distribution of existing land use and forecast future land uses prior to developing design populations for the years 2029 and 2034, upon which the balance of the recreation master plan is based.

Comprehensive Plan 2022

The development of this Comprehensive Plan Update was based on extensive research into Peachtree City's current state and needs, combined with a robust community engagement strategy. Part 2 of the document, Community Vision, summarizes the public participation program and the results from the public regarding the City's needs, opportunities, issues and priorities. Part 3 of the document, Plan Elements, is organized around the many topics that local governments are tasked with managing. These include topics such as transportation systems, public safety, the environment and our natural resources, financial resiliency, and economic development. Although these topics are categorized in separate chapters, it is important to note that many of the City's goals and strategies touch on multiple topics, and have overlapping impacts and sometimes competing interests. Part 4, Implementation, includes the Community Work Program, The Report of Accomplishments and the Capital Improvement Element. Understanding this interwoven matrix of completing and conflicting interests can help decision makers adopt balanced programs with the least amount of long-term negative impacts on the City. It is this understanding

of interrelated consequences that the Peachtree City Comprehensive Plan Update 2022 presents the community goals and implementation strategies.¹

The staff-prepared Comprehensive Plan Update develops a community vision, identifies needs and issues city-wide, and identifies improvements deemed necessary to maintain the City's appearance and function.

For each of the five villages (Kedron, Glenloch, Braelinn, Wilksmoor, and Aberdeen) the village center concept advocates development focused on a walkable area, characterized by parks, plazas and new, mixed-use developments.

Citizens responded to two questions that are aimed at identifying local issues and potential threats or opportunities for the community as a whole. The top three reoccurring responses to the question, "What I Would Change About Peachtree City" were: Needs & Issues For the first time in the City's Comprehensive Plan, citizens had an opportunity to provide feedback and input through an online survey in addition to the traditional in-person workshops. Over 560 individuals responded to the survey and in-person workshop, and the results are summarized here.

1. Traffic Congestion Highway 54 West corridor and at the intersection of Highway 54 & Highway 74
2. Development Policies Equally split public opinion of speed and type of growth
3. Special Events Desire for more special events and opportunities for unique community gatherings.

In terms of Natural Resources & Greenspace, residents of Peachtree City recognize the health and social advantages that a healthy environment provides for them and future generations. There are positive economic impacts and meaningful savings to taxpayers when natural resources are used in a way that meets our present needs without compromising the needs of future generations. Policies seek to protect environmentally sensitive land and preserve the City's greenbelts and natural areas, and protect the water quality in lakes, creeks, and streams. Preserve lakes, wetlands, floodplains, major streams and minor drainage systems in permanent open spaces. These policies also encourage the preservation of existing trees through ordinances and incentives. The following specific insights, needs and recommendations as relates to the recreation system were advanced by the Update:



Blue Smoke Park Tennis Court

¹ Peachtree City Comprehensive Plan, August 2022.



Peachtree City Library courtesy of Tony Bernard via Flickr, license <https://creativecommons.org/licenses/by-sa/2.0/>

- As the City is almost completely built-out, future growth will result from annexation.
- The desire for additional age-specific special events was expressed.
- The provision and protection of greenspace is necessary.
- Maintenance of recreation facilities should be a future priority.
- Additional programs should be offered to meet the varying needs of the population.
- Consideration should be given to re-purposing under-used facilities.

Parks and Recreation Master Plan 2007

This plan, prepared by Leo A. Daly established a vision and mission statement to guide future growth of the recreation system to best serve the needs of Peachtree City residents. It is the desire of the City to provide a full range of facilities and programs administered by a qualified staff and volunteers to

meet or exceed the expectations of, and to improve the quality of community life and leisure time for all residents of Peachtree City.

While this plan also assumes that the City would be built-out by 2008, with a population of about 37,500, it also advocates that future annexations include recreation space.

The plan assumes that future recreation system improvements will continue to be financed from the same sources as used in the past, to include increased user fees.

Specific recommendations made in this document included:

- Additional athletic fields
- Multi-purpose activity center
- Teen center
- Outdoor courts
- Water parks

- Walking trails
- Tot lots and playground upgrades
- Covered picnic shelters
- Restroom facilities
- Utilization of the 22 vacant acres at Baseball/ Soccer Complex (BSC) AKA Peachtree City Athletic Complex(PAC)
- Expansion of the Gathering Place
- Expand facilities maintenance practices

2014 Growth Boundary Study

In 2014, the City undertook preparation of an annexation analysis – a specific look at the pros and cons of annexing four areas along the City’s urban fringe. These areas included:

- Highway 54 East – five tracts of land located at the northeast corner of the City.
- Highway 74 North – four tracts located adjacent to the northern City limit.
- Wilksmoor – a small tract at the northeast corner of Wilksmoor Village
- Highway 74 South – eight tracts located at the southeast tip of the City

Annexation of portions of these study areas has been accomplished over the past decade. As Peachtree City is almost completely built-out, annexations that take place during the coming ten-year planning period for the recreation master plan will directly affect the design populations for 2029 and 2034.

This study is to be updated in 2025.

SCORP – State Comprehensive Outdoor Recreation Plan 2022-2026

The SCORP presents an approach to meeting outdoor recreation needs and desires. Its purpose is twofold: to fulfill Georgia law which mandates the formulation of a state policy for outdoor recreation, and secondly, to maintain Georgia’s eligibility to receive federal Land & Water Conservation Fund (LWCF) grants. The SCORP is updated every five years.

The SCORP provides a roadmap for policymakers, practitioners and citizens as they make important decisions about the future of outdoor recreation and conservation in Georgia.

Over the past several SCORP updates, the plan has evolved into a policy and guidance document, providing general direction for statewide recreation facilities development. As part of the 2022-2026 update, statewide input and demand information was secured via 474 surveys, two online public meetings and through an advisory committee.

In addition, the update incorporated an inventory of parks and facilities, historic sites, state parks Wildlife Management Areas and Public Fishing Areas throughout the state.

The following facilities were deemed in need of improvement:

- Restrooms
- Overall facilities maintenance
- Parking



Courtesy of Peachtree City, <https://peachtree-city.org/>

Peachtree City Park & Recreation Master Plan 2024

- Accessibility

The following were identified as preferences for the statewide provision of new facilities during the implementation period:

- Walking, jogging and running paths
- Picnicking
- Outdoor swim areas
- Nature centers
- Photography opportunities
- Hiking
- Camping
- Biking
- Fishing

NRPA PARKS/FACILITIES STANDARDS

The National Recreation and Parks Association (NRPA) has heretofore provided standards and guidelines for the classification of parks, for system-wide acreage, and for individual facilities. These were based upon a municipality's population and were developed for a single, hypothetical system.

Since no one city or county is the same as another, NRPA abandoned these standards in 2019 in favor of a nationwide benchmarking tool for parks and recreation.

NRPA Park Metrics is the new source of data benchmarks and insights for parks and recreation agencies and is the result of data contributed by approximately 1100 park and recreation agencies. Using the NRPA Park Metrics and the NRPA Agency Performance Review allows one agency to make comparisons with another agency of comparable size.

In developing a system-wide recreation master plan, some recreation departments continue to utilize NRPA system-wide acreage standards that have been modified to meet the needs of their communities. Similarly, the NRPA park classifications have been modified by many communities to meet their specific park types and acreages, and finally, many recreation departments utilize the NRPA facilities standards as a benchmark, from which to develop their own community-specific standards.



Multi-Use Path System courtesy of Tony Bernard via Flickr, license <https://creativecommons.org/licenses/by-sa/2.0/>



John Lawther Dargaon Boat courtesy of Peachtree City, <https://peachtree-city.org/>

DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

Peachtree City is approaching build-out and therefore has a much slower growth rate than in the past. Population growth from 2000-2020 was approximately 3.4 percent per year. Over the past decade or so this rate has slowed to about 1.1 percent per year; however, in the past few years the growth rate has increased somewhat to 1.7 percent per year. Recent population increases have been due to strategic annexations and infill development.

Several demographic and economic factors can impact recreation and recreational opportunities more than others. These include: population and development density, age and sex distribution, racial composition, income and educational attainment. Each of these characteristics are discussed herein, and their impact on the Peachtree City recreation system inferred.

Population and Development Density

According to the Census of Population of 2020, Peachtree City had a population of 38,244. This represented an increase of 3,880, or 11.3 percent above the 2010 population of 34,364. The City presently occupied a land area of 25.14 square miles for an average density of 1521 persons per square mile.

The 2023 estimated population is approximately 39,500. The US Census estimates a population of 40,193 people as of July 1, 2023.

According to the 2022 Comprehensive Plan, 48 percent of the land area within the City is residential in character (83 percent is single-family residences), 31 percent is greenspace, 10 percent is industrial, four percent is governmental, and three percent is retail.

Peachtree City consists of five distinct villages and one industrial area: Kedron, Glenloch, Aberdeen, Braelinn, and Wilksmoor. The highest densities of development are located within, and directly adjacent to the seven Village Centers. Three of the village centers are located along S.R. 74 (Kedron, Braelinn and Wilshire), two are along S.R.54 (Lexington and Glenloch), while the remain two (Aberdeen and Wilksmoor) are located proximate to the intersection of these routes. The predominant land uses within the Village Centers are commercial, office, mixed-use, single-family and multi-family, and community service. The Village Centers represent the highest densities of development with the City.



Courtesy of Peachtree City, <https://peachtree-city.org/>

The implications of population density on the recreation planning process are twofold:

- Higher density concentrations can best be served by pocket parks, playgrounds, and in some cases linear parks.
- Larger expanses of moderate density can be served by a combination of strategically located neighborhood parks and community parks.

According to the Census, the land area of Peachtree City increased from 24.54 square miles in 2010 to 25.14 square miles in 2020. Likewise, the population per square mile increased from 1,400.4 in 2010 to 1,521.1 in 2020.

Age and Sex Distribution

Some of the predominant age groups impacting recreation planning are the five to 14 year cohorts (youth athletics), the 34 to 54 year cohorts (active adults), and the over 65 cohorts (senior activities). Comparing the 2020 to the 2010 census age group data it can be noted that the youth and active adult age groups showed a slight decline, while the senior

population has grown slightly. As of 2020, the average age was 42 years.

From a recreational planning standpoint, an aging active adult population would indicate a need for additional individualized programs and activities, while an increase in senior citizens translates to a need to develop indoor activity centers and age-appropriate programs.

In 2020, the male – female population showed 52 percent female and 48 percent male. This translates to a need to continue providing balanced activities and programs for both sexes.

Racial Composition

Approximately 78 percent of the Peachtree City population is white, seven percent black and eight percent Asian at present. This does not represent a significant change in the balance in recent years, and can continue to have needs met by maintaining a wide range of program offerings, along with indoor, group and family-oriented programs and activities.



Drake Field courtesy of Peachtree City, <https://peachtree-city.org/>



Courtesy of Peachtree City, <https://peachtree-city.org/>

Income

The median household income continues to increase – from just over \$101,000 in 2020 to about \$103,000 at the present. The per capita income of a city resident is presently \$53,600. Approximately five percent of residents live below the poverty level.

The average salary of a Peachtree City resident is \$58,032, and there are an approximate equal number of persons commuting into and out from the City to places of employment.

Income levels can significantly affect recreation. As household and per capita incomes increase, disposable income also increases. With increased disposable income, recreation program participation also increases, potential donations might increase, and higher end activities and program offerings (those requiring more specialized equipment) could also increase.

Recreational programs designed to serve individuals and families in poverty could focus on after-school

activities and other programs that could alleviate the stress placed on families requiring multiple jobs to maintain a lifestyle.

The fact that in recent years many more employed persons are now working from home could result in more highly scheduled recreational times, allowing for possible participation in programs at hours of the day not heretofore imagined.



Courtesy of Peachtree City, <https://peachtree-city.org/>

Educational Attainment

The levels of educational attainment exceed those of the Atlanta Metropolitan Area. Peachtree City residents are mostly high school graduates (98 percent), and 57 percent have attained a college or higher degree.

There is generally a positive correlation between educational attainment and participation in recreational programs and activities. Those more highly educated have the tendency to seek more individualized programs (computer classes, technology offerings, dance, theater and the arts).



Photo courtesy of Peachtree City



Hometown Holiday 2023 event at City Hall - CPL set up a booth to help promote and engage the Peachtree City community to participate in the Parks & Recreation survey by scanning a QR code from their smartphones.

4.0: Public Involvement

One of the most important parts of developing a Parks and Recreation Master Plan is to determine what it is that the local citizens and representatives want in their park system. They are the ones who will principally use the system so their interest, desires, vision and aspirations for recreation and leisure are critical to making a recreation program viable.

The CPL team uses a variety of methods to gauge the pulse of the community.

1. Staff Input: Our team secures information from the Parks and Recreation Director and staff to get an idea of what they are learning and experiencing from involvement with the citizens. We review issues with them and get their feedback since they are the ones operating facilities and programs and handling maintenance.

2. Stakeholder Interviews: The CPL team leaders spend several days interviewing representatives from local leadership, citizen groups, and community organizations that are closely involved with the parks program to get a clearer understanding of the influence factors that effect the programs.

3. Online Public Survey: CPL utilizes an online survey process to secure a broad-based response from the local population. A series of questions are prepared and posted online for everyone to access. The survey is promoted via Facebook, posters, email blasts, and public events to reach as many citizens as possible.

4. Event Pop-ups / Public Meetings: Our team will join in on a local well-attended event to promote the online survey, future public meetings, and to provide an overview of the parks and recreation master plan process so citizens can stay engaged.

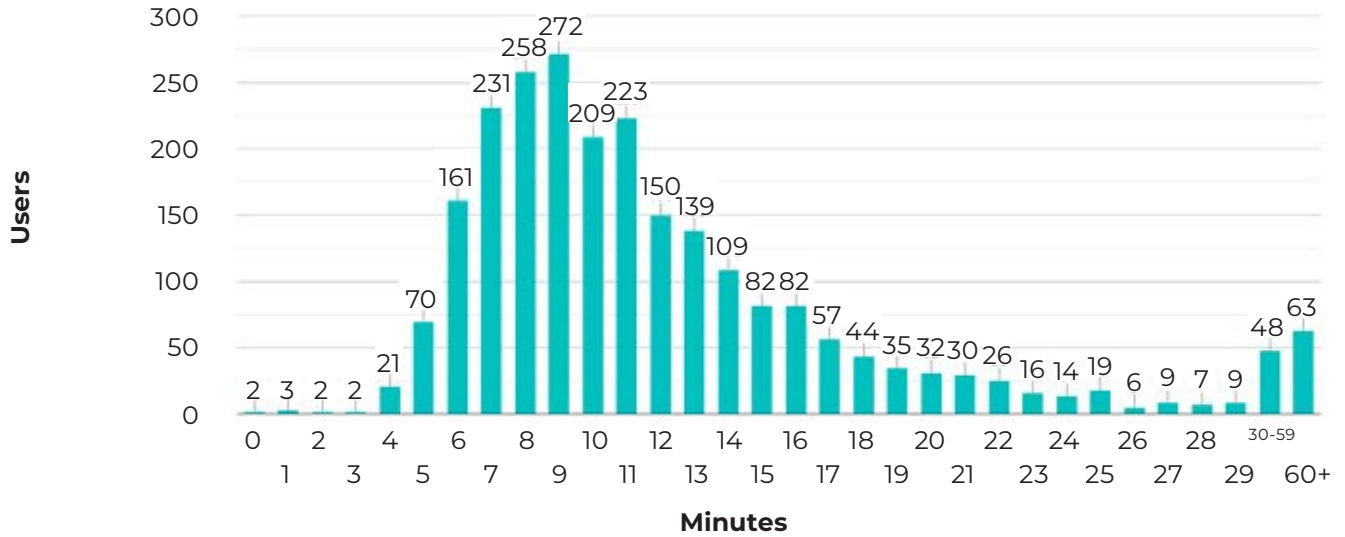
5. Project Management Team / Advisory Board / Steering Committee: The project management team (PMT) is made up of 2-3 key staff leaders. This small group will be in constant contact with the CPL team to review timelines, request data, and serve as the drivers for the planning process. If the department already has an advisory board, this group can serve in the role of the steering committee for the plan. Updates are provided throughout the process and feedback is given following key planning steps. If an advisory board isn't already a part of the department, then a steering committee can be established made up of key individuals from staff and the community. Both of these groups should be relatively small with 5-10 members ideally.

All of the accumulated information is reviewed, assessed and weighted against the local demographics to develop a clearer perspective of exactly what the local citizens and representatives prefer in their parks system. This information is used to develop a local standard of service that is imbedded in the Gap Analysis and Needs Assessment that generates the program Recommendations.

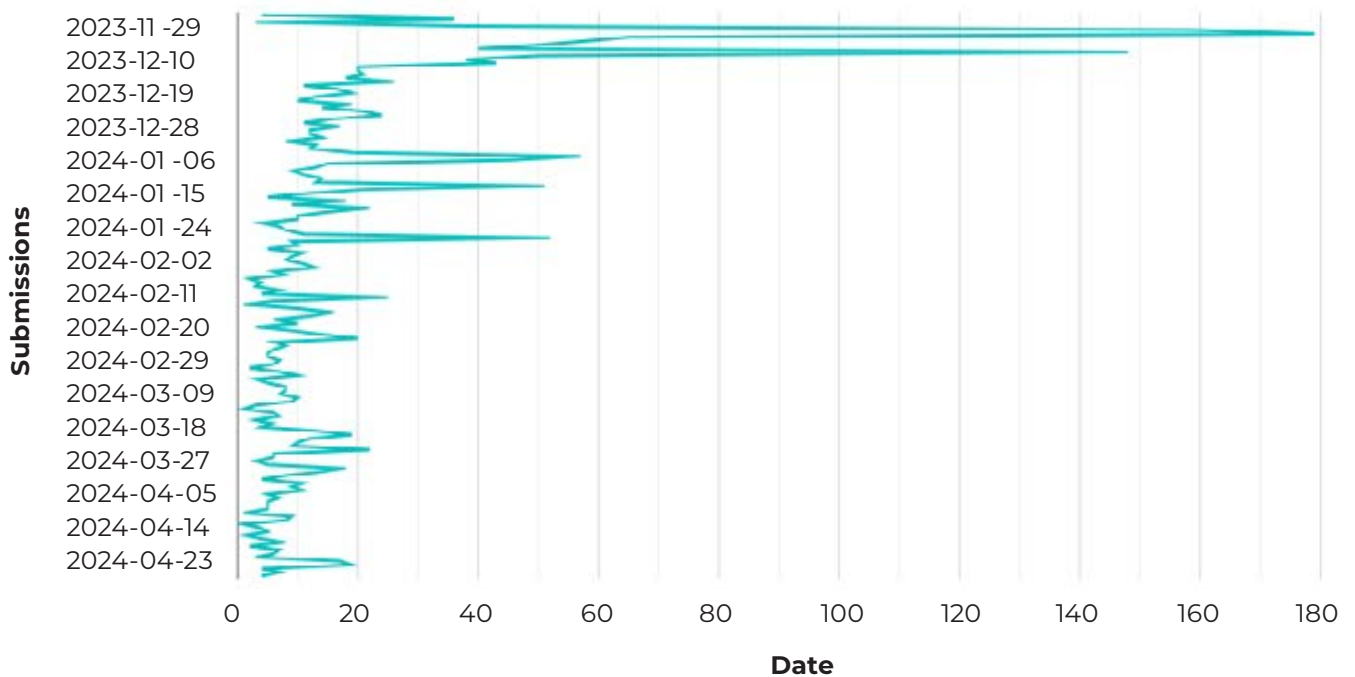
Peachtree City Park & Recreation Master Plan

Total Submissions: 2431

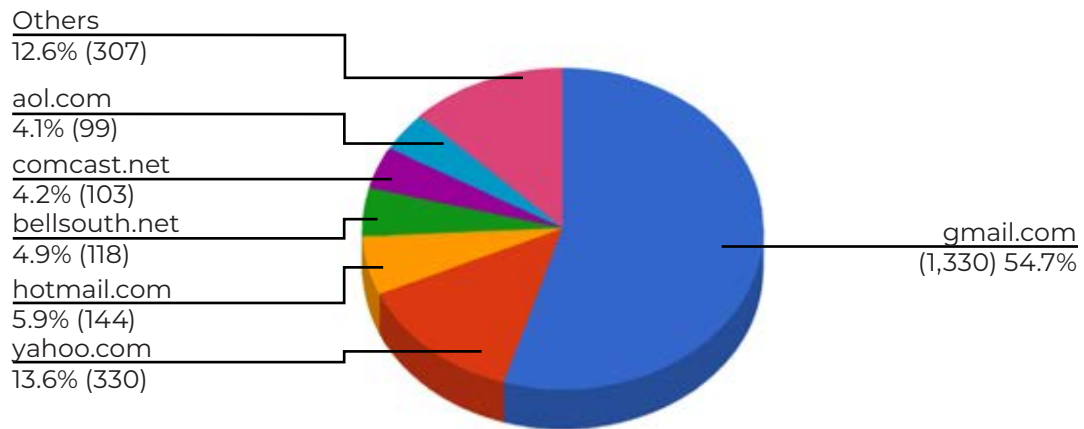
Average survey time, users by minutes



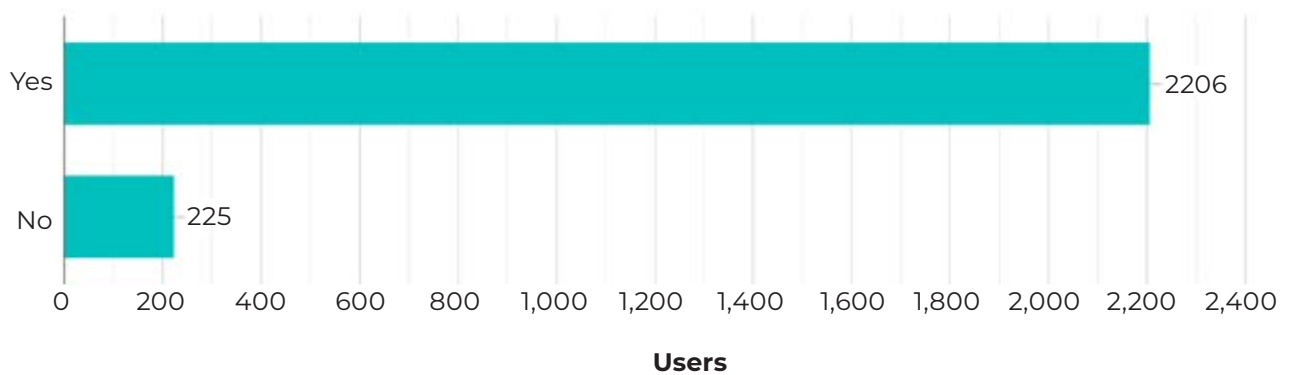
Submissions by date



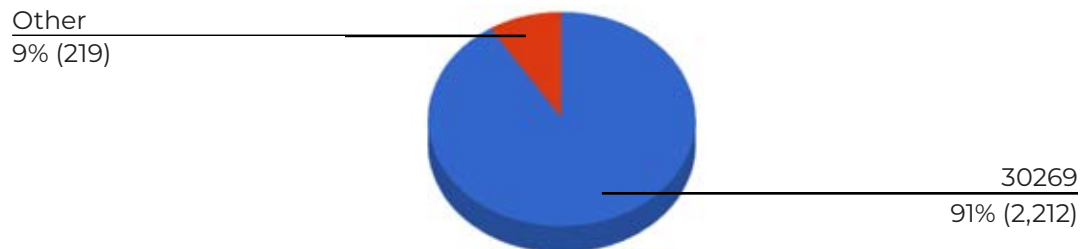
1. Email Address



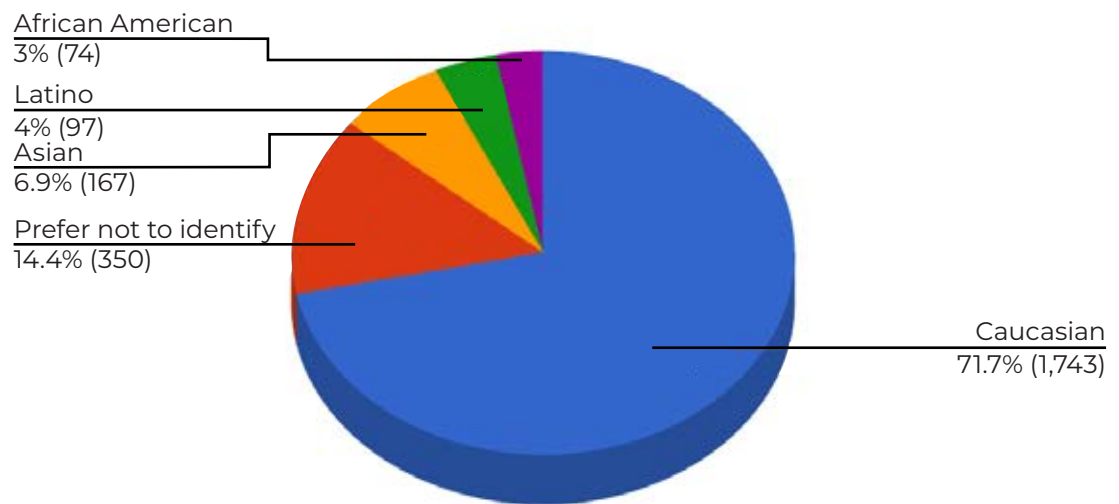
2. Are you a resident of Peachtree City?



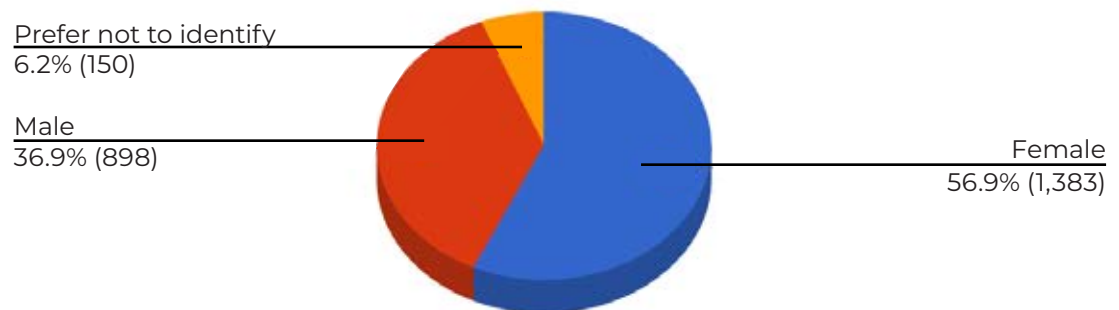
3. Your Zip Code in Peachtree City



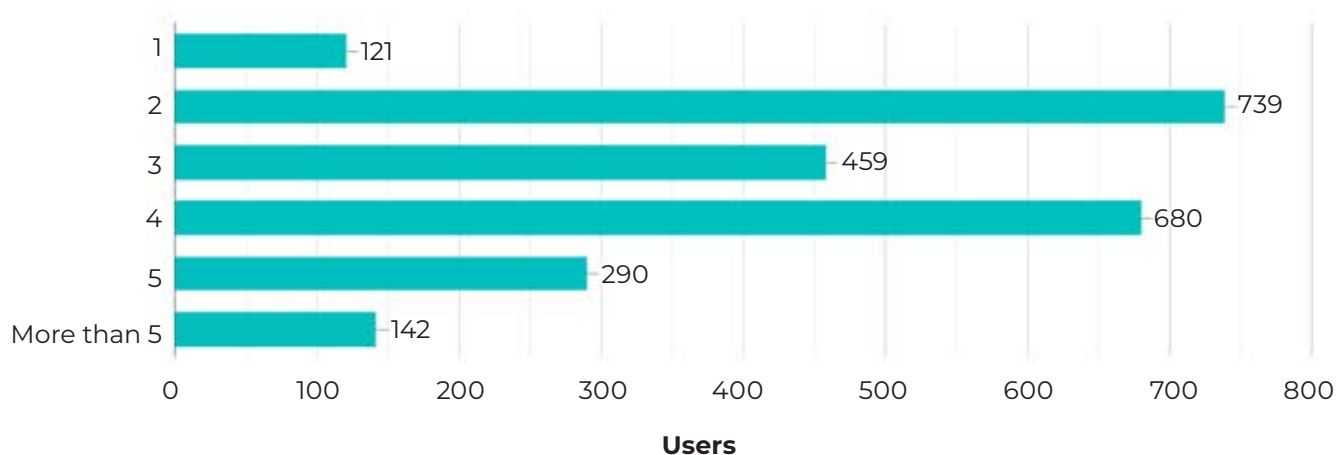
4. Your ethnicity/race



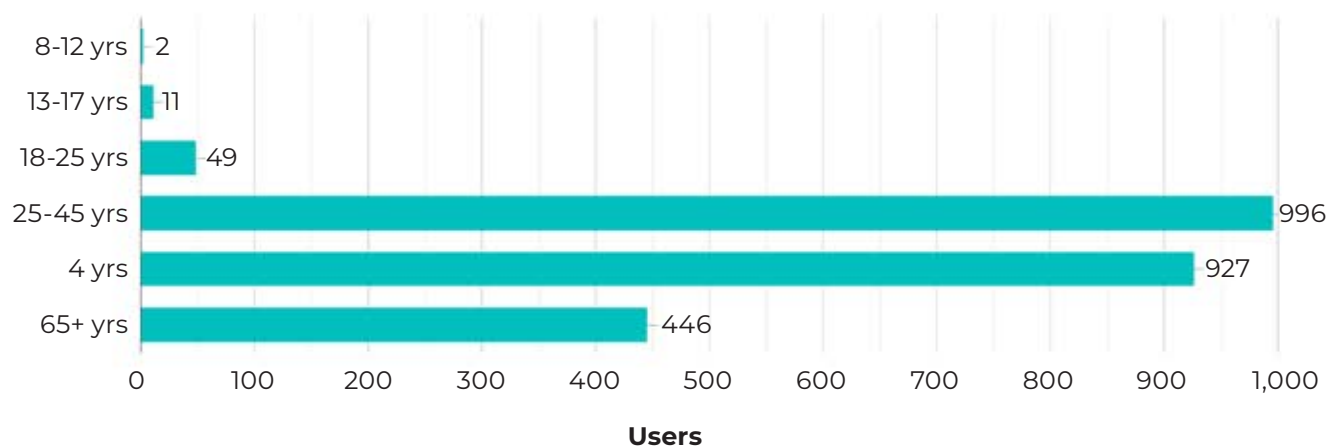
5. Your Gender



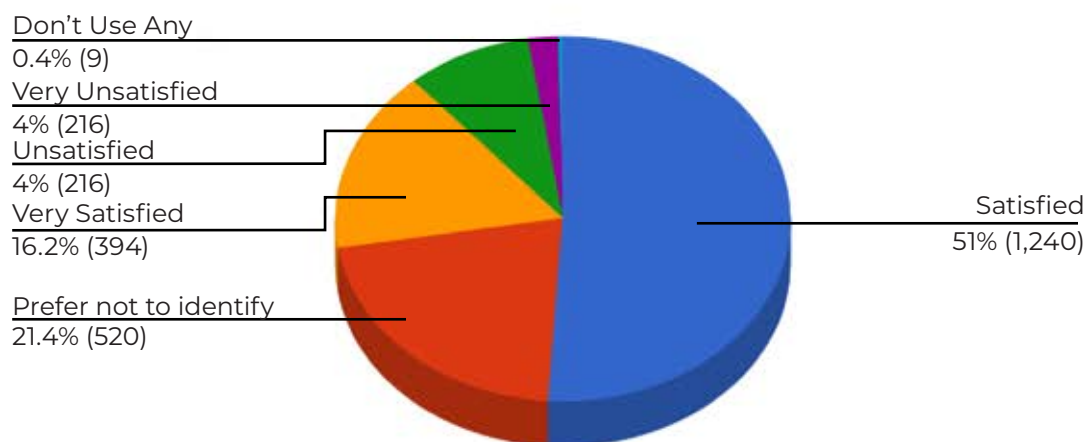
6. How many people live in your household?



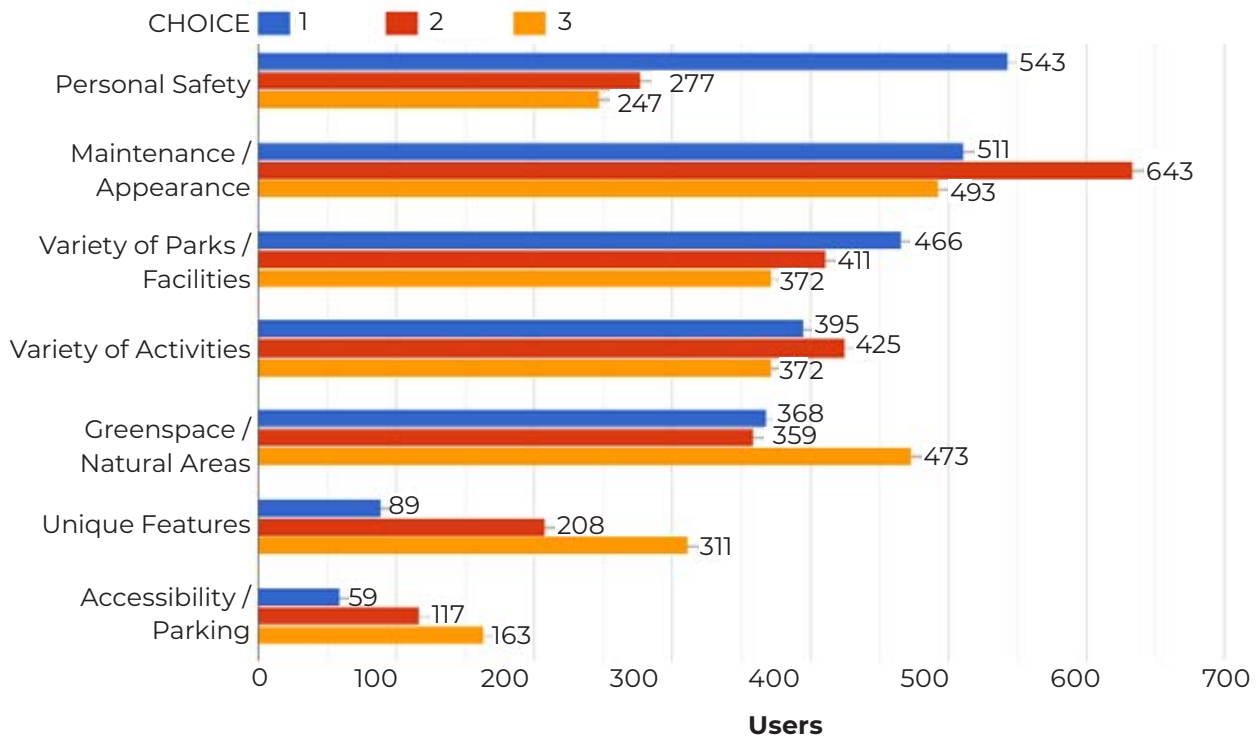
7. Your personal age category



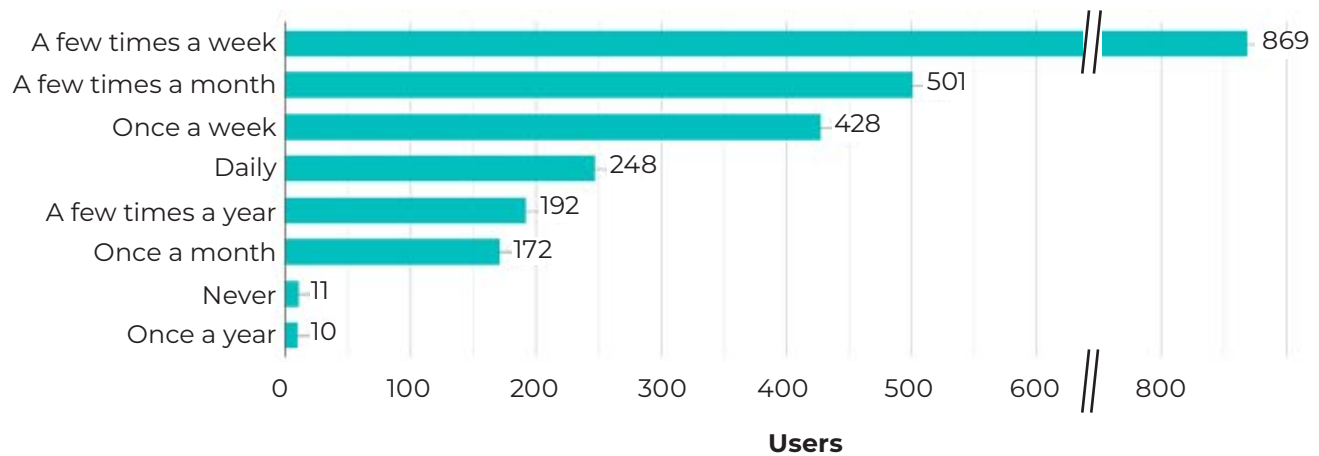
8. How do you rate your satisfaction with the existing Parks & Recreation facilities?



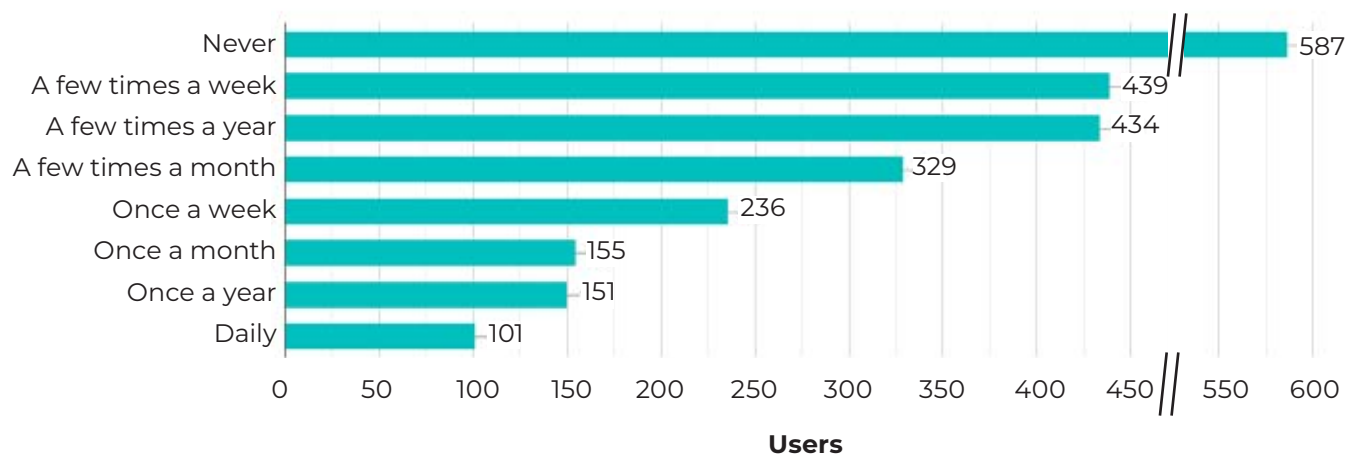
9. Please rank the following in the order of importance to you regarding your local City parks and facilities



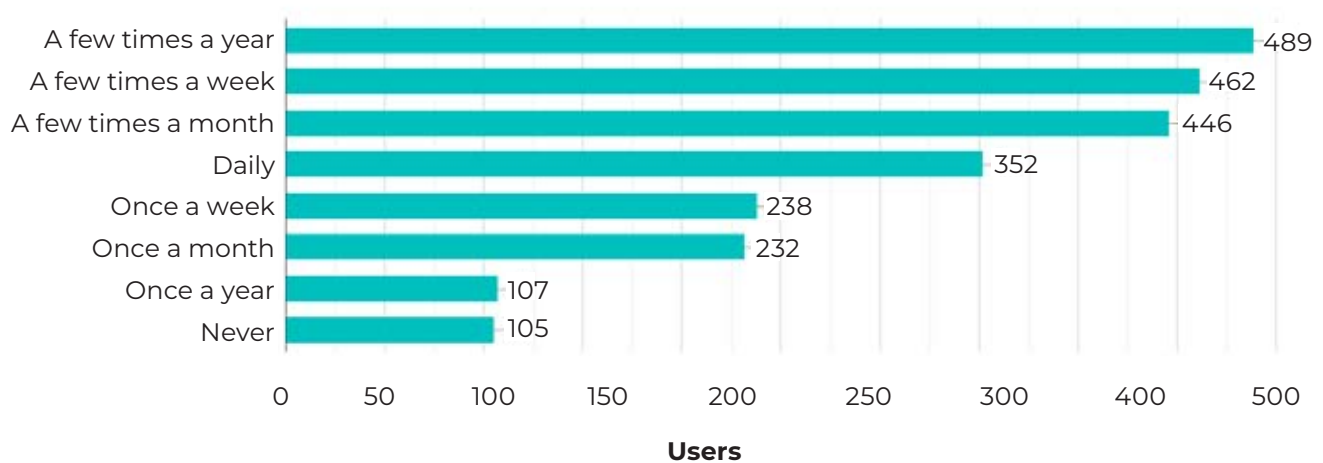
10. On average, how often do you (or your family members) visit a park?



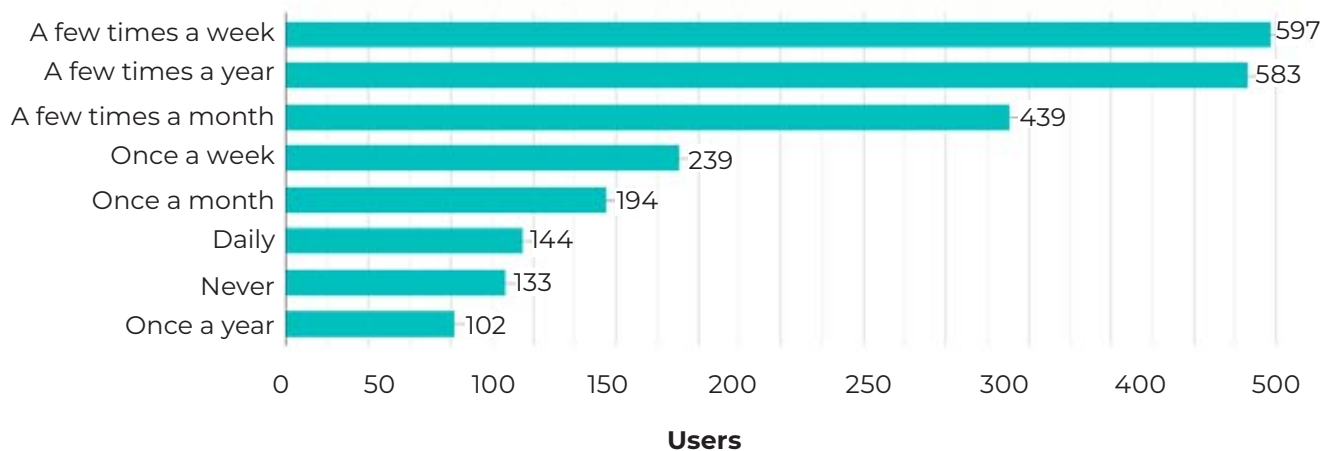
11. On average, how often do you (or your family members) visit a playground?



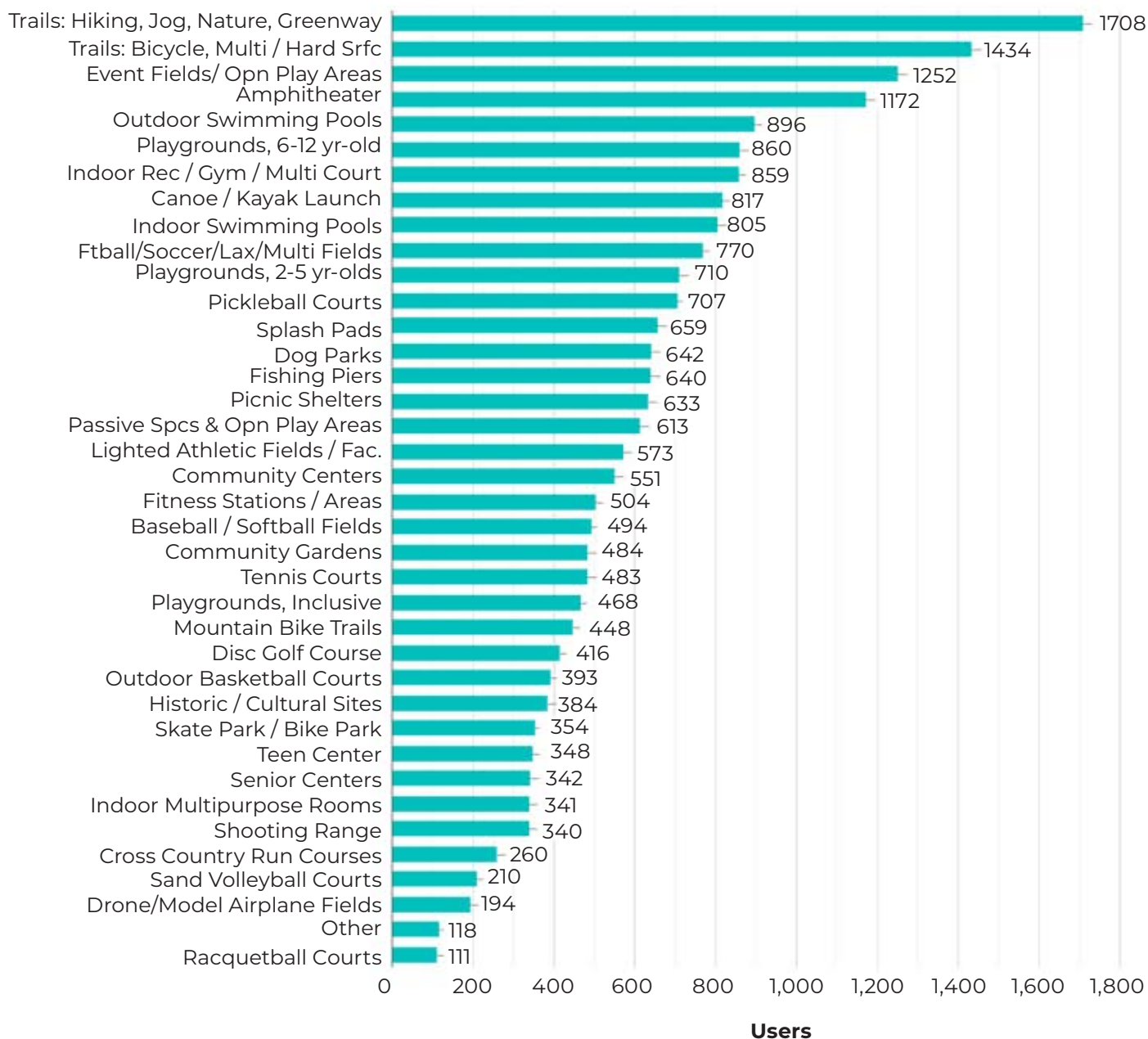
12. On average, how often do you (or your family members) visit a trail?



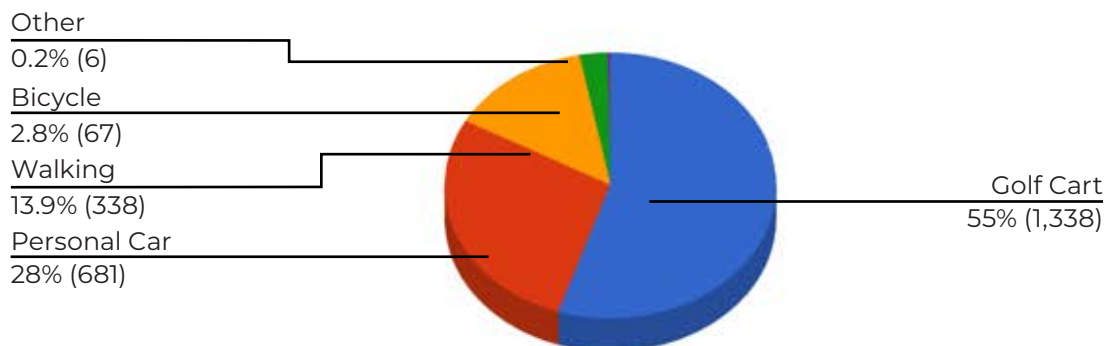
13. On average, how often do you (or your family members) visit a facility?



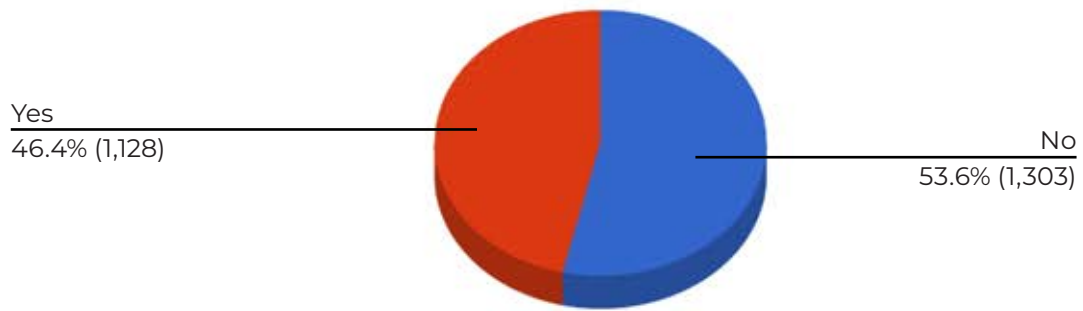
14. Recreational facilities, parks, or greenways important to you and your family



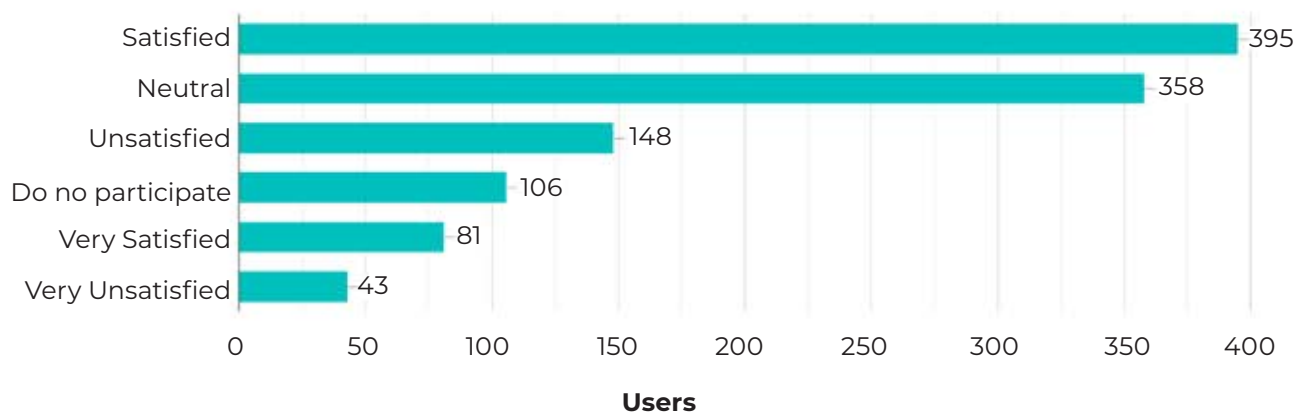
15. By what means do you access public parks and trails?



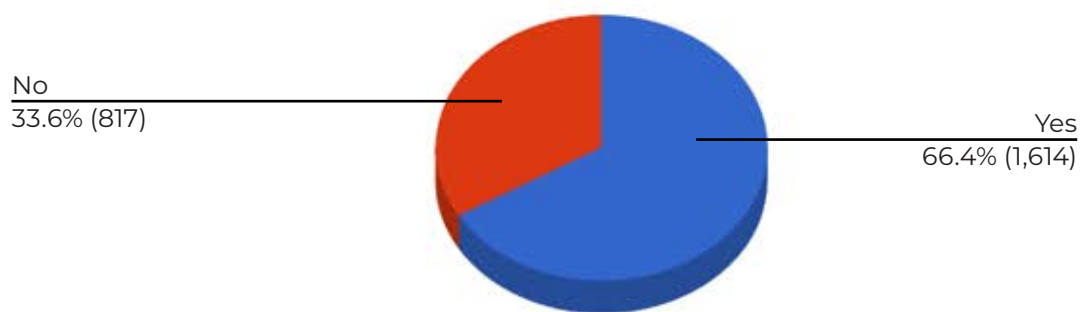
16.1. Do you have children/youth between 5 & 17 years old at home?



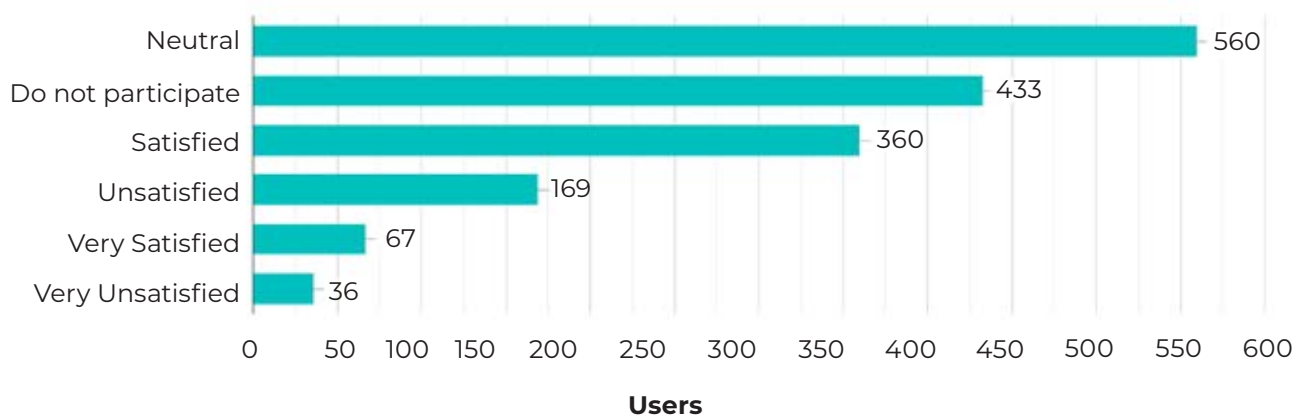
16.2. How do you rate the current Children/Youth programming offered by the City?



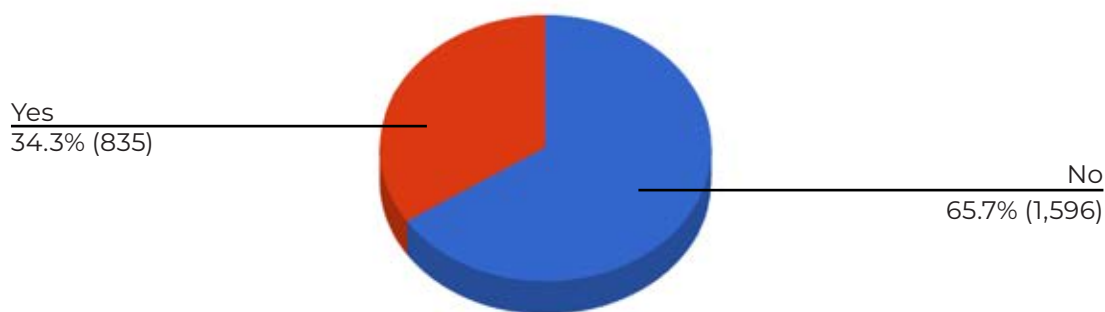
17.1. Are you an Adult between 18 to 55 years old?



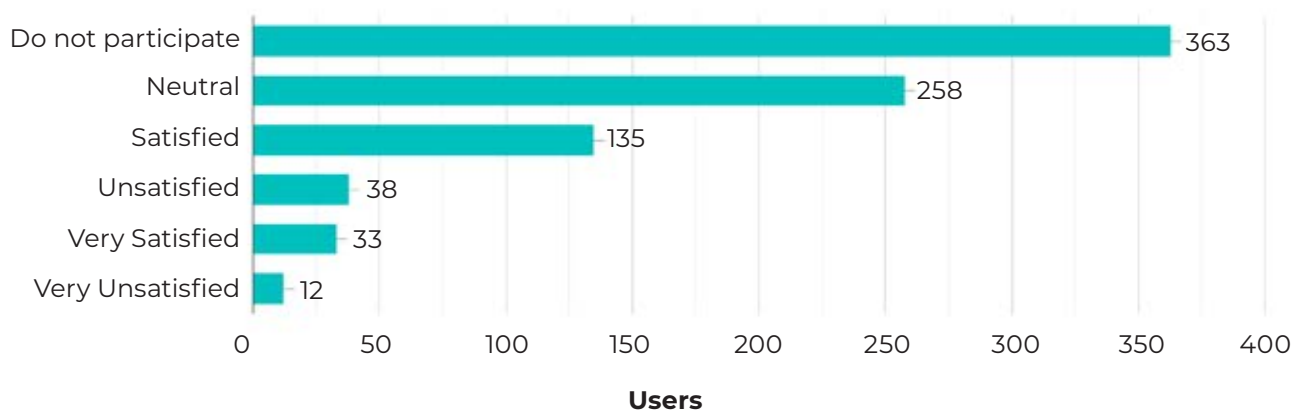
17.2. How do you rate the current Adult programming offered by the City?



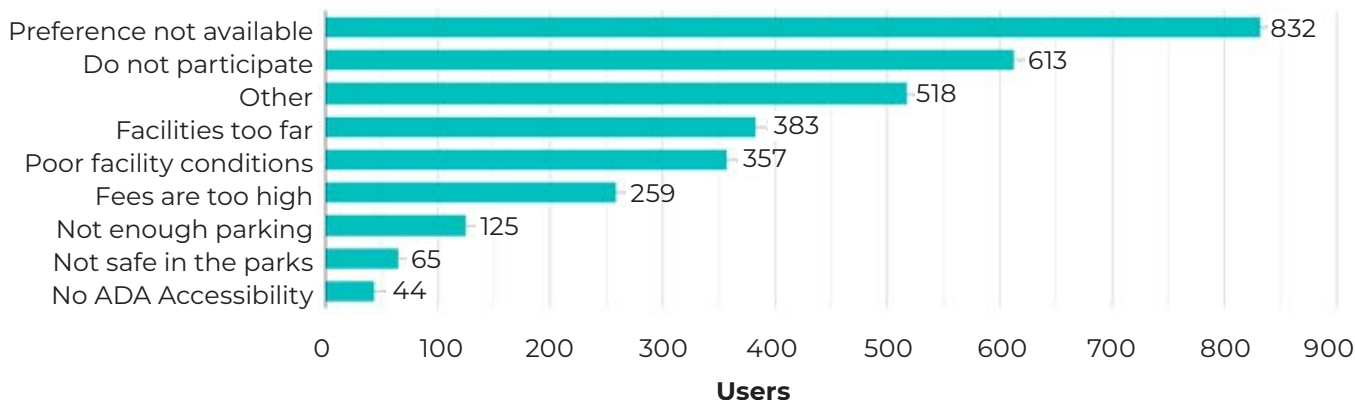
18.1. Are you a Senior over 55+ years old?



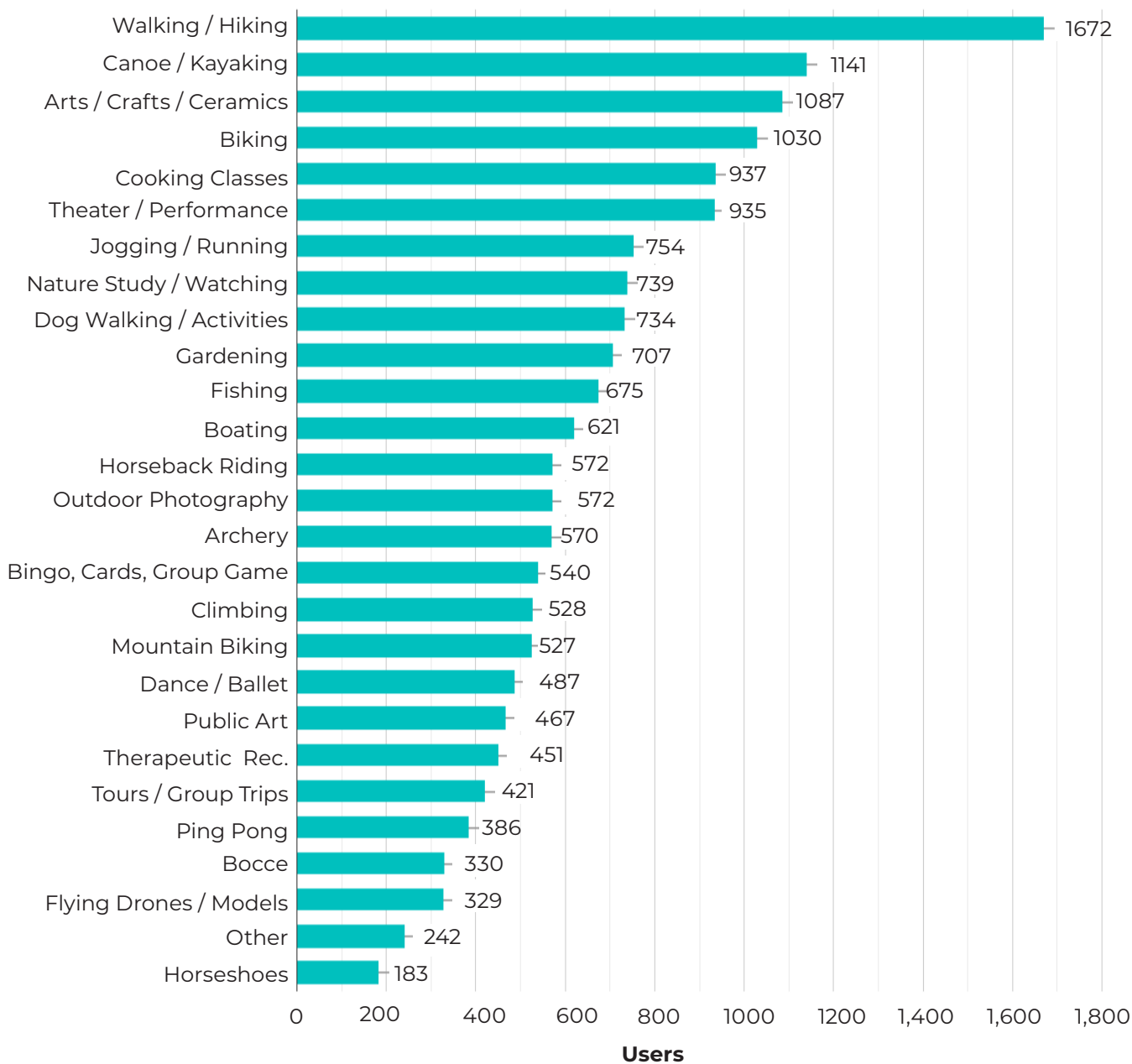
18.2. How do you rate the current Senior programming offered by the City?



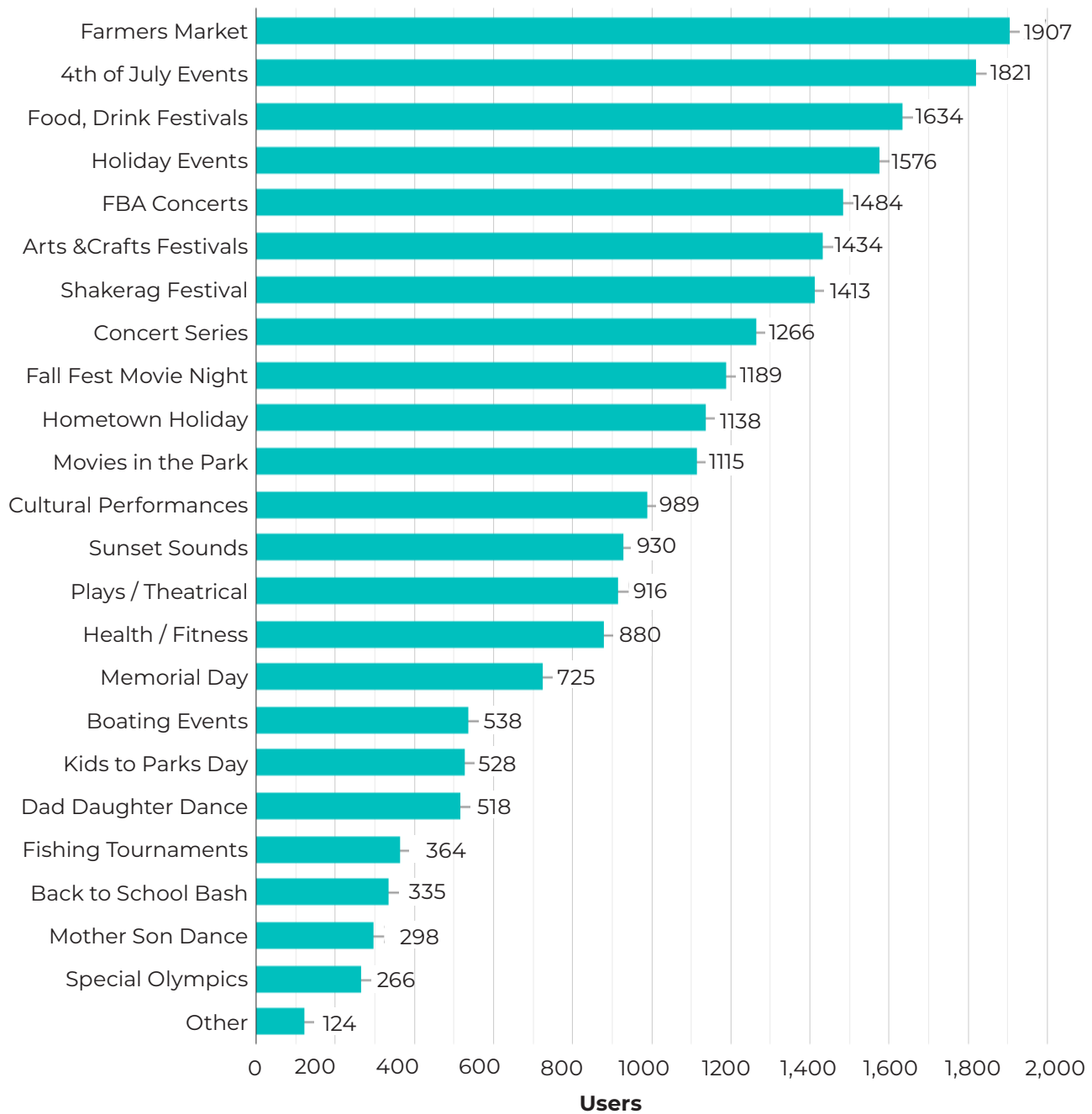
19. Which of the following items prevent you from using existing Parks and Facilities?



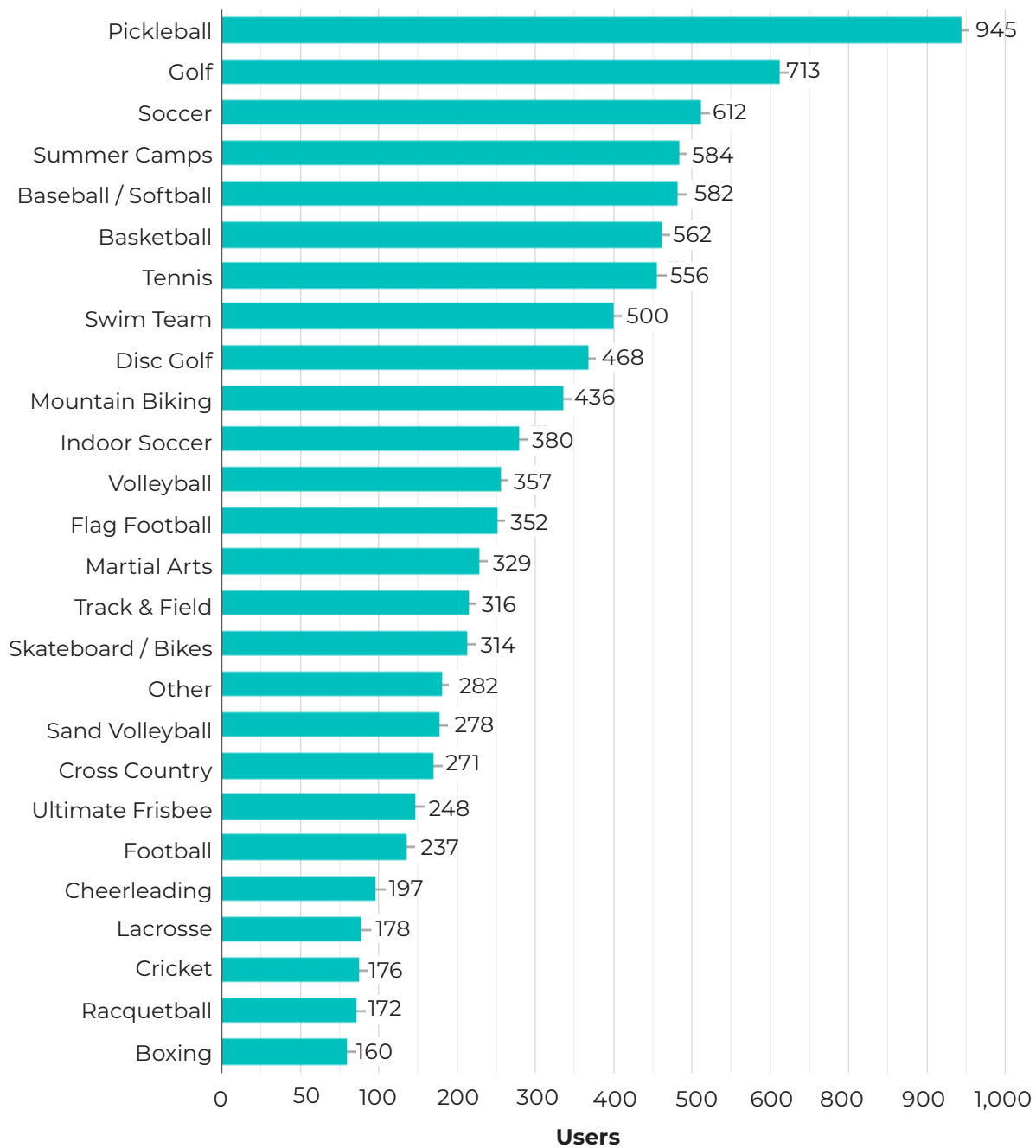
20. Check ALL passive activities in which you or your family DO participate or WOULD LIKE to participate if offered



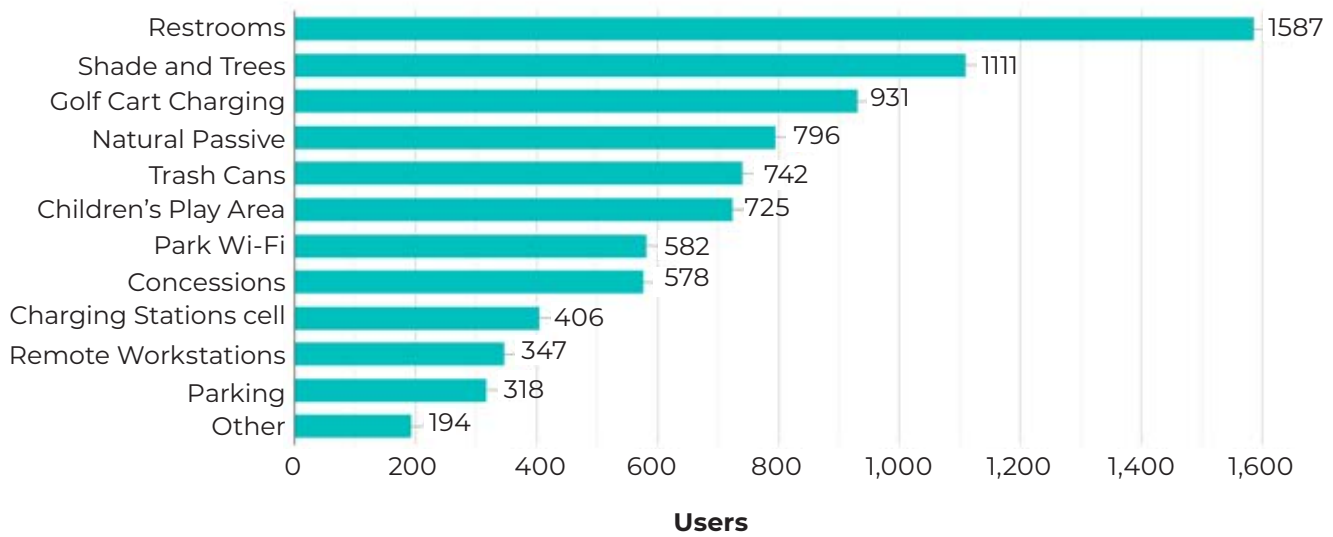
21. Check ALL special events in which you or your family
DO participate or WOULD LIKE to participate if offered



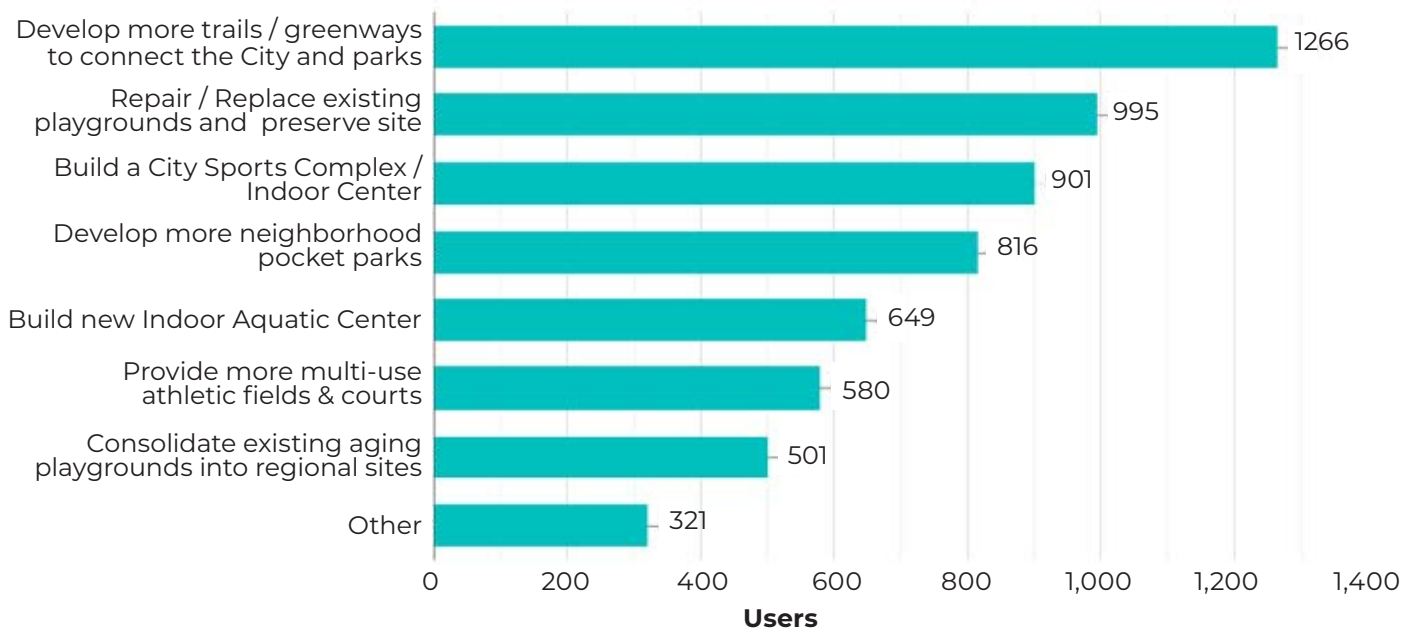
22. Check ALL active activities in which you or your family
DO participate or WOULD LIKE to participate if offered



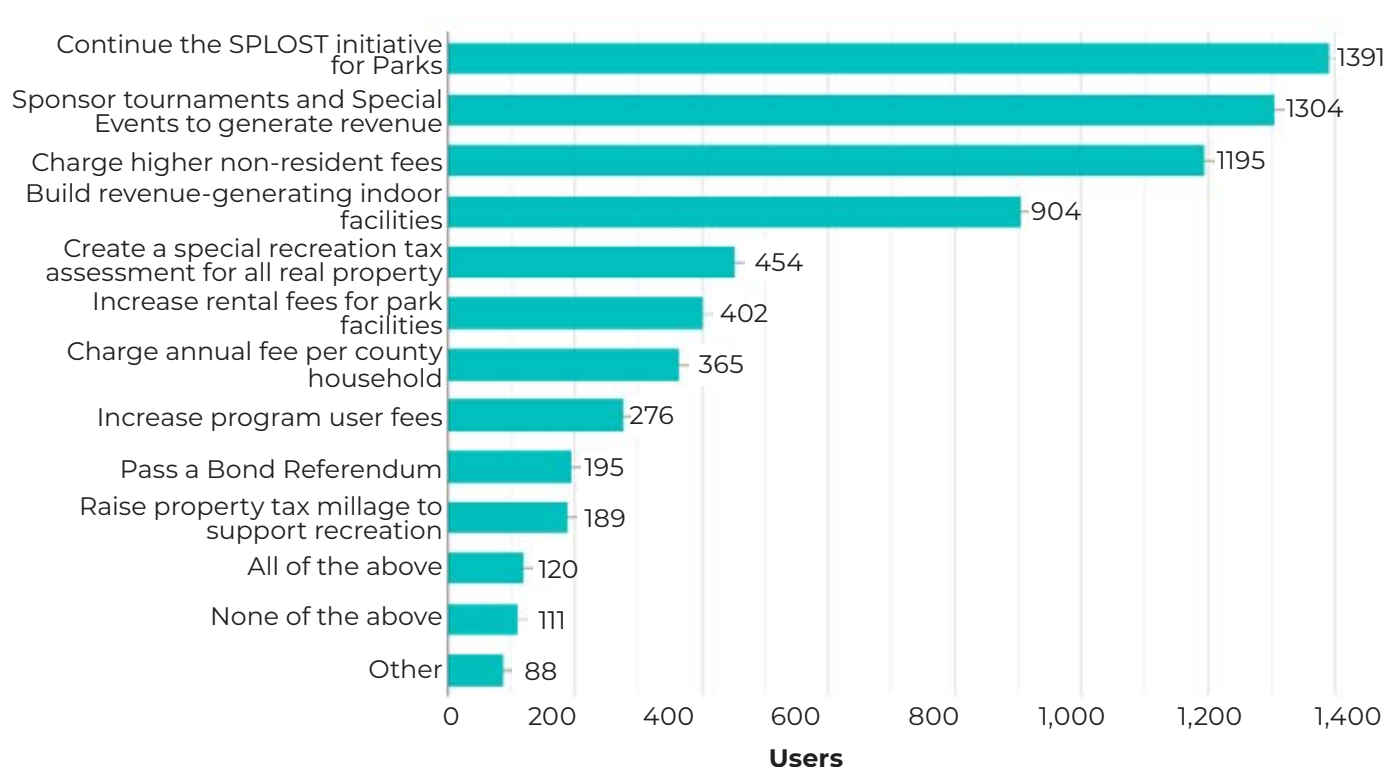
23. What service facilities would you increase in the existing City parks?



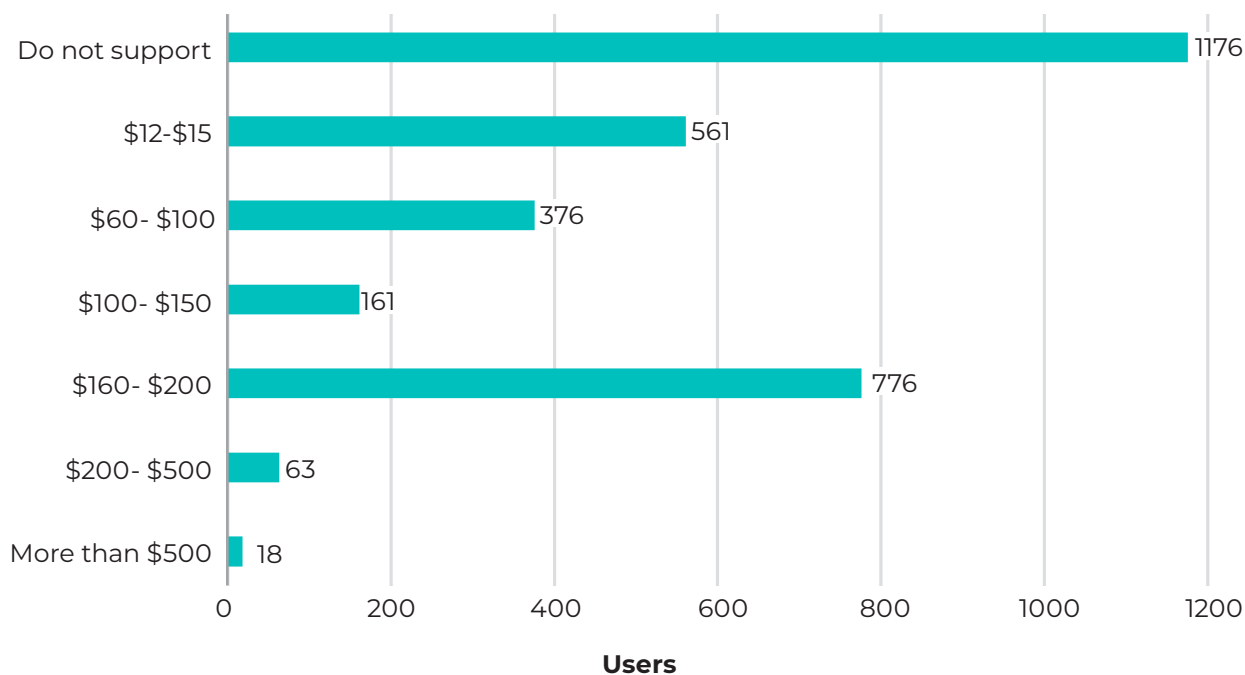
24. Which choices to expand parks and facilities would you choose?



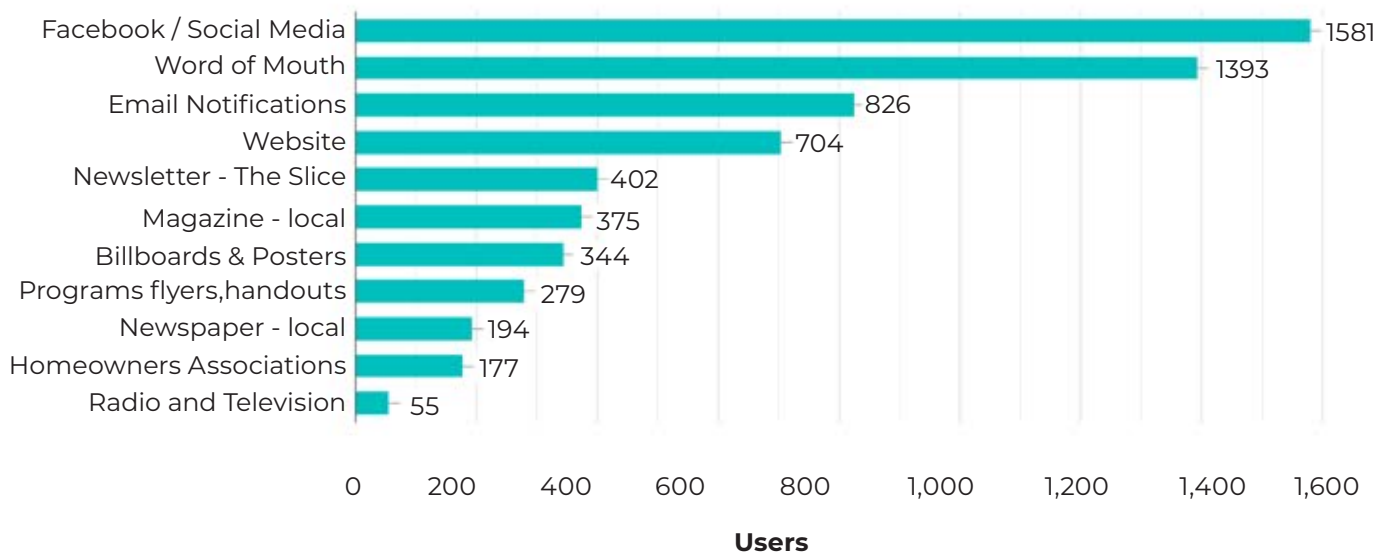
25. Which options would you prefer to raise funds for parks and facilities?



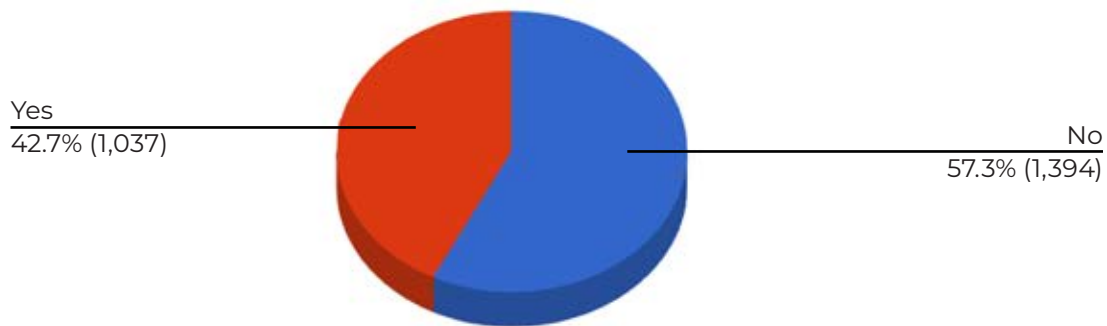
26. What amount would you be willing to pay (per year, per household)?



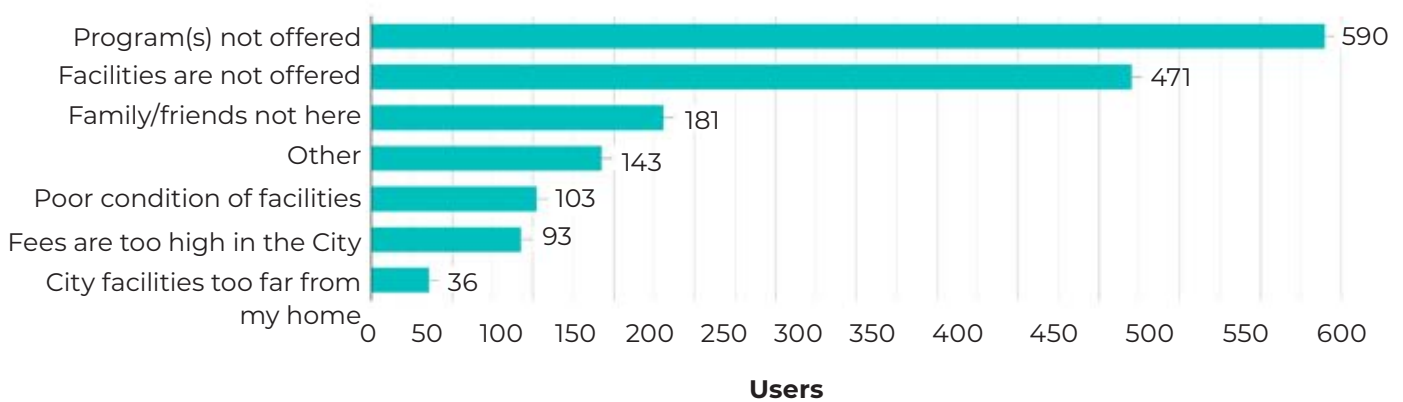
27. Please indicate how you learn about City recreation programs, events, and activities.



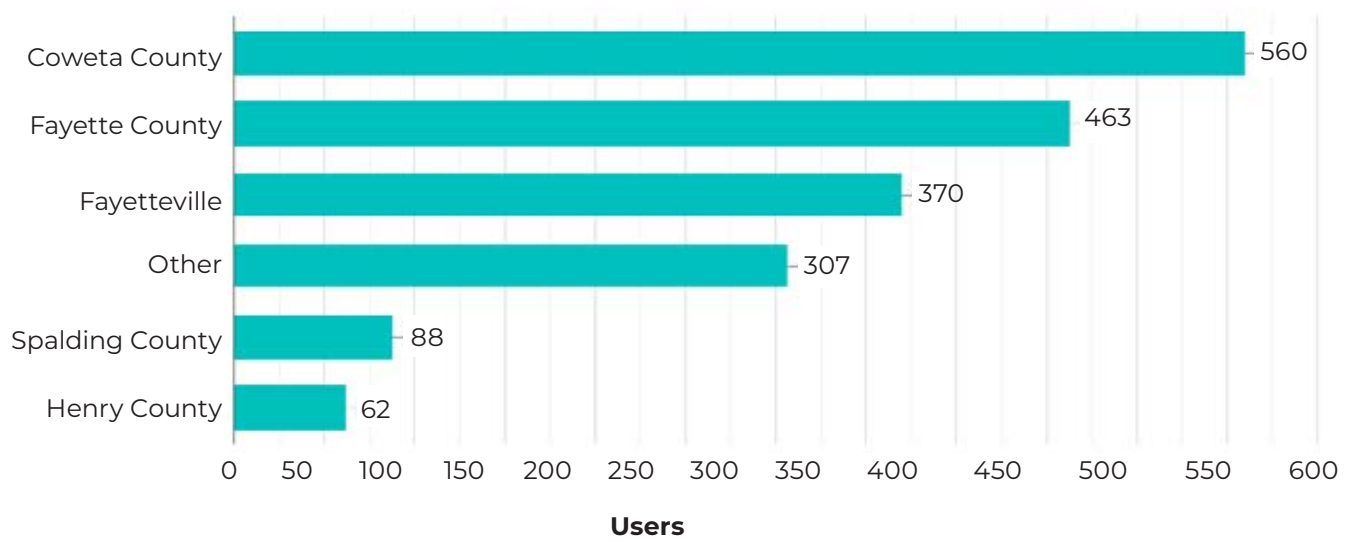
28.1. Do you leave Peachtree City to participate in recreation programs?



28.2. Please indicate why



28.3. To which City/County do you go to participate in recreation programs?



public input summary and conclusions

SUMMARY OF STAKEHOLDER INPUT AND OPEN RESPONSES

The Planning team conducted a series of Stakeholder Interviews with 41 individuals and groups identified by the City as important to understanding the Peachtree Parks and Recreation Program. The individuals identified were sent a standard questionnaire to prepare them for the interviews. The CPL team spent 2 days on site interviewing these individuals and groups in face-to-face meetings reviewing the questionnaires and discussing important issues. A copy of the questionnaire can be found in the Appendix 05, Page 182 of this report. The collective answers to each of the questions is also in the appendix.

Below is a Summary of the answers relevant to the three (3) most important topics, (1) Needs for Parks, (2) Sports and Recreation, (3) Community.

Summary of Stakeholder and Open Responses

	Responses
Needs For Parks	
Trails: Walking, Hiking, Jogging, Nature Trails, and Greenways	104
Maintenance/Appearance	58
Playgrounds	47
Restrooms	47
Trails: Bicycle, Multi-Purpose	39
Natural Areas	33
Park Wi-Fi	25
Picnic Shelters	18
Sports and Recreation	
Cricket	75
Pickleball Courts	62
Indoor/Outdoor Swimming Pools	53
Tennis Courts	47
Recreation Center/Gymnasium	31
Sand Volleyball Courts	31
More multi-use athletic fields	30
Skate Park/Bike Park	23
Turf Lacrosse Fields	20
Community	
Farmers Market	56
Theater/Performance	48
4th of July Parade and Fireworks	48
Food/Drink Festivals	48
Sponsor tournaments to generate revenue	37
Movies in the Park	36
Arts and Crafts Festivals	36
Concert Series	25

CONCLUSIONS

Based on the tallied results summary of the stakeholder interviews and open responses in the survey, the planning team recommends that we address the following issues as part of the Peachtree City Parks Recreation Master Plan.

1. Needs for Parks:

Trails, Walking, Hiking, Jogging, Nature Trails and Greenways was reference 105 times during the interviews and in the questionnaire responses. Although Peachtree City has an extensive system of trails and over 1,200 acres of dedicated greenspace. The stakeholders made it clear that they want what they have protected and expanded by an overwhelming majority over the next most important issue.

Maintenance was referenced 58 times during the interviews and responses because of concern for the condition level of the current park facilities throughout the parks system. There appears to be a lot of delayed maintenance that has accumulated because the maintenance staff is stretched to cover over 40 parks facilities and 100+ miles of cart paths. This is indicative of having a minimalistic budget and too few staff to cover the bases. The planning team recommends that the City consider increasing the maintenance budget, hire more staff, and look for ways to manage the maintenance requirements of the system more efficiently.

Restrooms, Multi-purpose Trails, Natural Areas, and Picnic Shelters rounded out most of the other issues which plays back into the desire for more trails and greenspace.

WiFi in the parks was also referenced. That is becoming and increasing request throughout all parks systems across the country, and we anticipate it will only increase along with requests for charging stations. If the City wants to get ahead of that curve, the CPL team recommends that the City add WiFi and Charging Stations to all new parks and renovations in the future.

2. Sports and Recreation

Cricket: This was the number one sports referenced in the interviews and open responses. Requests for cricket fields are becoming more frequent with each master plan the CPL team has completed. We attribute this to changing demographics. Cricket is a very popular sport among counties that have experienced a significant British influence. Cricket players currently have to use baseball fields to play which forces them to play a ¼ field style game which is not as enjoyable as a full oval field. The challenge with building Cricket fields is the fact that a field can take over 4 acres of a level surface. The CPL team has developed a template that allows a Cricket field with a permanent pitch to be overlaid on a field that can accommodate 2 to 4 soccer fields. By using this template, a community can provide the field for their citizens and include a dual purpose for soccer as well. CPL recommends that the City consider this template for development of their next soccer fields or retrofit it over some of the current fields in the parks program.

Pickleball: This was the number two recreation facility referenced in the interviews and open responses. Pickleball is a game similar to tennis and played on a smaller court than tennis. The increase in popularity of the sport is due to seniors who like the smaller courts. Because this is a rising sport throughout the country and younger players are beginning to pick up on the game as well, the City should consider adding more pickleball courts. The challenge developing these courts is that the game generates a lot of noise that can impact nearby residents. Therefore, the courts need to be carefully located or screened to prevent noise pollution.

Natatorium: The stakeholders expressed concerns about the current “Bubble” and the need for a better indoor pool (Natatorium) for the City. Swim teams appear to be very popular in Peachtree City, especially with girls. CPL recommends evaluating the current indoor pool and “Bubble” to address the need for a new facility. Natatoriums are expensive additions to a parks program from a capital improvements position and to an operations position. CPL recommends that the City review the need not only for a Natatorium but also other indoor recreation facilities and would suggest considering one large comprehensive multi-use indoor facility.

Gymnasium, Sand Volleyball, Multi-use Fields, Turf Fields, and a Skate Park were all referenced multiple times in the interviews and open responses and are viable facilities for a parks program for a city the size of Peachtree City. The planning team will carefully consider these items when preparing the final recommendations for the Master Plan.

3. Community

There are a number of activities that were referenced by the stakeholders and public input responses relative to community activities and events. The Farmer’s Market was one of the most mentioned during the discussions. Most of the items listed can be accommodated on the facilities currently owned by the City. Some may need to be improved or better maintained, but they can all be accomplished. These events will be mentioned in the recommendations for the overall Parks and Recreation Master Plan.

The above summary represents the salient points gleaned from stakeholder interview phase and open responses from the public input. These results will be coupled with the public input survey results to assemble the final recommendations.



Cart Path at Lake Peachtree Dam & Spillway Park

Peachtree City Park & Recreation Master Plan 2024

5.0: Field Findings

All data collected for the Peachtree City Parks and Recreation Department is vital for informed decision-making, effective planning, and for the future of sustainable growth of Peachtree City. This process helps identify current assets, usage patterns, and understanding any gaps in services, which can enable Peachtree City to optimize resources, enhance recreational opportunities, and improve the overall quality of life of the greater community. Accurate data ensures that future investments align with community needs, promotes equitable access, and support long-term environmental and economic sustainability.

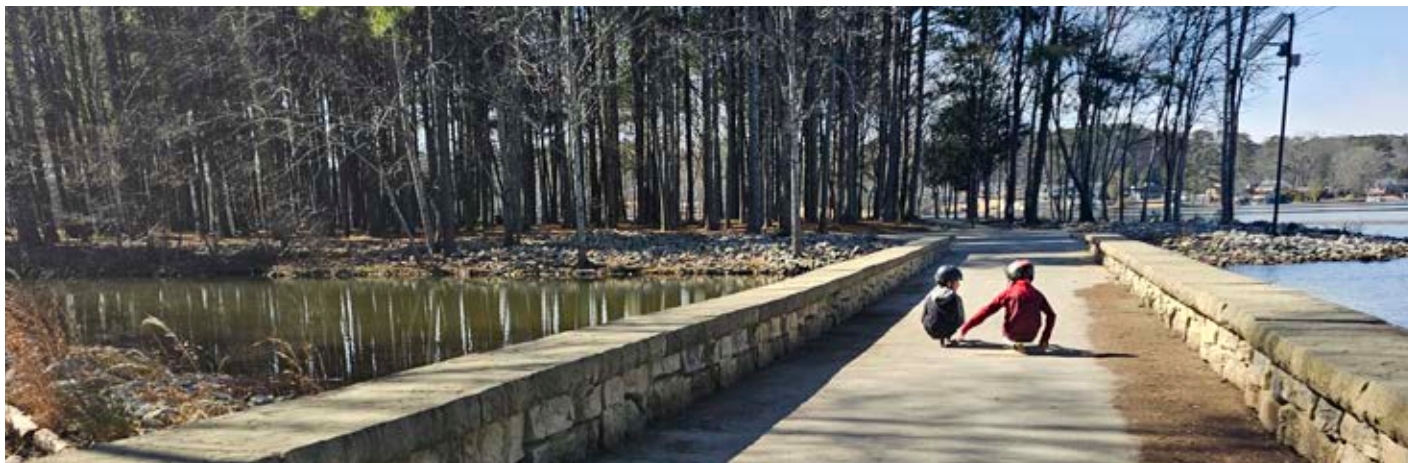
During February 2024, the CPL team conducted a comprehensive inventory of all parks and recreational facilities of Peachtree City. Site visits were performed on multiple days to tour and walk the different parks, trailheads, and playgrounds. On-site observations were recorded to evaluate the condition of amenities, site access, and

potential maintenance recommendations for future improvements.

For assessment purposes, the Peachtree City Parks and Recreational Facilities can be divided into four (4) major categories: Athletic Complexes, Community Parks, Neighborhood and City Parks, which include Playgrounds and Tot Lots, and Special Use Nature Areas and Trails. Peachtree City currently has the following facilities:

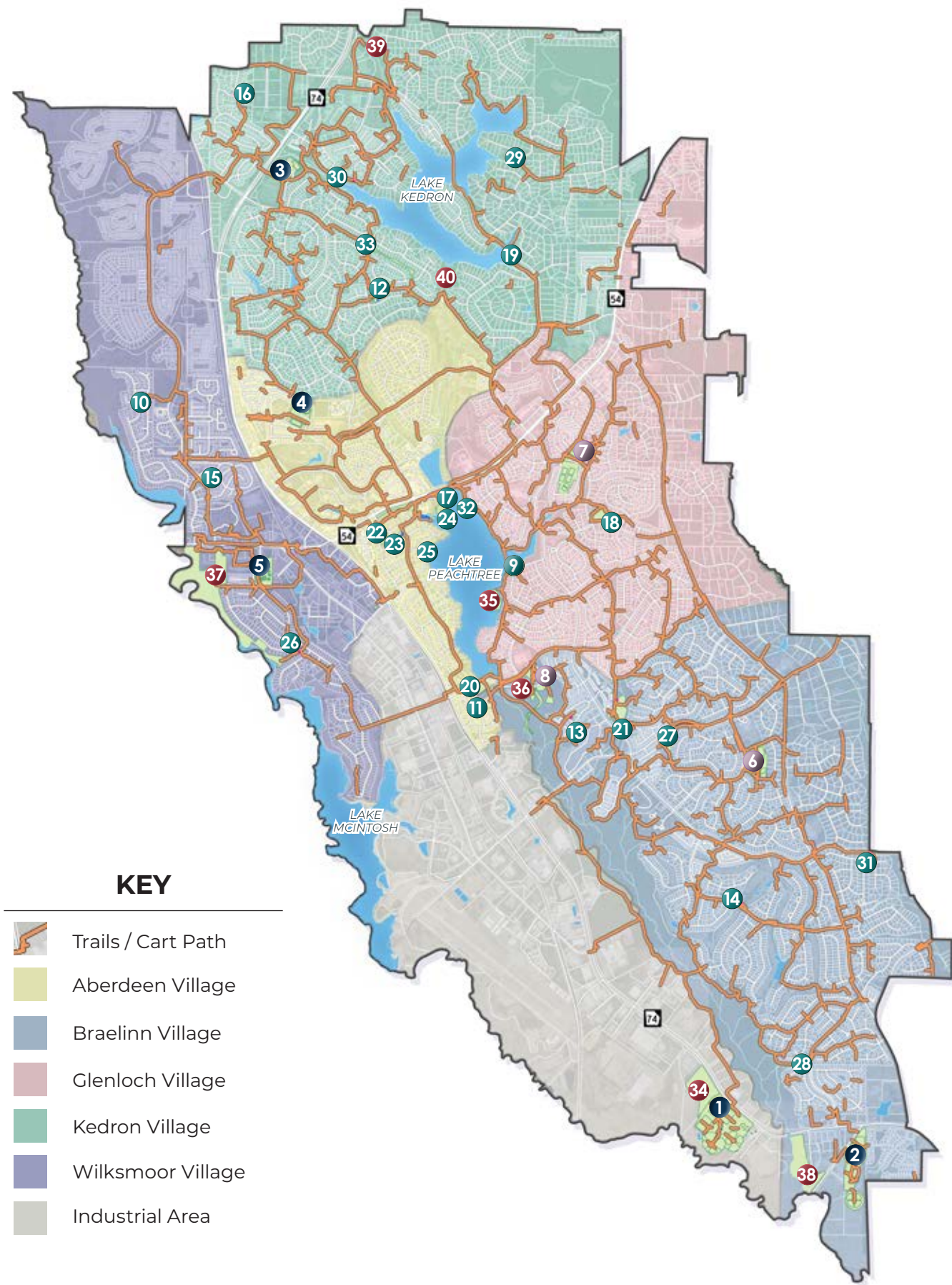
- 5 Athletic Complexes
- 3 Community Parks
- 26 Neighborhood & City Parks
- 7 Special Use Nature Areas & Trails

Figure 5.1, along with the accompanying charts, outlines the locations, inventory summaries, and total acreage of recreational facilities and parks in Peachtree City.



Spyglass Island trail

Figure 5.1 Peachtree City Recreational Facilities & Parks Map



ATHLETIC COMPLEXES

- 1 Peachtree City Athletic Complex (PAC)
- 2 Jim Meade Memorial Park
- 3 Kedron Fieldhouse & Aquatic Center
- 4 Riley Field Complex
- 5 Peachtree City Tennis Center

COMMUNITY PARKS

- 6 Braelinn Recreation Complex
- 7 Glenloch Recreation Complex
- 8 McIntosh Trail Recreation Complex

NEIGHBORHOOD & OTHER CITY PARKS

- 9 Battery Way Park & Boat Ramp
- 10 Beaver Dam Park Tot Lot
- 11 Big Pine Tot Lot
- 12 Blue Smoke Park
- 13 Braelinn Green Tot Lot
- 14 Braelinn Road Tot Lot
- 15 Cedarcroft Park Tot Lot
- 16 Crabapple Woods Tot Lot
- 17 Drake Field
- 18 Huddleston Pond
- 19 Lake Kedron Boat Ramp
- 20 Lake Peachtree Spillway Park / Kelly Drive Park
- 21 Luther Glass Park
- 22 Pebblepocket Park
- 23 Pebblestump Park
- 24 Picnic Park / Luther Holt All Children's Playground
- 25 Pinecrest Boat Ramp
- 26 Planterra Ridge Tot Lot
- 27 Rockspray Pond
- 28 Rubicon Tot Lot
- 29 Smokerise Tot Lot
- 30 Suttons Cove Tot Lot
- 31 Timberlake / The Oaks Tot Lot
- 32 Village Green / Disc Golf Course
- 33 Windalier Ridge / Lake Kedron Tot Lot

SPECIAL USE NATURE AREAS & TRAILS

- 34 PAC Mountain Bike Trails
- 35 Spyglass Island
- 36 Flat Creek Nature Area
- 37 Line Creek Nature Area
- 38 Somerby Woods
- 39 Landrum Mill Overlook
- 40 Tinsley Mill

FACILITY NAME: Peachtree City Trails

ADDRESS: City-wide

ACRES: 134.75

Peachtree City is unique in how it incorporates its trail system into the transportation fabric for the city. The Trail system connects public facilities with parks, recreation opportunities, schools, and other places open to Peachtree City residents. Most parks within the City are connected via the trail system. In the public survey conducted for this project, “Trails: Hiking, Jog, Nature” and “Trails: Bicycle, Multi/Hard Surface” were the two most popular responses to the question, “14. Recreation facilities, parks, or greenways important to you and your family?”

According to PeopleForBikes in their 2024 City Ratings, Peachtree City is ranked number 1 in Georgia for biking communities, 16th in the Southern Region, and 207th in the U.S. The 2024





City Ratings represents the largest number of rated cities and towns in program history, having included 2,579 cities. By comparing the best cities for biking, local leaders, decision makers, and advocates can act on key lessons to build more safe, fun, and connected places to ride across the U.S. The ranking for Peachtree City reflects investments in bike infrastructure, adjustments to speed limits, and data quality improvements throughout the city.

The path system includes 111 miles of paths that add 134.75 acres of park land to the City. This equates to approximately 11 miles of paths per 2,600 people. Because of its length, the paths are one of the City's most used recreation facility. They connect to neighborhoods, parks, and commercial uses for all people's needs. It is not only an alternative transportation system but a major recreation facility and amenity for the city. Most paths are in good condition, with only minor repairs needed in selected locations.

Paths should be reviewed to determine if (1) new trails are needed, (2) existing trails should be modified or expanded, or (3) if existing trails are adequately maintained.

These multi-use paths accommodate pedestrians, cyclists, and carts. According to the city's web site, Peachtree City has approximately 11,000 registered golf carts that use the paths. These paths are a big part of the city's sense of identity.

FACILITY NAME: Peachtree City Athletic Complex (PAC)

ADDRESS: 1125 Hwy 74 South (Joel Cowan Parkway)

ACRES: 95.0 AC (117 AC - 22 AC for bike trail); 67 AC of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Entrance Gate	2	Off Hwy 74; Very Good
Paved parking spaces	600	Good
Overflow Gravel Parking Spaces	65	Poor
Soccer Fields, adult full size	6	Lighted, Natural turf - Very Good
Soccer - Restroom/ Concession	1	Good
Baseball Fields:	10	Fenced, Lighted (2-4 plex layout)
Lower Fields		
#1 @ 300' field	1	Good
#2 @ 350' field	1	Good
#3 & #4 @ 200' fields	2	Good
Upper Fields		
#5 @ 180' field	1	
#6 @ 300' field	1	
#7 & #8 @ 225' fields	2	
Baseball Restroom / Concession	2	1 @ each 4-plex
Field of Hope		
#9 @ 100' Miracle Field (Hope)	1	Very Good
#10 @ 100' T-ball field	1	Fair
Large Shelter 45' x 90'	1	4600 SF; Very Good
Restroom / Concession	1	Good
Picnic / Play Area:		
Small Shade Structure	1	Fair
Tables (Metal)	2	Fair
Wooden Picnic Tables	6	Poor
Tot Lot / Play Structure	1	Good
Maintenance Complex	1	Fenced yard and structures
Cart path system through park		Good; Tunnel under Hwy 74 cart path and to MOBA soccer

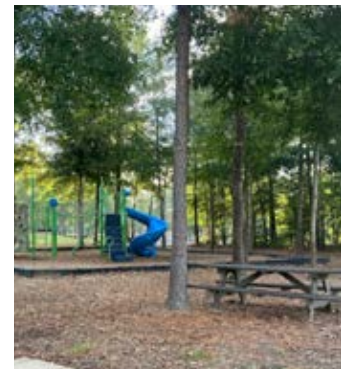
Notes: Field of Hope turf to be resurfaced, City is replacing 12 handicap picnic tables, as well as new trash cans.



Source: Google Maps - Street View



Google photo courtesy of Mart M.



Google photo courtesy of Patty Max

FACILITY NAME: Peachtree City Athletic Complex (PAC) Mountain Bike Trails - SUA		
ADDRESS: 1125 Hwy 74 South (Joel Cowan Parkway)		
ACRES: 22.0 AC Total; Greenspace: 21.0 AC		
AMENITY:	QTY	DESCRIPTION / NOTES
Mountain bike track	3	miles (single track); Good
Outer Loop	1.1	
Inter Loop	0.9	
Rhythm Loop	1	
Trails - natural multiuse	1.1	Good
Tunnel under Hwy 74 to MOBA	1	to MOBA Soccer Academy



Source: <https://peachtree-city.org/309/Peachtree-City-Athletic-Complex>



Google photo courtesy of R. Hard



Google photo courtesy of J. Mao

FACILITY NAME: Jim Meade Memorial Park

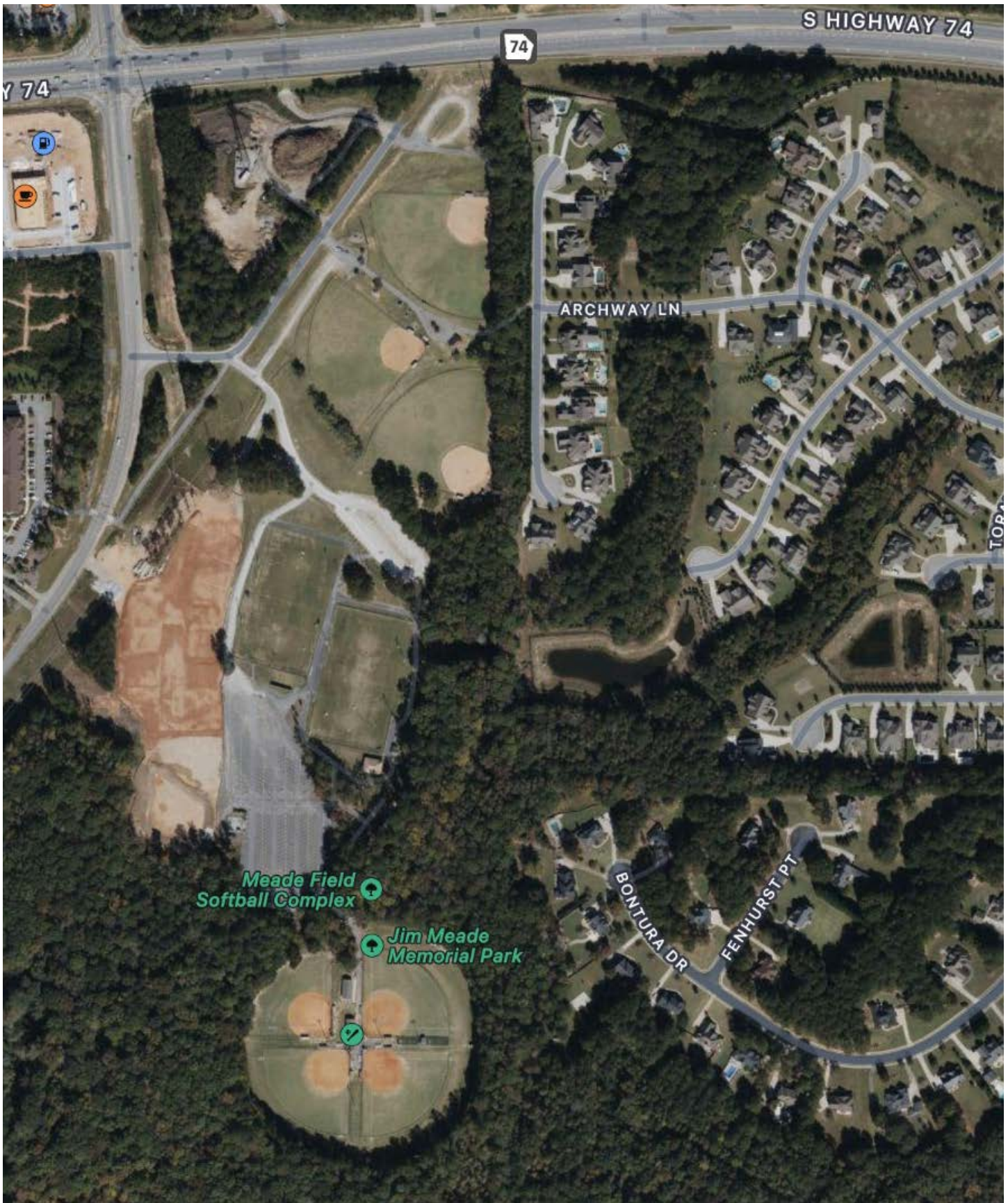
ADDRESS: 101 Meade Field Drive

ACRES: 60.0 AC; 16.5 AC of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Adult Softball Fields:	3	Fenced
#1 @ 300' field	1	Fair
#2 @ 300' field	1	Poor
#3 @ 290'	1	Fair
Restrooms	1	Fair
Girl Softball Fields		Fenced, Lighted; Fields are Fair to poor
#4 @ 200' field	1	Fenced, Lighted; Fields are Fair to poor
#5 @ 200' field	1	Fenced, Lighted; Fields are Fair to poor
#6 & #7 @ 200'	2	Fenced and Lighted; Fair to poor
Softball Field Lighting		New project to convert to LED lights, project completion estimated fo end of year 2024
Softball Restrooms / Concessions	1	20'x48' @ 960 SF; Good
Shelter	1	25'x45' @ 1125 SF; Good
Lacrosse Fields	2	Fenced and Lighted
Lacrosse Restrooms / Concessions	1	Good
Practice Wall	1	12' ht x 70' long; Good
Parking Lot Paved	215	cars; Good
Parking Lot Gravel	80	cars; Poor
Parking Lot Overflow	75	cars; Poor
Small Shade Structures	2	with picnic tables; Fair
Water well and pump house	1	



Jim Meade Memorial Park



Apple Aerial Map of Jim Meade Memorial Park, source: <https://maps.apple.com/>

FACILITY NAME: Kedron Fieldhouse & Aquatic Center

ADDRESS: 202 Fieldhouse Drive - Fieldhouse & Aquatic Center

ACRES: 20.10 AC; 8.1 AC of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Fieldhouse / gymnasium courts	2	Courts (basketball, volleyball, pickleball lines); Fair to Good
Swimming Pools		Year-round in bubble
25 yds	1	
Heated instructional pool	1	
Bubble covering	1	Poor
Restroom/showers/changing	1	Dated, Need deep cleaning/upgrades, Fair
Activity Classrooms	3	
Offices	1	
Playground 6-12	1	Good
Benches	2	Fair-Good
Tables – Wood @ Drop Off Parking	2	Lighted; Fair-Good
Tables – Metal/Plastic @ Pool Entry	4	Lighted; Poor-Fair
Trash Cans	2	Good
Bike Rack	1	Good
Parking	212	Cars; Lighted; Good
Open gym hours and a staffed facility		
In-line Hockey rink		see notes for 101 Fieldhouse Drive - Hockey Rink

SITE OBSERVATION NOTES:

Need to rework the access and control of the entrance to the Aquatic Center.

The Bubble is beyond its life expectancy and current repairs will be costly.



Source: Google Earth Image of the Kedron Aquatic Center, Fieldhouse, and Hockey Rink

FACILITY NAME: Kedron Fieldhouse - Peachtree City Hockey Rink

ADDRESS: 101 Fieldhouse Drive

AREA: 24,000 SF

AMENITY:	QTY	DESCRIPTION / NOTES
In-line Hockey Rink	1	Good
Playground	3	Structures; Lighted; Fair-Good
Restrooms / Concessions	1	Fair
Tables – Wood	1	Fair
Tables – Vinyl Coated Plastic	4	Good-Very Good
Benches	2	Fair-Good
Trash Cans	3	Fair-Good



Peachtree City Hockey Rink - Playground



Peachtree City Hockey Rink - Entry & Parking



Peachtree City Hockey Rink



Peachtree City Hockey Rink - Concessions, Restrooms, Picnic



Kedron Aquatic Center



Kedron Aquatic Center - The Bubble

FACILITY NAME: Riley Field Complex

ADDRESS: 176 Wisdom Road

ACRES: 18.5 AC; 2 AC of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Multi-purpose field #1 (Football & Lacrosse)	1	Fenced with track; Lighted; Good
Bleachers	1	Good
Large Fieldhouse	1	1500 SF; Fair
Concession/restroom	1	Included; Good
Covered Picnic shelter	1	Poor
Track ¼ mile –synthetic surface	1	7 lanes asphalt; Lighted; Very Good
Long jump pit	1	Fair
Shot / disc pad	1	Fair
Multi-purpose field #2	1	Fenced/Lighted; Fair
Player Benches	2	Fair-Good
Bleachers	2	Fair-Good
Small Fieldhouse	1	700 SF; Fair-Good
Bleachers 1 side	1	Good
Wall	1	Excellent; New for lacrosse/racquetball
Parking Paved	150	cars; Good
Bus parking gravel	10	buses; Poor
Overflow grass parking	30	cars; Poor



Source: Google Earth Image of Riley Field



Riley Field - North - Concessions & Pavilion



Riley Field - South

FACILITY NAME: Peachtree City Tennis Center		
ADDRESS: 10 Planterra Way		
ACRES: 14.0 AC		
AMENITY:	QTY	DESCRIPTION / NOTES
Hard tennis courts	12	Lighted; Very Good
Clay tennis courts	6	Lighted; Poor
Covered tennis courts	6	Lighted; Fair
Pro shop	1	Very Good
Bathroom/ showers/changing	1	Set; Good
Stadium grass seating	1	Fair
Banquet/meeting room	1	Good
Parking	125	Cars; Lighted; Very Good
Membership based - staffed facility		



Source: Google Earth Image of Peachtree City Tennis Center

FACILITY NAME: Braelinn Recreation Complex

ADDRESS: 201 Log House Road

ACRES: 19.4 AC; 0.5 AC Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Baseball Fields	4	Fair - Poor
Multi-purpose Field @ 300'	1	Poor
#1 Youth baseball @ 220'	1	Poor - Fair; City has since added permanent pitching mound structures like at PAC
#2 Youth baseball @ 190'	1	Fair, see notes above
#3 Youth baseball @ 190'	1	Poor, see notes above
Multi-purpose Field	1	Poor
Soccer Field	1	No Lights
Pickleball Courts	6	Fenced with no lights; Very Good
Basketball Courts	2	No Lights; No Fence; Poor
Picnic Pavilions	2	Good
Picnic Tables	4	Good
Bench	2	Good
Restroom Bldg./Concessions	1	Good
Playground 6-8 yrs.	1	Poor
Swing Set	1	Poor
Open space	1	0.5 Acres; Poor
Parking	125	Cars; Lighted at Concessions/Lot; Good
Physical fitness stations	0	website says present, did not see any
Open Lawn Area	1	



Note:
The soccer field is generally split into four small fields for young children to play soccer games at Braelinn for the associations. The baseball fields are used for practices and pickup games.

Source: Google Earth Aerial Image of Braelinn Recreation Complex



Braelinn Recreation Complex

FACILITY NAME: Glenloch Recreation Center ADDRESS: 601 Stevens Entry ACRES: 21.8 AC; 2 AC of Greenspace		
AMENITY:	QTY	DESCRIPTION / NOTES
Community Building	1	Fair
Classrooms	2	
Offices	2	
Restrooms	4	2 exterior access @ Pool; 2 interior access; Fair-Good
Storage Building by Pool	1	Fair - Good
Benches	5	Good - Very Good
Tables (w/ shade canopy/umbrella)	2	Good
Tables (no shade canopy, under trees)	4	Good
Seasonal Pool – Summer use	1	Lights & Security Camera
Splash Pad	1	Good
Kiddy Pool	1	Good
Playground / play area	1	2 Structures; Good - Very Good
Playground Swing Set	1	Set; Good
Water Fountain	1	By Playground Area; Good
Basketball Court (outdoor)	1	No Lights/ No Fence; Fair - Good
Multi-purpose /Field Lawn Area	1	No Lights; Poor - Fair
Metal Bleachers	1	No Lights; Good
Tennis Courts	4	Lighted; Very Good
Skate Park	1	No Lights; Fair
Trash Cans	5	By Skate Park/Basketball Courts; Good
Parking (Golf Carts only)	5	Good
Community Garden	1	No Lights; Good - Very - Good
Composting, Shed	1	10 x 20; Poor - Fair
Benches	2	Fair - Good
Tables	9	7 with Umbrellas; Good
Ball Practice Wall	1	Painted Concrete Wall; Fair - Good
Soccer Fields		
Adult Fields	3	No Lights; Good
Youth Fields	4	No Lights; Good
Restroom Bldg.	1	1 Light Pole at Parking Lot; Fair
Parking by Pool Area	45	Cars; Lighted; Very Good
Parking by Open Field	70	Cars; No Lights; Very Good
Parking by Soccer Fields	200	Cars; No Lights (except 1 pole by Restroom Bldg); Very Good



Source: Google Earth Image of Glenloch Rec Center



Glenloch Recreation Center



FACILITY NAME: McIntosh Trail Recreation Complex**ADDRESS: 198 McIntosh Trail****ACRES: 50.55 AC; 40.25 AC of Greenspace**

AMENITY:	QTY	DESCRIPTION / NOTES
Parking	340	Cars; 3.3 Acres
Open Area	1	Shakerag Knoll used for events
Frederic Brown Amphitheater	2500	Seats; 1.0 Acre; Good
Restrooms / Concessions	1	Good
Community Room	1	Good
Life enhancement center	1	Good
Ticket Office	1	Poor
Wm Davis BMX Park		1.5 Acres
Long Track	1	Good
Small Track	1	Fair
Restroom/Concessions/shelter	1	Very Good
Shelter	1	Poor
Picnic tables	3	Fair
Sm. picnic tables	2	Poor
Viewing bleachers	1	Poor
The Gathering Place	1	Senior Center; 5500 SF; Good
Visitor Center	1	4600 SF; Very Good
Octagonal Pavilion	1	Enclosed; Poor
Cart parking spaces	15	15; Very Good
Peachtree City Dog Park	1	2.4 Acres
Large dog yard	1	Fenced; Fair
Small/senior dog yard	1	Fenced; Fair
Water fountain	1	1; Fair
ADA parking only	8	Cars; Poor
Flat Creek Nature Preserve Start		513 Acres
Trail Head		Greenspace 512 Acres
Paved Access Trail	0.5 Miles	Good
Boardwalk	1200 LF	Fair
Boardwalk Viewing decks	3	Fair
Hiking trails	0.18 miles	Good
Trails	3.5 miles	Along Flat Creek; Good
ADA Parking at Kelly Park		Poor
Devils Loop / Dare Devils Leap		



Source: Google Earth Map of McIntosh Trail Recreation Complex

FACILITY NAME: Battery Way Park & Boat Ramp ADDRESS: 110 Battery Way - Trailhead ACRES: 3.75		
AMENITY:	QTY	DESCRIPTION / NOTES
Boat Ramp	1	Good; Small boats/canoe access (no gas motors)
Pier	1	Good
Fishing Access		Limited to Peachtree City residents
Swimming (Lake)		
Picnic Tables	4	Fair/Good
Benches (Playground Area)	2	Poor
Benches (Lake Edge Area)	7	Good/Very Good
Bench Swings (Lake Edge Area)	2	Good
Tot Lot/Playground	1	Fair/No lighting
Swing Set	1	Fair
Water Fountain	1	Excellent, recently replaced
Portable Toilets	1	Poor/Not recommended
Path/Trail/Paved	0.15 Miles	Good
Physical Fitness Stations	4	Good/Exercise equipment
Parking	15-20	Good/Paved parking; Lighted



Battery Way Park & Boat Ramp

FACILITY NAME: Beaver Dam Park
ADDRESS: 119 Beaver Dam Road
ACRES: 1.75; 1.2 Acres of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Picnic Area	1	Good
Tables		Good
Tot Lot/Playground	1	Good
Open Play Area	2/3 AC	Fair
Shelter	1	Fair
Loop Trails (Paved)	0.15 Miles	Good
Parking Lot	10	Fair



Beaver Dam Park , Source: <https://peachtree-city.org/Facilities/Facility/Details/Beaver-Dam-Park-3>

FACILITY NAME: Big Pine Park
ADDRESS: 115 Sweetgum Road
ACRES: 0.44

AMENITY:	QTY	DESCRIPTION / NOTES
Picnic Tables	1	Good
Benches	3	Good
Spring Rider	2	Fair
Tot Lot/Playground	1	Fair
Swing Set	1	Good
Parking	0	Only on-Street parking



Big Pine Park , Source: <https://peachtree-city.org/facilities/facility/details/bigpinepark-4>

Google Street View of Big Pine Park

FACILITY NAME: Blue Smoke Park
ADDRESS: 400 Blue Smoke Trail
ACRES: 10.3; 8.0 Acres of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Basketball Court (Outdoor)	1	Fair; No lighting
Tot Lot/ Playground	1	Fair/Good; Swing set; Slide structure
Benches	2	Poor
Swing Set	1	Fair; Separate from playground
Picnic Shelter	1	Good; Metal
Picnic Tables	2	Good
Water Fountain	1	Fair/Good
Tennis Court	1	Very Good
Benches (Inside Court)	2	Good
Sand Volleyball	1	Fair
Bench (Side of Court)	1	Good
Grass Open Area	1 AC	Poor
Parking	12	Poor; Painted



Blue Smoke Park

FACILITY NAME: Braelinn Green Tot Lot

ADDRESS: 401 Lilly Green

ACRES: 0.17

AMENITY:	QTY	DESCRIPTION / NOTES
Tot Lot/Playground	1	Poor; No Lighting
Swing Set	1	Poor; Only neighborhood streetlamp only
Benches	3	Fair
Picnic Table	1	Fair
Parking		Only side street parking



Braelinn Green Tot Lot

FACILITY NAME: Braelinn Road Tot Lot ADDRESS: 126 Braelinn Road ACRES: 0.25		
AMENITY:	QTY	DESCRIPTION / NOTES
Tot Lot/Playground	1	Poor/Fair; No lighting
Swing Set	1	Good
Benches	2	Poor
Parking	0	Only golf cart path accessible



Source: Google Maps street view Image of Braelinn Road Tot Lot

FACILITY NAME: Cedarcroft Park ADDRESS: 601 Blackburn Lane ACRES: 0.5		
AMENITY:	QTY	DESCRIPTION / NOTES
Tot Lot/Playground	1	Poor; Only neighborhood streetlamp lighting
Swing Set	1	Good
Benches	2	Poor
Picnic Tables	2	Fair
Parking	2	Poor; (Cars) gravel parking



Cedarcroft Park

FACILITY NAME: Crabapple Woods Tot Lot

ADDRESS: 300 Grovewood Lane

ACRES: 0.80; 0.20 Acres of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Tot Lot/Playground	1	Poor; Structure
Swing Set	1	Poor/Fair; Two swings
Benches	2	Fair
Trash Can	1	Good
Picnic Tables	1	Fair
Parking		No car parking
Lighting		From streetlamps in neighborhood.

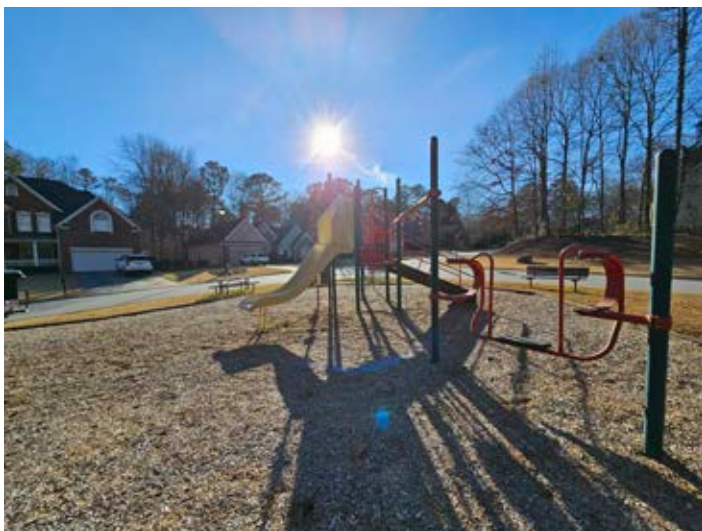
SITE OBSERVATION NOTES:

No shade, very hot and bright.

Bus stop area for High schoolers and/or Middle schoolers.

Cart path access – neighborhood streets. No safe place to park, saw carts parked on lawn by woods.

CPL Spoke with users of tot lot and was informed that mosquitoes were bad here in the summer.



Crabapple Woods Tot Lot

FACILITY NAME: Drake Field - Event Venue

ADDRESS: 155 Willowbend Road

ACRES: 7.5; 4.0 Acres of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Event Lawn	3.0 AC	Good
Open Play Area	1.0 AC	Good
Picnic Tables	3	Good
Large Pavilion	1	Very Good; 1800 Sq. Ft.
Concession Hut	1	Poor
Bench Swings	3	Very Good
Walking Paths	.25 Miles	Good; Soft Surface
5' Sidewalk Loop Trail	1	Poor; 2000 Linear Ft.
Kayak/Small Boat Launch	1	Good
Parking	40	Very Good



Google Street View of Drake Field



Google Image by A. Nokes of Drake Field



Google Image by T. Nesbit of Drake Field Pavilion

FACILITY NAME: Huddleston Pond Park ADDRESS: 221 Wingate Road at Bridlepath Lane ACRES: 10; 4.0 Acres of Greenspace		
AMENITY:	QTY	DESCRIPTION / NOTES
Small Pond	5.0 AC	Very Good
Dock/Fishing Pier	1	Good
Fishing		PTC Residents only
Gazebo	1	Fair/Good
Playground	1	Good
Picnic Tables	3	Fair/Good
Benches	5	Fair/Good
Water Fountains	1	Fair
Fitness Stations/Course	7	Fair
Walking Path	0.5 Miles	Good; Lighted; Around pond
Parking	18	Fair/Good; Asphalt; Cars; Lighting; Rolled curb
SITE OBSERVATION NOTES: Fitness equipment seems to be located randomly, overlapping areas in some places. Few dead trees around the walking loop. Dock has some damage from bikes/scooter tire marks, some board warping. Erosion issues at fountain/pier.		



Huddleston Pond Park

FACILITY NAME: Kelly Drive Park ADDRESS: 112 Kelly Drive ACRES: 9.5; 8.5 AC of Greenspace		
AMENITY:	QTY	DESCRIPTION / NOTES
Open Lawn Area	1.5 AC	Poor; to be used for future events
Shelter	1 EA	Poor
Gravel Parking	40	Poor
Trail Access	1 EA	Flat Creek; Poor
Across from Peachtree Lake Spillway #14		



Kelly Drive Park & Lake Peachtree Dam & Spillway Park

FACILITY NAME: Lake Peachtree Dam & Spillway Park ADDRESS: 110 Kelly Drive ACRES: 9.5; 1.5 Acres of Greenspace		
AMENITY:	QTY	DESCRIPTION / NOTES
Open Lawn Area	1 1/3 Ac	Good
Fishing Pier	1 ea.	Good
Spillway of Lake	1 ea.	
Paved Trail	650 Lin. Ft.	Good
Parking	8	Good; Off-Roadway
Benches	2	Good
Picnic Table		

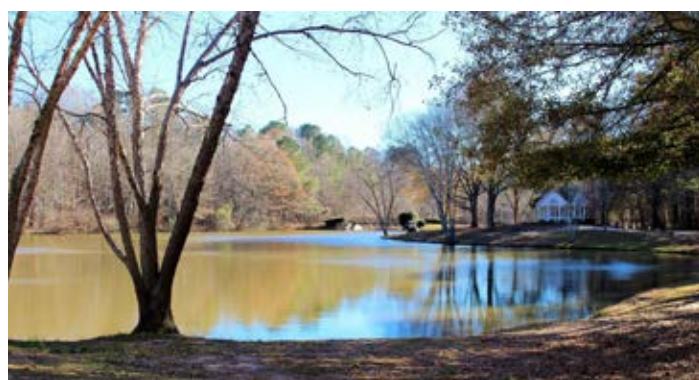


Lake Peachtree Dam & Spillway Park

FACILITY NAME: Luther Glass Park - Three (3) Ponds Park ADDRESS: 269 S Peachtree Parkway ACRES: 28; 22 Acres of Greenspace		
AMENITY:	QTY	DESCRIPTION / NOTES
#1 Pond	0.75 AC	Excellent
#2 Pond	2.75 AC	Excellent
#3 Pond	1.50 AC	Excellent
Total	5.00 AC	
Gazebo/Pavilion	1	Good
Benches	6	3 Good/3 Fair
Picnic Area	1	Good
Tot Lot/Playground	1	Good
Fishing		Allowed
Walking Path	0.5 Miles	Around ponds
Parking	25	



Photos courtesy of Peachtree City of Luther Glass Park,
Source: <https://peachtree-city.org/Facilities/Facility/Details/Luther-Glass-Park-Three-Ponds-18>



FACILITY NAME: Pebblepocket Park		
ADDRESS: Willow Road/Hip Pocket Road		
ACRES: 4; 1.0 Acres of Greenspace		
AMENITY:	QTY	DESCRIPTION / NOTES
Tennis Courts	2	Very Good; Lighted/Fenced
Practice Wall	2	Good; Sides Lighted/Fenced
Restroom Building	1	Poor
Open Play Field	1 AC	Good
Parking	21	Very Good

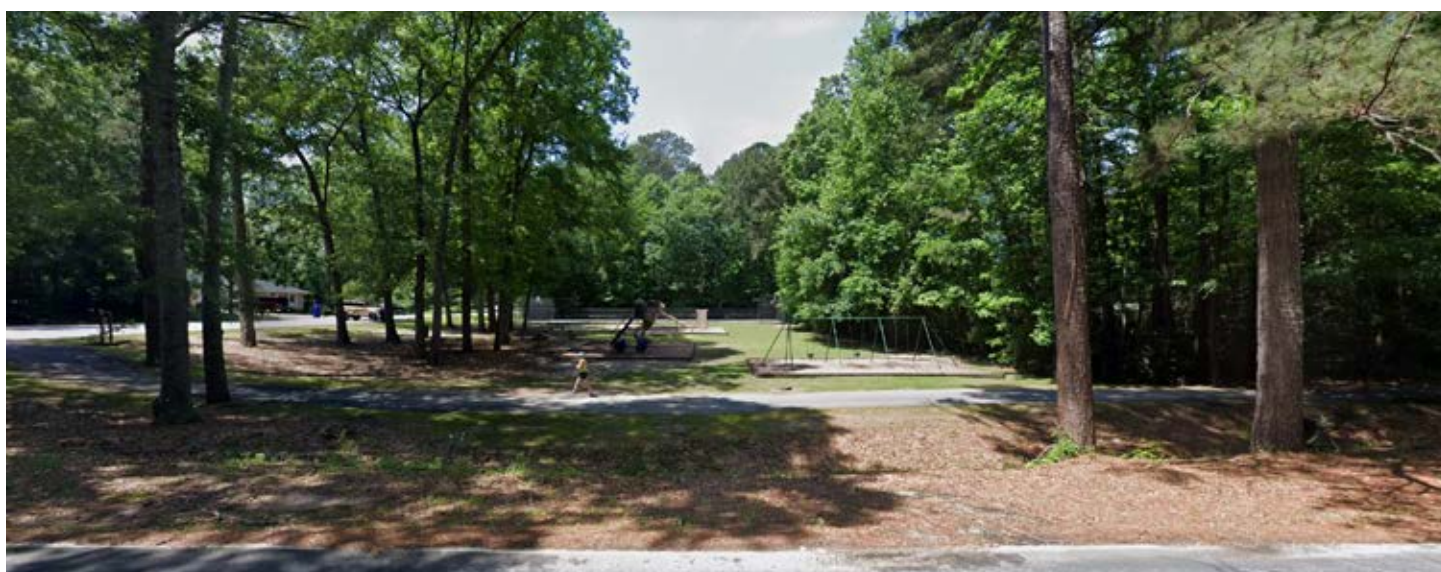


Google Street View of Pebblepocket Park



Google Street View of Pebblepocket Park

FACILITY NAME: Pebblestump Park		
ADDRESS: 202 Pebblestump Point Road		
ACRES: 2.0; 1.5 Acres of Greenspace		
AMENITY:	QTY	DESCRIPTION / NOTES
Basketball Court	1	Recently resurfaced; Fenced, No lighting
Tot Lot/Playground	1	Fair
Swing Set	1	Fair
Climbing Wall	1	Fair
Slides	1	Fair
Picnic Tables	4	Good
Benches	3	Very Good
Parking	13	Good; Off-street parking



Google Street View of Pebblestump Park



Photo courtesy of Peachtree City, Source: <https://peachtree-city.org/facilities/facility/details/Pebblepocket-Park-20> (Swings and Playground at Pebblestump)

FACILITY NAME: Picnic Park / Luther Holt All Children's Playground		
ADDRESS: 157 Willowbend Road		
ACRES: 5; 1 AC of Greenspace		
AMENITY:	QTY	DESCRIPTION / NOTES
Open Space Lawn	.5 AC	Good
Playground/Play/ADA	1	Fenced; Very Good
Picnic Area	1	Good
Lg Picnic Pavilion	1	Good
Restrooms	1	Good
Pedestrian Bridge to Library	1	Very Good
Parking Lot	64	Very Good
Fishing Allowed		

Note: 2017 SPLOST project to connect the open lawn area behind the playground area via the pedestrian bridge to Drake Field.



Photo courtesy of Peachtree City, Source: <https://peachtree-city.org/facilities/facility/details/picnicparklutherholtall-childrensplayground-21>



Google Image by J. Blondin of All Children's Playground / Picnic Park

FACILITY NAME: Pinecrest Boat Launch (Ralph Jones Boat Ramp)

ADDRESS: 109 Pinecrest Drive

ACRES: 0.81; 0.50 AC of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Boat Ramp - Boats	1	Good
Small Dock	1	Good
Picnic Tables	1	New - Excellent
Benches	1	New - Excellent
Trash Can	2	Poor
Open Play Lawn	0.20 AC	Fair
Parking	2	Parking on the ramp
Parking	6	On the street shoulder
Park Sign	1	New, at dedication
Fishing Allowed		



Pinecrest Boat Launch

FACILITY NAME: Planterra Ridge Tot Lot

ADDRESS: 251 Terrance Ridge

ACRES: 0.25; 0.12 AC of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Tot Lot Playground	1	Very Good
Benches	2	Good
Picnic Table	1	Good
Parking	0	Cars access only by cart.



Planterra Ridge Tot Lot - Playground Structure

FACILITY NAME: Rockspray Pond ADDRESS: 115 Crosstown Drive ACRES: 10.9; 2.5 AC of Greenspace		
AMENITY:	QTY	DESCRIPTION / NOTES
Pond	3 AC	Excellent
Benches	3	Fair
Tot Lot & Play Structure	1	Good
Benches	2	Fair
Swing	1	Good
Picnic Table	1	Poor
Water Fountain	1	Good
Paddleboard Dock	1	Fair
Parking	10	
Fishing Allowed		



Google Image by N. Rosario of Rockspray Pond



Photo courtesy of Peachtree City, Source: <https://peachtree-city.org/facilities/facility/details/rockspraypond-25>



Google Image by N. Rosario of Rockspray Pond Cart Path trail

FACILITY NAME: Rubicon Tot Lot ADDRESS: Holly Grove Road ACRES: 0.25; 0.12 AC of Greenspace		
AMENITY:	QTY	DESCRIPTION / NOTES
Tot Lot/Play	1	Fair - Poor
Swing	1	Fair
Benches	4	Good
Picnic Table	1	Fair-Good
Water Fountain	2	Fair-Good
Cart Access		No cars



Rubicon Tot Lot

FACILITY NAME: Smokerise Park & Tot Lot

ADDRESS: 69 Smokerise Point

ACRES: 3.75; 2.75 AC of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Tot Lot Play	1	Poor - Fair
Swing Set	1	Fair
Benches	3	Good
Picnic Table	1	Fair
Tennis Court	2	Good
Basketball Court	1	Half Court; Fair Good
Parking	8	Fair - Good

SITE OBSERVATION NOTES:

The basketball court was very close to the tennis courts. Pavement was cracking in lots of areas. Tennis fenced in with two courts, had pickle ball striping overlaid onto the tennis layout. Pine trees surrounding the play area might be problematic, with limbs overhanging the play structure. Lots of limbs are starting to overhang tennis courts.



Smokerise Park & Tot Lot

FACILITY NAME: Sutton Cove Tot Lot

ADDRESS: 308 Coronado Drive

ACRES: 1; 0.75 AC of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Tot Lot/Play	1	Poor
Benches	2	Good
Picnic Table	1	Fair - Good
Trash Can	2	Fair
Parking	0	No car parking, carts only along PTC cart path

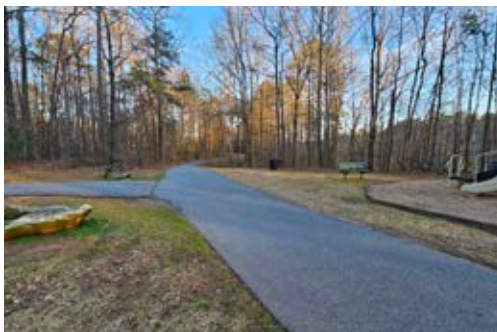
SITE OBSERVATION NOTES:

In Poor-Fair condition and remote.

No vehicular access. Only access by walking or golf carts. The multi-use path cuts through between two houses. Walk 200+ feet to reach the playground area.

Picnic table is only accessible by taking foot path through woods to water's edge.

The signage to get to park is not very clear. Bottom step of play structure is loose/wobbles. Nice views to Lake.



Sutton Cove Tot Lot & View of Lake Kedron

FACILITY NAME: Timberlake/The Oats Tot Lot ADDRESS: 98 Merrywood Lane ACRES: 0.50; 0.25 AC of Greenspace		
AMENITY:	QTY	DESCRIPTION / NOTES
Tot Lot/Play	1	Good
Benches	2	Good
Swing	1	Fair
Parking	0	



Google Image by D. Giddings of Timberlake Tot Lot

FACILITY NAME: Village Green Disc Golf Course

ADDRESS: 204 Willowbend Road

ACRES: 9.60; 8 AC of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Disc Golf Course	9 Holes	Very Good
Benches	3	Good
Cart/Pedestrian Bridge Access	1	
Parking		Available at All Children's Playground
Open Lawn Area	1	



Map courtesy of Peachtree City, Source: <https://peachtree-city.org/DocumentCenter/View/21720/Village-Green-Map-PDF?bidId=>



Google Image by D. Holley of Village Green Disc Golf Course



Google Image by S.Jenson of Village Green Disc Golf Course

FACILITY NAME: Windalier Ridge / Kedron Tot Lot

ADDRESS: 412 Blue Smoke Trail

ACRES: 0.25

AMENITY:	QTY	DESCRIPTION / NOTES
Tot Lot/Playground	1	Good; No Lighting
Swing Set	1	Fair
Benches	2	Very Good; Metal
Picnic Table	1	Poor/Fair
Parking		No vehicle access, Golf cart path only

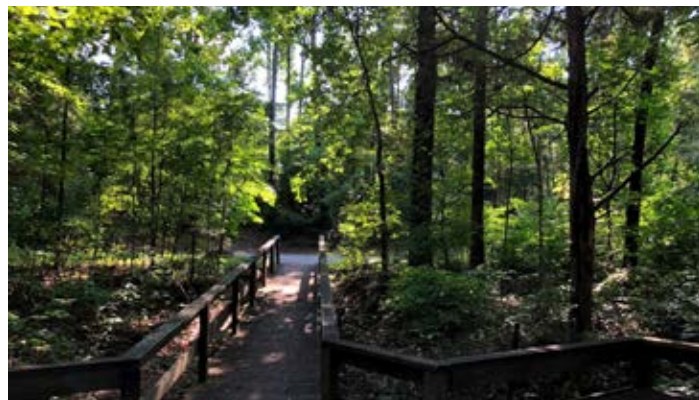
SITE OBSERVATION NOTES:

Shaded, in the woods (observed a lot of bird wildlife)
Concrete pad with custom mosaic compass rose inset in pavement, with stacked stone seat walls.
Not very accessible, ADA access and grade changes make this difficult to access.
Rustic steps and stacked stone walls.
Looked well maintained. Overhead trees looked good, no hazardous limbs over play areas.
Noticed erosion issues on the steeper slopes and from foot traffic to the asphalt cart path.



Windalier Ridge - Kedron Tot Lot

FACILITY NAME: Landrum Mill Overlook Park		
ADDRESS: Cul-de-Sac end of World Drive		
ACRES: Part of the local common space		
AMENITY:	QTY	DESCRIPTION / NOTES
Historical Site	1	Cotton Mill Foundation
Old Cemetery	1	Landrum Family
Scenic Viewing Deck	1	
Trail	1	Dirt trail from cul-de-sac to deck
Parking		No Cars (some parking cul-de-sac)



Google Image by Bryan of Landrum Mill



Google Images by Terry Cato of Landrum Mill

FACILITY NAME: Line Creek Nature Area

ADDRESS: Hwy 54 @ MacDuff Parkway

ACRES: 70; 66.6 AC of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Restroom	1	Good
Trails	3	Very Good
Sm. Amphitheater	1	Good
Pond	1	Very Good
Fishing Dock	1	Good
Gazebo	1	Good
Benches	0	
Picnic Area	1	Good
Table	0	
Gravel Parking	50	Poor



Map courtesy of Peachtree City, Source: <https://peachtree-city.org/1407/Nature-Areas>

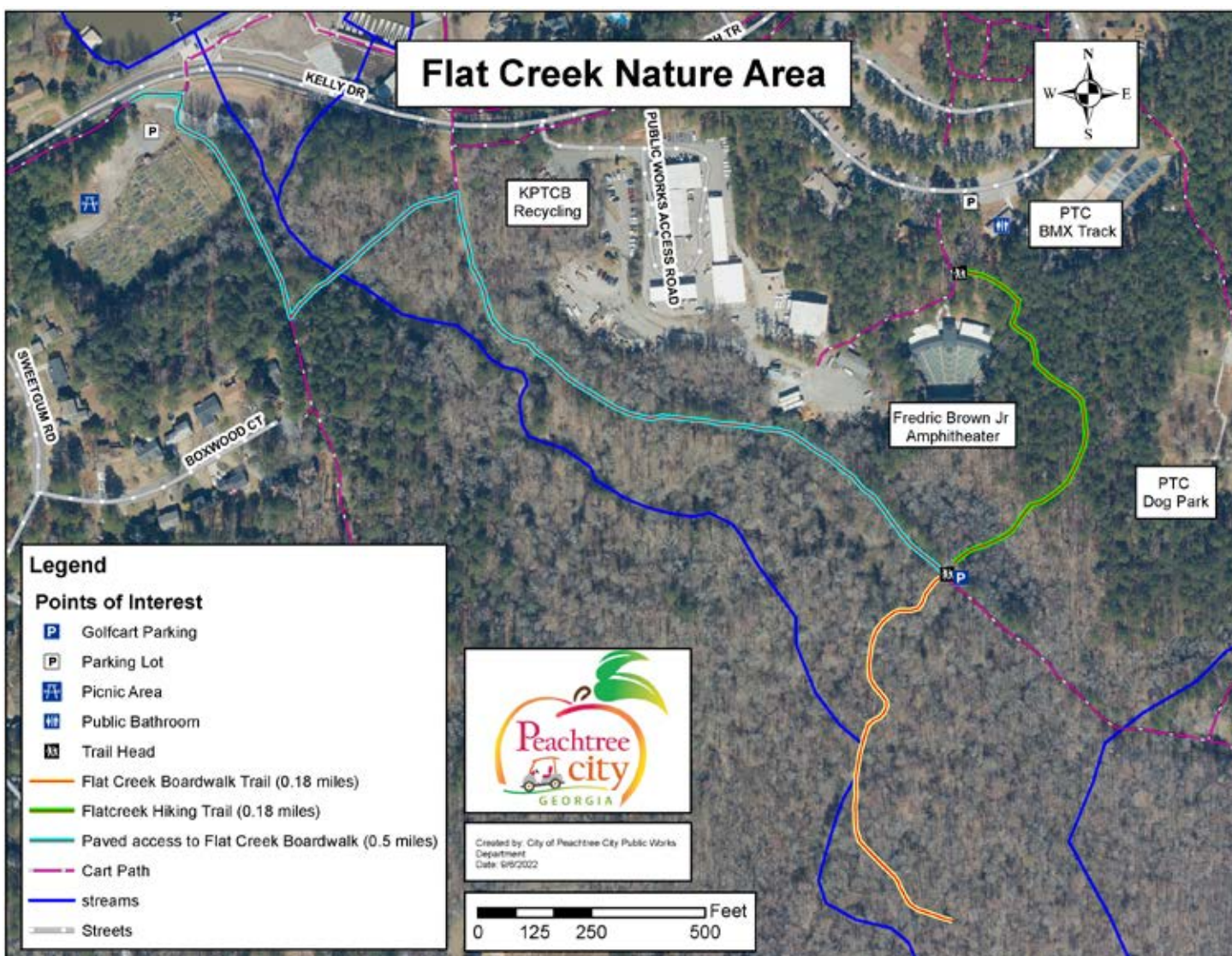
Peachtree City Park & Recreation Master Plan 2024

FACILITY NAME: Flat Creek Nature Preserve (McIntosh Trail Recreation Complex)

ADDRESS: 198 McIntosh Trail

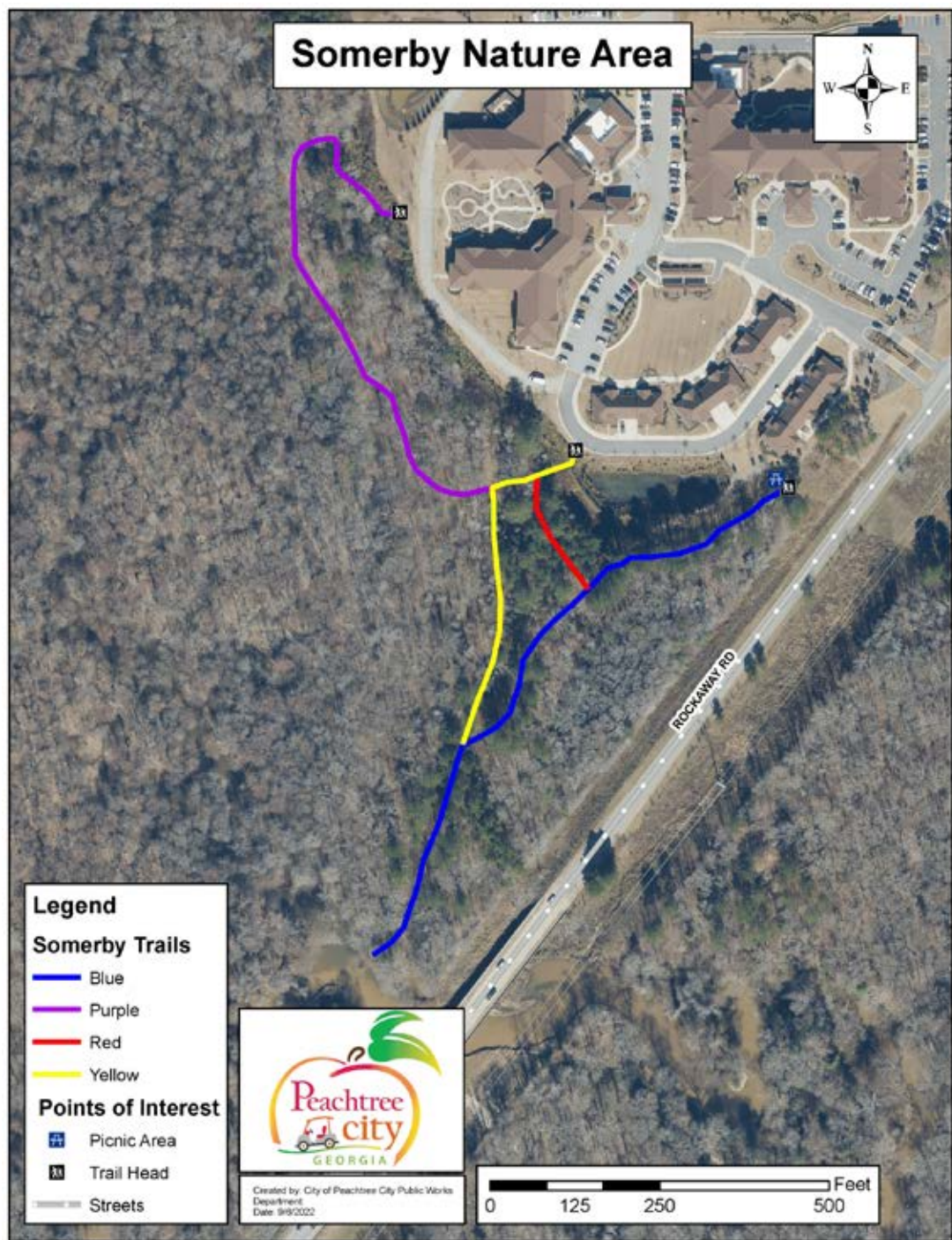
ACRES: 50.55 AC; 40.25 AC of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Flat Creek Nature Preserve Start		513 Acres
Trail Head		Greenspace 512 Acres
Paved Access Trail	0.5 Miles	Good
Boardwalk	1200 LF	Fair
Boardwalk Viewing decks	3	Fair
Hiking trails	0.18 miles	Good
Trails	3.5 miles	Along Flat Creek; Good
Devils Loop / Dare Devils Leap		



Map courtesy of Peachtree City, Source: <https://peachtree-city.org/1407/Nature-Areas>

FACILITY NAME: Somerby Woods		
ADDRESS: 300 Rockaway Road @ Senior Living Center		
ACRES: 40; 38 AC of Greenspace		
AMENITY:	QTY	DESCRIPTION / NOTES
Trails	2 Miles	Good
Small Pond	1	1 AC; Good
Overlook	1	Good
Parking	X	@ Senior Living Center



Map courtesy of Peachtree City, Source: <https://peachtree-city.org/1407/Nature-Areas>

FACILITY NAME: Spyglass Island - Natural Area

ADDRESS: Battery Way Boat Ramp - Trailhead

ACRES: 7; 6.5 AC of Greenspace

AMENITY:	QTY	DESCRIPTION / NOTES
Pedestrian Bridge Connection ADA	1	No lights (dawn to dusk sign); Good
Security Camera	1	
Picnic Table	2	Good
Seat Walls	50+ LF	
Walking Path on Island	0.4 Miles	Good
Gravel Parking @ Dock	15-20	@ Battery Way Boat Ramp
Fishing		PTC Residents Only
Open Area	1	Lawn is poor - fair

SITE OBSERVATION NOTES:

Golf Carts have destroyed open field/interior of park loop.



Map courtesy of Peachtree City, Source: <https://peachtree-city.org/1407/Nature-Areas>

Peachtree City Park & Recreation Master Plan 2024



Spyglass Island Trail

FACILITY NAME: Tinsley Mill
ADDRESS: 406 Tantallon Way (Approximate location for pedestrian path entry)
ACRES: Included in Cart path acres

AMENITY:	QTY	DESCRIPTION / NOTES
Historical Site	1	Grits mill foundations
Benches	0	
Picnic Table	1	Fair
Historical Marker	1	
Trash Can	1	
Parking	0	No cars, only accessible by cart path

SITE OBSERVATION NOTES:
The concrete slab for picnic area appears to have settled and created uneven pavement, tripping hazards.
Natural boulders throughout.
Graffiti is a problem on structures and raised pipes nearby.
Interpretive signs would be good to tell the history of the site and significance to the remaining pillars.
Steps that lead down to the creek overlook need handrails possibly.
Golf cart parking/accessible, not accessible by vehicles.



Photos of Tinsley Mill courtesy of T. Kirby



Google Photo of Tinsley Mill by M. Richard



Google Photo of Tinsley Mill by B. Martin



Ashley Barrett Family at Huddleston Pond
Peachtree City Park & Recreation Master Plan 2024

6.0: Gap Analysis & Needs Assessment

PEACHTREE CITY GAP ANALYSIS

Peachtree City affords its residents, and residents of adjacent communities, a wide range of parks, facilities, trails, and greenways. In prior sections of this plan a complete inventory of parks and facilities was completed as were stakeholder interviews and a public input survey.

The inventory presented a classification of city parks, tabulated the acreage occupied by both active and passive parks, identified all facilities within City parks, and evaluated site conditions and maintenance levels.

Several key stakeholders were identified and interviewed and their thoughts and opinions relative to the Peachtree City recreation system were noted for future reference in the Plan development aspect of this document. A public input survey was developed and made available on the City's website, in the newsletter, at public buildings and events, and distributed through social media. This allowed both residents and non-residents the opportunity to express their thoughts and opinions regarding the recreation system, identify existing deficiencies, and express future needs and desires to enhance both the quantity and quality of recreational resources.

The purpose of the Gap Analysis to provide an assessment of present acreage and facility surpluses and deficiencies and project acreage and facility needs for the target years of 2029 and 2034. Included in this analysis are both quantitative (numerical) needs and qualitative (perceived by the stakeholder interviews and public input surveys) park and facility needs.

METHODOLOGY

In this section of the Plan, the need for acreage and facilities standards is first discussed, then using NRPA (National Recreation and Parks Association) standards as a baseline, current Peachtree City level-of-service is determined. Using participation data provided by the Recreation Department and public input, the NRPA baseline standards are modified to yield "Peachtree City-specific" standards. The "Peachtree City-specific" standards are applied to the design populations to determine future facilities requirements. Having unique standards based upon local data helps to ensure that future parks and facilities will be utilized to the maximum extent possible.

A NEED FOR STANDARDS

The use of standards to project the future need for both park acreage and facilities needs has been a long-standing part of the recreation planning process. Historically, the recreation planning process has relied heavily on both system-wide acreage and facilities standards promulgated by the NRPA as a means to make needs forecasts. In recent years, more and more communities have tried to develop standards that are more specific to their localities using the premise that by developing local standards reflecting user demand park utilization will be enhanced. The Peachtree City plan methodology uses NRPA standards solely as a baseline and applies local user data and Recreation Department input to refine them to appropriately reflect present and future needs of the community.

Baseline NRPA Acreage Standards

System-wide planning standards have always provided realistic guidelines for the provision of local close-to-home space. Local Close-To-Home Space is historically defined by NRPA as city-owned or leased recreation land and school recreation areas where a joint use agreement is in place. Recreation sites totally devoted to open space and conservation areas are not included, as there are no specific standards for these types of use. Over the years many cities and counties have modified these standards to more accurately address specific local needs. The inventory conducted as part of this plan resulted in the following breakdown of Peachtree City system-wide park acreage

- Total Park Acreage - 1197.37 acres
- Total Open Space/Natural Areas (Greenspace) Acreage - 855.00 acres
- Total Local-Close-To-Home Space - 342.75 acres

This **Parks & Recreation Needs Assessment for Peachtree City** is a comprehensive study of the diverse parks and recreation facilities throughout the City. The Needs Assessment gathered data to determine the scope, scale, and location of park needs in Peachtree City. This Assessment is used to help inform the City in terms of planning, decision-making, and resource allocation for parks and recreation.

The Needs Assessment includes data about access to regional parks, open space, trails, lakes, local parks, and sports fields and activities, as well as mapping and analyzing population vulnerability, environmental benefits, environmental burdens, and priority areas for environmental conservation, environmental restoration, and recreation.

A gap analysis is a comparison of what you have to your desired future state. For example, a Gap Analysis will look at how many existing soccer fields Peachtree City has in comparison to how many they think the need. A Gap Analysis forces you to think about your current situation, your desired future state, the root causes of the gaps between the two, and the action plan to bridge that gap.

What does Peachtree City currently have?

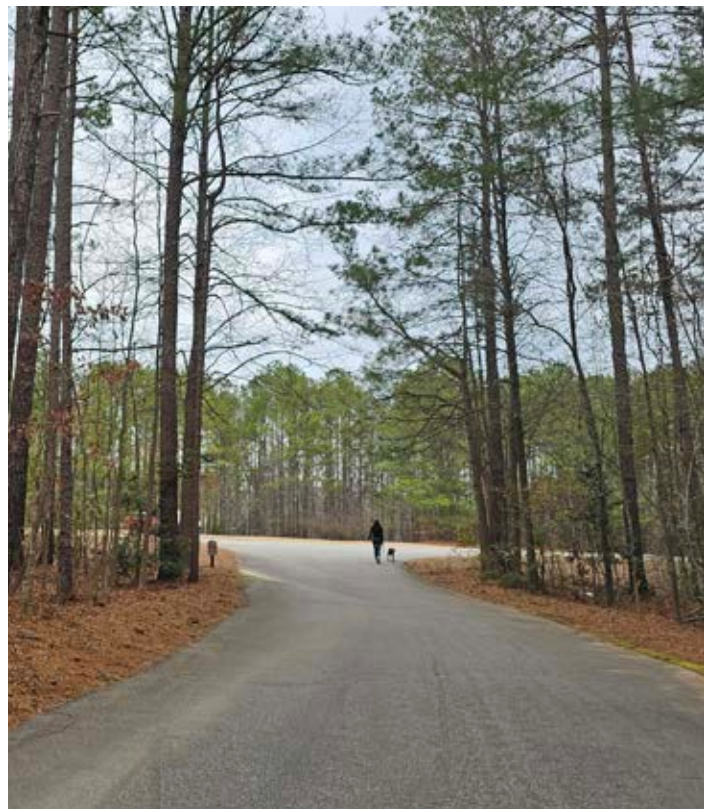
The parks and recreation facilities are categorized into 5 classifications, and each classification has a service radius listed below:

Figure 6.1 Park Classifications

- **Tot Lot (TL)** – 0.25 mi. radius
- **Neighborhood Park (NP)** – 0.25 – 0.50 mi. radius
- **Community Park (CP)** – 1.0 – 3.0 mi. radius
- **Athletic Complex (AC)** – Serves a regional area
- **Special Use Area (SUA)** – No service area

Tot Lot (TL) park falls under the category of mini parks, specifically designed for young children. These parks typically feature playground equipment suitable for toddlers and have a smaller service area. “Tot lot” is a Parks expression used to describe a space used for the recreational purposes of small children.

Neighborhood Parks (NP) is the basic unit of a park system and serves as the recreational and social focus of the neighborhood. Generally designed with a focus on informal active and passive recreation that serves neighborhood recreation needs, area is provided for recreational activities such as field games, court games, picnicking and playground areas. Many neighborhood parks may also contain athletic fields that are used by community athletic organizations, thus serving the community as a whole.



Blue Smoke Park, Site Visit Photo

Community Parks are diverse in nature, serving a broader purpose than neighborhood parks. While community parks may include neighborhood park amenities, and do act as neighborhood parks as well, the focus of a community park is on meeting community-based recreation, athletics and open space needs. These parks may contain significant athletic complexes, aquatic amenities, walking paths, picnic areas and various other active and passive amenities depending upon community needs and site suitability. In some cases, a park with only a single athletic field that provides a venue for community athletic organizations may fall into this category regardless of its small size. The Community Park may also be the venue of an activity or amenity that has broad community appeal.

Athletic Complex Sports Complexes at community parks, regional parks, and stand-alone sports complexes are developed to provide four to over sixteen fields or courts in one setting. A sports complex may also support extreme sports facilities, such as BMX and skateboarding. Sports complexes can be single focused or multi-focused and can include indoor or outdoor facilities to serve the needs of both youth and adults. Outdoor fields should be lighted to maximize value and productivity of the complex. Agencies developing sports complexes focus on meeting the needs of residents while also attracting sport tournaments for economic purposes to the community.

Sport field design includes appropriate field distances for each sport's governing body and support amenities designed to produce revenue to offset operational costs. Signature sports complexes include enhanced amenities, such as artificial turf, multipurpose field benches and bleachers, scoreboards, amplified sound, scorer's booths, etc. Enhanced amenities would be identified through discussion between City and schools and/or sports associations and dependent upon adequate funding

Special Use Areas cover a broad range of specialized park and recreation facilities, often with a single major use. Golf courses, historical sites, community center sites, theme parks, water parks and other special use facilities fall into this category. These parks may also include neighborhood or community park elements, but with amenities that have a regional appeal to visitors from outside the boundaries of the Park District.

Figure 6.2 Peachtree City Parks and Recreation Inventory and Classification

• Battery Way Park & Boat Ramp	NP & SUA
• Beaver Dam Park Tot Lot	TL
• Big Pine Tot Lot	NP
• Blue Smoke Park	NP
• Braelinn Green Tot Lot	TL
• Braelinn Recreation Complex	CP
• Braelinn Road Tot Lot	TL
• Cedarcroft Park Tot Lot	TL
• Crabapple Woods Tot Lot	TL
• Drake Field	NP
• Flat Creek Nature Area	SUA
• Glenloch Recreation Complex	CP
• Huddleston Pond	NP
• Jim Meade Memorial Park	AC
• Kedron Fieldhouse & Aquatic Center	CP
• Lake Kedron Boat Ramp	NP
• Lake Peachtree Spillway Park / Kelly Drive Park	NP
• Landrum Mill Overlook Park	SUA
• Line Creek Nature Area	SUA
• Luther Glass Park	NP
• McIntosh Trail Recreation Complex	CP
• PAC Mountain Bike Trails	SUA
• Peachtree City Athletic Complex (PAC)	AC
• Peachtree City Tennis Center	AC
• Pebblepocket Park	NP
• Pebblestump Park	NP
• Picnic Park / Luther Holt All Children's Playground	NP
• Pinecrest Boat Launch	NP
• Planterra Ridge Tot Lot	TL
• Riley Field Complex	AC
• Rockspray Pond	NP
• Rubicon Tot Lot	TL
• Smokerise Tot Lot	TL
• Somerby Woods	SUA
• Spyglass Island	SUA
• Suttons Cove Tot Lot	TL
• Timberlake / The Oaks Tot Lot	TL
• Tinsley Mill	SUA
• Village Green / Disc Golf Course	NP
• Windalier Ridge / Lake Kedron Tot Lot	TL

Park Acreage

The total park acreage is somewhat inflated by the large acreage occupied by Flat Creek Nature Area which contains a total of 513 acres, of which 512 acres are classified as open space/natural areas.

NRPA guidelines for local close-to-home space recommend providing between 6.25 and 10.50 acres of recreation land per 1,000 persons. Applying this guideline to the 2024 Peachtree City population of 38,000 and the 342 acres of local close-to-home space results in 9 acres of land per 1,000 persons. This would fall outside of the NRPA guidelines for Local-Close-To-Home Space.

In recent years, the desire for passive-use parks, trails, greenways and usable open space has increased in Peachtree City, the State of Georgia and throughout the nation. This is evidenced by the popularity of the City's greenspace, the emphasis received in the public input element on providing additional trail systems, park connectivity and efforts to protect areas possessing unique natural resources. When a city possesses large quantities of passive parkland and open space, the standard for local close-to-home space becomes a less realistic tool for determining acreage needs as it does not include land that is dedicated exclusively to passive use. In these instances, a standard of at least 10.00 acres per 1,000 residents, which includes both active and passive land has provided a more accurate means of forecasting future acreage needs.

In the 2022 NRPA Agency Performance Review, 10.4 acres/1,000 residents of total parkland (active and passive) was typical for municipal recreation agencies. Smaller communities had larger amounts, averaging 12.9 acres/1,000 residents.

Peachtree City, with a total park acreage of 1197.37 acres and a 2024 population of 38,000 has 31.52 acres per 1,000 residents. This compares very favorably to the average of 12.9 acres for similar agencies across the country. Even without the 513 acres occupied by Flat Creek Nature Area, Peachtree City still affords residents with 18 acres of parkland per 1,000 residents.

Peachtree City desires to continue to develop and expand their recreation facilities, particularly passive-use facilities, trails and greenways. It is recommended that, in addition to a Local-Close-To-Home standard that would guide future development of active facilities, that an overall acreage standard be recommended, as a means of estimating the need for total future park acreage.

Peachtree City Park & Recreation Master Plan 2024



Planterra Ridge Tot Lot, Site Visit Photo

As the City might need the opportunity to expand active parkland, a Local-Close-To-Home standard of 7.0 acres per 1,000 residents is suggested. This will allow for the ability to accommodate additional active facilities throughout the ten-year planning period. Responses to the public and professional input solicited in the initial planning phases indicated a significant desire for a sports complex, aquatic center, amphitheater, performing arts center, and additional greenspace and extending the cart trail system. Therefore, an overall park acreage standard of 30 acres per 1,000 residents is suggested. Table 6.1 depicts the need for facilities quantities using the current 2024 population, and the design populations for 2029 and 2034.

Facilities Standards

In past decades, NRPA established facilities planning standards to serve as guidelines for the recreation planning process. Many municipalities directly applied these standards to their population forecasts in order to determine the number of each type of facility that would be necessary to meet the needs of their respective populations.

In recent years, the blanket application of NRPA facility standards has evolved, since no one set of standards can rationally be applied to every municipality regardless of size and character. Many communities have adopted the practice of using NRPA standards as a baseline and comparing the level-of-service of their facilities with the baseline and then adjusting their standards to more accurately accommodate

local needs and desires.

Currently, NRPA publishes the NRPA Agency Performance Review. This document, (among other things) provides a listing of level-of-service statistics categorized by jurisdiction size and by population served per facility type. The most recent Review depicts population per both outdoor and indoor facilities for municipalities of a size between 20,000 - 49,999, as follows:

• Playgrounds	1:3,000
• Basketball Courts	1:7,000
• Youth Baseball Fields	1:5,000
• Adult Baseball Fields	1:19,000
• Tennis Courts	1:5,000
• Multi-Purpose Fields	1:7,500
• Adult Softball Fields	1:11,000
• Youth Softball Fields	1:8,500
• Dog Parks	1:30,000
• Swimming Pools	1:26,000
• Community Gardens	1:25,000
• Youth Soccer Fields	1:5,000
• Adult Soccer Fields	1:10,500
• Multi-Use Courts	1:15,000
• Tot Lots	1:11,000
• Skate Parks	1:32,000
• Football Fields	1:19,000
• Golf Courses (18 Hole)	1:34,000
• Driving Ranges	1:28,000
• Multi-Purpose Turf Fields	1:25,000
• Ice Rinks	1:13,000
• Pickleball Courts	1:8,100
• Recreation Centers	1:25,000
• Community Centers	1:25,000
• Senior Centers	1:32,000
• Amphitheaters	1:31,000
• Nature Centers	1:31,000
• Aquatic Centers	1:31,000
• Teen Centers	1:28,000
• Indoor Ice Rinks	1:25,000

• Arenas

1:24,000

Figure 6.3 2007 - 2011 Peachtree City Recreation Plan Facilities Standards

The most recent Recreation Plan prepared by Peachtree City was for the 2007 - 2011 timeframe. The needs assessment was based upon comparing City recreational facilities with baseline NRPA standards and then modifying the NRPA standards to determine 2007 surpluses and deficiencies, and to address 2011 perceived needs.

The facilities standards adopted by Peachtree City in the 2007 - 2011 plan included the following (number per 1000 population):

• Badminton Courts	1:10,000
• Baseball Fields (Lighted)	1:2,750
• Baseball Fields (Unlighted)	1:5,000
• Basketball Courts (Indoor)	1:4,000
• Multi-Purpose Activity Center	1:50,000
• Football Fields	1:12,000
• Basketball Courts (Outdoor)	1:3,000
• Picnic Areas	1:2,750
• Pavilions	1:5,000
• Soccer Fields	1:2,000
• Softball Fields	1:5,000
• Exercise Trails Community	1: 31.51
• Volleyball Courts (Indoor)	1:10,000
• Volleyball Courts (Outdoor)	1:5,000
• Golf Course	1:50,000
• Gymnasium	1:20,000
• Handball/Racquetball Courts	1:20,000
• Multi-Purpose Fields	1/Village
• Playgrounds	1:2,500
• Tennis Courts	1:1,250
• Running Track	1:25,000
• Teen Center	1:50,000
• Amphitheater	1:50,000
• Gathering Place	1:30,000
• BMX Track	1
• Lacrosse Fields	1:8,000

- Indoor Pools 1:30,000
- Recreation Center 1:30,000
- Skateboard Facility 1:50,000

The following observations can be made from figure 6.3 on the previous page:

- Peachtree City's athletic fields compare favorably to existing standards
- Multi-Purpose/Turf fields lag established standards (possibly due to expense), but due to their adaptability and durability should be a future consideration
- Sports courts also compare favorably to standards; however, in the future consideration should be given to development of multi-purpose courts for the same reasons as given for multi-purpose fields
- Indoor facilities (recreation centers, senior centers, aquatic centers and teen centers) lag existing standards
- Open-grassed playfields offer a wide range of free

play opportunities, are of minimal expense, and should be incorporated into most parks

- Community gardens, event lawns and amphitheaters are gathering places, and as such are beneficial to most residents and therefore should be incorporated into future planning efforts
- Walking/jogging trails should be a part of community and larger parks
- Maintenance/storage facilities should be a part of larger parks so that maintenance crews do not have to transport equipment from park to park

Peachtree City-Specific Standards

The gap analysis for Peachtree City utilizes a combination of baseline NRPA guidelines, modified to reflect park and facilities utilization, and perceived demand as expressed in the stakeholder interviews and the public input survey. The resultant standards suggested for acreage and facilities used in this



Community Garden at Glenloch



Glenloch Playground

needs assessment are therefore “Peachtree City - specific” and are responsive to meeting recreation needs throughout the planning period.

GAP ANALYSIS RESULTS

As a result of applying the facilities planning standards to the design populations for 2024, 2029 and 2034 it becomes evident that several of these needs can be met through the re-purposing of existing parks and the development of a single new athletic complex around the midpoint of the ten-year planning period. More specifically, the following observations can be made:

- The majority of gaps occur in the categories of fixed buildings - recreation centers, senior centers, community centers, indoor aquatic centers and teen centers
- There is not a great need for additional active facilities such as athletic fields and courts
- Future development should consider multi-purpose turf fields due to their durability and adaptability

- The possible development of a single new athletic complex could accommodate many of the field and court needs, and a recreation center, aquatic center and other similar needs
- An open-grassed playfield is nothing more than a graded, irregular shape grassed area to be used for free-play activities.
- Open-grassed playfields can also be utilized as small event lawns and community gathering places.
- Children’s playgrounds should be a standard facility at all parks large enough to accommodate one.
- Many existing tot lots can be upgraded or eliminated to better meet current and future needs.
- A picnic area can be as simple as one or two picnic tables on a fixed concrete slab.
- A walking/jogging trail should be a fixture at any park that is large enough to accommodate one
- A community center as defined herein is a 1500 - 2000 square foot building containing meeting space, a partial or full kitchen and restrooms.
- A small community garden in each village would allow for a gathering place for residents with a gardening desire, and could possibly evolve into a weekly market scenario.

There is no “benchmarking” in the gap analysis. Benchmarking is when we:

1. Use NRPA facilities standards to establish a baseline only.
2. Meet with the Recreation Director to discuss the standards presently being used and secure their input toward developing updated standards.
3. Using the input received in 2., develop City-Specific facility standards
4. Gather facilities standards in use in several adjacent cities, compare the City-Specific standards to these benchmarks and make adjustments to bring the City-Specific standards into line with those of adjacent cities.

What was done in Peachtree City was as follows:

1. Since NRPA no longer uses a table of facilities standards, a baseline of their new levels-of-service standards which have been compiled for all cities of particular population size, was used.

- 2. Some of the City standards used in previous plans were used, and the results of the stakeholder interviews and public survey were relied on to formulate PC specific standrads.
- 3. None of the City facilities standards were taken from any adjacent cities.
- 4. No other city has the same set of standards that has been advanced for Peachtree City.

TABLE.61

Table 6.1 depicts the facilities standards quantities proposed for use throughout the plan timeframe of 2024 - 2034.

The standards advanced in Table 6.1 are next applied to the design populations previously established for the year 2024, and for the years 2029, and 2034 in order to determine both present and future needs. Some of these facilities can be combined. For example, if the City desires to develop a sports complex it can incorporate athletic fields, courts and indoor facilities within a single site. Table 6.1 identifies these needs.



Photo courtesy of Peachtree City



Photo of Drake Field courtesy of Peachtree City

TABLE 6.1**NRPA FACILITIES STANDARDS AND 2024 PEACHTREE CITY LEVEL OF SERVICE COMPARISON**

Facility Type	NRPA Population/ Facility*	Existing PT City Facilities	2024 Facilities Level of Service
Baseball Field - Youth/Adult	1 Per 5000/19000	8/4	1 Per 4750/1 Per 9500
Softball Field - Youth/Adult	1 Per 8500/11000	4/3	1 Per 9500/1 Per 12700
Football Field	1 Per 19000	1	1 Per 38000
Soccer Field - Youth/Adult	1 Per 5000/10500	6/7	1 Per 6300/1 Per 5400
Multi-Purpose Field - Grass/Turf	1 Per 7500	1	1 per 38000
Tennis Court	1 per 5000	1	1 Per 38000
Basketball Court	1 per 7000	33	1 per 1150
Multi-Purpose Court	1 per 15000	1	1 Per 38000
Pickleball Court	1 Per 8100	10	1 Per 3800
Swimming Pool (Outdoor)	1 Per 26000	2	1 Per 19000
Tot Lot	1 Per 11000	23	1 per 1650
Playground	1 per 3000	8	1 Per 4750
Golf Course (18 Hole)	1 per 34000	0	0 per 38000
Skate Park	1 Per 32000	2	1 Per 19000
Dog Park	1 per 30000	2	1 Per 1900
Recreation Center	1 Per 25000	1	1 Per 38000
Senior Centers	1 Per 32000	1	1 Per 38000
Community Center	1 Per 25000	0	0 Per 38000
Aquatic Center	1 Per 38000	1	1 Per 38000
Teen Center	1 Per 29000	0	0 Per 38000
Nature Center	1 Per 30000	1	1 Per 38000
Volleyball Court	1 Per 8000	1	1 Per 38000r
Outdoor Track	1 Per Community	5	1 Per 7600
Disc Golf Course	1 Per 25000	1	1 Per 38000
Splash Pad	1 Per Aquatic Center	1	1 Per 38000
Open Grassed Play field	1 Per Neighborhood	1	1 Per 38000
Picnic Areas/Pavilions	1 Per 6000	9/17	1 Per 4200/1 Per 2250
Community Garden	1 Per 30000	1	1 Per 38000
Amphitheater	1 Per 25000	1	1 Per 3800
Event Lawn	1 Per 25000	1	1 Per 38000
Multi-use Trails	1 Per Community or Larger Park	111 miles	
Maintenance/Storage Building	Per Community or Larger Park	2	1 Per 19000



Photo at the Kedron Fieldhouse (Gymnasium) courtesy of Peachtree City

7.0: Recommended Peachtree City Standards

The **Gap Analysis and Needs Assessment** in Section 6.0 gathered data to determine the scope, scale, and location of park needs in Peachtree City. The Needs Assessment includes data about how well Peachtree City is meeting parks and recreation needs of its citizens. From this analysis and assessment we development recommendations for Peachtree City in terms of park facilities, park improvements, and park acreage.

TABLE 7.1
OTHER RELEVANT FACILITIES STANDARDS AND 2024 LEVEL OF SERVICE COMPARISON

Facility Type	Typical Guideline	Existing Peachtree City Facilities	2024 Facilities/Level Of Service
Volleyball Court	1 Per 8000	1	1 Per 38000
Outdoor Track (400 Meter)	1 Per Community	5	1 Per 7600
Disc Golf Course (18 holes)	1 Per 25000	0.5	1 Per 38000
Splash Pad	1 Per Aquatic Center	1	1 Per 38000
Open Grass Play Area (Meadow)	1 Per Neighborhood or Community Park	1	1 Per 38000
Picnic Areas/Pavilions	1 Per 6000	9/17	1 Per 4200/1 Per 2250
Community Garden	1 Per 30000	1	1 Per 38000
Amphitheater	1 Per 25000	1	1 Per 38000
Event Lawn	1 Per 25000	1	1 Per 38000
Walking/Jogging Trail	1 Per Community or Larger Park	3 @ Community Parks	NA
Maintenance/Storage Building	1 Per Community or Larger Park	2	1 Per 19000

Multi-use trails and 2022 Path Update should be reviewed to determine if any additional trails or connections are needed, any existing trails should be modified or expanded, or if the existing trails are adequately maintained.

The following observations can be made from Tables 7.1 and 7.2:

- Peachtree City’s athletic fields compare favorably to existing standards. This is largely due to the early establishment of these fields and continued maintenance to ensure they are in good playing condition.
- The number of Multi-Purpose/Turf fields lag behind established standards (possibly due to expense), but due to their adaptability and durability should be a future consideration.

Sports courts also compare favorably to standards; however, in the future, consideration should be given to development of multi-purpose courts for the same reasons as given for multi-purpose fields.

- Indoor facilities (recreation centers, senior centers, aquatic centers, and teen centers) lag existing standards.
- Open grass play areas offer a wide range of free play opportunities, are of minimal expense, and should be incorporated into most parks.
- Community gardens, event lawns and amphitheaters are gathering places, and as such are beneficial to most residents and therefore should be incorporated into future planning efforts.
- Maintenance/storage facilities should be a part

of larger parks so that maintenance crews do not have to transport equipment from park to park.

Peachtree City-Specific Standards

The gap analysis for Peachtree City utilizes a combination of baseline NRPA guidelines, modified to reflect park and facilities utilization, and perceived demand as expressed in the stakeholder interviews and the public input survey. The resultant standards suggested for acreage and facilities used in this needs assessment are therefore “Peachtree City - specific” and are responsive to meeting recreation needs throughout the planning period.

TABLE 7.2					
PEACHTREE CITY ACREAGE NEEDS 2024, 2029, and 2034					
Year	Population	Local-Close-To- Home Standard	Local-Close-To- Home Acres Required	Overall Park Acreage Standard	Overall Park Acreage Required
2024	38000	7.0 ac./1000	266 Ac.	30.0 ac./1000	1140
2029	41000	7.0 ac./1000	287 Ac.	30.0 ac./1000	1230
2034	44000	7.0 ac./1000	1 Per 38000	30.0 ac./1000	1320

TABLE 7.3 PEACHTREE CITY PROPOSED STANDARDS

Table 7.3 depicts the facilities standards proposed for use throughout the plan time frame of 2024 - 2034.

Facility Type	Peachtree City Standard
Baseball Field - Youth/Adult	1 Per 5,000/1 Per 10,000
Softball Field - Youth/Adult	1 Per 10,000/1 Per 12,000
Football Field	1 Per 40,000
Soccer Field - Youth/Adult	1 Per 7,000/1 Per 6,000
Multi-Purpose Field - Turf	1 Per 10,000
Open Grass Play Area (Meadow)	1 Per Park > 10.0 Acres
Tennis Court	1 Per 1,500
Basketball Court	1 Per 7,000
Volleyball Court	1 Per 10,000
Multi-Purpose Court	1 Per 15,000
Pickleball Court	1 Per 2,200
Outdoor Track (400 Meter)	1 Per 20,000
Swimming Pool (Outdoor)	1 Per 20,000
Splash Pad	1 Per Aquatic Facility
Playground	1 Per Community or Larger Park
Tot Lot	1 Per Park
Picnic Area/Pavilion	1 Per Neighborhood or Larger Park/ 1 Per Community or Larger Park
Walking/Jogging Trail	1 Per Community or Larger Park
Skate Park	1 Per 20,000
Dog Park	1 Per 15,000
Disc Golf	1 Per 25,000
Recreation Center	1 Per 25,000
Senior Center	1 Per 25,000
Community Center	1 Per 25,000
Aquatic Center	1 Per 25,000
Teen Center	1 Per 50,000
Nature Center	1 Per 25,000
Amphitheater	1 Per 20,000
Community Garden	1 per 25,000
Event Lawn	1 per 20,000
Maintenance/Storage Building	1 Per Park 25 ac. Or Greater

The standards advanced in Table 7.3 are next applied to the design populations previously established for the year 2024, and for the years 2029, and 2034 to determine both present and future needs. Some of these facilities can be combined. For example, if the City desires to develop a sports complex it can incorporate athletic fields, courts and indoor facilities within a single site. Table 7.4 identifies these needs.

TABLE 7.4 PEACHTREE CITY FACILITY NEEDS LIST

#	Facility Type	2024 Supply	2024 Need	2029 Need	2034 Need	Gap
1	Baseball Field-Youth	8	8	8	8	0
2	Baseball Field-Adult	4	4	4	4	0
3	T--Ball	1	2	2	2	1
4	Miracle Field	2	2	2	2	0
5	Softball Field-Youth	4	4	4	4	0
6	Softball Field-Adult	3	3	3	3	0
7	Football Field	1	1	1	1	0
8	Stadium (multi use)	0	0	0	0	0
9	Soccer Indoor	0	0	0	0	0
10	Soccer Field-Youth	6	6	6	6	0
11	Soccer Field-Adult	7	7	7	7	0
12	Cricket Overlay	0	1	1	1	1
13	Lacrosse	2	2	4	4	2
14	Multi-Purpose Field - Turf 0	2	4	4	4	2
15	Open-Grassed Play Field	7	13	13	13	6
16	Tennis Court - <i>Outdoor</i>	21	25	27	29	8
17	Tennis Court - Outdoor Clay	6	6	6	6	0
18	Tennis Court - indoor	6	6	6	6	6
19	Basketball Court - outdoor	6	5	6	6	0
20	Volleyball Court - indoor overlay	0	2	2	2	2
21	Volleyball - Sand	1	4	4	4	3
22	Pickleball Court	6	12	14	16	10
23	Pickleball Court -indoor	4	6	6	6	2
24	Outdoor Track (400 Meter)	5	2	2	2	3
25	Track (indoor)	0	1	1	1	1
26	In-line Hocky Rink	1	1	1	1	0
27	Swimming Pool (Outdoor)	2	2	2	2	0
28	Aquatic / Bubble / Natatorium *	1	1	1	1	1
29	Splash Pad	1	2	2	2	1
29	Swim Beach	1	1	1	1	0
30	Playground	8	11	11	11	3
31	Tot Lot	23	19	19	19	0
32	Picnic Area	9	19	19	19	10

	Facility Type	2024 Supply	2024 Need	2029 Need	2034 Need	Gap
33	Picnic Pavilion	17	11	11	11	6
34	Walking/Jogging Trail - Miles	11	8	8	8	5
34	Multi-use hard surface trails - miles	7	10	10	10	3
35	Cart path - miles	111+	123	123	123	12
36	Mountain Bikes - miles	6	8	8	10	4
37	Skate Park	1	1	1	1	0
38	BMX Track	1	1	1	1	0
39	Dog Park	2	2	2	3	1
40	Disc Golf - holes	9	18	18	18	9
41	Gymnasium	2	3	3	3	1
	<i>Basketball - Indoor multi-use</i>	Inc	Inc			
42	Multi-Purpose Court	1	3	3	4	3
43	Recreation Center	1	2	2	2	2
44	Racquet Ball	1	1	1	1	0
45	Senior Center	1	2	2	2	2
46	Community Center	0	5	5	5	5
47	Teen Center	0	1	1	1	1
48	Nature Center	1	2	2	2	1
49	Amphitheater	1	2	2	2	1
50	Community Garden	1	5	5	5	4
51	Event Lawn	1	5	5	5	4
52	Additional Restrooms/Parks and trails	0	3	4	4	3
53	Farmers Market	1	2	2	2	1
54	Boat Ramps	4	4	4	4	0
55	Canoe / Kayac	4	4	4	4	0
56	Fishing dock / piers	3	4	4	4	1
57	Maintenance Building / Storage	2	4	4	4	2

Needs assessment narrative to be updated once reviewed for final input.

POPULATION GROWTH. Based on population projections and discussions with Peachtree City staff, the population of the City is expected to grow from 38,000 to 44,000 within the next ten years, which is the scope of this project. Because of the controlled growth, there is generally not a great need for additional active facilities such as athletic fields and courts.

Fayette County is projected to grow at a slower rate than surrounding counties, at a rate of 33% by the year 2050.

RECREATION CENTERS. The typical standards for recreation structures does not apply to Peachtree City. The City does not have a Teen Center or Community Center, and only 1 Aquatic Center, Nature Center, Amphitheater, Senior Center, and Recreation Center. Using current standards, Peachtree City would need to build 7 recreation structures, which is neither feasible nor appropriate. What is more logical is to build one or two major centers to accommodate these uses. It should be noted that the Kedron Fieldhouse & Aquatic Center is multi-purpose facility that was constructed in 1995. The facility includes a 25 yard competitive swimming pool and a heated instructional pool. A bubble is used to cover the pool for use in the winter months. The existing bubble was installed in the late 1990s and a new bubble was installed in approximately 2012. The new bubble came with a 15-year guarantee, so it is nearing its lifespan. If the bubble fails the Kedron pool would be for outside use only and the Kedron facility could no longer be considered an "aquatic center."

ELECTRIC CART CHARGING STATIONS. According to the City's web site, Peachtree City has approximately 11,000 registered golf carts with 111 miles of trails. There is no existing standard for public golf cart chargers in the City. Given the importance of golf carts and multi-use trails in the City, it is appropriate to include chargers at key public locations, including schools, libraries, city facilities, and parks and recreation areas. The recommended new standard for Peachtree City is 3 chargers for every 100 registered golf carts. This standard can be met by the City and a combination of other public and private service providers. To help reach this goal, charging stations should be added

with any new park developments and renovations to existing facilities.

EVENT LAWN. In the Peachtree City Comprehensive Plan Update (2022) The top three reoccurring response to the question, "What I would Change About Peachtree City" included Special Events - Desire for more special events and opportunities for unique community gatherings. 31% of the City is dedicated to greenspace.

GOLF COURSE. The standard for Golf Courses (18 Hole) in Peachtree City is set at 0 because there are three public/private courses available in the City, and there are several other courses within a short driving sentence. There is not a major demand for golf courses owned and/or owned by Peachtree City. Golf was not mentioned in the survey responses.

VILLAGES. Aberdeen, Braelinn, Glenloch, Kedron, and Wilksmoor are Village Character Areas. A Village is the residential area surrounding a Village Center. It consists of a variety of neighborhoods with varying home types and lot sizes, all with easy access to greenspace and the multi-use path system. While there are five (5) named Villages, they are all the same type of Character Area. These village names are historically important to Peachtree City, and residents often identify their home location by their Village name rather than by a subdivision name. However, the Centers are considered collectively in terms of defining recreation standards.

PICKLEBALL COURTS. Pickleball courts are popular in Peachtree City. The City currently has 6 courts, which equates to a standard of 1 court per 3,800 people, but there is significant demand to increase this number. 62 of survey respondents commented on pickleball courts, with many wanting more courts. And pickleball has the top 'active' activity in the City.

TRAILS. Peachtree City has a system of paths across the town and provide a secondary means of access within city limits. These multi-use paths stretch for more than 111 miles throughout the City and accommodate pedestrians, cyclists, and carts. This currently equates to approximately 10 miles of paths per 2,600 people. Survey respondents also mentioned Trails, with 104 supporting Walking, Hiking, Jogging,

Nature Trails, and Greenways, and 39 supporting Bicycle and Multi-Purpose Trails.

TOT LOTS. Tot Lots are small playgrounds for smaller children up to ages 5 or 6. There are 23 Tot Lots in Peachtree City. Some are in poor condition and need to be updated or replaced. The standards for Peachtree City indicate that the City could abide with less Tot Lots if all are in usable condition.

VOLLEYBALL COURT. Peachtree City only has two existing volleyball courts, one is Blue Smoke Park and Kedron can be used for indoor volleyball. A typical volleyball standard is approximately 1 per 8,000, which would lead to more than the one court in the City. Volleyball was also mentioned by survey responds 31 times, making it tied for fifth under the Sports and Recreation category. The standard of 1 per 10,000 would be appropriate for the Peachtree City Volleyball standard.

MULTI-PURPOSE FIELD – TURF. There is 1 existing Multi-Purpose Field, but the Peachtree City Standard is 1 per 10,000, which equates to needing 4 fields now, with 5 fields needed toward the end of this study. The purpose of these Multi-Purpose Fields is to provide flexibility for meeting short-term needs. At the end of this study the Multi-Purpose Fields should be evaluated to see if they have met this need.

OPEN GRASS PLAY AREA (MEADOW). An open grass play area is fundamentally an open meadow that is available for free-play activities. These areas can be used for any informal play use approved by Peachtree City and is not intended for formal league play. The inventory indicates 7 Open Grass Play Area (Meadow) In Peachtree City, but this is probably an underestimate. Many small grass areas meet the definition of an Open Grass Play Area, and a more accurate inventory is needed. The standard for Peachtree City is to include this type of play area in each park more than 2 acres in size that has sufficient space. The standard indicates a need for 13 Open Grass Play Areas, and the City may already meet this need once a detailed inventory is completed.

CHILDREN'S PLAYGROUNDS. Children's playgrounds should be a standard facility at all parks large enough to accommodate one.

WALKING/JOGGING TRAIL LOOPS. There are 3 Walking/Jogging Trail Loops in Peachtree City, all associated with an existing community park. There are 8 community parks in the City, and each should be considered for a Trail Loop. In addition, a walking/

jogging trail loop should be considered for every other park that is large enough to accommodate one.

MAINTENANCE/STORAGE BUILDING. There are 2 existing Maintenance/Storage Building in Peachtree City, and 2 more are needed based on standards. These Buildings should be dispersed throughout the City to ensure the maintenance needs of the City are met.



Photo of Drake Field courtesy of Peachtree City

Peachtree City Park & Recreation Master Plan 2024

8.0: Peachtree City Recreation & Special Events Department

The Peachtree City Recreation & Special Events Division manages offers classes and programs for all ages, over 50 special events each year, supports local sports associations, maintains over 400 acres of parks and facilities, and collaborates to expand recreational opportunities.

The Division promotes active lifestyles and fosters community engagement through various recreational programs and facilities. The 50 plus annual special events ranges from sports tournaments to cultural festivals. The Division supports local sports and athletic associations, maintains parks and facilities, and collaborates with other organizations to expand recreational opportunities for the Peachtree City community. Recreation Program & Activity Catalog.

The Peachtree City Recreation & Special Events Division's Recreation Program & Activity Catalog is published regularly to highlight upcoming programs, activities, and events. That catalog includes the following:

- Class List
- Facility Schedules
- Senior Programs
- Registration Information
- Aquatics
- Dance
- Fitness
- Martial Arts
- Sports Classes
- PTC Sports Association
- Aquatic Information
- Pool Rules
- Pool Schedules
- Gym Schedules
- Adult Sports Leagues
- Senior Programming through FSS
- Regulations for Fees and Payments
- Any patron residing "outside" Fayette County is considered " Out of County ", also known as a " Non-Resident " and an additional surcharge will be applied.
- Fees must be paid PRIOR to the first class of each session.
- We do not pro-rate class sessions due to late registration.
- Registration will close and instructors cannot accept students after the second class of the session.
- Some instructors offer classes at half price to seniors 65 and over; however, some classes offered only for seniors (65 years or older) may already reflect a discounted senior price and will be noted in the class description.

RECREATION AND SPECIAL EVENTS FY24

Positions in pink are "safety-sensitive" positions



Fig. 8.1. Peachtree City Georgia Recreation and Special Events Organizational Charts

Recreation Program & Activity Catalog

The Peachtree City Recreation & Special Events Division's Recreation Program & Activity Catalog is published regularly to highlight upcoming programs, activities, and events. That catalog includes the following:

- Class List
- Facility Schedules
- Senior Programs
- Registration Information
- Aquatics
- Dance
- Fitness
- Martial Arts
- Sports Classes
- PTC Sports Association

- Aquatic Information
- Pool Rules
- Pool Schedules
- Gym Schedules
- Adult Sports Leagues
- Senior Programming through FSS

Peachtree City Recreation and Special Events uses an online reservation system, CivicRec! Online registration that was introduced January 3, 2024. To enroll in a recreation program or to reserve a facility, all users must create an account. The Peachtree City Parks and Recreation site provides directions that describe how to set up an account and create a username and password and provide an emergency contact. All the fields with an asterisk (*) are mandatory and must be completed before using the system.

Recreation and Special Events Department-

Recreation and Special Events Admin. Coordinator: Complete PO's, submit invoices, complete misc. administrative tasks. Also acts as HR coordinator for our dept.

Special Events and Marketing Coordinator: Plan city events, market events, programs, etc. for department via social media, flyers, and other platforms. Permit and coordinate non-city sponsored events.

PT Athletics Coordinator: Plans and implements adult basketball and volleyball leagues year round. Responds to emergency calls from athletic associations during evening shifts. (M-TH 5-9pm).

Racquet Center:

Racquet Center Manager: Manages day to day operations of Tennis Center including programming, staffing, facility maintenance, etc.

P/T Recreation Supervisor: Acts as supervisor during evening shifts when Manager is not present.

Recreation Assistant F/T & PT: Position is at the front desk- answers phones, registers customers for classes, reserves courts

Maintenance Tech FT/PT: maintains grounds, courts, landscaping(mowing is contracted out), trash pick up, cleans restrooms and buildings.

Kedron:

General Programs Coordinator: Coordinates programs at Kedron and Glenloch including aquatics (not swim lessons), open gym, summer camps, and routine classroom programs. Acts as supervisor of PT front desk staff and FT front desk staff- schedules these employees.

P/T Recreation Supervisor: Acts as supervisor during evening shifts when FT staff is not present.

Recreation Assistant F/T & PT: Position is at the front desk- answers phones, registers customers for classes, checks customers into gym

Parks Maintenance:

Recreation Facilities Supervisor: Leads facilities crew, maintains buildings, parks, playgrounds.

Crew Leader: Assists supervisor in leading crews in daily tasks

Maintenance Tech- 4 responsible for buildings/parks maintenance. 2 responsible for trash/cleaning only.

Athletics Facilities Supervisor: Leads athletics crews- maintains/mows fields, parks, works on irrigation.

Crew Leader: Assists supervisor in leading crews in daily tasks

Maintenance Tech- Mow fields/parks, perform field maintenance, irrigation repairs

NOTE: Our parks maintenance crews only mow/maintain some of our parks. Public works handle a good number of our larger parks as we do not have enough staff to cover them all.

Fig. 8.2. Peachtree City Georgia Recreation and Special Events Department Roles

Regulations for Fees and Payments

- Any patron residing “outside” Fayette County is considered “ Out of County ”, also known as a “ Non-Resident ” and an additional surcharge will be applied.
- Fees must be paid PRIOR to the first class of each session.
- The City does not pro-rate class sessions due to late registration.
- Registration will close and instructors cannot accept students after the second class of the session.
- Some instructors offer classes at half price to seniors 65 and over; however, some classes offered only for seniors (65 years or older) may already reflect a discounted senior price and will be noted in the class description.

Cancellations/Refunds

The Recreation & Special Events Department reserves the right to cancel any class due to insufficient registration. If cancellation is necessary, anyone already registered will be contacted and a full refund will be automatically issued. Enrollments or facility rentals canceled with written notice to recreation@peachtree-city.org up to 48 hours before the start of the program/class or facility rental will be issued a refund less a 25% processing fee. Any cancellation within 48 hours of class start date or facility rental time will not be refunded. Refunds will only be allowed within 48 hours of the start of the program or after program start with a doctor's statement of the participant's incapacitating illness or injury. A written request for the refund must be accompanied by the doctor's statement. In this situation there will still be a 25% fee to process the refund. Credit card transactions will be refunded back to original credit card used. Cash or check transactions will be refunded by check and may take up to 2 weeks to process.

PTC EVENTS SCHEDULE (2024)		
Month	City Sponsored Events	Outside Event Organizers
January		
		PTC Rotary Club Half Marathon
		St. Paul Frostbite 5K
February		
March		
	Father Daughter Dance	CVB Wing King
		Kiwanis Easter Egg Hunt
April		
	Food Truck Thursday	Huddleston Hustle 5K
		Oak Grove 5K
		Bark for Life
		March for Babies
May		
	Food Truck Thursday	Crabapple Lane
	Kids to Parks Day	Triathlon Set-Up
	Memorial Day Ceremony	International Set-Up
		Miles for Midwest 5K
June		
	Food Truck Thursday	
	Sunset Sounds	

Facility Information

Peachtree City has over 40 parks, fields, and recreation centers for the use by citizens, and the division web site has information about each of the facilities, including the following:

ATHLETIC COMPLEXES

- Peachtree City Athletic Complex (PAC)
- Jim Meade Memorial Park
- Kedron Fieldhouse & Aquatic Center
- Riley Field Complex
- Peachtree City Tennis Center

COMMUNITY PARKS

- Braelinn Recreation Complex
- Glenloch Recreation Complex
- McIntosh Trail Recreation Complex

NEIGHBORHOOD & OTHER CITY PARKS

- Battery Way Park & Boat Ramp
- Beaver Dam Park Tot Lot
- Big Pine Tot Lot
- Blue Smoke Park
- Braelinn Green Tot Lot
- Braelinn Road Tot Lot
- Cedarcroft Park Tot Lot
- Crabapple Woods Tot Lot

PTC EVENTS SCHEDULE (2024)		
Month	City Sponsored Events	Outside Event Organizers
July		
	PTC Parade & Fireworks	Youth Triathlon
	Sunset Sounds	
August		
	Food Truck Thursday	
	Purple Heat Breakfast	
	Back to School Bash	
	Sunset Sounds	
September		
	Food Truck Thursday	Triathlon Set-Up
	Shakerag Festival Set-Up	Sprint Triathlon
	Shakerag Festival	Dragon Boats Set-Up
	Shakerag Festival	Dragon Boats Race
October		
	Food Truck Thursday	Alzheimer's Memory Walk
	Fall Festival & Movie Night	Hispanic Heritage Festival
		PTC Classic
		Magnolia Arts Festival
November		
	Food Truck Thursday	Braelinn Elementary 5K
December		
	Hometown Holiday	PTC Elementary 5K
Returning Events Not Yet Scheduled:		
1. Night Market: 4-proposed dates between April-November		
2. Atlanta Airshow: Considering first weekend in Oct. or first weekend in Nov.		
3. Italian Heritage Festival: likely on a Sunday in Sept. or Oct.		
4. Friday and Saturday events taking place in the evening are scheduled after the schedule for the Fred is determined to avoid over-lap or conflicts.		

PTC EVENTS SCHEDULE (2023)		
Month	City Sponsored Events	Outside Event Organizers
January		
		St. Paul Lutheran 5K
February		
March		
	Father Daughter Dance	Oak Grove 5K
		PTC Church of Christ Picnic
April		
		Easter Egg Hunt
		Night Market
		Huddleston 5K
		March for Babies
		Burn Book Camp Event
		Walk for Water
		Triathlon Set-Up @ Drake Field
		International Triathlon
		Bark for life
May		
	PTC Employee Picnic	Crabapple Lane 5K
	Kids to Parks Day	Miles for Midwest 5K
	Memorial Day Ceremony	Ride of Silence
		All American 5K
June		
	Sunset Sounds	Night Market
		Campbell Memorial Service

Drake Field
 Huddleston Pond
 Lake Kedron Boat Ramp
 Lake Peachtree Spillway Park / Kelly Drive Park
 Luther Glass Park
 Pebblepocket Park
 Pebblestump Park
 Picnic Park / Luther Holt All Children's Playground
 Pinecrest Boat Ramp
 Planterra Ridge Tot Lot
 Rockspray Pond
 Rubicon Tot Lot
 Smokerise Tot Lot
 Suttons Cove Tot Lot
 Timberlake / The Oaks Tot Lot
 Village Green / Disc Golf Course
 Windalier Ridge / Lake Kedron Tot Lot

SPECIAL USE NATURE AREAS & TRAILS

PAC Mountain Bike Trails
 Spyglass Island
 Flat Creek Nature Area
 Line Creek Nature Area
 Somerby Woods
 Landrum Mill Overlook Park
 Tinsley Mill

II. Inventory and Existing Conditions

Peachtree City has an estimated population of 39,562 as of July 1, 2022, an increase of 3.4% since April 1, 2020. 25% of the population is under the age of 18, and many in this age group are likely to participate in recreational opportunities.

PTC EVENTS SCHEDULE (2023)		
Month	City Sponsored Events	Outside Event Organizers
July		
	PTC Parade & Fireworks	
	Sunset Sounds	
August		
	Back to School Bash	Bringing Happiness 5K
	Purple Heat Breakfast	Disc Golf Tournament
	Sunset Sounds	Triathlon Set-Up
		Sprint Triathlon
September		
	Shakerag Festival Set-Up	Night Market
	Shakerag Festival	SMHS/McIntosh HS Potluck
		Dragon Boats Set-Up
		Dragon Boats Race
		Hispanic Heritage Festival
		Kedron Elementary 5K
October		
	PTC Fall Festival/Movie Night	Air Show
		Alzheimer's Memory Walk
		Night Market
		Italian Heritage Festival
		Magnolia Arts Festival
		PTC Classic
November		
		Braelinn Elementary 5K
December		
	Hometown Holiday	PTC Elementary 5K

The General Fund for Culture/Recreation increased from \$1,187,804 in 2019 to \$3,127,385 in 2023/24. Regular salaries increased from \$276,401 in the 2019-2020 budget to \$1,047,845 in the 2023-2024 budget. The biggest increase in salaries occurred from 09/30/22 to 09/30/23, going from \$325,117 to \$901,680. \$44,000 was generated from recreation programs in 2019/2020 and this increased in \$110,000 in 2023/24.

The overall expenditures at the Kedron Aquatic Center/Fieldhouse increased from \$920,938 in 2019/20 to \$935,731 in 2023/24. The Kedron Programs increased significantly from \$10,000 in 2019/20 to \$150,000 in 2023/24. In general expenses increased across most categories. For example, natural gas increased from \$9,200 in 2019/20 to \$47,000,

operating supplies increased from \$22,190 in 2019-20 to \$36,900 in 2023/24.

The Amphitheater Fund had a total of \$103,726 revenues and 319,428 expenditures as of 09/30/2020. By 09/30/2023 the total revenues were \$1,797,264 and the expenditures were \$1,456,897. The Net of Revenues & Expenditures during this time increased from minus 215,702 to a plus \$340,366.



Braelinn Green Tot Lot

Peachtree City Park & Recreation Master Plan 2024

9.0: Recommendations

A. OVERALL OPERATIONS

The Peachtree City Recreation and Special Events department is functioning well considering current staff deficiencies, maintenance backlog, and current limitations from unrecoverable expenses. By conducting a thorough review of program and event offerings, maintenance and staffing needs, and opportunities to reduce expenditures and increase revenues, Peachtree City will be able to sustain its standard of uncompromised excellence for the recreation and special events department.

B. RECOMMENDATIONS FROM INVENTORY FIELD FINDINGS

Athletic Complexes

Peachtree City Athletic Complex (PAC)

- Add Shade Trees: Plant trees in key seating areas to provide shade and comfort for visitors.
- Athletic Fields: Upgrade and replace existing infields with infield mix to improve playability. Upgrade turf for at least two of the rectangular fields.
- Install Picnic Tables: Add picnic tables near the concession stand for better visitor convenience. Also add picnic tables under the trees between the parking lots.
- Playground Upgrade: Modernize playground equipment, consider new equipment for older children, and install fencing for enhanced safety and accessibility.
- Lighting: Proceed with the lighting changes as have been designed for baseball. Add lights at field #10 and upgrade lights at field #9.
- Field of Hope: A new project for the City which is out for bid at the writing of this document.



Google Earth Aerial of Peachtree City Athletic Complex

Jim Meade Memorial Park

- Athletic Fields: Rebuild all fields and consider replacing with artificial turf. Girl's softball fields need new infields. Add fences and lighting. Proceed with the Lacrosse field lighting upgrade.
- Concrete Practice Wall: Remove the unsightly rip rap and correct drainage issues so the concrete wall is more usable. Add some graphics to the wall to reduce the starkness.
- Add Shade Trees: Plant trees in patron areas and bleachers on Lacrosse fields.
- Install Picnic Tables: Add picnic tables near each field with a picnic shelter.
- Add Parking: Pave the gravel lot. Add more parking closer to the adult fields.
- Remove the unsightly Rip Rap and correct drainage issues
- Playgrounds: Add play areas.
- Connections and Park Access: Replace the access road and repair the cart path to the parking lot. Provide clear directional signage to improve access and vehicular circulation.

Peachtree City Park & Recreation Master Plan 2024

- Expansion of Amenities: Park is a potential site for additional community facilities and program offerings. The City will take considerations to expand at the nearby City Rockaway Compost Facility site for a new pickle ball complex. Add multi-use trails throughout and potential site for a nature preserve. The City shall consider boardwalk trails in the more undeveloped areas and in stream crossings for minimized disturbance in Wetlands and low-lying areas.

Refer to Jim Meade Memorial Park Concept Plan on Pages 160 - 163 for further recommendations.

Refer to the Pickleball Complex Concept Plan on Pages 158 - 159 for further recommendations.

Kedron Fieldhouse, Aquatic Center, Park, and Hockey Rink

- Connections and Access: Consider adding a control gate for site and improving pedestrian access from the school to Center. The unlocked gate setup and dual entry into the pool area at the Aquatic Center building allows users to access the pool without checking in. There is no way to control access or to confirm if someone has paid the daily rate. There is access from the pool to the locker room area and someone can access that from the exterior so they can come in with out ever going to the front desk. During peak visiting hours, staff cannot verify if someone has already paid and checked in which is a safety concern and financial issue.
- General Maintenance: Restrooms and Showers at Aquatic Center are dated that need deep cleaning and upgrading. Restrooms and Concessions building by the Hockey Rink require a deep clean and modernization of appliances and/or fixtures.
- Pool: Eliminate the bubble and create an outdoor heated pool. Consider a Natatorium in a



Kedron Aquatic Center Entry and Pool Bubble

more central location in the City.

- Hockey Rink Site & Play Area: The large slope at left side of rink, which leads to the playground area, has concerning erosion problems with debris build up at the concrete swale channel. The existing slope and position of the play area has potential to integrate a natural land slide tucked into hillside. New play structures area recommended. This site could explore options for obstacle course/adventure play equipment where existing structures are outdated and underused. At the rink shelter, some plexi-glass panels need replacing for better viewing by spectator seating areas.
- Fieldhouse Building: Considered to be one of the older facilities and needs some renovation in the next few years. There was a past fire at the building and some renovation work was done to repair from fire damage, but that had been several years ago.

Riley Field Complex

- Track: Add new topping on the track loop.
- Site Connections and Access: Add sidewalk from the Elementary school to the football field. Expand parking into unused areas with a cul-de-sac turnaround at the end of the parking lot. Upgrade the entrance signage.
- Shade trees: Plant trees in patron areas. The existing large trees need pruning.
- Install Picnic Tables: Add picnic tables under the existing trees and at the picnic pavilion.
- Play areas: Add a children's playground for older children.
- Picnic Pavilion at the Concession Building near the Track Field: The wood structure is in poor shape. Upgrade the pavilion.

Peachtree City Tennis Center

- Repair or eliminate the clay courts. Replace with new topping on interior courts. Upgrade the landscape.



Photo courtesy of Peachtree City

- Consider using the space near the roadway to develop additional courts.

Community Parks

Braelinn Recreation Complex

- Plant Shade Trees throughout.
- Add several small shelters / shade structures around the park.
- Rebuild the adult and one youth baseball fields.
- The fields have poor drainage in outfield areas (#3 in-field is worst)
- Pickleball needs to be relocated somewhere closer to a Senior Center
- Replace it with tennis courts or two more basketball courts.
- Fence basketball courts. Existing two courts are too close together for safe play Add a shade structure for the basketball players.
- Relocate new playground away from courts and closer to view from parents at fields.

Refer to the Braelinn Recreation Complex Concept Plan on Pages 156 - 157 for further recommendations.

Glenloch Recreation Complex

- Open play field by the Community Garden was observed to be in rough shape, where the lawn had scars and bald spots from overuse.
- Community Building: No exterior windows out to pool or courts, with lack of visibility to these areas by staff . The building is dated, and the interior needs upgrading.
- Create better access to the skate park and basketball with nearby parking is needed. Improve access to community garden from the existing parking areas.
- Playground: Need for more shade structures or plan shade trees. Proximity to the basketball courts is some distance away, but concerning.
- The basketball court has no fencing on the skate park side. Add fence and a backstop fence behind goals.
- Upgrade two (2) turf fields from the seven (7) soccer fields
- Parking and traffic flow: Consider a 2nd entrance to the dead-end car park for soccer at Scatterfoot Drive. Add on-street parking off Scatterfoot Drive at the end of the field.

McIntosh Trail Recreation Complex

- The various elements should be connected by trails so patrons can walk between the various uses. Signage identifying each element in the area is critically needed.
- Dog Park: Expand the size of the dog park out under the trees to spread the impact and provide shade. Give users of the dog park more direct pedestrian access from the parking, BMX, and Amphitheater. Improve the signage for the Dog Park. Add parking spots under the trees at the Dog Park. Designated parking is critical for a good dog park. Add benches around the edges in shaded areas.
- Redevelop Kelly Drive Park and connect to the system. Tie trail to the Flat Creek Trails without having to cross the parking lot.
- Renovate the Gazebo to a usable, rentable space.
- Amphitheater Ticket Office: Ticket office used on concert days and staff offices. Basement leased to American Legion; Seniors use room for cards.
- Visitor Center: Provide literature about the parks system and programs. Create an updated parks and tot lot / recreation map of the City.
- BMX Track: PTC BMX Association manages the facility. Consider changing layout of the big track to form a continuous loop. The smaller track needs upgrading and repair from wear and use. Bleachers and picnic tables need replacing and added landscaping would improve the overall appearance.



Photo of Flat Creek Nature Area, source: <https://peachtree-city.org/1407/Nature-Areas>

- Flat Creek Nature: The gazebo appears to be abandoned. Provide more picnic pavilions and tables near the parking. Provide sidewalks and steps so people can negotiate parking to the facility. The trail should be tied to other elements without crossing the parking lot. Add benches and a small shelter at the Kelly Park entrance. Add refuge shelter midway along the trail.

Neighborhood & Other City Parks

Battery Way Park & Boat Ramp

- Playgrounds: The existing play structure needs upgrade or removal with the replacement of more picnic tables instead. Consider adding a play structure for older children.
- Add Shade Trees: Plant trees where some benches by trail have no shade.
- Remove or replace the benches by the playground.
- Add a restroom.

Refer to the Battery Way Park Concept Plan on Pages 166 - 167 for further recommendations.

Beaver Dam Park Tot Lot

- Re-top and stripe parking lot.
- Provide tree care for the larger trees.

Big Pine Tot Lot

- This small local tot lot is in good shape and gets a lot of use due to its location. The lot is not ADA compliant because the play surface is not ADA usable nor is there any ADA equipment in the lot. Because this lot is so small and serves a small orbit of residences, it may not be cost effective to bring this lot up to ADA requirements. To do so would require adding a solid playing surface, paved access walk, and ADA equipment. It does not make sense to just add ADA equipment and not also add the surface and walk.
- The tot lot sits on a corner with vehicles and parking very close on two sides. Therefore, we recommend that a 3' high fence be placed around the perimeter to contain small children so parents can relax and not worry about their children escaping out into the parking or roadways.
- The city should consider a small shelter cover over the picnic table for protection when patrons want to have a small birthday party or picnic in the park.
- Arborist Inspection: Have a local arborist inspect the trees adjacent to the lot to ensure that there are no dead or dying trees or branches that can fall on the tot lot. Tot lots in the forest should be

annually inspected and after every major storm to ensure that such hazards are removed.

Blue Smoke Park

- Parking Area: The parking lot could be repainted/configured to hold more parking counts.
- Lighting: The park is currently a Dawn to Dusk park only, where additional lighting could activate the space more where there are courts.
- Open field: Concerns with current condition of grass field and drainage/erosion issues observed throughout the park. Field area needs to be scraped and leveled for safer play.
- Add Shade Trees: Plant trees in key seating areas to provide shade and comfort for visitors.
- Playgrounds: Equipment needs upgrading and modernizing. Add a play structure for older children and consider adventure/obstacle play equipment. Remove the homemade obstacle course set up in woods beyond the playground that appears to be a safety concern
- Seating: Add bench seating in the play areas. Add more picnic tables and smaller shelters in the wooded areas.
- Basketball court: Attention needed to resurface pavement and repaint the court striping. Add fencing to the court perimeter. Proximity to the younger children playground area is a concern.

Braelinn Green Tot Lot

- Playground: Equipment is outdated and needs to be replaced. Open space near playground could provide more natural play with boulders or interactive play features that make this more of a destination play area for visitors.
- Park Access and Connections: Car/Cart parking is on street only. ADA access is undesirable and could be improved by a better walk/ramp to the play area.



Crabapple Woods Tot Lot swing set

- General Maintenance: Erosion and wash out under trees has exposed tree roots which can become tripping hazards and a safety concern for children running and playing. Multiple tree limbs overhang the main play structure. Clean up the dead tree limbs and dead trees present on site. Proximity to wooded area and drainage ditch create problems for pests which should be monitored and treated regularly.
- Open space near playground could be more natural play with boulders or something interactive.

Braelinn Road Tot Lot

- Accessibility for car access and nearby parking is not present. Only cart path access for users.
- Playground: Very dated and needs to be upgraded or removed all together due to its more remote location.
- Introduce natural play area with swings only.

Cedarcroft Park Tot Lot

- Playground: Consider abandoning or replacing/modernizing the equipment entirely.
- Picnic Area: Convert the playground area to picnic spot and or natural area for the neighborhood.
- Add Shade trees: Plant trees for better shaded areas.
- General Maintenance: Manicured landscaping present around play area is a lot to take care of on a regular basis. Consider removing hedge shrubs and ornamentals. Recent tree removal work left behind exposed stumps that could be hazardous and attract pests.

Crabapple Woods Tot Lot

- Playground: Currently in poor condition and some features missing or inoperable. Consider abandoning the play structure or replace entirely.
- Add Shade Trees: corner site is very hot and bright. Plant trees to provide shade and comfort for visitors.
- Bus stop area for High schoolers and/or Middle schoolers. Switch to backless benches for the stop.
- Cart path access is present. Improve safer places for cart parking or give dedicated area for on-street parking.

Drake Field

- Clear rock and widen the sidewalk to 8' wide.
- Upgrade the abandoned building for use.
- Add picnic tables near the beach area.
- Consider adding fishing decks on the bank of the lake.

- Wildlife management: Resolve the Geese problem.
- Add a restroom.

Huddleston Pond

- Fitness equipment needs upgrading and relocation for easier access and maintenance
- General Maintenance: Remove dead trees around the pond and walking loop. Dock has some damage from bikes/scooter tire marks with some board warping.
- Add more shade and canopy trees throughout.
- Wildlife Management: Establish plantings/landscaped barriers around pond to help with erosion and deter the geese population.
- Add more picnic tables in gazebo.
- Car Parking backs directly onto the road – create a one-way loop for cars to park and egress safely.

Lake Peachtree Spillway Park / Kelly Drive Park

- Add bench swing overlooking lake.
- Add shade trees along the bank.
- Add fishing docks on the bank,
- Add small picnic shelter and tables.
- Kelly Drive Park: The City has a \$1 million SPLOST budget to redevelop this park. Create parking for Spillway Park and for Flat Creek trail. Trail link to Flat Creek Trails and To Macintosh Recreation Area. Develop a Trail head with Restroom, shelter, and parking. Develop use for open space.

Refer to the Kelly Drive Park Concept Plan on Pages 170 - 171 for further recommendations.

Luther Glass Park

- Add picnic shelter in the wooded area adjacent to open space
- Add picnic tables in the wooded areas around the lakes
- Pave the unpaved trails around the ponds to create complete loops
- Add fishing piers and decks on the banks.

Pebblepocket Park

- Place small shelters in the edge of the forested areas.
- Place some picnic tables under the trees.
- Set a small shade structure for waiting and viewing beside the tennis court.
- Add trees in the parking lot islands.
- Consider area of old pool for Splash pad or create pickleball courts.

Refer to the Pebblepocket Park Concept Plan on Pages 164 - 165 for further recommendations.

Pebblestump Park

- Completely rebuild the basketball court, new vinyl fencing, lights, play surface.
- Add small shelter near basketball court.
- Wooden edge needs repair
- ADA access needs to be improved.

Refer to the Pebblepocket Park Concept Plan on Pages 164 - 165 for further recommendations where areas of Pebblestump are shown.

Picnic Park / Luther Holt All Children's Playground

- Popular open lawn area behind the playground area to be bridged over to Drake Field. Plans are in process now to accomplish this design (2017 SPLOST Project)
- Add Fishing decks on the banks.

Pinecrest Boat Ramp

- Add benches and bench swings overlooking the lake.
- Add a small shelter with 1 table.

Planterra Ridge Tot Lot

- Need better ADA access to play area.

Rockspray Pond

- Add fishing decks around the lake.
- Add short bridge and complete trail around lake.

Rubicon Tot Lot

- In marginal conditions. Existing Mulch bed needs some work.
- Not accessible by car. Provide better ADA access to the play area.

Smokerise Tot Lot

- The basketball court is very close to the tennis courts. Pavement is cracking in lots of areas and should be resurfaced. The basketball court needs fencing for safer play.
- Add a small shelter for a community board and add benches to watch the play.
- Plant shade trees near half courts.
- Add picnic tables in the forest area.
- Remove the play structure and just have swings and picnic tables.
- General Maintenance: Pine trees surrounding the play area might be problematic with limbs overhanging the play structure. Lots of limbs are starting to overhang tennis courts which presents future maintenance problems for the court areas. The landscape is over manicured and should become a more naturalized planting area.

Suttons Cove Tot Lot

- In poor condition and very remote. Consider removing or replace equipment entirely. A loose bottom step on the existing play structure is unsafe and the landscape timber edging needs replacement.
- Not accessible by car. Improve signage for clearer direction to tot lot. A path currently cuts through between two houses.
- Location of public play area feels as though it is intruding on the houses that back up directly to the tot lot. Add evergreen screening for the nearby houses.
- Consider creating a natural seating area by adding picnic tables and open up some of the views to the nearby lake.

Timberlake / The Oaks Tot Lot

- This semi-remote tot lot is in good shape and gets a lot of use due to the cart path and its location near a residential area. The lot is not ADA compliant because the play surface is not ADA usable nor is there any ADA equipment in the lot. There is not an ADA compliant access walk from the cart path to the surface of the play area.
- ADA: Because the lot does not have vehicle access, it does not seem reasonable to bring the entire lot up to ADA standards.
- ADA swing: This lot does have room to expand, so it may be cost effective to add an ADA swing over a small solid surface with access from the cart path.
- Picnic Table: Add a picnic table adjacent to the proposed ADA space so patrons can hold a birthday party or picnic with the children.
- Shelter: The city should consider a small shelter cover over the proposed picnic table for protection when holding a small birthday party or picnic.
- Arborist Inspection: Have a local arborist inspect the trees adjacent to the lot.

Village Green / Disc Golf Course

- Add some benches around the course in strategic viewing locations.
- Add a small post up shelter between #1 green and #9 Tee for gathering before and after games.

Windalier Ridge / Lake Kedron Tot Lot

- Not accessible by car and the cart path only leads so far before you encounter stone steps to reach the play area. Users experience very

steep slopes and worn paths with erosion issues, making this not very accessible for visitors or for maintenance upkeep.

- Playground Equipment: Tot lot structure is in marginal condition needing attention and repair. Consider adding more swings or natural play equipment, adventure, or obstacle courses which could be better suited here, making this more of a destination playground.
- Stone materials and the specialty compass rose pavement add character to this space. Overall, the play area appears to be well maintained.
- Add better signage to improve way-finding.

Special Use Areas & Trails

Peachtree City Athletic Complex (PAC) Bike Trails

- Add Shade trees in patron areas.
- Add picnic tables near the parking area.
- Consider adding rest stop benches along the trails.

Spyglass Island

- Carts have destroyed open fields/interior of park loop.
- Implement signage or barriers to keep off grassy areas with carts.
- Eliminate cart access to the island.
- Add fishing decks around the edges, add fishing pier.
- Add a small gazebo / shelter with a view of the lake.
- Add a couple benches and bench swings along water's edge/trail.
- Add waterfowl enhancement areas for nesting and roosting.

Flat Creek Nature Area

Refer to Page 138 for the McIntosh Trail Complex notes of recommendations for the Flat Creek Nature Area.

Line Creek Nature Area

- Pave the roadways and gravel the parking.
- Add fishing decks along the Creek and lake banks.
- Create a pedestrian link to Plantain Terrace across the vacant lots.

Somerby Woods

- If there are no dedicated parking spaces, some should be provided.
- Create a trail head with a small shelter, table and benches.

Landrum Mill Overlook Park

- Install vehicle directional signage from Joel Cowan Parkway to the cul-de-sac at World Drive.
- Install directional signage from World Drive to the overlook deck.
- Conduct a cleanup of the area alongside the trail.
- Install interpretive signage at the site.
- Install a bench along the cart path on the site to serve as a waiting/rest area.
- Install a bike rack on the cart path in proximity to the overlook deck.

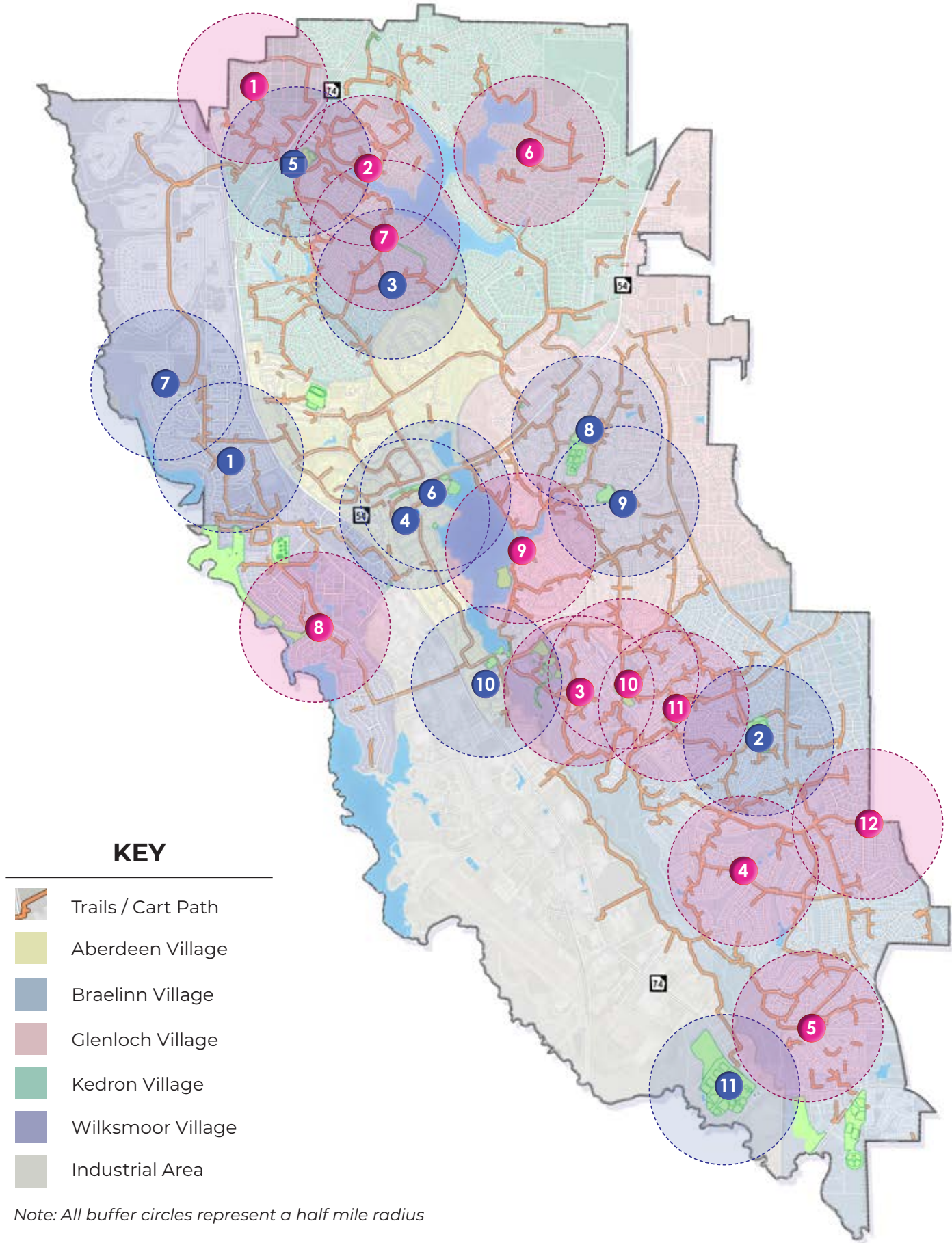
Tinsley Mill

- The concrete slab for the picnic area appears to have settled and has created uneven pavement with potential tripping hazards.
- There are natural boulders throughout, but the area needs more seating and picnic tables.
- Graffiti is a problem on the structures and raised pipes nearby.
- Interpretive signs would be good to tell the history of the site and significance to the remaining pillars.
- Add handrails to the steps that lead down to the creek overlook area.
- Consider including landscape pruning and maintenance along the stream bank to clean up fallen trees after big storms or seasonally as necessary.

General Tot Lot Recommendations:

1. All facilities should be ADA, however remote tot lots without vehicle access are not as likely to be visited by ADA users. Therefore, ADA upgrades should not be considered a priority. That should be reserved for tot lots that are adjacent to or very close to parking with ADA spaces.
2. Inspection by Playstructure Inspector at least every 3 - 5 years.
3. Tot lots under tree cover should be inspected by an arborist at least one a year.
4. Tot lots adjacent to vehicular traffic should have a 3' fence.
5. All tot lots should have at least one picnic table.
6. A small shelter should be included at all remote stand-alone tot lots.
7. It is not reasonable to make remote (no parking) tot-lots ADA because they will probably not be visited, and the remoteness adds significantly to the cost of upgrading to ADA.
8. All tot lots should use plastic or rubber mulch instead of organic mulch.

Figure 9.1 Map of Peachtree City Playgrounds and Tot Lots



#	PLAYGROUND NAME (Park Visit Counts)
1	Cedarcroft (607)
2	Braelinn Rec Center Playground (71,800)
3	Blue Smoke Playground (17,900)
4	Pebble Pocket Park Playground (16,800)
5	Kedron Field House Playground (98,100)
6	All Children's Playground (87,400)
7	Beaver Dam Playground (5,300)
8	Glenloch Playground (114,700)
9	Huddleston Pond Playground (16,100)
10	Big Pine Park Playground (371)
11	Peachtree City Athletic Complex (PAC) Playground (296,700)

#	TOT LOT NAME (Park Visit Counts)
1	Crabapple (79)
2	Sutton's Cove (NA)
3	Braelinn Green Tot Lot (NA)
4	Braelinn Rd. Tot Lot (NA)
5	Rubicon (560)
6	Smoke Rise (4,000)
7	Windalier Ridge Tot Lot (570)
8	Planterra (259)
9	Battery Way Tot Lot (101,300)
10	Luther Glass Park/Three Ponds Tot Lot (21,500)
11	Rockspray Tot Lot (5,100)
12	Timberlake Tot Lot (44)

C. PEACHTREE CITY PLAYGROUNDS & TOT LOTS

The 2023 Special Purpose Local Option Sales Tax (SPLOST) for Peachtree City included \$1,200,000 for playground equipment replacement and expansion improvements. The prioritization of playgrounds and tot lots requiring immediate attention, as well as those suitable for future projects, was guided by the field findings and inventory assessment, public input from the Parks and Recreation Master Plan Survey, and the gap analysis of the City's specific facility needs.

It is essential to evaluate all aspects and data when determining the next steps before taking on multiple construction and maintenance projects to ensure that resources are allocated efficiently, timelines are realistic, and project outcomes align with long-term goals. By taking a comprehensive approach, potential challenges can be identified early, stakeholder needs can be addressed, and decisions can be based on accurate information, ultimately leading to more strategic and sustainable results.

Shown in Figure 9.1 to the left are Peachtree City's playgrounds and tot lots, which illustrate the broad range of amenities offered by the City and how there is a heavier concentration of playgrounds centrally located in the City Limits, and the least amount at the southern portion of the City and the northeast and west corners respectively. When looking at the map key above, park visit counts are provided by each park name using Placer.ai. Partnering with Peachtree City, the placer.ai data provided was collected during July 1, 2023 and June 30, 2024. (See Appendix 09, page 214)

Placer.ai is used at parks and recreational facilities to measure visitation counts by leveraging location data from mobile devices. Here is how it works:

- **Foot Traffic Analysis:** placer.ai collects anonymized GPS data from smartphones to track visitors' movements within and around parks and recreational areas. This data is used to estimate foot traffic, providing accurate visitation counts.
- **Visitor Demographics:** In addition to counting visits, placer.ai can offer insights into visitor demographics, including age, gender, and income level, based on aggregated and anonymized data.

- **Peak Hours and Dwell Time:** The tool helps facilities understand when their parks are most crowded by identifying peak visitation hours, as well as how long visitors typically stay, known as dwell time. This helps in managing capacity and resource allocation.
- **Comparative Analysis:** Facilities can compare visitation trends across different parks, track seasonal fluctuations, and benchmark against other similar locations to assess performance.
- **Impact of Events or Programs:** *placer.ai* can measure the impact of specific events, activities, or improvements on visitor numbers, helping parks management evaluate the success of their programming.

By using this data, parks and recreation departments like Peachtree City can continue to optimize operations, improve visitor experiences, and justify resource allocation for maintenance or development of future projects.

Prioritization of Park Improvements, Playgrounds and Tot Lots

1. **Pebblepocket Park** - Add new splash pad, event and shade pavilions, more parking to site, and expand on play areas for multiple age groups.
2. **Jim Meade Memorial Fields** - Potential location for a Community Facility, providing multiple amenities and programs at one location. Also serving the southern end of the City where facilities are not as prevalent. Provide improvements to existing fields and parking areas, with added playgrounds, splash pad, and expanding for trails in the lesser develop-able areas and preserving wetlands found at the southern end of the site.
3. **Outdoor Pickleball Complex** - Utilize the City Rockaway Compost Facility site adjacent to the Jim Meade Memorial Fields. Public input and need for pickleball courts in the City is highly desirable with funds set aside for this new facility. A different compost site will need to be determined to offset the service lost by positioning the new courts at this location.



Photo of World Ninja Sport Playland Ninja Rig. Alternative equipment with a focus on agility challenges and adventure play may attract older children, teens, and even adults. Source: <https://www.worldnijasport.com/product-page/playland-ninja-rig>

4. Kelly Drive Park - Add a new playground, preserve some of the open field space for special events or farmer's market type events. Add trail connections to the existing trail system, provide dedicated parking to the park area, and add an outdoor smaller event space with natural amphitheater type seating.
5. Battery Way Park & Boat Ramp - Placer.ai data indicates this to be one of the more heavily visited parks. A permanent restroom facility
6. Braelinn Recreation Complex - Add picnic table adjacent to the proposed ADA area and a shelter to facilitate gatherings, such as birthday parties or picnics, for children and their families. A qualified local arborist should conduct an evaluation of the trees surrounding the lot to ensure their health and stability.

Playground Equipment Alternatives

To further enhance recreational spaces within Peachtree City's community, exploring options to modernize playground equipment can better cater to diverse age groups, interests, and activity levels. By incorporating advanced technologies and interactive play elements, the City can create a more inclusive and engaging environment for all users.

- Multi-Age Group Equipment: Introducing age-appropriate zones within the playground, ensuring there are sections for toddlers, children, teens, and even adults. This can include traditional equipment like swing sets, slides, jungle gym type structures, alongside more challenging structures for older users, such as climbing walls, zip lines, and obstacle courses.
- Interactive Smart Play Technology: Integrating smart technology into playground design, such as touch-sensitive games, interactive panels, and digitally-enhanced play areas, can promote both physical and cognitive development. This would encourage engagement across all age groups while aligning with the growing trend of tech-enhanced play.
- Adventure Play and Obstacle Course Features: Adding adventure-oriented equipment like rope courses, climbing towers, and agility challenges will attract older children, teens, and even adults seeking more physical and dynamic activities. These can also serve as areas for team-building and fitness-related challenges.
- Inclusive and Accessible Design: Ensure that all equipment, including interactive and smart technologies, is designed to be inclusive, allowing individuals of all abilities to participate. This includes sensory play zones, wheelchair-accessible equipment, and auditory/visual interactive elements such as musical instrument play equipment.
- Sustainability and Modern Aesthetics: To align with contemporary values, consider using sustainable materials and incorporating energy-efficient, solar-powered interactive displays. This will help create a forward-thinking space that resonates with community values.

By incorporating these suggestions, Peachtree City can continue to foster a more inclusive and modern environment that caters to the recreational needs of multiple demographics while keeping pace with current trends in playground design.



Playground Case Study: Miracle Park at Rock Hill, South Carolina, Lappset Equipment is featured. These interactive play structures are compatible with smart phones for improvising different game play.

D. PARKS & GREENSPACE

Greenspace is an essential component of modern parks and recreation departments. The parks and recreation department is typically the largest public land management steward in a community, as they manage parks, greenspace and natural areas as well. Adequate resources to maintain these properties is critical. Although there are no specific national standards for natural resource management, NRPA benchmarks recommend that a parks and recreation department that manages Greenspace should have:

- Policies related to land acquisition, dedication/donation and development
- System-wide and site-based natural resource management plan
- Protective, preventative, and corrective maintenance programs
- Inventory and asset management systems to account for the land

National studies have found that most residents will use passive parks, open space, greenspace, and trails. In contrast, specialized facilities such as tennis centers, golf courses, or athletic fields are generally used by less than 10% of a community.

Value of Greenspace

Research has proven that, over the long term, establishing accessible natural parks and greenspace increases home values and associated tax revenues. Property tax increases are unpopular but remain a viable tool for needed funds. In the short term, additional revenue may take the form of increased millage rates. When property tax revenue, before greenspace development, is compared to post park creation, the increased revenue generally offsets significant operating expenses.

The community need for greenspace is even more critical when “nature benefits” are considered:

- Research found that a 20-minute walk on a trail resulted in improved concentration among youth diagnosed with attention

deficit hyperactivity disorder (ADHD).¹

- National studies have found that contact with nature not only improves overall physical health, but also helps people recover faster from injuries or illness.
- Further, contact with nature also improves psychological health by decreasing stress, improving coping skills, and promoting social interaction.

Greenspace also plays a key role in maintaining a community’s biodiversity and ecological balance. Locally, trees and forests mitigate the heat build-up that occurs in suburban environments; the difference between forested land and downtown streets may be +10 degrees during the hottest months. Greenways and natural areas within parks also:

- Provide critical habitat and wildlife corridors essential for animal and plant diversity.
- Provide rainwater filtration, reduce flooding, provide floodwater storage, and retain critical moisture needed in dry summer months.
- Play a key role in maintaining or improving water quality by filtering runoff before it enters a stream.
- A 2017 NRPA² study found that:
 - 82% of Americans indicate it is important for local government to set aside land for the sole purpose of preserving natural landscapes.
 - 66% of people indicate that preserving the natural environment is extremely important.
 - These two (2) statistics are validated in Peachtree City by public input survey question #14 with 68% of Peachtree City citizens wanting to preserve greenspace.

1 Taylor, Andrea Fabor et al, *Could Exposure to Everyday Green Spaces Help Treat ADHS? Evidence from Children’s Play Setting*, Applied Psychology Health and Well-Being (2011)

2 *Preserving Natural Landscapes*, February 2017 NRPA Park Pulse Survey

Creating a Greenspace Acquisition Team

Establish a local site evaluation team that includes professionals and dedicated amateurs with training and experience in Forestry and Real Estate related industries. The team focuses on identifying natural resource properties to secure.

Determining What Properties to Acquire

Establish preferred acquisition criteria to include:

- Connectivity between protected properties or parks.
- Protection of cultural sites, heritage corridors, or archaeological and historic resources.
- Protection of high quality agricultural and forestry lands.
- Protection of wildlife corridors and native habitats
- Opportunities to accommodate proposed Parks and Recreational programs and facilities.
- Reduction of erosion through protection of steep slopes, erodible soils, and stream banks.
- Scenic protection and connection to the existing USACE and NPS lands.
- Water quality protection for wetlands, rivers, streams, lakes, and riparian buffers.
- Protection of threatened forests within suburban areas.

Finding High Quality Properties

Ultimately, walking on a piece of property is the only true way to establish its greenspace value. However, there are tools that include mapping software (such as ArcGIS from ESRI) that can help identify potential locations/sites. Items that can be mapped and reviewed include:

- Overstory/cover types and the presence of wildlife habitats. Infrared imagery is helpful as well. Imagery is available via: <http://geo.ga.gov/high-resolution-statewide-imagery-now-available-to-all-georgia-government-employees/>

- Buffers and environmentally sensitive areas (ex: floodplains, wetlands, swamps, etc.)
- Lidar maps (Digital Elevation) – provides information on land formations and past/current land uses.
- Steep slopes and soil types.
- “Legacy Forest” – forest that have been present for 80-100+ years. Historic Imagery is available through:
 - United States Department of Agriculture Farm Services Agency <https://www.fsa.usda.gov/programs-and-services/aerial-photography/imagery-products/index> University of Georgia Digital Library System https://dlg.usg.edu/records?utf8=%E2%9C%93&q=hall+county+aerial+photography&search_field=all_fields&collection_record_id=dlg_graph
- Historic or culturally important resources; information available through local historic groups and the University of Georgia College of Environment + Design (<https://ced.uga.edu/psd/findit/>)
- Potential for the presence of rare, unusual, threatened, or endangered species.

Establishing Permanent Protection

Permanent protection status is best placed on acquired properties through two main tools:

- Restrictive Covenants (Deed Restrictions) – imposed when land is preserved or purchased through by the city (as part of their Greenspace Program), by a landowner, or through a granting agency or donor.
- Conservation Easements held by a third party such as an accredited land trust; sources of information include the National Conservation Easement Database (<https://www.conservationeasement.us/>)

Funding Sources

Examples include:

- Private and local Donations
- Reduced Price or Bargain Sales
- Georgia Department of Transportation (GDOT)
- Georgia Department of Natural Resources (GaDNR)
- United States Fish and Wildlife Service (USFWS)
- Georgia Land Conservation Program (GLCP-GEFA)
- National Parks Service Land and Water Conservation Fund (LWCF)
- Forest Legacy Program (FLP-GFC)
- Natural Resource Conservation Service Agricultural Easement Program (NRCS ACEP)
- Community Forest Program (USFS-CFP)
- Foundation grants and private gifts

Peachtree City Greenspace Inventory

The Park Land and Greenspace inventory managed by PCPRMP includes:

Five (5) Athletic Complexes

PC Athletic Complex	95.0 acres	67.0 ac	Greenspace
Jim Meade	60.0 acres	16.5 ac	Greenspace
Riley Field	72.0 acres	67.0 ac	Greenspace
Kendron	20.1 acres	8.1 ac	Greenspace
PC Tennis	14.0 acres	1.5 ac	Greenspace

Three (3) Community Parks

McIntosh Trail	50.5 acres	40.2 ac	Greenspace
Glenloch Rec. C	21.8 acres	2.0 ac	Greenspace
Braelinn Rec. C	19.4 acres	0.5 ac	Greenspace

Thirty-Two (32) Neighborhood and Other City Parks:

Battery Way	3.7 acres	1.2 ac	Greenspace
Beaver Dam Park	1.7 acres	1.2 ac	Greenspace
Big Pine Park	0.5 acres	0.0 ac	Greenspace
Bluesmoke Park	10.3 acres	8.0 ac	Greenspace
Braelinn Gr. Tot Lot	0.17 acres	0.0 ac	Greenspace

Braelinn Rd Tot Lot	0.25 acres	0.0 ac	Greenspace
Cedarcroft Park	0.5 acres	0.0 ac	Greenspace
Crabapple Woods	0.5 acres	0.2 ac	Greenspace
Drake Field	7.5 acres	4.0 ac	Greenspace
Huddleston Pond	10.0 acres	4.0 ac	Greenspace
Kendron Park	0.25 acres	0 ac	Greenspace
Pebblestump Park	2.0 acres	1.5 ac	Greenspace
Pebblepocket Park	4.0 acres	1.0 ac	Greenspace
Lk Peachtree Spillway	9.5 acres	1.5 ac	Greenspace
Luthur Glass (3 ponds)	28.0 acres	22.0 ac	Greenspace
All Children's Park	5.0 acres	1.0 ac	Greenspace
Panterra Ridge	.25 acres	0.12 ac	Greenspace
Rockspray Pond	10.9 acres	2.5 ac	Greenspace
Rubicon Tot Lot	0.25 acres	0.12 ac	Greenspace
Sutton Cover Tot Lot	1.0 acres	0.75 ac	Greenspace
Timber Lake (Oaks)	0.5 acres	0.25 ac	Greenspace
Village Green Disc Golf	9.6 acres	8.0 ac	Greenspace
Smokerise & Tot Lot	3.75 acres	2.2 ac	Greenspace
Pinecrest Boat Launch	0.81 acres	0.5 ac	Greenspace
PAC Mt. Bike Trails	7.0 acres	6.5 ac	Greenspace
Spyglass Island	513.0 acres	512 ac	Greenspac5
Flat Creek Nature	7.5 acres	4.0 ac	Greenspace
Line Creek Nature	70.0 acres	66.5 ac	Greenspace
Somerby Woods	40.0 acres	38.0 ac	Greenspace
Landrum Mill Overlook	0 acres	0 ac	Greenspace
Tinsley Mill	0 acres	0 ac	Greenspace
Kelly Drive Park	9.5 acres	8.5 ac	Greenspace

One (1) City Wide Cart Path System

Peachtree City Cart Path System	134.75 acres	134.75 acres
------------------------------------	--------------	--------------

A complete inventory of the City's existing park facilities can be found in **Appendix XX Facility Inventory and Gap Analysis**.

Greenspace Summary

The following is a general summary of the inventory of parks and leisure services facilities and acres in Peachtree City.

Peachtree City currently has the following facilities:

- 40 total parks throughout the town center and city limits.
 - 5 Athletic Centers
 - 3 Community Parks
 - 31 Neighborhood and Other Parks
 - 1 City wide cart path system
- Park Facilities - 1,209.12 acres
- Path System - 134.75 acres
- Lakes and Water - 17.62 of those acres are water (not including the 3 large lakes)
- Greenspace - 987.44 of those are Greenspace

Total Greenspace Acreage is 1,361.49 acres as 81.% of the parks.

Conclusion:

There seems to be a consistent desire by the citizens of Peachtree City to preserve their greenspace, passive parks, and multiuse trails. One item in Question #14 referenced the most important recreational facility to you and your family. Trail, hiking, nature and greenways was by far the number one choice at 1708 choice. Trails and Bicycle hard surface trails was #2 at 1,434 choices out of 2,431 survey submitted.

Question #23 asked citizens what facilities they would like to increase in the city parks. Restrooms was #1 with 1587 responses, Shade Trees #2 with 1111 responses and Golf Cart Charging Stations #3 with 931 submittals.

Question #24 asked the citizens which choices they would make to expand parks and facilities. The overwhelmingly chose to Develop more trails and greenways.

Based on these responses to the survey questions, CPL makes the following basic recommendations for the Greenspace within the City.

1. Protect existing Greenspace / cart path system.
2. Develop more connective multi-use trails to the current system.

3. Develop more trail heads with Restrooms and charging stations.

The results of the survey are consistent with most Parks and Recreation public input surveys. Trails and Greenways are usually at the top of the list.

Greenspace

Greenspace is generally considered to be undisturbed or minimally developed natural areas that are addressing ecological and natural system needs; this land is devoted primarily to ecosystem services, biodiversity, and wildlife habitat/travel corridors; Greenspace can include woodland edges, and/or educational activities that have limited or minimal impact on natural systems/habitat; land designated as greenspace generally includes some level of permanent protection from development.

The result of the comparison produces a Gap in what facilities the city has and what it needs to meet national standards. The result is considered as a Preliminary Gap from which to begin the Needs Assessment.

Greenspace Program Calculations

There are a variety of methods used to identify adequate green space for a community. These methods can be reviewed in the Greenspace section in this chapter of the report. The planning team used the Georgia Community Greenspace Program method which recommends that 20% of a community's land be devoted and preserved as natural greenspace. Greenspace does not include golf fairways, ball fields, formal lawns, road shoulders, and other manicured or manmade landscapes.

Peachtree City is fortunate in that it has three (3) large, dedicated nature areas within the city limits. The land is included as preserved greenspace because it is accessible to the citizens and permanently preserved.

Lake Peachtree	270 acres
Lake Kedron	240 acres
<u>Lake McIntosh</u>	<u>650 acres</u>
Total	1160 acres or 1.8 square miles

Peachtree City has a total land area of 26 square miles of which 1.8 sq. miles is the three (3) large lakes. The remaining 24.2 square miles at 640 acres

per square mile translates into 15,500 acres of land within the city limits. To preserve 20% of the land within the city as natural greenspace, the City needs to preserve 3,000 acres of land within its city limits. There are no publicly owned county, state, or federal greenspace lands identified within the Peachtree City Limits to offset this recommendation.

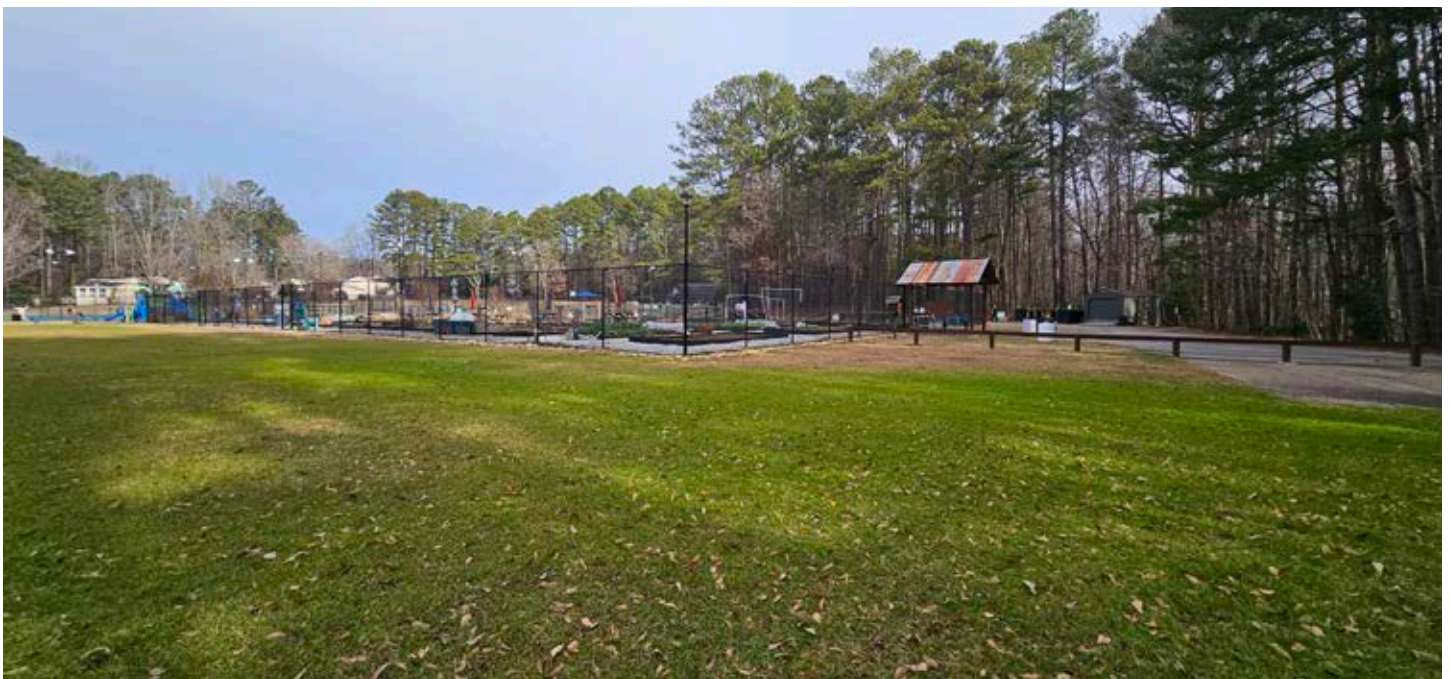
Peachtree City currently owns 1,361.49 acres plus 17 acres of small lakes to have about 1000 acres of public Greenspace within the City limits.

TOTAL 1360 acres of preserved greenspace

Recommendations:

To meet the Georgia Community Greenspace Program recommendation of 20% greenspace, the City would have to purchase an additional 1,640 acres of greenspace. This may not be practical in that most of the land within the City has been developed. The planning team recommends that the City continue to pursue securing available greenspace and expanding the trail system as much as is practical.

Due to the fact that the City has an extensive trail and greenspace system in place, securing more land should be a second tier priority to developing additional recreational facilities that the City is lacking.



Glenloch - Community Garden and Open Space

E. PROGRAMS & OFFERINGS

One of the goals of the Comprehensive Plan is to promote a sense of community by providing family-oriented activities and quality community facilities. Peachtree City's recreation program offerings and special events far exceed the offerings of most cities of similar size. The City's approach to offering a vast variety of programs makes it unique and a desired place to live and thrive at all stages of life. There is truly something for everyone in Peachtree City. However, it is important for programs and offerings to be financially viable for the City.

While an extensive listing of classes and programs is impressive and appealing to the community, a review of each offering should be conducted. Determinations should be made for which programs are successful and which are under performing. A minimum number of participants should be established for each class and program being offered. If minimums are not met, then the program or class shouldn't be reevaluated, re-purposed, or removed. By adhering to minimum participants, the City will ensure that the program is revenue neutral or revenue positive.

Special events are popular in Peachtree City and based on public input received during the planning process, even more are desired. With scheduling limitations at Drake Field, events should be considered in other areas of the City. Plan recommendations call for future improvements at existing parks to accommodate additional special events and additional opportunities for rental space for community and private gatherings.

F. STAFFING

Staffing decisions are usually difficult for parks and recreation departments. Peachtree City has set a standard of service of "uncompromised excellence" which sets a high bar for staff. The qualifications and experience levels of the staff members meet that bar, but the number of staff needed to maintain that goal is deficient. The size of the department was higher at the time of the previous master plan (2007), but since then staff was reduced yet the service delivery was expected to remain the same. Unfortunately, that is not sustainable and leads to a maintenance backlog and staff burnout.

The following are recommendations for adding staff to meet the current needs of the department.

- Maintenance – 1 full-time and 2-3 part-time seasonal positions
- Special Events – 1 full-time assistant
- Programming/Athletics – 2 full-time programmers/coordinators
- Tennis Center – 1 full-time maintenance position
- Part-time Site Monitors/Supervisors – as needed at heavy use facilities, evenings/weekends

As additional facilities, programs, and events are added during the implementation of the master plan, staff needs will need to be reevaluated to maintain the high standard of service delivery. Offering certifications and additional training for staff will also contribute to meeting the high standard of excellence.



Glenloch Recreation Complex - Basketball Court

Maintenance

Another goal of the Comprehensive Plan is to maintain all parks and facilities to a high standard. There is no question that Peachtree City excels far beyond most cities in their overall community concept and service delivery. However, the main issue lacking in Peachtree City is an active maintenance plan. Due to limited staffing and logistical issues, a reactive approach has limited the department in actively maintaining its parks and facilities. When stakeholders were asked if the maintenance of City facilities was “adequate”, most responded that they are adequate but do not meet Peachtree City standards.

Many recommendations in this plan address the need for maintenance solutions. To make up for the difference in the maintenance backlog, not only will staffing need to increase, but also the maintenance approach. Being reactive instead of proactive to maintenance needs is not sustainable and will continue to result in a maintenance deficit. Maintenance staff should be divided into two groups, proactive and reactive. One crew would focus on addressing immediate needs and one crew would be focused on general routine maintenance issues. By taking a dual approach to maintenance the department can stay caught up on daily tasks while also addressing unplanned, immediate issues that arise.

Logistical issues also plague maintenance solutions. Having maintenance centers on site at the larger parks or spread throughout high use areas of the City will cut down on time lost traveling between the parks and facilities.



Lake Kedron Boat Ramp - Playground



Battery Way - Spyglass Island

G. BUDGETING & FINANCES

A total of 8% of the City's overall general fund budget is set aside for parks and recreation. This equates to \$4.1 million. This represents approximately \$89.95 per household. The benefit of this investment far outweighs the cost as most residents would agree that this is a significant value for what they are getting from the City. Based on a recent satisfaction survey conducted for Peachtree City, 92% of respondents were satisfied with the City's efforts. There are several options for generating additional revenue for the department as well as reducing expenses to become more financially stable.

The national average for cost recovery for parks and recreation departments is approximately 25%. Through the end of FY2023, the department was very close to this national average seeing cost recovery for recreation at 23.2% and Kedron at 32.1%. Based on this information and the average income rates of Peachtree City residents, the recommendation for Peachtree City would be to set a cost recovery goal of at least 40% across all areas.

A thorough analysis of direct costs (directly related to a product or service) and indirect costs (not related to a product or serviced, fixed) should be conducted to determine modifications that could be made to generate more or lower expenditures going forward. Another recommendation is to plan for maintenance equipment replacement on a revolving schedule. Set depreciation limits for all equipment and capital inventory. Set standards for the type of equipment used so that parts and materials can be readily available for repairs or replacement.

Establishing equipment standards as well as design standards for the City will save the City money through bulk purchases and reduce the varying amounts of inventory needed. Replacement of equipment and amenities becomes a simpler process since staff will already know what is needed.

Currently, the City does not charge an Out of City Fee to Fayette County residents, only an Out of County Fee or Non-resident Fee to those outside of Fayette County. Since the time of the previous master plan (2007), Fayette County has paid a subsidy to the City to allow Out of City residents to participate and utilize parks and recreation services and facilities.

This subsidy has been constant at \$150,000 per year and should be reviewed and renegotiated on a regular basis, which has not transpired in many years. Participation rates show a range of Out of City residents from 30% to 55% of total participants across all areas. This level of impact from County residents is a deficit to the City's parks and recreation budget. The \$150,000 subsidy paid by the County represents only 3.66% of the City's budget. Basically, County residents are benefiting from Peachtree City with an extremely minimal contribution. The recommendation based on Out of City participation totals would be to increase the subsidy to at least 20% of the City's total parks and recreation budget or roughly \$820,000. If an increased subsidy from the County cannot be negotiated, then the City should implement an Out of City fee for all participants to make up this deficit.



Photo courtesy of Peachtree City - Drake Field

During the public input survey, respondents were asked if they would support a designated fee per household for parks and recreation. Over 50% of respondents said they would support at least a \$50 per household annual fee. If this were to be implemented, it would generate an additional \$225,000 for parks and recreation initiatives.

Impact Fees are currently being collected from youth associations offering recreational programs in the City. This practice should be continued, and impact fees should be monitored and evaluated on an annual basis for consistency across all provider programs.

With regards to capital funding, Special Purpose Local Option Sales Tax (SPLOST) is the City's primary source for capital improvements. This designated sales tax is voted on by Fayette County voters every 6 years. The tax revenue is then allocated to each City based on population so that each receives a percentage of the SPLOST revenue. This mechanism is ideal for ensuring that capital funds are readily available for future projects and improvements. However, due consideration should be given to associated operations and maintenance costs for each SPLOST project. Having the capital funds for new parks, amenities, and facilities, but not adequate operations and maintenance funds is a major concern and should be reviewed along with each list of SPLOST allocation requests for parks and recreation.

Grants are a great option for additional capital funds. Federal, state, and local grants are available on an annual application basis. Most have specific windows for applications, so keeping a list of available grants along with their deadlines is recommended.

NEXT STEPS

Peachtree City is doing an excellent job of addressing most of its citizens park and recreation needs. Peachtree City's athletic fields and multi-purpose courts compare favorably to existing standards. This is largely due to the early establishment of these fields and continued maintenance to ensure they are in good playing condition. Multi-Purpose/Turf fields lag established standards. Because of the controlled growth with

the City, there is generally not a great need for additional active facilities such as athletic fields and courts. Additional Cricket Pitches and Pickleball Courts need to be considered.

For Next Steps, Peachtree City needs to address current staff deficiencies, maintenance backlog, and current limitations from unrecovered expenses. By conducting a thorough review of program and event offerings, maintenance and staffing needs, and opportunities to reduce expenditures and increase revenues, Peachtree City will be able to sustain its standard of uncompromised excellence for the recreation and special events department. The City needs to include a Multi-purpose Center that would help meet the needs for a community center/ senior center/ recreation center/ teen center.



Huddleston Pond Park Pavilion

BRAELINN RECREATION COMPLEX CONCEPT PLAN



BRAELINN RECREATION COMPLEX - CONCEPT NARRATIVE



The existing Braelinn Recreation Complex was updated to create a more organized and collaborative set of recreation opportunities. The basic layout of the park remained the same, but several new facilities were added, some were moved to different locations, and some were upgraded. The central parking area (11) remained in the same location, but an additional parking area was added. Baseball fields are along the southeastern boundary of the park, with batting cages (4) to all fields.

Two proposed picnic pavilions - one 30' x 60' (6) and the other 35' x 35' (12) - are located between the baseball fields and the main parking area. Basketball courts are located on the southwest side of the parking area to give them their own space. A playground with overflow parking /cart parking is located north the parking area.

The northern most part of the site is for two rectangular fields that can be used for soccer, lacrosse, or football, or can be combined and used for cricket. (1) There is a warm up area adjacent to these fields (2) that can also be used for informal play. These fields are recommended to have artificial turf to accommodated the level of use.

The updated design for this Complex is organized in such a way that multiply recreation activities can occur at the same time.

KEY

- | | | |
|--|--|---|
| 1 Athletic Field Platform
- Two Rectangular Fields
- Soccer/Lacrosse/Football
- Alternate Cricket Layout
- Recommend Artificial Turf
- 210' x 360' | 5 Baseball Fields (180') | 10 Proposed Basketball Courts |
| 2 Warm Up/Open Space
- 120' x 220' | 6 Proposed Pavilion
- 30' x 60'
- Picnic Tables, Activity Lawn
- Low Seat Wall | 11 Existing Parking Area |
| 3 Baseball Field (200') | 7 Tennis Courts | 12 Proposed Picnic Pavilion
- 35' x 35'
- Facility Expansion |
| 4 Batting Cages
- 6 Lanes (14' x 70') | 8 Proposed Playground
- Existing Shade Structure | 13 Proposed Playground
- Relocation of Existing |
| | 9 Proposed Additional Parking
- 17 Paved Spaces | 14 Proposed Overflow/Cart Parking
- EV Charging Station |

 Existing Multi-Use Trail/Cart Path

 Proposed Multi-Use Trail/Cart Path

ROCKAWAY COMPOST FACILITY SITE - OUTDOOR PICKLEBALL COMPLEX



OUTDOOR PICKLEBALL COMPLEX - CONCEPT NARRATIVE



A new pickleball complex is proposed for the Rockaway Compost Facility site in the southeastern part of the City. The proposed complex includes 24 courts, including a main court, a clubhouse with restrooms and landscaped grounds that create a relaxing, inviting place to play.

A proposed parking area on the southeast part of the site provides approximately 91 spaces and is accessible from Meade Field Drive. The parking area provides easy access to all courts. A multipurpose trail provides access from the north and cart parking along the northern part of the site allows carts to access the complex without interfering with pedestrian movement. A charging station will be provided in the golf parking area.

The main court (mentioned above) is located adjacent to the Clubhouse and there is seating available to provide opportunities to watch an important match or to socialize. Pedestrian walkways connect the courts to the cart parking, main parking area, and multipurpose trail.

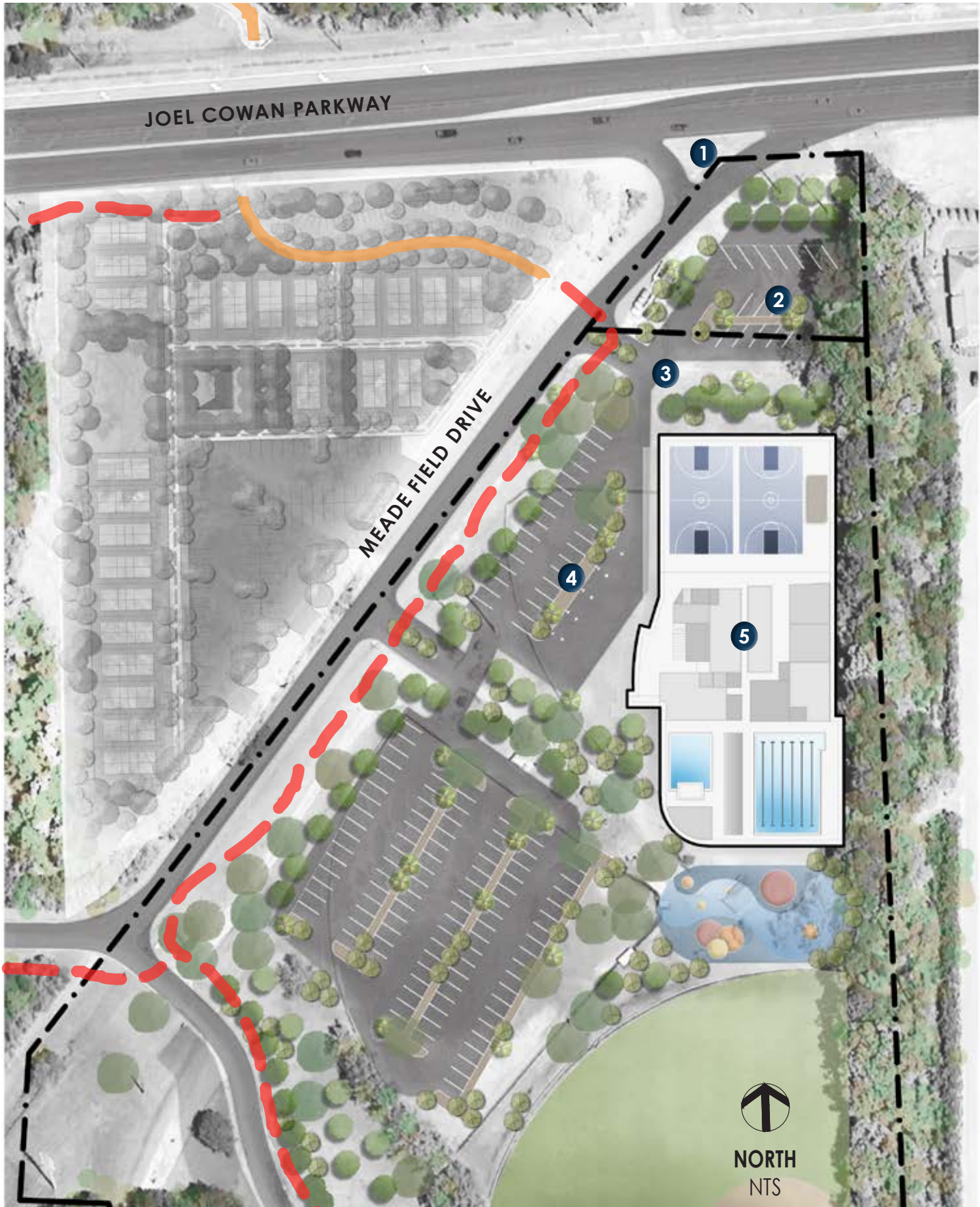
There is an existing cell tower on the site (6) that was preserved and integrated into the overall design of the complex.

KEY

- 1 Pickleball Courts (24)
- 2 Cart Parking (41 Spaces)
- 3 Parking Lot (91 Spaces)
- 4 Clubhouse with Restroom
- 5 Electric Charging Station
- 6 Existing Cell Tower

- Existing Multi-Use Trail/Cart Path
- Proposed Multi-Use Trail/Cart Path

JIM MEADE MEMORIAL SITE - COMMUNITY RECREATION CENTER



JIM MEADE MEMORIAL SITE - COMMUNITY RECREATION CENTER - CONCEPT NARRATIVE



The concept for the Jim Meade Memorial Site Community Recreation Center seeks to enhance recreation opportunities in the southeastern part of Peachtree City. The complex would provide a variety of facilities, including a competition swimming pool, diving well, two multi-use courts, performance stage, locker rooms, office space, community space, kitchen, and raised walking track at the second level. A splash pad is proposed on the southern edge of the building just north of an existing baseball field.

Three parking areas are along the western edge of the program, with the northern most parking area including an EV Charging Station (2) for any electric vehicles. The parking areas all connect to Meade Field Drive, which then connects to Joel Cowan Parkway. The parking areas can also be used for users of the lacrosse / softball fields to the south, and for major events at the proposed pickleball complex to the west.

A multi-purpose trail connects this site to the adjacent pickleball complex and to the sports fields to the south.

KEY

- 1

Proposed Access to Joel Cowan Parkway
- 2

Proposed EV Charging Station
- 3

Proposed North Parking Area
- 4

Proposed ADA Parking Area
- 5

Proposed Multi-Purpose Community Center
 - Competition Pool
 - Two Multi-Use Courts
 - Performance Stage
 - Two Locker Rooms
 - Office Space
 - Subdivide-able Community Room (1,800 Sq. Ft.)
 - Kitchen
 - Raised Indoor Walking Track
- 6

Proposed Splash Pad- 25,000 Sq. Ft.
- 7

Existing Adult Softball Field
- 8

Access to Lacrosse/Softball Fields
- 9

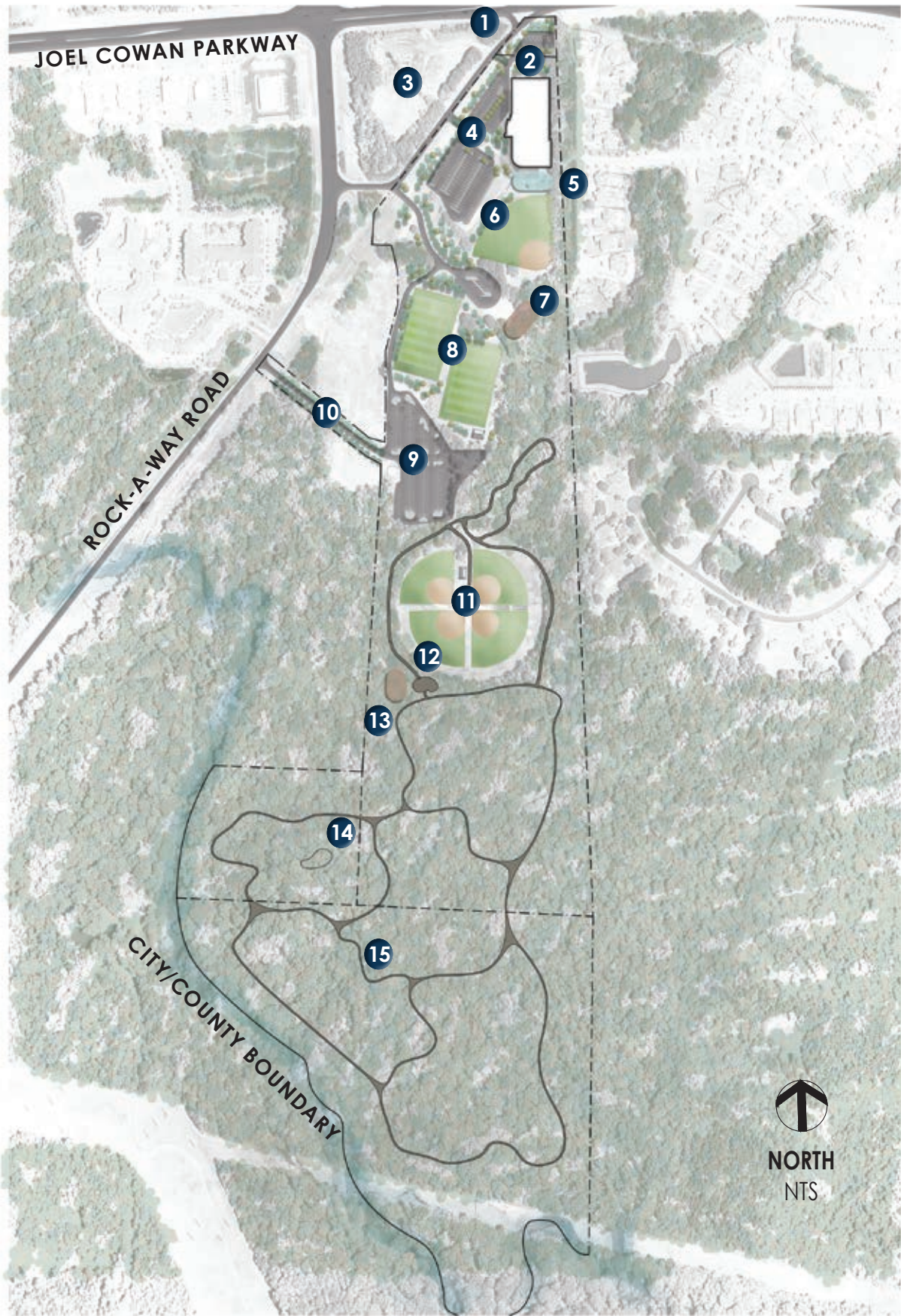
Overflow Parking Area
- 10

Access to Rock-A-Way Road

 Existing Multi-Use Trail/Cart Path

 Proposed Multi-Use Trail/Cart Path

JIM MEADE MEMORIAL FIELDS - CONCEPT PLAN



JIM MEADE MEMORIAL FIELDS - CONCEPT NARRATIVE



This concept indicates the southern portion of the Jim Meade Memorial Fields Complex. The northern portion (shown on previous pages) includes a 52,000 square foot Community Center with splash pad and parking, and is connected to the proposed pickleball complex to the west (3).

This concept includes a proposed playground (7), two lacrosse fields (8), existing softball fields (11), and a proposed trail head leading to a series of nature trails. These trails provide access to an adventure play area (13), a proposed outdoor learning area (14), and a proposed observation tower.

The nature trails take advantage of the natural characteristics of the southern part of the site and the lack of development. Access to the trails can be from the existing parking area (9) just north of the softball fields (11).

KEY

- | | | |
|---|---|---|
| 1 Proposed Access to Joel Cowan Parkway | 6 Existing Adult Softball Field | 11 Existing Softball Field - Existing Facilities |
| 2 Proposed Multi-Purpose Community Center - 52,000 SQ. FT. | 7 Proposed All-Age Playground | 12 Proposed Trail-head - Approximately 2.5 Miles |
| 3 Proposed Pickleball Complex (24 Courts) | 8 Existing Lacrosse Fields - Existing Facilities | 13 Proposed Adventure Play Area |
| 4 Proposed Parking Area - 150 Spaces, EV Charger | 9 Existing Parking Area - 350 Spaces | 14 Proposed Outdoor Learning Area |
| 5 Proposed Splashpad Area | 10 Proposed Access Easement | 15 Proposed Observation Tower |

PEBBLEPOCKET PARK - CONCEPT PLAN



PEBBLEPOCKET PARK - CONCEPT NARRATIVE



The concepts for Pebblepocket Park seek to update the existing park by adding new facilities and enhancing existing facilities in the park. The major enhancement is the addition of a splash pad and new parking areas on the western portion of the site.

The splash pad will be approximately 3,000 to 3,500 square feet and will provide welcome relief from hot Georgia summers. The splash pad will be fenced for safety and will connect to the existing restrooms adjacent to the pad.

West of the restrooms is an expanded parking lot that includes bus parking and a link to additional parking to the southwest. This lower parking (6) connects to Pebblestump Point Road.. There is also additional parking along Pebblestump Point Road. Additional Parking at the corner of Pebblestump Point Road and Hop Pocket Road includes an electric charging station (11).

The existing basketball court (9) will be enhanced with a new surface and new goals, and the expanded playground will be expanded and modified to accommodate older kids. A new playground (3) will be developed closer to the existing tennis courts (1) and proposed splash pad (4) for younger children.

KEY

- 1

Tennis Pavilion
- 2

Picnic Pavilion
- 3

Playground (Younger)
- 4

Splash Pad
- 5

Bus Parking
- 6

Expanded Parking Areas
- 7

Pavilion/Picnic Canopy
- 8

Open Meadow
- 9

Existing Basketball Courts
- 10

Expanded Playground (Older)
- 11

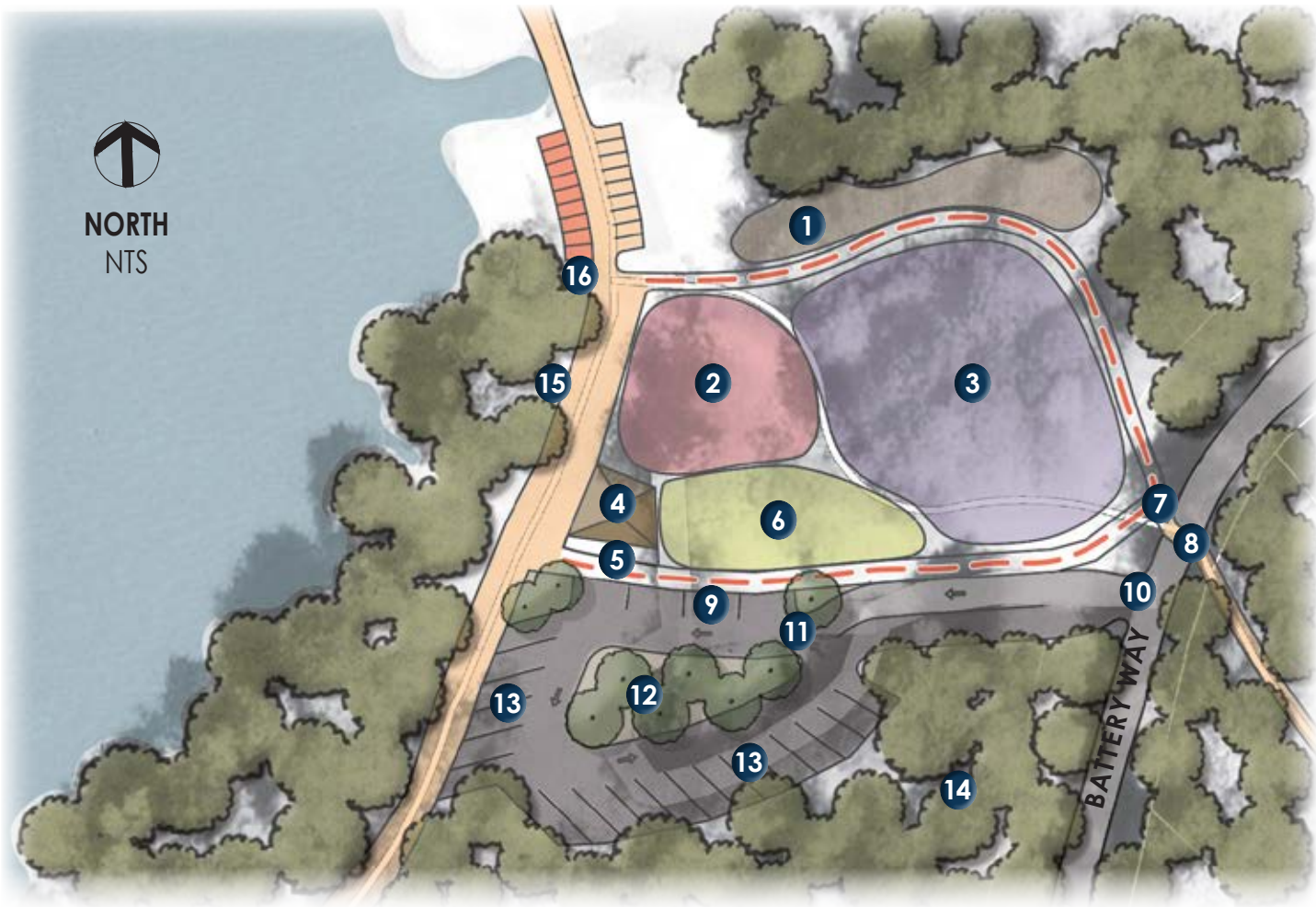
Electric Charging Station
- 

Existing Multi-purpose Trail/Cart Path
- 

Proposed Multi-purpose Trail/Cart Path
- 

Pavilion/Shade Structure

BATTERY WAY PARK - CONCEPT PLAN



BATTERY WAY PARK- CONCEPT NARRATIVE



The concept for Battery Way Park seeks to expand parking, improve circulation in the parking area, and enhance user activities. The existing parking area is very informal and limited in terms of the amount of vehicles that can be accommodated. A two-way entrance off of Battery Way comes into the site and then changes to one-way access in order to reduce the amount of paving needed. Angled parking will be along the western edge (13) near the existing multi-purpose path and the southern edge of the parking area. This will increase the number of spaces.

A proposed restroom area (4) is located at the intersection of two walkways, with bicycle parking along the southern side of the building. The play area (2) will be expanded and an Adventure Playground will be provided with the existing wooded area to the north.

Cart parking will be expanded and enhanced to the north. A viewing area (15) provides incredible views of the existing lake.

KEY

- | | | | |
|---|--|----|---|
| 1 | Seating | 10 | Two-way Access - Connect to Existing Road |
| 2 | Play Area | 11 | One-way Road |
| 3 | Adventure Play Area | 12 | Review Trees on Site |
| 4 | Restroom Building | 13 | Angled Parking |
| 5 | Bicycle Parking | 14 | Tree Preservation |
| 6 | Play Area (Existing Play Equipment) | 15 | Viewing Area |
| 7 | Connect to Existing Multipurpose Trail/Cart Path | | Electric Charging Station |
| 8 | Crosswalk | 16 | Existing Multipurpose Trail/Cart Path |
| 9 | Parallel Parking | | Proposed Multipurpose Trail/Cart Path |

KELLY DRIVE PARK - CONCEPT PLAN



KELLY DRIVE PARK - CONCEPT NARRATIVE



The Kelly Drive Park concept is developed around the idea of a location for a farmer’s market, food trucks, performance area, playground, and outdoor play.

The entrance off of Kelly Drive leads to a parking area with approximately 50 spaces and an electric charging station. The parking area provides access to a multi-purpose trail that goes around the site and connects to trails along the road. It also provides access to an open meadow that can be used for informal play, picnics, or other outdoor activities. A restroom (7) will be located on the northwest corner of the meadow near the parking area.

A playground (4) is centrally located near the meadow and a natural amphitheater with ribbon seating. The farmer’s market area (1) is a paved plaza area with a canopy of trees that help create an inviting location for those selling their wares and users there for a bargain. The performance area (2) can be used for a variety of activities including live music, outdoor theater, or more informal uses.

The spaces for Kelly Drive Park and intended to be flexible and adjustable and can not only accommodate a farmer’s market as well as other similar activities. When there are not scheduled events this park will function as an informal park for public use.

KEY

- 1

Farmer’s Market
- 2

Performance Area
- 3

Natural Amphitheater with Ribbon Seating
- 4

All-inclusive Playground Area
- 5

Parking Area (50 min. spaces)
- 6

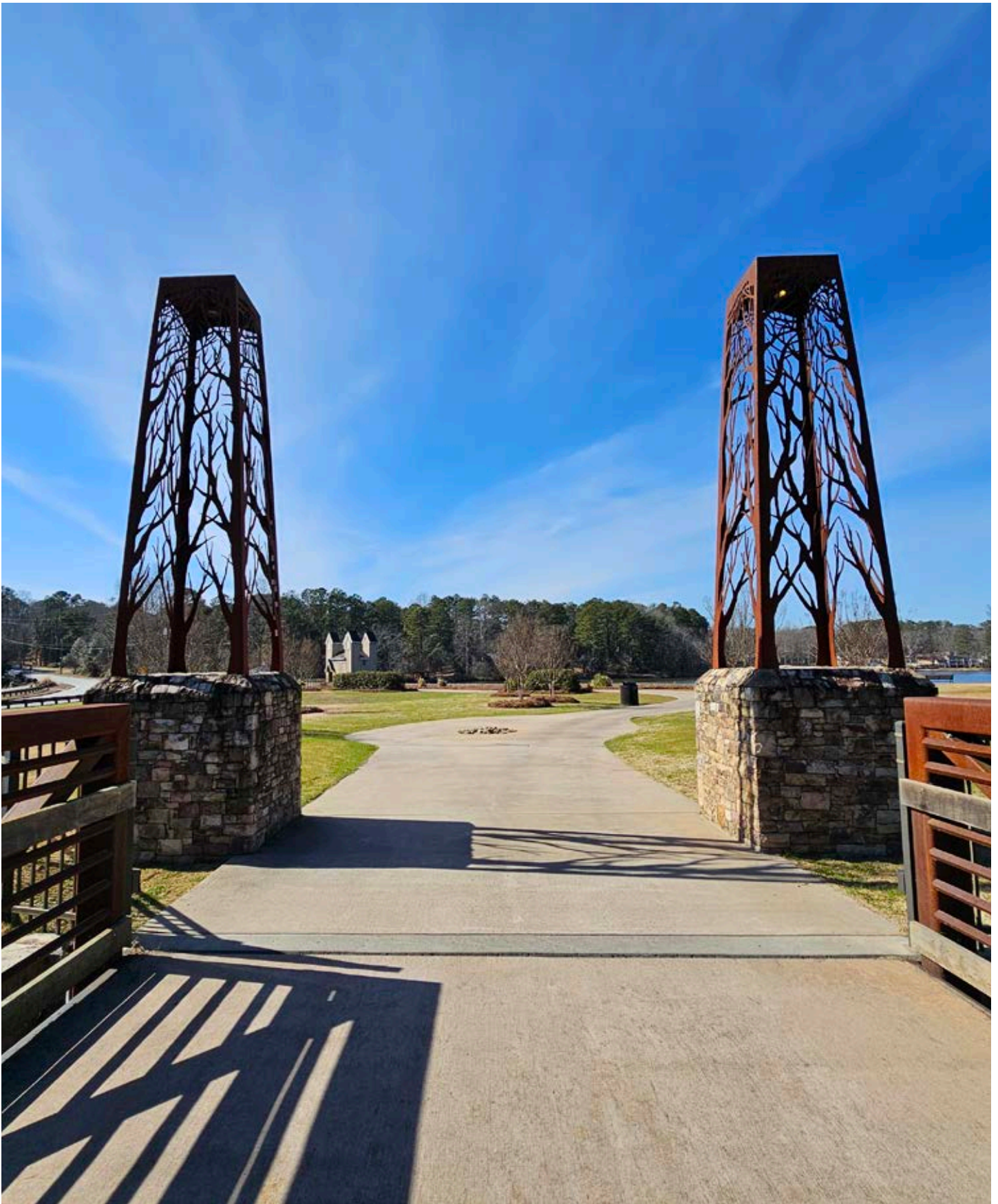
Open Meadow
- 7

Restroom Building
- 8

Electric Charging Station
- 9

Preserved Natural Areas
- 10

Existing Boardwalk
- Existing Multi-purpose Trail/Cart Path
- Proposed Multi-purpose Trail/Cart Path
- Pavilion/Shade Structure



Lake Peachtree Dam & Spillway Park

10.0. Appendices (App)

App 01: Quick Facts Oct. 2, 2023

Fact	Fact Note	Peachtree City, Georgia	Value Note for Peachtree City, Georgia
Population Estimates, July 1, 2022, (V2022)			39,562
Population estimates base, April 1, 2020, (V2022)			38,257
Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)			3.40%
Population, Census, April 1, 2020			38,244
Population, Census, April 1, 2010			34,364
Persons under 5 years, percent			3.90%
Persons under 18 years, percent			25.00%
Persons 65 years and over, percent			18.60%
Female persons, percent			52.80%
White alone, percent			77.50%
Black or African American alone, percent (a)			6.90%
American Indian and Alaska Native alone, percent (a)			0.00%
Asian alone, percent (a)			7.70%
Native Hawaiian and Other Pacific Islander alone, percent (a)			0.50%
Two or More Races, percent			6.10%
Hispanic or Latino, percent (b)			8.00%
White alone, not Hispanic or Latino, percent			73.20%
Veterans, 2017-2021			2,684
Foreign born persons, percent, 2017-2021			14.80%
Housing units, July 1, 2022, (V2022)			X
Owner-occupied housing unit rate, 2017-2021			73.20%
Median value of owner-occupied housing units, 2017-2021			368,300
Median selected monthly owner costs -with a mortgage, 2017-2021			\$2,124
Median selected monthly owner costs -without a mortgage, 2017-2021			\$618
Median gross rent, 2017-2021			\$1,678
Building permits, 2022			X
Households, 2017-2021			14,344
Persons per household, 2017-2021			2.63
Living in same house 1 year ago, percent of persons age 1 year+, 2017-2021			86.20%
Language other than English spoken at home, percent of persons age 5 years+, 2017-2021			15.20%
Households with a computer, percent, 2017-2021			96.80%
Households with a broadband Internet subscription, percent, 2017-2021			93.70%
High school graduate or higher, percent of persons age 25 years+, 2017-2021			98.00%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021			59.00%
With a disability, under age 65 years, percent, 2017-2021			6.90%

Peachtree City Park & Recreation Master Plan 2024

Persons without health insurance, under age 65 years, percent	8.10%
In civilian labor force, total, percent of population age 16 years+, 2017-2021	60.60%
In civilian labor force, female, percent of population age 16 years+, 2017-2021	51.70%
Total accommodation and food services sales, 2017 (\$1,000) (c)	167,757
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	161,075
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	150,959
Total retail sales, 2017 (\$1,000) (c)	825,384
Total retail sales per capita, 2017 (c)	\$23,356
Mean travel time to work (minutes), workers age 16 years+, 2017-2021	29.2
Median household income (in 2021 dollars), 2017-2021	\$103,374
Per capita income in past 12 months (in 2021 dollars), 2017-2021	\$53,643
Persons in poverty, percent	6.80%
Total employer establishments, 2021	X
Total employment, 2021	X
Total annual payroll, 2021 (\$1,000)	X
Total employment, percent change, 2020-2021	X
Total nonemployer establishments, 2020	X
All employer firms, Reference year 2017	1,283
Men-owned employer firms, Reference year 2017	699
Women-owned employer firms, Reference year 2017	286
Minority-owned employer firms, Reference year 2017	181
Nonminority-owned employer firms, Reference year 2017	887
Veteran-owned employer firms, Reference year 2017	134
Nonveteran-owned employer firms, Reference year 2017	876
Population per square mile, 2020	1,521.10
Population per square mile, 2010	1,400.40
Land area in square miles, 2020	25.14
Land area in square miles, 2010	24.54
FIPS Code "1359724"	

NOTE: FIPS Code values are enclosed in quotes to ensure leading zeros remain intact.

Value Notes

None

Fact Notes

- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

Value Flags

- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- NA Not available
- S Suppressed; does not meet publication standards
- X Not applicable
- Z Value greater than zero but less than half unit of measure shown
- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.

App 02: Park Acreage

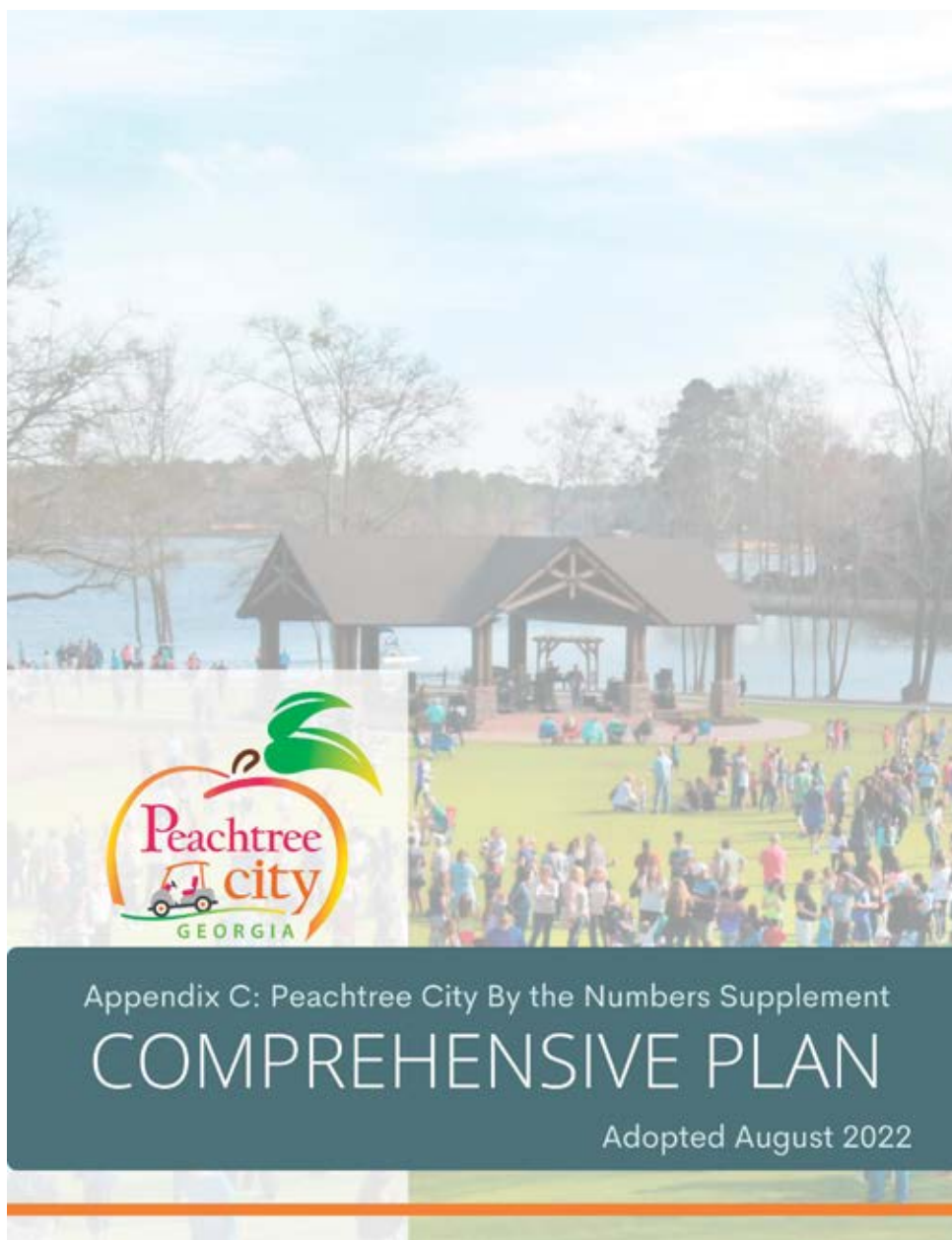
5/1/2024						
#	Parks	Greenspace		Lake/Water	Total Acres	Park Land
ATHLETIC COMPLEXES						
1	PC Athletic Complex			67.00	1.02	95.00 26.98
2	Jim Meade Memorial Park			16.50	60.00 43.50	
3	Riley Recreation Field			2.00	18.50 16.50	
4	Kedron Fieldhouse & Aquatics	8.10		20.10	12.00	
5	PC Tennis Center			1.50	14.00 12.50	
COMMUNITY PARKS						
1	McIntosh Trail & Rec Complex			40.25	50.55 10.30	
2	Glenloch Rec Center			2.00	21.80 19.80	
3	Braelinn Rec Complex			0.05	19.40 19.35	
NEIGHBORHOOD PARKS & TOT LOTS						
1	Battery Way			1.20 1.00	3.75 1.55	
2	Beaver Dam Park			1.20	1.75 0.55	
3	Big Pine Park			0.44 0.44		
4	Bluesmoke Park			8.00	10.30 2.30	
5	Braelinn Green Tot lot			0.17 0.17		
6	Braelinn Road Tot lot			0.25 0.25		
7	Cedarcroft Park				0.50	
8	Crabtree Woods Tot Lot				0.80 0.80	
9	Drake Field			4.00	7.50 3.50	
10	Huddleston Pond			4.00 5.00	10.00 1.00	
11	Kendron Park (Windalier)			0.25	0.25 0.00	
12	Pebblestump Park			1.50	2.00 0.50	
13	Pebblepocket Park			1.00	4.00 3.00	
14	Lake Peachtree Spillway Park			1.50	9.50 8.00	
15	Luther Glass - 3 Ponds Park			22.00 5.00	28.00 1.00	
16	All Childrens / Picnic Park			1.00	5.00 4.00	
17	Planterra Ridge			0.12	0.25 0.13	
18	Rockspray Pond			2.50 3.00	10.90 5.40	
19	Rubicon Tot Lot			0.12	0.25 0.13	
20	Sutton Cover Tot Lot			0.75	1.00 0.25	
21	Timber Lake the Oaks Tot lot			0.25	0.50 0.25	
22	Village Green Disc Golf			8.00	9.60 1.60	

23	Smokerise Park & Tot lot Windalier (see #11)	2.25	3.75	1.50
24	Pinecrest Boat Launch	0.50	0.81	0.31
	PC Athletic Complex & Mt Bike	21.00	22.00	1.00
25	Spyglass Island	6.50	7.00	0.50
26	Flat Creek Nature Area	512.00	513.00	1.00
27	Line Creek	66.50	1.60	70.00
28	Somerby Woods	38.00	1.00	40.00
29	Landrum Mill			
30	Tinsley Mill			
31	Kelly Drive Park	8.50	9.50	1.00
39	TOTALS	850.04	17.62	1072.12
				204.46

App 03: Peachtree City Organizational Structure

- Recreation and Special Events Department-
- Recreation and Special Events Admin. Coordinator: Complete PO's, submit invoices, complete misc. administrative tasks. Also acts as HR coordinator for our dept.
- Special Events and Marketing Coordinator: Plan city events, market events, programs, etc. for department via social media, flyers, and other platforms. Permit and coordinate non-city sponsored events.
- PT Athletics Coordinator: Plans and implements adult basketball and volleyball leagues year round. Responds to emergency calls from athletic associations during evening shifts. (M-TH 5-9pm).
- Racquet Center:
- Racquet Center Manager: Manages day to day operations of Tennis Center including programming, staffing, facility maintenance, etc.
- P/T Recreation Supervisor: Acts as supervisor during evening shifts when Manager is not present.
- Recreation Assistant F/T & PT- Position is at the front desk- answers phones, registers customers for classes, reserves courts
- Maintenance Tech FT/PT- maintains grounds, courts, landscaping(mowing is contracted out), trash pick up, cleans restrooms and buildings.
- Kedron:
- General Programs Coordinator- Coordinates programs at Kedron and Glenloch including aquatics (not swim lessons), open gym, summer camps, and routine classroom programs. Acts as supervisor of PT front desk staff and FT front desk staff- schedules these employees.
- P/T Recreation Supervisor: Acts as supervisor during evening shifts when FT staff is not present.
- Recreation Assistant F/T & PT- Position is at the front desk- answers phones, registers customers for classes, checks customers into gym
- Parks Maintenance:
- Recreation Facilities Supervisor: Leads facilities crew, maintains buildings, parks, playgrounds.
- Crew Leader: Assists supervisor in leading crews in daily tasks
- Maintenance Tech- 4 responsible for buildings/parks maintenance. 2 responsible for trash/cleaning only.
- Athletics Facilities Supervisor: Leads athletics crews- maintains/mows fields, parks, works on irrigation.
- Crew Leader: Assists supervisor in leading crews in daily tasks
- Maintenance Tech- Mow fields/parks, perform field maintenance, irrigation repairs
- NOTE: Our parks maintenance crews only mow/maintain some of our parks. Public works handle a good number of our larger parks as we do not have enough staff to cover them all.

App 04: Comprehensive Plan



Supplemental Data

Additional data was gathered for the creation of the Comprehensive Plan Update 2022. It is supplemental to the document itself and provided in this Appendix.

EMPLOYMENT BY INDUSTRY

Industry	2021 Jobs	Average Weekly Wage
Total Employment	17,791	\$1,116
Retail Trade	2,729	\$640
Accommodation and Food Services	2,648	\$409
Manufacturing	2,460	\$1,900
Other Services (except Public Administration)	1,750	\$599
Health Care and Social Assistance	1,452	\$1,089
Wholesale Trade	1,384	\$1,741
Professional, Scientific, and Technical Services	948	\$1,468
Transportation and Warehousing	840	\$1,735
Waste Management and Remediation Services	617	\$1,140
Construction	598	\$1,397
Arts, Entertainment, and Recreation	575	\$489
Government	517	\$1,670
Finance and Insurance	431	\$1,935
Real Estate and Rental and Leasing	248	\$1,152
Educational Services	203	\$535
Information	202	\$1,524
Management of Companies and Enterprises	123	\$1,309
Unclassified Industry	65	\$1,211

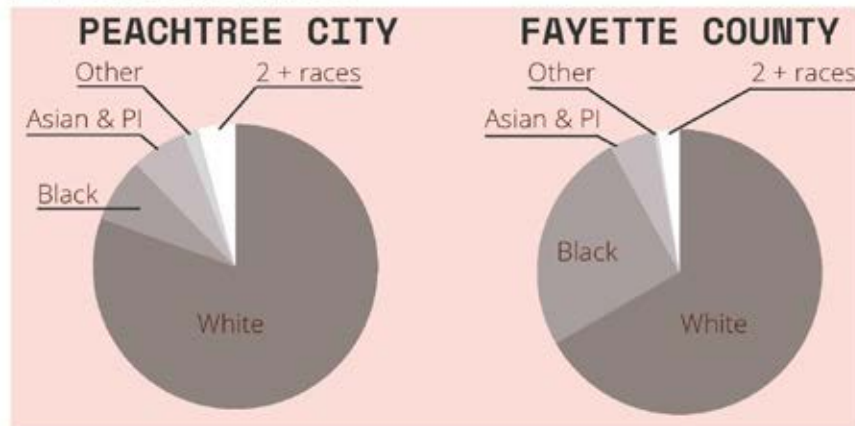
Comprehensive Plan

TOP EMPLOYERS IN PEACHTREE CITY

Company	Employment
Panasonic Automotive Systems Co.	800
Cooper Lighting Solutions	650
Hoshizaki America	500
Walmart	427
Cornerstone Building Brands Inc.	400
Gerresheimer Peachtree City	250
City of Peachtree City	236
Avery Dennison Corp.	200
Publix	200
Southland Health & Rehabilitation	175

source: Business Wise 2021, D&B&Hoovers

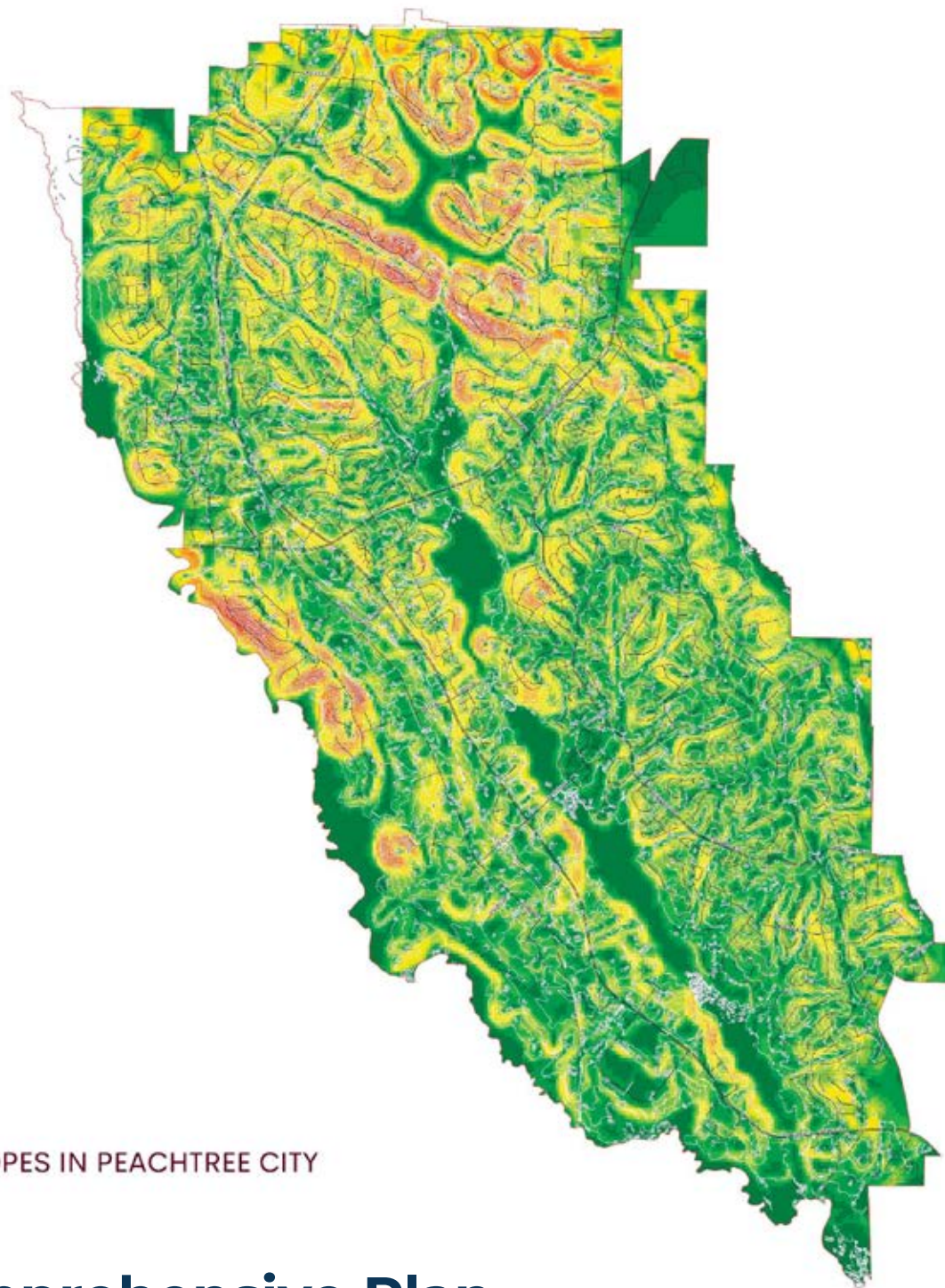
POPULATION BY RACE



RENTAL DEMOGRAPHICS



Comprehensive Plan



Peachtree City Park & Recreation Master Plan 2024

HISTORY OF THE VILLAGE CENTER CONCEPT

1972

POPULATION:
80,000 - 100,000
BY 1995

4 ACTIVITY CENTER TYPES:

Regional Special Center (2):

- Hospital / shopping / dense residential
- Arena / college campus/ dense residential

Village Center (7):

- Shopping, apartments, schools, worship, clinics

Neighborhood Mini Center:

- 600 - 800 households
- Convenience store, daycare, recreation uses

Neighborhood Maxi-Center:

- 1,500 - 2,000 households
- Convenience store, community center, schools



1985

POPULATION:
38,000
BY 2000

2 ACTIVITY CENTER TYPES:

Village Center (4):

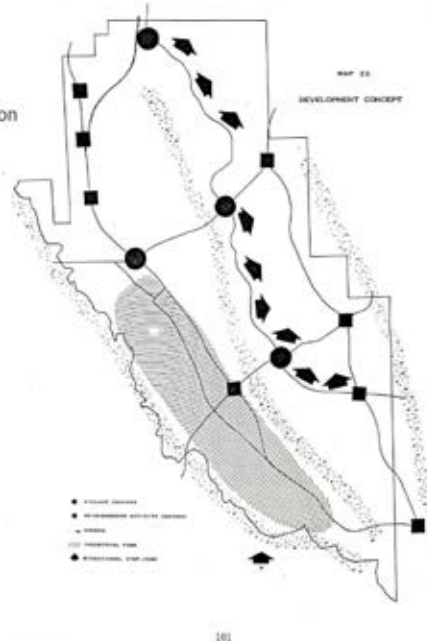
- Retail, office, schools, worship, clinics
- Aberdeen, Glenloch, Braelinn, & Kedron

Neighborhood Center (8):

- Convenience store, school, post office, recreation

Map Description

- Arrows indicate decreasing residential density toward city boundaries
- Shaded area is the Industrial Park
- Speckled area are major creeks and streams



1992

1 ACTIVITY CENTER TYPE:

Village Center (4):

- Aberdeen, Glenloch, Braelinn, & Kedron
- "Each of the villages has a village center. These centers are accessible by major thoroughfares, and include a variety of retail, office and service facilities. Recreation, community service, multi-family and medium density residences are in close proximity to the village centers. Low density residential uses lie further away from the centers."
- No graphics or maps

2017

1 ACTIVITY CENTER TYPE:

Village Center:

- Locations not defined or mapped
- "Village centers are places of high community activity and can be a collection of commercial developments, school campuses, large institutional uses, and regional parks."
- "... it is clear that some work must still be done with the community to flesh out the Village Concept"



Comprehensive Plan

App 05: Peachtree City Parks & Facilities Master Plan Survey



**YOUR PARKS
YOUR SAY!**
PEACHTREE CITY
RECREATION & SPECIAL EVENTS

**Parks & Recreation
Master Plan Survey**

<https://projectsurveys.com/peachtree-city-survey/>

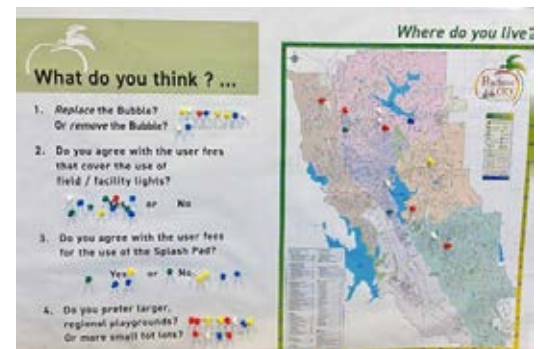
For participating in the Parks Master Plan survey, three (3) lucky winners will be randomly selected to receive a prize of their choice from the following prize options:

1. One annual pool pass
2. Two Tickets to a 2024 Fred Amphitheater Concert
3. \$20 gift card to a Foxtail Coffee Company

CPL ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

**DIGITAL
MEDIA
HOUSE**

Peachtree city
GEORGIA



Recreation Master Plan Survey

Parks and Recreation Master Plan

RECREATION

Recreation Master Plan Survey

The Recreation Master Plan Survey is NOW OPEN! [Click Here](#) to take the survey now!

*This opinion survey is part of an effort to prepare a Parks & Recreation Master Plan for Peachtree City. Citizen input is used to develop recommendations for future improvements to existing parks, acquiring land for new parks, developing new parks and facilities, adding new recreational programs, and streamlining operations and maintenance plans.

Citizen input is vital, so please take time to complete this survey and try to answer ALL the questions. Your responses are anonymous and will not be used to identify you or your household.*

What is a Master Plan?

The Peachtree City Parks & Recreation Master Plan is a long-range plan that will guide the maintenance and enhancement of the City's parks, trails, open spaces, events, programs and facilities over the next 5 to 10 years.

The Master Plan Will:

Include opportunities for community and stakeholder involvement to ensure the Master Plan reflects the needs of Peachtree City residents.

Provide an overarching investment strategy to address high-priority, ongoing, and unmet park system needs.

Address park access and equity issues on a citywide scale.

Recommend park and facility improvement projects and examine park maintenance issues.

Establish guidelines to enhance parks, recreation facilities, trails, events and programs, safety, connectivity, health and wellness, and overall quality of life.

The Master Plan Will Include:

A long-term vision for the City's parks and recreation system and its role in enhancing quality of life for Peachtree City residents.

An inventory and condition assessment of parks and facilities.

An evaluation of areas that lack greenspace and recreation opportunities.

A plan for growth to keep pace with evolving park and recreational needs.

A list of prioritized park investments to maintain current facilities and provide new recreational opportunities.

Strategies to improve efficiencies in administering and maintaining the City's park system.

Funding and partnership strategies to increase park revenues without burdening residents.

An action plan for implementation.

Glenloch Splash Pad

CLOSED

Drop a pin! Where do you want to see it?

Closed: April 30, 2024 at 8:00 PM

We are seeking citizen feedback on all our parks, facilities, programs, and special events! Drop a pin and tell us where you think a new facility should be located or what improvements you think should be made to existing facilities.

CLOSED

Recreation Master Plan Ideas Board

Closed: April 30, 2024 at 5:00 PM

Your Parks, Your Say! Share on our ideas wall about what you'd like to see in the next 5-10 years for recreation amenities and programs in Peachtree City!

Stay Informed

Get notified on upcoming engagements and the latest project related news.

Parks and Recreation facilities are essential for promoting a healthy lifestyle, building a sense of community,

adding economic value, and providing leisure and recreation activity opportunities for all ages.

head-shot

Cathy Wilder

Assistant Director, Recreation and Special Events

PROJECT PHASES

Master planning process begins

Summer 2023

Selection of firm for master planning process

Late summer 2023

Kick off meeting with City Staff

Fall 2023

Outreach to departments, City Council, stakeholders, and other established groups

Winter 2023 -Spring 2024

Data collection and analysis

Spring 2024

Citizen input using various methods

Summer 2024

Review and final plan

Winter-Spring 2023/2024

Adoption of Plan by Mayor and City Council

Summer-Fall 2024

Implementation of final plan

Summer-Fall 2024

PROJECT UPDATES

Recreation Master Plan Survey Open 12/1/2023

December 4, 2023

Your Parks Survey

Team Organization



Survey Process

Your Parks, Your Say Survey Launched - December 1, 2023

Promotion - Hometown Holiday, Website, Facebook, Social Media, Facility Posters, Newsletters, Email Distribution

Initial Data Retrieved - March 1, 2024

Survey Ends - April 30, 2024



Survey Goals

- Receive maximum input through carefully crafted questions
- <10 minutes for duration
- >1900 responses (5% RR) over 5-month period
- No duplicates
- Representation across all demographics



Your Parks, Your Say

Your Parks, Your Say



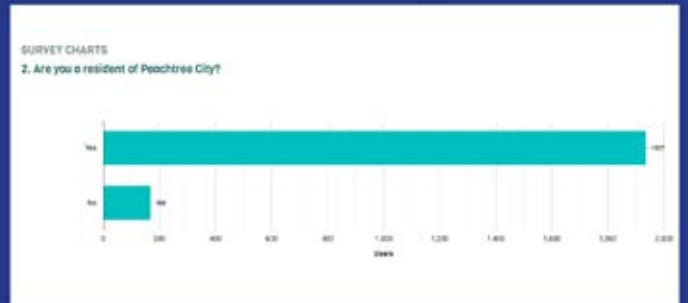
Survey Filters

Data can be filtered by:

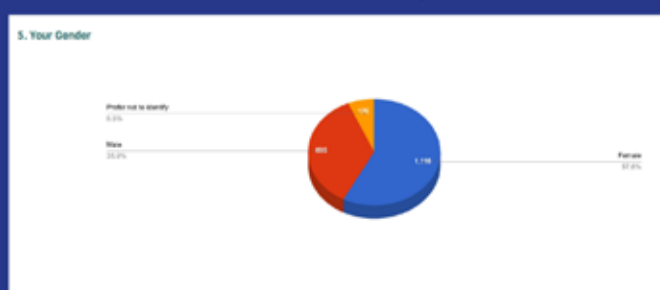
- *residency
- *ethnicity
- *gender
- *age group
- *number in household



Your Parks, Your Say

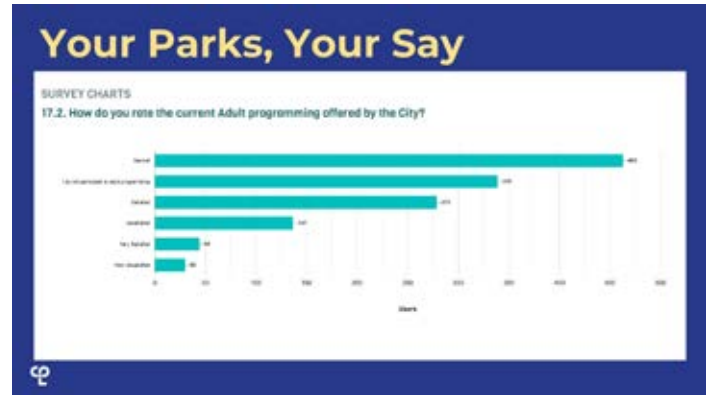
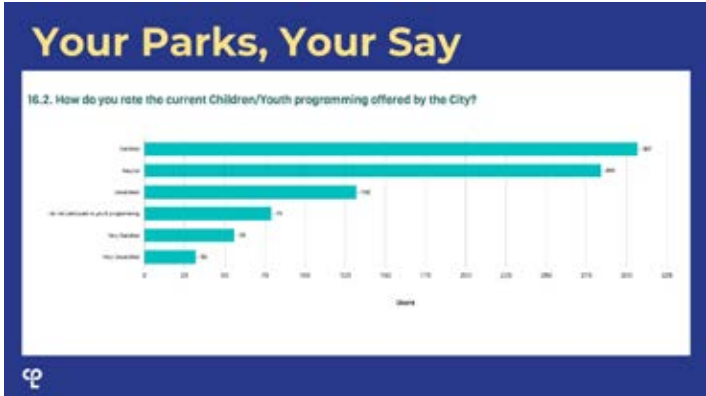
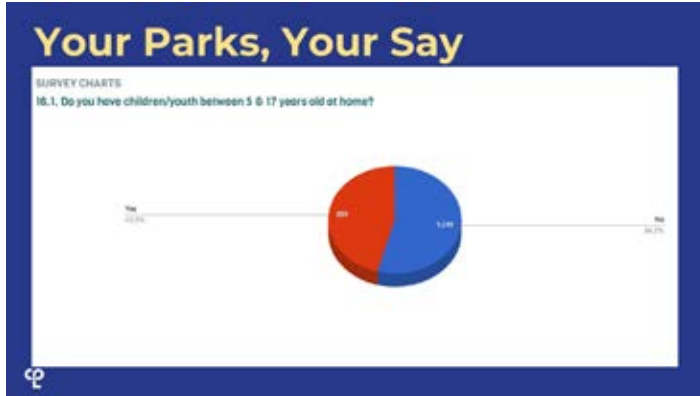


Your Parks, Your Say



Your Parks, Your Say





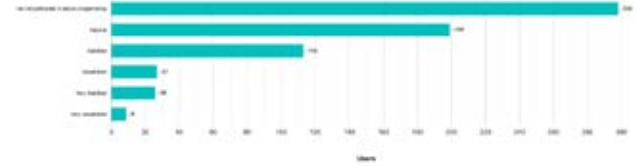
Your Parks, Your Say

18.1. Are you a Senior over 55+ years old?



Your Parks, Your Say

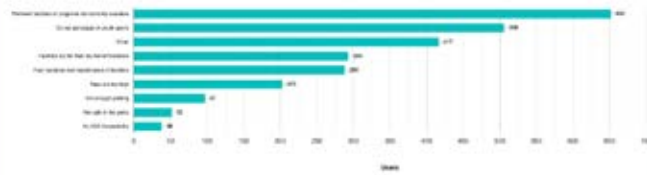
18.2. How do you rate the current Senior programming offered by the City?



Your Parks, Your Say

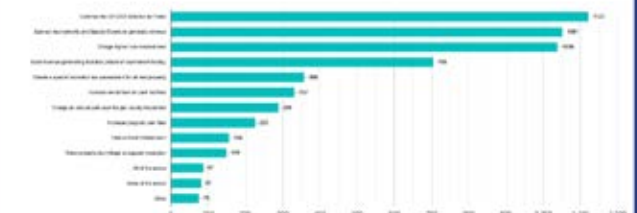
SURVEY CHARTS

19. Which of the following items prevent you from using existing Parks and Facilities?



Your Parks, Your Say

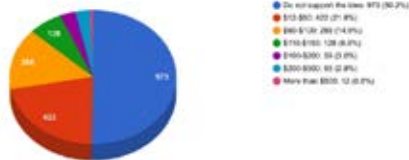
25. Which options would you prefer to raise funds for parks and facilities?



Your Parks, Your Say

SURVEY CHARTS

26. What amount would you be willing to pay (per year, per household)?



Your Parks, Your Say

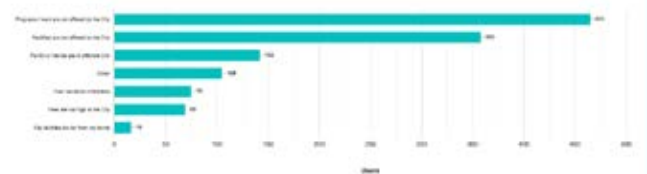
28.1. Do you leave Peachtree City to participate in recreation programs?



Your Parks, Your Say

SURVEY CHARTS

28.2. Please indicate why



Your Parks, Your Say

Top Ten - Recreational Facilities, Parks, Greenways:

1. Trails: Walking, Jogging, Nature Trails
2. Trails: Bicycle, Multi-purpose/Hard Surface
3. Event/Festival Fields/Open Play Areas
4. Amphitheatre
5. Swimming Pools (Outdoors)
6. Playgrounds: 6-12 year olds
7. Rec. Center/Gymnasium/Indoor Multi-use Courts
8. Swimming Pools (Indoors)
9. Canoe/Kayak Launch
10. Football/Lacrosse/Multi-purpose Fields

Your Parks, Your Say

Top Ten – Passive Activities:

1. Walking/Hiking
2. Canoe/Kayaking
3. Arts/Crafts/Ceramics
4. Biking
5. Theater/Performance
6. Cooking Classes
7. Jogging/Running
8. Nature Study/Watching
9. Dog Walking/Activities
10. Gardening



Your Parks, Your Say

Top Ten – Active Activities:

1. Pickleball
2. Golf
3. Soccer
4. Summer Camps
5. Basketball
6. Baseball / Softball
7. Tennis
8. Swim Team
9. Disc Golf
10. Mountain Biking

Ages 26-45

- Soccer
- Summer Camps
- Baseball/Softball
- Basketball
- Swim Team

Ages 8-17

- Volleyball
- Skateboards/Bikes
- Football
- Sand Volleyball
- Swim Team

Ages 18-25

- Indoor Soccer
- Pickleball
- Mountain Biking
- Skateboard/Bikes
- Soccer

Ages 46-55

- Pickleball
- Golf
- Disc Golf
- Tennis
- Mountain Biking

Ages 65+

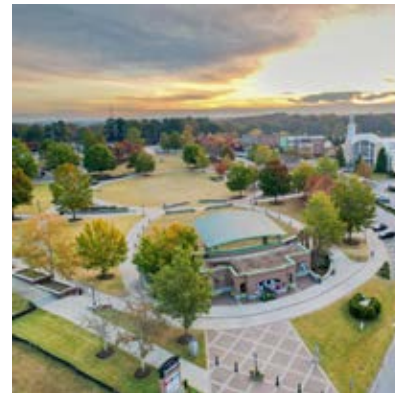
- Pickleball
- Golf
- Other
- Tennis
- Disc Golf



Your Parks, Your Say

Top Ten – Special Events:

1. Farmers Market
2. 4th of July Parade and Fireworks
3. Food and Drink Festivals
4. Holiday Events
5. Fred Brown Amphitheatre Concerts
6. Arts and Crafts Festivals
7. Shakerag Arts and Crafts Festivals
8. Concert Series
9. Fall Festival and Movie Night
10. Hometown Holiday



Questions

Community Doesn't
Just Happen



Your Parks, Your Say

Next Steps:

- Gap Analysis
- Needs Assessment
- Final Survey Data Review
- Recommendations
- Final Report/Plan
- Adoption



Peachtree City - Stakeholder Questions

1. What do you see as Peachtree City's greatest assets in Parks and Recreation?
2. What do you see as Peachtree City's greatest weakness or need in Parks and Recreation?
3. What are the most significant issues facing Parks and Recreation in Peachtree City?
4. Should Parks and Recreation play a role in Historic, Arts and Cultural programs?
5. How important is Greenspace/Open Space to the community and what role do you see the Parks and Recreation Department having in establishing and managing greenspace?
6. What types of parks are most needed? Active? Passive? Greenways?
7. What additional programs and special events should be implemented into the existing offerings?
8. What segment of the population is the most under-served in Peachtree City?
9. Do you think the City needs an Indoor Sports Complex, Performing Arts Center, Aquatic Center or other indoor recreation facility?
10. Do you think the Bubble should be replaced or removed?
11. Now that the City will be operating the Tennis Center, do you feel any changes should be made there?
12. How do you feel about user fees for lights or the splash pad.
13. Do you feel that the current conditions of the City owned recreation facilities are adequate?
14. Do you believe the Recreation Department is adequately staffed to maintain facilities and programs at a quality level?
15. What are the top three (3) issues you would address as a decision maker?
16. How do you think the City should fund park improvements, operations, and maintenance, and what funding source do you think is most likely to be approved by the public?
17. Do you feel the subsidy paid by Fayette County is adequate to cover non-City resident uses of the parks, facilities, and amenities offered in Peachtree City?
18. What other issues do you want to bring up that we have missed in this interview

Peachtree City - Stakeholder Interview Summaries

1. What do you see as Peachtree City's greatest assets in Parks and Recreation?

- Variety – something for everyone
- Good amenities (pool/gym locations)
- All Childrens Playground - Updated playground next to City Hall
- Drake Field – would like to host more there
- Volume of offerings – outstanding (offer so much, very unique)
- Lake Peachtree
- Drake Field
- Meade Field
- Kedron Boat Dock
- Tennis Center
- Quantity is good – lots, may not be utilized correctly, allow difference services, active lifestyle, unique features (cart paths)
- Golf cart paths
- # of parks – soccer, BMX, Kedron, lots of options
- Greenspace / natural environment
- Variety – hockey, BMX
- A lot
- Cart paths
- Cart paths
- Passive Parks
- Staff & People – customer service, do a great job
- Well maintained facilities
- Splash pad, pickleball, Amphitheater, parks
- People make parks and rec – great customer service
- Tennis Center – nicest around
- Golf cart paths and accessibility
- Golf cart path system
- Amphitheater
- Variety of offerings
- Cart paths
- Cart paths – whole reason people are here
- # of parks
- Huge millennial population here
- Interconnected system – lots of accessibility, close proximity to things
- People here – integral part of life
- Make parks and recreation a priority
- Variety of offerings (great volunteers)
- Cart paths (multi-use) – great to get out of the house
- Cart paths
- Golf cart paths
- Cart paths
- Cart paths
- Great variety – a little bit of everything
- Quality of employees – great assets
- Staff – do so much with so few
- 3000 acres of greenbelt
- # of spaces and facilities – something for everyone
- Variety of offerings

2. What do you see as Peachtree City's greatest weakness or need in Parks and Recreation?

- Previous leadership, poor support for parks and recreation – fell behind on maintenance
- Staff (maintenance & programs)
- Staff (want to re-energize events, etc. but would need more staff)
- Maintenance – fields need work
- ADA Access
- What we can't see – drainage, infrastructure
- Seems the same as other agencies – nothing unique other than path system
- Lack of variety of services – gymnastics, swimming, tumbling, cheer, ice skating (having to drive out of PC for those experiences)
- Activities for Teens – Ninja warrior stuff, hang out areas, climbing walls, game tables
- ADA Access
- Pickleball
- Rec basketball
- Tot Lots not accessible (too much the same – need different pieces – themes)
- Maintenance Funding
- Themes Needed
- Website – hard to find, need better website
- Maintenance – everything is old
- Programs need to be run by the City, not contractors
- Kids don't have money – Keep fees down
- Maintenance of facilities – very old and need to be modernized
- Updates to playgrounds and Tot Lots
- More staff needed (especially summer) – barely able to keep the grass cut – Need more FT and PT seasonal – CSWs don't help (logistics)
- Everything is dated, needs updating
- Deferred Maintenance
- Age of facilities – Needs upgrades
- Glenloch had one renovation but terribly dated now
- Well balanced
- Activities needed that would include kids and adults (maybe a childcare option)
- Infrastructure is older
- Updating fields – equal maintenance needed, southside neglected, need a road at Meade
- Support from Admin/Council – staffing
- Needs to be a priority – equal consideration
- Focus on maintenance
- Make sure budget is adequate for staffing and maintenance
- Maintenance – no plan in place
- Staffing issues – more to help with landscape
- Maintenance
- Sr. Active activities
- More passive greenspace
- Turf fields – 2-6 ideally needed for soccer
- Lights issues
- Turf Needed – all baseball
- Current fields need to be maintained properly
- Outdated facilities
- Have some cool facilities – hockey and indoor pool
- Lack of staffing

- Understaffed – haven't been replaced since downturn cuts (facility staffing at each)
- ADA Access/accommodations – lacking, not conducive to special needs population
- Staffing – needs more to maintain and upkeep

3. What are the most significant issues facing Parks and Recreation in Peachtree City?

- Maintenance and upkeep were let go for too long – Tennis Center, Bubble, Playgrounds
- Maintain what we have – Do we have too much? Are we focused on right things?
- Need an industry standard for PC
- Maintenance of parks and playgrounds (\$1.2 million in SPLOST for playgrounds)
- Fear of change in the City – naysayers tend to be loud and derail progress
- ADA Access – along paths too
- Budget – parks and rec is a huge draw for PC (Is it adequate? Needs to increase to make improvements)
- Again infrastructure – parks, playgrounds (need unique destinations)
- Events – not enough staff, piece-mealed events, need signature events – large events other than July 4th (golf cart parade in a.m./fireworks p.m. – nothing in between to keep people here)
- Need to invest into special events
- Staff is burned out
- # of programs with fees (push back)
- Deferred maintenance/backlog
- Pickleball
- Splash Pad – free
- Yearlong swimming pool (partner with schools) – so hot here, need water activity at City Hall
- Lighting fees
- Maintenance Backlog – take on things, no planning
- Funding
- Youth need to be more engaged/involved – maybe a workout gym for teens
- Fees are higher here – Why? (pay for PC standard without a higher cost)
- Staffing
- Safety issues – need to prioritize
- Maintenance catch up
- Lighting – LED bids (West GA Lighting not keeping up)
- Ability to maintain to PC standard
- Budget and Personnel needs – no time or money to be proactive
- Budget/Funding
- Keeping up with what PC should be
- Can't get any home games here – artificial turf is needed
- Aging population – scared of mixed use idea
- Focus on parents and young families need to be served
- Teens
- PC will be left behind if action is not taken soon
- Maintenance/Staffing/Space – needs revamping
- Keeping up with maintenance – understaffed
- Can't add new until existing is addressed
- Expansion for more Senior. activities
- Maintenance
- Having to pay for lights with swipe card – Would pay flat rate
- Lack of funding
- Lack of a plan
- Lack of direction
- Financial support – not enough allocated in general fund
- Funding

- Staff is needed across all areas
- Everything is out of date – facilities, policies, practices
- Lack of control at County facilities
- Maintenance and Upkeep
- Personnel – have to be reactive, not proactive – At a limit for what we can do

4. Should Parks and Recreation play a role in Historic, Arts and Cultural programs?

- Sure, someone has to do it
- Previous leadership did not seek public input
- Cultural Arts has been identified as a need
- Historic focus – the mills in the area
- Yes, a few cultural events / more artistic (public art/tunnels)
- Need an art theme / something that represents the City
- Yes, lots of “old” in PC
- Mill refurbishment – part of parks and rec facility
- Yes, historical (only 65 years old) – acknowledge founders, cemeteries, battles, historical trail to visit sites
- Arts – needs a theatre for dance and shows (significantly missing) – get input from high schools (Black Box Theatre, McIntosh HS) – Bridge to Trillith
- Cultural – only Italian and Hispanic (offered by outside groups) – Need more cultural events like Night Market
- Yes, most definitely – makes residents feel more connected
- Large Asian and German population – City should provide events for these
- Yes, More Arts events – at The Fred (younger crowd) – talent show?
- Don’t need a Performing Arts Center, use Fred
- No, Planning/Community Services can do it (Create Arts Commission)
- Maybe
- Yes, partnerships
- Library/Partnerships (shared role) – already added a new activity, disc golf check out
- Yes, use former athletes/pros/celebrities as a draw
- Landrum Mill/Rural Mill – on registry
- History of Chief McIntosh
- No, leave to other groups – provide support and space only (not fair to pick and choose groups)
- Maybe add an International Food Festival to include all groups
- Yes, Drake Field (already being used)
- Festivals
- Pricey to open amphitheater for private groups/other events
- Need public indoor space for larger events
- Yes and No – rentals only
- Provide space only
- Yes, if staff is adequate
- Play a role – create partnerships
- No
- Yes, any opportunity to get people out and involved
- Yes, more arts – need center/auditorium
- Only if fully funded and staffed
- Yes, Why wouldn’t they?
- No, let stand alone organizations – philanthropic
- Yes, but through partnerships – do not spearhead
- Facilitate only – would need more staff for that
- Yes, support role only/partnerships
- No
- Don’t know – no opinion

5. How important is Greenspace/Open Space to the community and what role do you see the Parks and Recreation Department having in establishing and managing greenspace?

- Greenspace is a top priority in Peachtree City (and cart paths) – need policies to protect existing greenspace – don't sell our greenspace
- Southern Conservation Trust – was here in PC for 28 years, helped with natural areas, would like to invite them back
- Yes, linear open space / designate uses (pavilions/open space)
- Southern Conservation Trust – didn't help much / would need to define very clear expectations
- Need to add an environmental expert on staff
- Very important, needs to be maintained by PR or PW – Drake Field (drainage issue)
- Fields are a big problem / issues along cart paths
- Needs to be a good mixture of uses
- Add flex space (open but also event space)
- Very important – huge here, accessible with picnic tables
- Make a destination spot, adjacent shaded areas – pavilions, picnic tables
- #2 issue on the Comp Plan
- Maintained by PW/Grounds – plan it out/establishing lands
- We have enough, but could add more
- Big part of PC – Passive areas too – Maintain and Clean (partner with KPCB)
- Passive activities – parks and natural areas
- Yes, lots of interests – mountain biking community, greenbelt areas (PW), Parks (PR)
- Makes PC feel different
- Important to have Greenspace
- Important to identity of PC
- Bring on more Greenspace – can use it for anything
- More needed for uses – Not just Drake Field
- Yes, why we are here in PC
- Critical
- Yes, Line Creek Nature Area (some public works)
- Passive parks (require less maintenance)
- Greenspace / Passive – community garden area
- Very unique atmosphere
- Runners would use the passive spaces
- Recreation staff should maintain parks, not public works
- PW or PR maintenance
- Don't take away parks – mission of PC
- Yes, very important
- Public works maintains Greenspace – PR doesn't have enough staff for that
- Very important – passionate about Greenspace areas
- Greenbelt – underdeveloped areas that must be untouched and left open
- PR – should have role over the look and feel of the parks (special events)

6. What types of parks are most needed? Active? Passive? Greenways?

- More representation on the southside
- Maybe too many – narrow our focus (hard to maintain / utilization and upkeep)
- Too many playgrounds
- Programs for active are good (maybe more passive)
- Enough of each / How much is enough?
- Pickleball complex in correct places (maybe not near tennis center), accessible, centrally located, away from houses

- Maintenance needs to be addressed (stay in spaces longer to enjoy)
- Spy Glass Island and Stinky Trail – make a destination, not a pass-through
- Need a “name” for the golf cart path system (re-branding)
- Revamped Tot Lots
- # is adequate
- Address older teen group
- Yes, all important – more active/revamp
- Planterra – not used, bad shape
- Enough
- More active focus
- Passive are old/not used
- Enough of each
- Passive/Greenways – everyone uses those (overall look of PC)
- Revamp all
- Revamp but need more staff to maintain
- More Disc Golf
- Need turf fields – cost is too high
- Mix of active and passive (more passive) – movie reference “Knotting Hill”
- Maintain active areas better – address accessibility
- Leave some open spaces – Pebble Pocket
- Mix of each (larger open space)
- More on Southside
- Add play spaces between complexes (in between activities for easy access)
- Old Community Garden - \$1 million earmarked there
- Active parks for seniors/programs (way behind 8 ball)
- Good mix – but seniors want it here, don’t want to travel (market better)
- Performing Arts – dancing (seniors involved)
- Have enough – all need to be revamped
- Need more passive
- Good mix now
- More active – triathlons
- More passive areas
- Need a schedule from each organization with uses
- Enough
- Enough but revamp all
- Consolidate Tot Lots – and make better
- Picnic Park (City Hall) – right near an old park (doesn’t make sense)

7. What additional programs and special events should be implemented into the existing offerings?

- Night Market / Sunset Sounds type of events
- More robust events – uncompromised excellence!
- Upgrade events – ice skating events (Drake Field / Old Community Garden)
- Remote control race cars
- Summer events – country music festivals, comic book festival
- Generate more economic impact/activity
- Cricket, rugby, water polo
- Bring back adult softball
- Locations with statues/reflection, gathering spaces
- Add a “Peachtree City Day” event
- Different variety of events at The Fred
- Night Market – can’t set schedule until PR sets schedule, rain dates needed
- Shakerag – underutilized, only one festival there, build it up, other uses for an event spot
- Need more event spaces – community center (Kmart)

- Mother/Son Dance
- Space for drive in golf cart movie (gardens location)
- Drake Field is mush
- Empty big boxes (Kmart/Steinmart) should be converted – auditorium, indoor festival/events, partner with CVB
- Night Market at Drake Field – outdoors, too cold or rains
- Special Events at Drake Field – more family events
- Add “demo” classes for public – 101/how to classes to promote interest in activities
- Market – crafts/arts
- Youth Camps – free offered by former pro
- Don’t convert the courts to pickleball – Tennis courts are needed for events
- Pickleball and Tennis can coexist – hard to make pickleball free when tennis isn’t – will have to go through Tennis Center
- Add fresh things – like Night Market (very popular), but limited dates
- Have standard events, but add to them
- Teen events – Battle of the Bands, Boxing
- Food Truck Thursday – starting in April
- Maybe a Mother/Son Dance
- Programming new events – World of Nations (like Epcot experience) – charge groups, gets sponsors
- Add free events at the amphitheater
- Already a large variety
- Lots offered
- Bring in more tournaments – more revenue (but need fields upgrade)
- More one-off events/programs
- More nature programs
- More for teens
- Trending events/ticketed (programming is out of date) – revamp
- Need another program position (new things)
- Only add more if adding staff
- Need space for pickleball events
- Already offer everything
- Maintain what we have
- Aquatics – lakes/lessons
- Lake Peachtree swim event
- Lakes are underutilized
- Would need more staff – events have been added, but doing more with less staff (5 coordinators down to 1)
- Night Market (popular) – don’t always follow rules, not considerate, pay staff directly (not always), not a great relationship
- Teen Leadership program
- Food Truck events – community garden area
- Nothing to add – not enough days in the year to add anything more
- Hard to schedule projects for staff when always in use/planned

8. What segment of the population is the most under-served in Peachtree City?

- Hispanic population – Southern Crescent Technical College is now in PC at old Booth Middle School – new programs offered / soccer at Glenloch
- Not sure
- Gap between older and younger kids
- Indians – cricket fields needed
- Various cultures – Italian, Greek, Irish, African American
- Minorities – Asian, Hispanic, Black

- Low to Mid income families
- Young adults (need gathering spots) – brewery atmosphere with connectivity to activities – be like other cities
- Dogs – dog park
- More charging stations – carts die all the time
- Older population – not connected to City (need digital signs, etc around City)
- Teens
- Handicapped
- Teens – no where to go
- Teens/Littles – Needs areas to run free, but safe
- Kids/Parent activities
- Youth/Teens (disadvantaged)
- Teens – weird age and interests
- Middle-age adults (evenings and weekends), not much offered
- Teens – can drive a golf cart at 15
- Teens/Young adults
- Young families
- Teens/Young adults
- Don't know – lots offered (find out)
- Toddlers / Teens
- Teens (E-sports)
- Teens (losing them – 12-18 range) – more skate park like activities
- Active seniors
- Tweens/Teens – Need more to do
- Seniors – active sports
- Water Sports
- Teens/Young adults/Middle aged
- Special Needs/ADA Access – hard to navigate areas

9. Do you think the City needs an Indoor Sports Complex, Performing Arts Center, Aquatic Center or other indoor recreation facility?

- Aquatic Center
- Need turf option soon / embarrassing that PC doesn't have any turf
- All of the above
- All if possible
- Need an athletic center on the southside
- No
- Yes, All of the above
- Aquatic Center
- Multi-generational Center (Community Center) – large indoor event space is needed
- No for Performing Arts, but a teen performance center
- Indoor Sports Complex – indoor pool, slide, gym
- Community Center
- Aquatic Center – price is issue
- Yes, needed but can't afford it
- Yes, need for indoor pool isn't going away, swim lessons is winter
- Have annual memberships
- Village Focus – need better facility in Braelinn
- Yes, Indoor Aquatic Center
- Yes, Cultural Arts Center
- Yes, Indoor Sports Complex
- Multipurpose Community Center to address all needs
- Could use Booth MS gym/old football field
- No Performing Arts (Cost is not worth it) – can use Legacy Theatre in Tyrone, or school

Peachtree City Park & Recreation Master Plan 2024

auditoriums/venues

- No Indoor Sports Complex
- es, Aquatic Center – solution to bubble issue, City needs pools
- Performing Arts Center
- All – Indoor Athletic Facility – How to divide up uses? Too popular?, may need to keep aquatics separate
- Yes, Indoor event space/Multipurpose space for large events – rentable for revenue (with appropriate flooring)
- Multipurpose large indoor space
- Will need a modern Senior Center in 10-15 years – adequate now
- Larger Fred – expand to increase capacity which means more revenue
- Don't know
- Indoor Multi-use Sports Facility – private or lease
- Indoor Aquatic Center
- Yes, find location for new multipurpose facility
- Need long term maintenance plan – hard to keep up facilities
- Up to budget – Is money available?
- If required/needed – Fund it (no issue if needed)
- Performing Arts/Aquatics – needed on Eastside (partner with Fayette County) – talk to BOE regarding Aquatic Center
- Yes, Indoor Sports Complex
- Yes, Multi-use spaces (other private facility closed)
- Yes, Aquatic Center
- Yes to all
- Aquatic Center (like Birmingham Crossplex) – have had to turn away participants, needed for lots of uses, currently no middle school swim program, lessons are limited – Where would it go? Kmart?
- Indoor Sports Complex – basketball could grow, currently 1094 participants
- All of the above – more on Southside (Meade area)
- No, can't maintain more
- No, How could we fund or maintain?

10. Do you think the Bubble should be replaced or removed?

- Removed – Build over bubble or build a new year-round facility
- Removed – Build a new structure or build a new facility
- Bubble needs to go away
- What is the cost to maintain? Cost to replace? How much use? What is the revenue? – Need all the data to make a decision
- Removed – Do a permanent one (get rid of the bubble) – change the chemistry in the pool
- Removed – Need a separate aquatic center
- Removed – Should have built an indoor pool by now, Take bubble off and build a new center in partnership with the County
- Removed – Need permanent structure
- Removed – Build permanent facility on southside
- Removed – build permanent structure over this pool or a new indoor center
- Removed – build a permanent structure for indoor/outdoor use (retractable cover/roof)
- Indoor option is definitely needed, lots of use, how much is it used by public v. teams, If new facility is built, needs to be centrally located, near Meade maybe
- Removed – replace with permanent
- Large aquatic center is needed
- Removed – Need indoor aquatic center
- Removed – Based on need – year-round facility
- Removed – Replace with new facility if it goes away

- Build a permanent facility – 2 outdoor pools are closed now
- Removed – must
- Removed – build a new facility – Great to have indoor option
- Removed
- Build an Aquatic Center
- Removed – Build new facility, make current pool seasonal
- Removed
- Removed – Build a new facility (Kmart maybe)
- Removed – Unless schools would support financing
- Removed – Seasonal pool only

11. Now that the City will be operating the Tennis Center, do you feel any changes should be made there?

- Add small items for sale (may have been forgotten)
- Add pickleball courts
- Transfer was smooth – no complaints so far
- Keep up the maintenance – hard courts in good shape / clay courts need to be better maintained
- Yes, Racquet Center (flex courts) – tennis and pickleball can coexist (don't reinvent) Create curb cuts to adjust for traffic flow
- Yes, more leagues for youth (tennis for kids)
- Don't touch it
- Not enough info, don't know
- Maintenance backlog – needs a real plan there (will need a new tennis center eventually)
- Focus more on PC residents, instead of outside communities
- Not sure – great opportunity for recreation to expand there
- Some have been made already
- Don't let pickleball take over
- Look at utilization #s
- Maintenance issues – educate public (clay courts need work)
- Still great – need a great pro
- Don't know
- Maintenance plan
- More inclusive
- Maintain and promote it better (country club)
- Allow other sports there – maybe futsal
- Don't Know
- Fees need to match (refund fee %)
- Utilize it for additional programming
- Pickleball Courts added
- Didn't have a maintenance plan there – needs a proper FT maintenance person there

12. How do you feel about user fees for lights or the splash pad.

- Lights – awful to make coaches pay to use / okay for individual use
- Splash Pad – don't charge, rework logistics and flow for access / build another splash pad at All Childrens Park
- I like the user fees
- I think it should be free
- Add a new splash pad at All Childrens Playground
- Splash pad – no fee (change the fencing to address access)
- Lights – problem with rigging them by public / okay with groups paying a flat rate / individuals pay by card
- Install new lights

- Not uncommon – charge users
- Different fee for groups – try it
- Splash pad – annual pass for all facilities, discount for families, pass would cover all
- Look at all fees
- Free Splash Pads – add another one at All Childrens Park
- Lights – league play is interrupted with cards
- No issues paying for softball – execution issues
- Other cities are free
- We will pay one way or the other
- Splash Pad – make sure fees are fair, not free
- Lights – intent was so they wouldn't leave lights on
- Pay for benefits – low City fee, higher NR fee
- Splash Pad – not in favor of charging a fee
- Some lights for users and some for associations – not the same
- Good idea
- Maybe have a PT site supervisor to control
- Yes – must have user fees
- Reasonable user fees
- Splash Pad – annual pass per household
- Splash Pad – if free would be above capacity each day, make free for residents – Out would pay, add another Splash Pad
- Lights – Vendor is hard to reach, all on overloads system, would be willing to pay a flat rate or monthly fee, some fields turn off randomly (restart is awful waiting)
- Lights – Need access to lights, someone to turn off and on and address issues on site
- Splash Pad – fee or will be overcapacity – build more
- Lights – timers or staff on site
- Lights - Seems to work for BMX
- Should be free
- Lights – Don't mind at Riley
- Lights – very upset about current issues
- Lights – bill groups for lights (use swipe for individuals only)
- Lights – pay a flat fee – quality lights needed
- Lights – Hate paying extra fees for lights for programs
- Someone has to pay
- Lights - Paid a lot for the light system
- Splash Pad – would be overrun without fee (add another one or two)
- Lights – Should pay
- Splash Pad – free
- Splash Pad – not free

13. Do you feel that the current conditions of the City owned recreation facilities are adequate?

- NO, need a Peachtree City Standard
- NO, not at all
- No, lights and maintenance need to be addressed
- No, especially playgrounds and tot lots
- No, deferred maintenance – run down and old, needs revamping
- No, horrible, bad shape
- They are okay – cart paths have issues, sight distance issues, heavy traveled areas need a divider lane to protect walkers from carts
- Adequate, but not PC Standard
- No, Need modernization
- No, Concessions are limited – no grease traps
- No, scoreboards are faded

- No
- No
- No, need higher level of maintenance due to age (PC upscale needed) – tier or two above the norm – need to step it up
- Adequate – something is better than nothing
- No, not PC standard -need road for access at Meade
- No – definitely not
- No, maintenance issues
- No, maintenance and staffing issues
- No, worst fields anywhere
- No
- No, update and modernize
- No, sharp spots in pool – needs lots of repairs
- No, lots neglected
- No, flow doesn't work at Kedron (no way to monitor access and those in the building)
- Lots of buildings taken away – given to other groups/organizations
- Some aren't, Some are – PAC drainage, Meade (bad), All Childrens (good)

14. Do you believe the Recreation Department is adequately staffed to maintain facilities and programs at a quality level?

- Defer to City Manager – not sure / staff is great that we do have
- No, staff is needed
- Don't know if they are adequately staffed
- Have no idea
- Need more staff if we can't maintain our facilities
- No, more maintenance staff and/or bigger budget (everything breaking down all at once due to same age)
- No, more special events staff
- Don't know – need to reevaluate
- No
- No
- Don't notice, always around and do good job
- Not sure
- Hard to assess/Not sure – They do a great job
- No, Staff is maxed out (post 2008 cuts) – same stuff, way less staff to maintain it
- No, have to be reactive rather than proactive
- No, special events needs assistant
- No
- Don't know
- No, better lately but need more
- No, but associations are willing to help maintain fields if materials are provided (communication is missing from City to associations)
- No – too many cuts made years ago
- No
- No, but need training
- No, staff needs to be invested
- Don't know/Maybe
- No way
- No
- No
- No

15. What are the top three (3) issues you would address as a decision maker?

- Lights Fee -II
- Splash Pad Fee - I
- Maintenance Backlog / Plan - IIIIIIIIIII
- Staffing - IIIIIIIIIII
- Quality – II (PC 2.0 or 1.0)
- Bubble - I
- Programs/Events
- Utilization of amenities -I
- Make sure budget is adequate -IIII
- Aquatic Center - II
- Consolidate playgrounds (new themes and designs)
- Pickleball
- Teens -II
- Balance Programs/Cost (population served)
- Public Input
- Consolidate/Reduce
- Data driven decisions – users need data
- Cart Path safety
- Instructional golf for kids (Flat Creek – sell us 9 holes/par 3 course – make City run/executive course
- Passive/Greenspace is in good shape/free of litter
- Review user fees – lower resident rates, Increase \$ input from County
- More regulations on park usage
- Hold associations accountable
- Remove Tot Lots
- Updates are needed -I
- Road needed at Meade -I
- Better fields – upgrade to turf
- Passive Parks/Greenspace
- Active Seniors programs
- Multipurpose Indoor Facility
- Conditions of fields (drainage)
- Conditions of fields (need turf if not maintained)
- Communication with associations
- Pool programs needed – lessons (#1 cause of death in children – drowning), safety issue
- Pool use is maxed out
- Enclose rink for year round operation
- More usable space
- Indoor facility on Southside

16. How do you think the City should fund park improvements, operations, and maintenance, and what funding source do you think is most likely to be approved by the public?

- City Manager is doing a great job
- SPLOST – IIIIIIIIIII (package it together well – depends on list of items)
- Lower Reserves
- Bonds -IIIIII (must tell the story)
- No tax increase
- Be transparent with public about the conditions of things / Rec is what they pay taxes for
- User Fees – Review if adequate - IIIII

- Pay for maintenance – Whatever it takes
- General Fund – educate the public -I
- Whatever it takes
- Not sure
- Wrap rec bond with fire and police
- For operations and maintenance, add to general fund by increasing the millage rate – tennis center leaks
- Bond – like used for Kedron (most recent didn't pass) - I
- SPLOST – one failed, but public was uninformed (25% of pop. is over 65)
- SPLOST – capital only
- General Fund – Operations and Maintenance (increase millage rate/get buy in) – tell story to all ages for funding support
- Increase in taxes won't work
- Sponsorship of a facility – Corporate
- Fayette County – Lake Kedron/McIntosh - Charge a fee for out of County (look at tags)
- Tax Assessments – It is what it is
- User fees for amphitheater
- Expand facilities – have to cap registration
- Partnerships/Collaboration
- Don't know
- Don't know
- With better facilities, can host events and make revenue – will make back expense over time
- Another quality aquatic center is needed in metro Atlanta other than GA Tech – too costly
- Anything – not coming out of their pocket

17. Do you feel the subsidy paid by Fayette County is adequate to cover non-City resident uses of the parks, facilities, and amenities offered in Peachtree City?

- Wasn't sure of amount – Too Low!
- Amount needs to be adjusted annually
- Way too low
- Not enough, increase and add a non-city user fee for programs
- Not sure
- Not enough
- No, seems low / add user fee plus subsidy
- Too low
- Not enough of a contribution
- There is no funding from County for PC library
- Way too low (wouldn't even cover Kedron)
- Not adequate – Already charging out of City at Tennis Center (should be consistent)
- Should pay an adequate subsidy – Benefits residents who can bring a County resident with them
- Not enough
- Not enough
- Not enough
- Not enough – Are we even getting that each year?
- Not enough
- t enough
- Don't know
- No, been the same for many years
- No, not enough
- No, needs to increase

18. What other issues do you want to bring up that we have missed in this interview?

- Turf is needed for athletics
- Inconvenient to swipe card for lights / would rather pay a flat fee – get rid of card readers
- Pickleball courts/complex is needed – maybe on southside, not at Tennis Center (near Meade/ Recycling Center) consider traffic
- Get adult softball back
- Performing Arts Center
- More Sand Volleyball Courts – only one court now
- Mountain Biking trails (maybe at PAC)
- Consider cricket fields
- Braelinn Park is confusing, near 2 schools – Oak Grove and Braelinn – Why is it called Braelinn?
- Pickleball
- Add gathering area at City Hall – outside library add benches and shade, flow isn't right, create outdoor space for passive uses – reading books, etc
- Parking at Drake Field
- Braelinn Pickleball – noisy – turn into covered area (like a hanger)
- Pebblestump Park
- Pool Location
- Boardwalk
- Glenloch – dead spots on courts
- ADA access/sensory activities for kids
- Things are good but focus on higher quality and less rather than more
- Get rid of bubble – add a real structure/nicer/modern facility (public use as the focus) – Indoor/ Outdoor with roof (like the Y in Newnan)
- Programs for low-income residents – provide scholarships
- Add prepaid fees
- Love PC – Why we are here – infrastructure must be addressed
- Meade/Riley lights issue – overlapping practices/individuals trying to use – have to ask them to leave and they don't
- Survey results needed
- Need to make some improvements – association paying for it – pricing is given but engineering dept will make costs increase – almost double
- Fencing needs to be moved in on Field #8 to make field smaller
- Partner with BOE for facility/Private partners also (GA Swimming)
- Lake Peachtree – create beach area/make improvements
- Operations (rates/ programs) need to be reviewed
- Non-profits using facilities for free (not okay) – pavilions (Drake Field) – lose money on free non-profit rentals
- Rates aren't consistent across facilities/uses
- Revisit OOC for gym (not allowed) – just charge higher fee to use – 60 miles away can use as a guest and pay fee – not consistent – need black and white policies
- United (management at the pool) – not reliable, money is never right, not staffed well, not trained well
- Get rid of some of the Tot Lots
- Consolidate – spread too thin
- Battery Way Park – needs redesign, high use area

Parks and Recreation Master Plan

RECREATION

Recreation Master Plan Survey

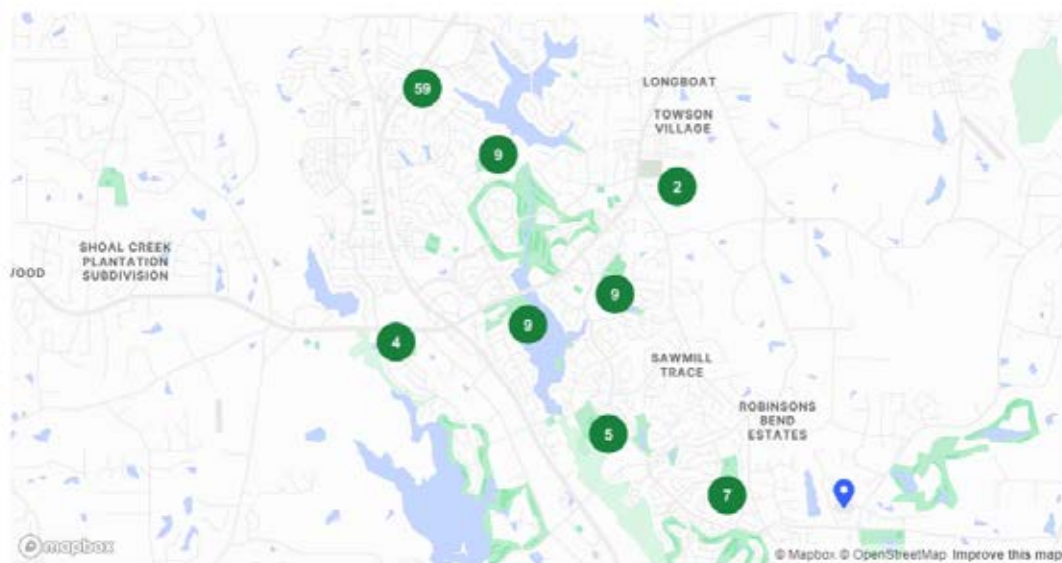
The Recreation Master Plan Survey is NOW OPEN! [Click Here](#) to take the survey now!

*This opinion survey is part of an effort to prepare a Parks & Recreation Master Plan for Peachtree City. Citizen input is used to develop recommendations for future improvements to existing parks, acquiring land for new parks, developing new parks and facilities, adding new recreational programs, and streamlining operations and maintenance plans.

Citizen input is vital, so please take time to complete this survey and try to answer ALL the questions. Your responses are anonymous and will not be used to identify you or your household.*

Drop a pin!

Is there an existing facility that you want changed, or something new you'd like to add in? Maybe you love a park, and want to let us know? Find it on the map, drop a pin, and let us know your thoughts! You can drop multiple pins in your response.



Drop a pin! Where do you want to see it?

December 1, 2023 to April 30, 2024

82 Participants *

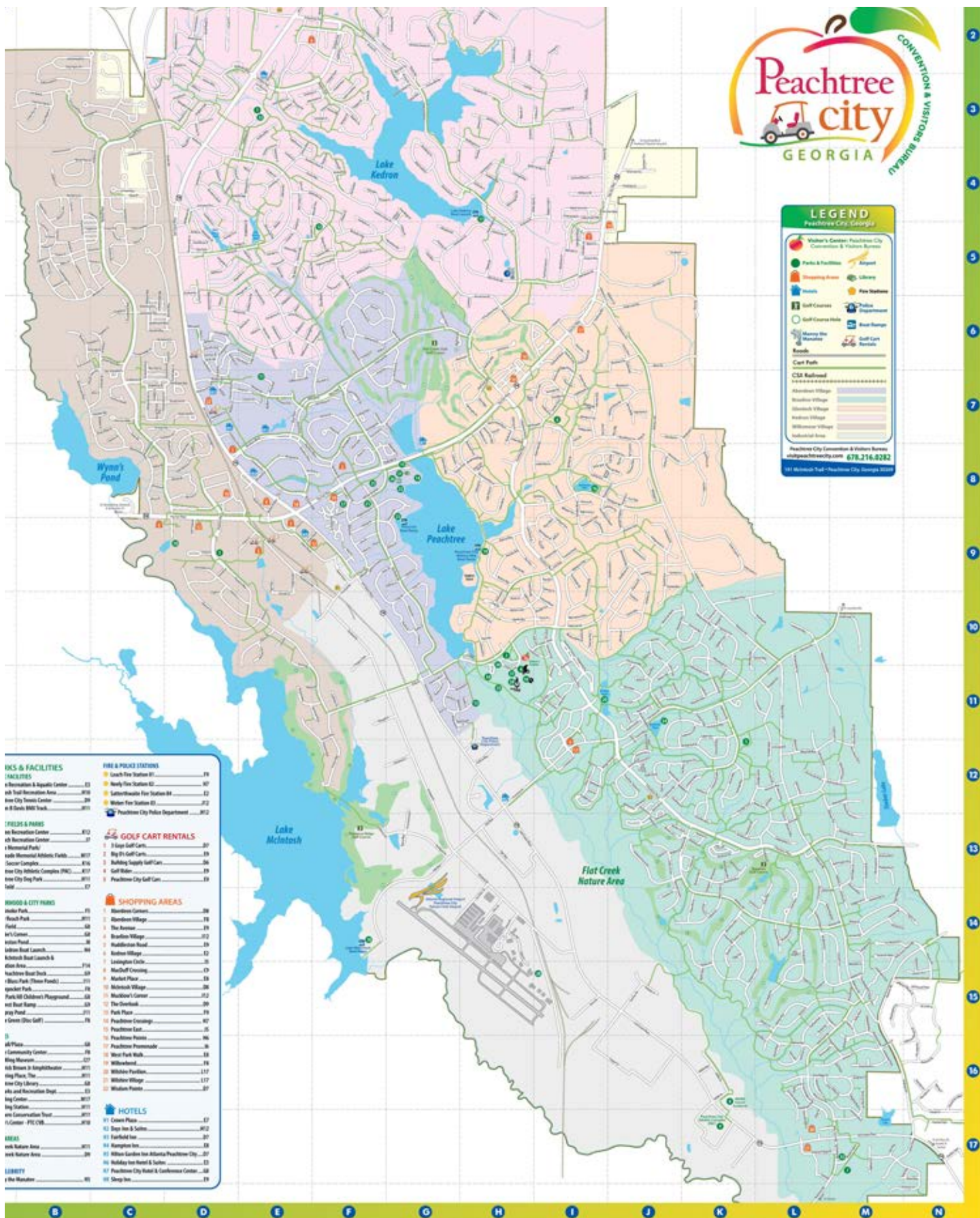
Part Of [Parks and Recreation Master Plan](#)

* Note: Results contained in this report represent a subset of submissions. Duplicate submissions have been excluded.

PROJECT PHASES



App 06: Maps



2022 Master Plan Update Peachtree City, Georgia



As of March 2022

Legend

Status2022

- Complete
- Existing
- Proposed
- Removed
- 99 Path Project Number

#	Project Name	2022 Update Status & Notes
01	SR 14 N bridge & connection	Proposed
02	N Peachtree Pkwy - North Hill	SPL05T17 project # 10
03	Kedron Village retail path	Complete, SP17 # 21
04	N. Pine Play front docks	Proposed
05	N. Peachtree Pkwy - Parkway Dr	Proposed, SP17 # 13
06	Snoketree Pt (Ph I)	Proposed
07	Snoketree Pt (Ph II)	Proposed
08	Summer Road	Proposed
09	SR 54 E multi-use bridge	Proposed, Potential relocation of bridge
10	SR 54 E (Phase II)	Further not feasible on SR 54
11	SR 54 E (Phase I)	Proposed, SP17 # 8
12	Stone Point	Removed from plan
13	Stevens Entry	dupicates adjacent low speed road
14	N. Peachtree Pkwy - Flat Cr. Rd	Complete, SP17 # 12
15	Robinson Rd - Whitfield Farms	Complete, SP17 # 21
16	SR 54 E bridge replacement	Proposed, SP17 # 22
17	Willow Rd	Removed from plan
18	Robinson Road - Camp Cr Est.	dupicates adjacent low speed road
19	Robinson Road - Crosscut Dr	Complete
20	Police Station	Partial Complete to Seawegum Rd.
21	Crosscut Business Park	SPL05T17 project # 20
22	Crosscut Court	Proposed
23	Crosscut Dr - northern end	Remove from plan
24	Crosscut Dr crossing	Complete, SP17 # 13
25	Crosscut Dr - Wendy's corner	Complete, SP17 # 15
26	Flat Creek Nature Area	Complete
27	(Crosscut Dr connection)	SPL05T17 project # 11
28	S. Peachtree Pkwy (Phase I)	Proposed
29	Robinson Road - The Summit	Complete
30	Robinson Rd - The Main South	Proposed
31	S. Peachtree Pkwy (Phase II)	project is not within City boundaries
32	Redburn Road (Phase I)	Proposed
33	Redburn Road (Phase II)	project is not within City boundaries
34	Robinson Road - The Oakdale	Proposed
35	Robinson Road	Proposed
36	Holly Grove Road	County is constructing tunnel
37	SR 14 S/MR 8 connection	Proposed
38	SR 14 S/MR 8 connection	Proposed
39	Somerset/Rockaway Rd Ph I	Complete
40	Somerset/Rockaway Rd Ph II	Complete
41	Flat Creek Nature Area	Complete
42	SR 14 South (Phase I)	Proposed
43	SR 14 South (Phase II)	Proposed
44	Divident Drive South	Proposed
45	Fulton Field connection	Proposed
46	TDK Blvd Phase I	Proposed
47	TDK Blvd Phase II	Proposed
48	Divident Drive North	Proposed
49	Preschool Rd	Complete to Cedar Beach
50	Peachtree Villa	SPL05T17 project # 16
51	Hubborton Road	Proposed
52	Fulton Court connection	Proposed, SP17 # 17
53	Plattens Ridge	Remove from plan
54	Lane Creek Nature Area	Complete, route revised
55	SR 54 W gateway bridge	Complete, SP17 # 23
56	Wynnmade connection	Complete, SP17 # 9
57	MacDuff Play connection	Complete
58	MacDuff Play	Complete
59	North Kadron Dr Extension	Complete
60	Sennia Road	Remove from plan
61	Parsons to Divident Dr	alternate route available
62	New Middle School path	Proposed - new 2022

App 07: U.S. 2020 CENSUS DATA

Population estimates, July 1, 2023, (V2023)	40,193
People	
Population	
Population estimates, July 1, 2023, (V2023)	40,193
Population estimates base, April 1, 2020, (V2023)	38,257
Population, percent change - April 1, 2020 to July 1, 2023, (V2023)	5.1%
Population, Census, April 1, 2020	38,244
Population, Census, April 1, 2010	34,364
Age and Sex	
Persons under 5 years, percent	3.4%
Persons under 18 years, percent	23.9%
Persons 65 years and over, percent	19.7%
Female persons, percent	52.0%
Race and Hispanic Origin	
White alone, percent	74.3%
Black or African American alone, percent(a)	9.1%
American Indian and Alaska Native alone, percent(a)	0.1%
Asian alone, percent(a)	8.2%
Native Hawaiian and Other Pacific Islander alone, percent(a)	0.4%
Two or More Races, percent	6.3%
Hispanic or Latino, percent(b)	7.8%
White alone, not Hispanic or Latino, percent	70.9%
Population Characteristics	
Veterans, 2018-2022	2,730
Foreign born persons, percent, 2018-2022	15.1%
Housing	
Housing Units, July 1, 2023, (V2023)	X
Owner-occupied housing unit rate, 2018-2022	74.5%
Median value of owner-occupied housing units, 2018-2022	\$435,300
Median selected monthly owner costs -with a mortgage, 2018-2022	\$2,331
Median selected monthly owner costs -without a mortgage, 2018-2022	\$654
Median gross rent, 2018-2022	\$1,841
Building Permits, 2023X	
Families & Living Arrangements	
Households, 2018-2022	14,598
Persons per household, 2018-2022	2.61

Living in same house 1 year ago, percent of persons age 1 year+, 2018-2022	87.8%
Language other than English spoken at home, percent 5 years+, 2018-2022	16.6%
Computer and Internet Use	
Households with a computer, percent, 2018-2022	97.1%
Households with a broadband Internet subscription, percent, 2018-2022	94.1%
Education	
High school graduate or higher, percent of persons age 25 years+, 2018-2022	97.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2018-2022	59.6%
Health	
With a disability, under age 65 years, percent, 2018-2022	6.6%
Persons without health insurance, under age 65 years, percent	8.2%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2018-2022	59.0%
In civilian labor force, female, percent of population age 16 years+, 2018-2022	50.4%
Total accommodation and food services sales, 2017 (\$1,000)(c)	167,757
Total health care and social assistance receipts/revenue, 2017 (\$1,000)(c)	161,075
Total transportation and warehousing receipts/revenue, 2017 (\$1,000)(c)	150,959
Total retail sales, 2017 (\$1,000)(c)	825,384
Total retail sales per capita, 2017(c)	\$23,356
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2018-2022	29.4
Income & Poverty	
Median household income (in 2022 dollars), 2018-2022	\$111,850
Per capita income in past 12 months (in 2022 dollars), 2018-2022	\$57,849
Persons in poverty, percent	5.8%
Businesses	
Businesses	
Total employer establishments, 2022	X
Total employment, 2022	X
Total annual payroll, 2022 (\$1,000)	X
Total employment, percent change, 2021-2022	X
Total nonemployer establishments, 2021	X
All employer firms, Reference year 2017	1,283
Men-owned employer firms, Reference year 2017	699
Women-owned employer firms, Reference year 2017	286
Minority-owned employer firms, Reference year 2017	181
Non-minority-owned employer firms, Reference year 2017	887
Veteran-owned employer firms, Reference year 2017	134
Nonveteran-owned employer firms, Reference year 2017	876
Geography	
Geography	
Population per square mile, 2020	1,521.1
Population per square mile, 2010	1,400.4
Land area in square miles, 2020	25.14
Land area in square miles, 2010	24.54
FIPS Code	1359724

App 08: Facilities

Facility

- Administration/Operations
- Acres of Park Land
- Acres of Water
- Acres of Open Space/Natural Resource Areas
- Gated Access

Aquatics

- Swimming Pools, Outdoor - Competition
- Swimming Pools, Outdoor
- Swimming Pools, Indoors - Competition
- Swimming Pools, Indoors
- Splash Pad
- Swim Beach (lakefront)

Athletics Courts and Fields

- Basketball courts, Outdoor (2016 NRPA Field Report)
- Multi-use Courts: Basketball/Volley Ball, (indoor)
- Diamond Fields: Softball Fields, Adult (200-300' fence)
- Diamond Fields: Softball Fields, Youth (150 - 200' fence)
- Diamond Fields, Baseball, Adult (300"+ fence)
- Diamond Fields: Baseball, Youth (200 - 300' fence)
- Youth Diamond Fields: Tee-Ball (Generally 150')
- Diamond Fields: Baseball, Practice Fields,
- Artificial Turf diamond Fields
- Field/Multipurpose: Football/Soccer/lacrosse Overlay
- Pickleball: Outdoor Courts
- Pickleball: Indoor Courts
- Soccer, Indoor Facility (fields)

- Rectangular Fields: Multipurpose
- Rectangular Fields: Football Field
- Rectangular Fields: Soccer Field, Adult
- Rectangular Fields: Soccer Field, Youth
- Rectangular Fields: Lacrosse Field
- Synthetic Rectangle Turf Field
- Tennis Courts, Outdoor
- Tennis Courts, Indoor
- Track, Outdoor
- Volleyball, sand

Non-Traditional Facilities

- Disk Golf Course
- Ropes Course - Low Ropes
- Rock Climbing Wall
- Skate Park
- Ultimate Frisbee Area
- Unmanned Aerial Vehicles Area (a.k.a. Drones)
- Zip Line

Other Outdoor Facilities

- Dog Parks
- Festival Field/Open Play Area
- Pavilions, Large
- Pavilions, Small
- Picnic Areas, Open
-

Facility

- Administration/Operations
- Acres of Park Land
- Acres of Water
- Acres of Open Space/Natural Resource Areas
- Gated Access

Aquatics

- Swimming Pools, Outdoor - Competition
- Swimming Pools, Outdoor
- Swimming Pools, Indoors - Competition
- Swimming Pools, Indoors
- Splash Pad
- Swim Beach (lakefront)

Athletics Courts and Fields

- Basketball courts, Outdoor (2016 NRPA Field Report)
- Multi-use Courts: Basketball/Volley Ball, (indoor)
- Diamond Fields: Softball Fields, Adult (200-300' fence)
- Diamond Fields: Softball Fields, Youth (150 - 200' fence)
- Diamond Fields, Baseball, Adult (300"+ fence)
- Diamond Fields: Baseball, Youth (200 - 300' fence)
- Youth Diamond Fields: Tee-Ball (Generally 150')
- Diamond Fields: Baseball, Practice Fields,
- Artificial Turf diamond Fields
- Field/Multipurpose: Football/Soccer/lacrosse Overlay
- Pickleball: Outdoor Courts
- Pickleball: Indoor Courts
- Soccer, Indoor Facility (fields)
- Rectangular Fields: Multipurpose
- Rectangular Fields: Football Field
- Rectangular Fields: Soccer Field, Adult
- Rectangular Fields: Soccer Field, Youth
- Rectangular Fields: Lacrosse Field
- Synthetic Rectangle Turf Field
- Tennis Courts, Outdoor
- Tennis Courts, Indoor
- Track, Outdoor
- Volleyball, sand

Non-Traditional Facilities

- Disk Golf Course
- Ropes Course - Low Ropes
- Rock Climbing Wall
- Skate Park
- Ultimate Frisbee Area
- Unmanned Aerial Vehicles Area (a.k.a. Drones)
- Zip Line

Other Outdoor Facilities

- Dog Parks
- Festival Field/Open Play Area

- Pavilions, Large
- Pavilions, Small
- Picnic Areas, Open
- Playgrounds (tot lot, 2-5 year olds)
- Playgrounds (6 - 12 year olds)
- Playgrounds, Destination
- Playground, Accessible (ADA)
- Playgrounds, Universal (includes special needs features)
- Playground, unspecified (HCRD inventory)
- Playground, Swing set only (HCRD inventory)

Golf

- Driving Range
- 18 hole golf course

Indoor - Facilities

- Courts, Racquetball
- Courts: Handball (4 wall)
- Fitness Center
- Gymnasium
- Indoor Track
- Recreation Center
- Teen Center

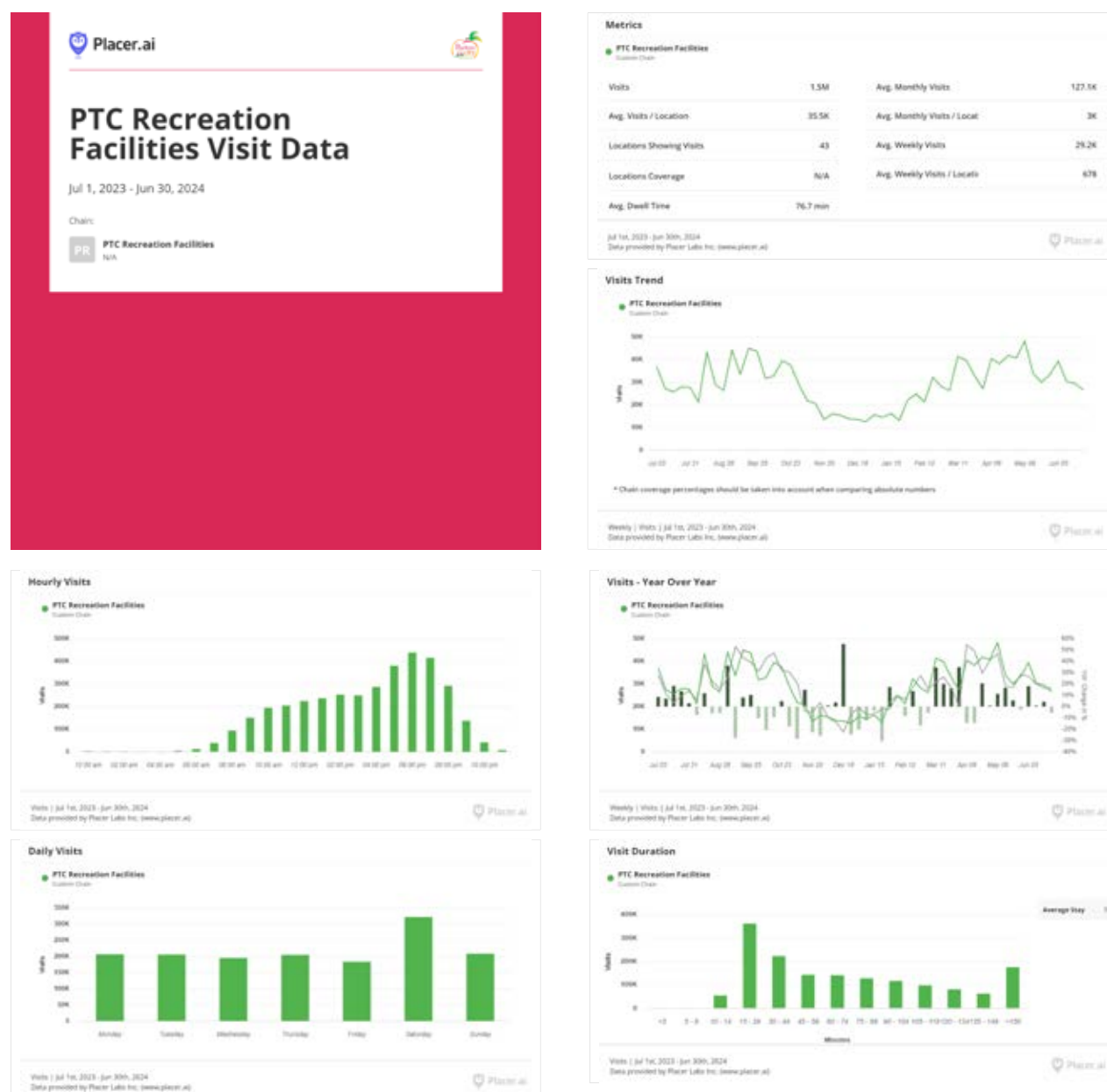
Natural Areas and Related Activities

- Archery Range
- Boat Ramp or Dock
- Canoe/Kayak Launch or docks
- Community Gardens
- RV Camp Sites, Hook-ups/Dump Station
- RV Camp Sites,
- Campsites, Tent - Primitive
- Campsites, Tent - with Comfort Station
- Fishing Facilities
- Marina
- Trails, Natural Surface (miles)
- Trails, Paved, multi-use or walking (miles)
- Trails, Mountain Bike (miles)

Specialty Facilities

- Amphitheater
- Miracle Field
- Nature Center/Science Center
- Senior Center
- Performing Arts, Dance
- Performing Arts Theater
- Visual Arts
- Stadium
- Town Green/Event Space (designated)

App 09: Placer.ai



Ranked Locations

PTC Recreation Facilities / Custom Chain

Rank	Name	Total Visits
1	Peachtree City Athletic Complex / Hwy 74 S, Peachtree City, GA	296.7K
2	Drake Field / Willowbend Rd, Peachtree City, GA	130.7K
3	Glenloch Recreation Center / Savers Eriey, Peachtree City, GA	114.7K
4	Battery Way Park and Boat Ramp / Battery Way, Peachtree City, GA	101.3K
5	Kedron Fieldhouse and Aquatic Center / Fieldhouse Dr, Peachtree City, GA	98.1K
6	Jim Meade Memorial Athletic Fields / Meade Field Drive, Peachtree City, GA	93.6K
7	Picnic Park/All Children's Playground / Willowbend Road, Peachtree City, GA	87.4K
8	Peachtree City Library / Willowbend Road, Peachtree City, GA	77K
9	Line Creek Nature Area / Highway 54, Peachtree City, GA	72.7K
10	Braelinn Recreation Center / Log House Rd, Peachtree City, GA	71.8K
11	Peachtree City Tennis Center / Planters Way, Peachtree City, GA	62.5K
12	Biley Recreation Field / Watson Rd, Peachtree City, GA	57.6K
13	Peachtree City Multi-Purpose Rink / Fieldhouse Dr, Peachtree City, GA	43.8K
14	Peachtree City Dog Park / McIntosh Trail, Peachtree City, GA	27.1K
15	Frederick Brown Jr Amphitheatre / McIntosh Trail, Peachtree City, GA	22.3K
16	Luther Glass Park / S Peachtree Pkwy, Peachtree City, GA	21.5K
17	Peachtree City BMX Track / McIntosh Trail, Peachtree City, GA	21K
18	Blue Smoke Park / Blue Smoke Trail, Peachtree City, GA	17.9K
19	Pebblepocket Park / Willow Rd, Peachtree City, GA	16.8K
20	Huddleston Pond Park / Windgate Rd, Peachtree City, GA	16.1K
21	Spyglass Island / Peachtree City, GA	15K
22	Fayette Senior Services, Inc, Peachtree City / McIntosh Trail, Peachtree City, GA	13.8K

PTC Recreation Facilities / Custom Chain

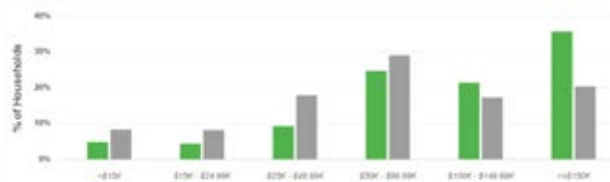
Rank	Name	Total Visits
23	Lake Peachtree Spillway / Peachtree City, GA	6.7K
24	Village Green / Willowbend Rd, Peachtree City, GA	6.7K
25	Beaver Dam Park / Beaver Dam Rd, Peachtree City, GA	5.3K
26	Rockspray Pond Park / Crosstown Drive, Peachtree City, GA	5.1K
27	Pinecrest Boat Ramp / Pinecrest Dr, Peachtree City, GA	5K
28	Kelly Drive Park / Kelly Drive, Peachtree City, GA	4.5K
29	Smokerise Park / Peachtree City, GA	4K
30	Flat Creek Boardwalk / Peachtree City, GA	2.2K
31	PAC Trails / Just Cowan Parkway, Peachtree City, GA	1.4K
32	Tinsley Mill / Peachtree City, GA	1.4K
33	Kedron Playground / Fieldhouse Drive, Peachtree City, GA	720
34	Cedarcroft Park / Blackburn Ln, Peachtree City, GA	607
35	Wendall Ridge Tot Lot / Peachtree City, GA	570
36	Rubicon Tot Lot / Peachtree City, GA	560
37	Big Pine Park / Sweetgum Rd, Peachtree City, GA	371
38	Planters Tot Lot / Peachtree City, GA	259
39	Somerby Woods Nature Area / Peachtree City, GA	86
40	Orabapple Woods Tot Lot / Briarleigh Drive, Peachtree City, GA	79
41	Timberlake Tot Lot / Peachtree City, GA	44

Total / Nationwide | Jul 1st, 2023 - Jun 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Household Income

PTC Recreation Facilities / Custom Chain

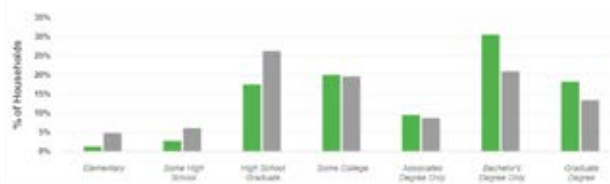


Jul 1st, 2023 - Jun 30th, 2024 | Data Source: STI Populists
Data provided by Placer Labs Inc. (www.placer.ai)



Education

PTC Recreation Facilities / Custom Chain

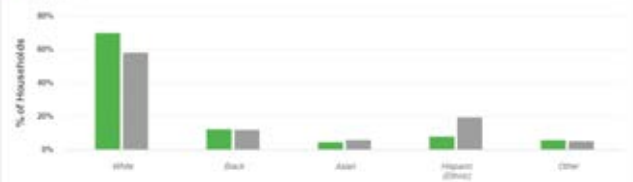


Jul 1st, 2023 - Jun 30th, 2024 | Data Source: STI Populists
Data provided by Placer Labs Inc. (www.placer.ai)



Ethnicity

PTC Recreation Facilities / Custom Chain

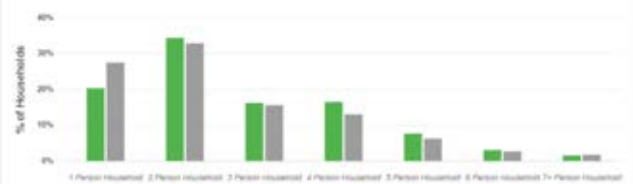


Jul 1st, 2023 - Jun 30th, 2024 | Data Source: STI Populists
Data provided by Placer Labs Inc. (www.placer.ai)



Household Size

PTC Recreation Facilities / Custom Chain



Jul 1st, 2023 - Jun 30th, 2024 | Data Source: STI Populists
Data provided by Placer Labs Inc. (www.placer.ai)



Audience Overview

Summary

Chain	Median Household Income	Bachelor's Degree or Higher	Most Common Ethnicity	Persons per Household
PTC Recreation Facilities / Custom Chain	\$117.2K	48.9%	White (59.9%)	2.71
United States	\$76.1K	34.4%	White (58.1%)	2.55

Jul 1st, 2023 - Jun 30th, 2024 | Data Source: STI Populists
Data provided by Placer Labs Inc. (www.placer.ai)





3011 Sutton Gate Drive
Suite 130
Suwanee, GA 30024

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Jonathan Miller, Public Works Director 9/27/2024
Paul Salvatore, Finance Director 9/27/2024
Yasmin Julio, Interim Assistant City Manager 9/27/2024
Justin Strickland, City Manager 9/27/2024

DATE: October 3, 2024

SUBJECT: Ratify all agreements executed by City Manager in preparation for Hurricane Helene.

Recommendation:

Ratify the attached agreements with Tetra Tech, Inc. for debris monitoring and Ceres Environmental Services, Inc. for removal and hauling services.

Discussion:

Peachtree City piggybacked off of the county's recently approved agreements for these emergency services to ensure that we were offered the same rates as the county and surrounding cities. The city manager executed the attached agreements during a state of emergency in preparation for Hurricane Helene and its potential effects on Peachtree City.

When a state of emergency is activated, in order for the city to be reimbursed by FEMA for any expenses incurred by the event, certain requirements must be met. One, in particular, relating to debris removal is that a third-party company must monitor the amounts of debris collected and hauled away by the provider.

Per the state of emergency resolution, any contracts or other agreements executed using emergency procurement procedures shall be entered on the minutes of the city as soon as practical and the nature of the emergency. Staff is recommending that these agreements be ratified at this meeting because while this is a work session, state law does not distinguish work sessions differently from regular meetings and all public meeting legal requirements have been met under the Open Meetings Act.

Budget Impact:

Fortunately, the storm did not impact us as originally reported, so our public works crews should be able to handle the debris removal and hauling.

Attachments:

1. Contract Fully Executed--Peachtree
2. Peachtree City, GA_Tetra Tech - 2024 Debris Monitoring - Contract (TT_Signed)_signed
3. City of Peachtree City, GA - Notice to Proceed_SAMPLE

CONTRACT TO PROVIDE DEBRIS REMOVAL AND HAULING SERVICE

By and Between

CITY OF PEACHTREE, GEORGIA

and

CERES ENVIRONMENTAL SERVICES, INC.

THIS CONTRACT is made and entered into on the dates hereinafter indicated, by and between CITY OF PEACHTREE, GEORGIA hereinafter referred to as "CITY", a political subdivision of the State of GEORGIA, and CERES ENVIRONMENTAL SERVICES, INC., hereinafter referred to as "CERES", a FLORIDA corporation, represented herein by its Corporate Secretary, Tia Laurie, duly authorized.

WITNESSETH:

WHEREAS, the CITY requires a pre-placement service contract for disaster debris management and removal services; and

WHEREAS, the CITY finds it necessary and desirable to enter into such a contact with CERES based on the COUNTY OF FAYETTE formal Request for Proposal #2365-P, DEBRIS CLEARING REMOVAL AND DISPOSAL, requesting proposals from qualified firms to provide disaster debris removal services, hereinafter referred to as "the Request", a copy of which is attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, CERES submitted a formal proposal in response to the Request to provide disaster debris removal services dated March 26, 2024, hereinafter referred to as "the Proposal", a copy of which is attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, CERES submitted "CERES' Price Proposal" in furtherance of its proposal to provide disaster debris removal services dated March 21, 2024 hereinafter referred to as "Fee Schedule", a copy of which is attached hereto and incorporated herein by reference as Exhibit "C"; and

WHEREAS, the CITY and CERES are now desirous of entering into a final and binding contract for disaster debris removal services in accordance with the contract documents annexed hereto and the terms and conditions outlined herein.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein, CITY and CERES hereby agree as follows, to-wit:

SECTION 1 – GENERAL

This Contract for disaster debris removal services will commence upon the date of acceptance by and signatures of the CITY and CERES, whichever comes later.

CERES will provide services to the CITY in accordance with the terms and conditions stated herein, and those contained in the Request and Proposal (Exhibits A, B, and C).

For purposes of this Contract, the order of precedence for interpretation will be as follows:

1. This Contract to provide disaster debris collection, processing and disposal services;
2. The Request for Proposal ("Exhibit A")
3. The Proposal ("Exhibit B")
4. Fee Schedule ("Exhibit C")

SECTION 2 – SCOPE OF SERVICES

The CITY hereby engages CERES to provide disaster debris removal services in accordance with the terms and conditions stated in Exhibit A. The Scope of Services specifically includes those items listed in "Scope of Services ("Exhibit A"). This Contract is a pre-placement contract that can be activated by the CITY in the event of an emergency or disaster-related event such as, but not limited to, hurricanes, tornados, and floods. The use of CERES's services under this Contract will therefore be on an as-needed basis as requested by the CITY. The Scope of Services may include removal of debris from public property; removal of debris from public streets and rights-of-way; processing and disposal of debris; preparing and maintaining documentation of all services performed including, but not limited to, time sheets, load tickets, materials used, invoices for rented equipment, etc. CERES is responsible for paying tipping fees directly to the final disposal facility for white goods, construction and demolition debris, resulting ash from burning operations and resulting mulch from grinding operations. CERES may select the final disposal location. CERES must provide evidence that the CERES-selected final disposal location is properly licensed and permitted with the State to receive reimbursement for tipping fees.

SECTION 3 - MAXIMUM CONTRACT AMOUNT

The Contract is based on Unit Pricing as set forth in CERES's Fee Schedule which is attached hereto as "Exhibit C" and incorporated herein by reference.

SECTION 4 – CONTRACT PERIOD

Initial Term. The initial term of this Agreement shall be from July 1, 2024 through and including June 30, 2025 ("Initial Term"), unless sooner terminated as provided for in this Agreement. Work under this Contract will only be performed in the event of a disaster and no funding will be available for this Contract until the time of the disaster.

SECTION 5 –PRICE ADJUSTMENT ALLOWANCE

The CITY OF PECHTREE will allow one (1) price adjustment for each year, per one year renewal periods, but prices shall not exceed the Consumer Price Index percent of change for the twelve (12) months immediately preceding the date of written request for price adjustment.

Equitable Adjustments: AGREEMENT RENEWAL a. Price adjustment, during the optional renewal period, will be allowed, b. price adjustment per year of renewal and must be in accordance with the above CPI stipulation.

SECTION 6 –INVOICES

- A. Ceres shall submit semimonthly invoices for the work performed during the preceding period.
- B. All invoices must be submitted in a timely manner. City of PEACHTREE must receive an invoice within 45 days of the close of a project.

- C. All invoices shall be submitted in the invoice format provided in Addendum-1,

Sample Invoice. Invoices shall include: haul truck ticket number, dates of service, description of project(s), and an itemization of work completed. Format shall only be changed by the Contract Manager.

- D. Work performed shall be billed at the rates reflected in Exhibit "C"

Schedule of Prices.

- E. Invoices may be withheld until any requested information is received and/or issues of contention are resolved with the Contractor.

A Progress payment shall not be considered acceptance or approval of any Work or waiver of any defects therein. Notwithstanding the foregoing, in instances when an application for payment is filled out incorrectly, or when there is any defect or impropriety in any submitted application when there is a good faith dispute, City of PEACHTREE shall so notify Ceres within fifteen (15) Days stating the reason or reasons the application payment is defective or improper or the reasons for the dispute. A defective improper

application for payment, if corrected by Ceres within seven (7) days of being notified by the City of PEACHTREE, shall not cause a payment to be made later than specified in this section.

Owner reserves the right, instead of requiring Ceres to correct or resubmit a defective or improper application for payment, to reject the defective or improper portion of the application for payment and pay the remainder of the application for payment that is correct and proper.

SECTION 7 – OWNERSHIP OF DEBRIS

Upon debris collection, CERES assumes ownership of the debris. Unless otherwise directed by the CITY, titled or registered debris (such as vehicles or boats) will not be loaded and removed by CERES and such titled or registered debris shall not become property of CERES.

SECTION 8 - AUDIT OF RECORDS

The monitoring and auditing of CERES's records shall be allowed to the CITY's Finance Department and any other appropriate CITY entities, or other third parties as designated by the CITY.

SECTION 9 – INSURANCE AND BOND REQUIREMENTS

The Insurance and Bond Requirements are to comply with the insurance and bond requirements stated in the original RFP per Exhibit "A."

SECTION 10 – TERMINATION

The CITY may terminate this Contract for cause based on the non-compliance of CERES to meet the terms and/or conditions of the Contract; provided that the CITY shall give CERES written "Notice of Non-Compliance" specifying CERES's non-compliance. If within ten (10) days of receipt of written "Notice of Non-Compliance" CERES shall not have corrected such non-compliance and thereafter proceeded diligently to complete such correction then the CITY may, at its option, place CERES in default and the Contract shall terminate on the date specified in such notice. CERES may exercise any rights available to it under the State of GEORGIA's law to terminate for cause upon the failure of the CITY to comply with the terms and conditions of this Contract; provided that CERES shall give the CITY written notice specifying the CITY's non-compliance.

The CITY may terminate the Contract at any time by giving thirty (30) day's written notice to CERES of such termination or negotiating with CERES an effective date.

In the event of the termination of this Contract because of any of the above CERES shall be paid for Work performed in a satisfactory manner prior to CERES's receipt of written notice of termination.

SECTION 11 – INDEPENDENT CERES

While in the performance of providing the services outlined herein or carrying out other obligations under this Contract, CERES shall be acting in the capacity of independent Contractor and not as an employee of the CITY. The CITY shall not be obligated to any person, firm, corporation, or other entity of any obligation of CERES arising from the performance of services under this Contract. Nothing contained in this Contract is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties.

CERES shall at all times remain an independent Contractor with respect to the services to be performed under this Contract. CERES understands and agrees that The CITY shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and benefits, including Worker's Compensation insurance for any member, manager, employee, agent, servant, or volunteer of CERES, as CERES is an independent Contractor.

SECTION 10 – CONTRACT EXECUTION AND AMENDMENT

This Contract, together with Exhibit A, B and C represent the entire agreement between the CITY and CERES and supersedes all prior negotiations, representations or agreements, either written or oral. This Contract may be amended only by written instrument signed by both parties.

SECTION 12 – APPLICABLE LAW AND VENUE

This Contract shall be consummated in the STATE OF GEORGIA and shall be governed and construed in accordance with the laws of the STATE OF GEORGIA. Venue shall be in the STATE of GEORGIA and by entering into this Contract, CERES expressly waives any objections it has or may have to jurisdiction and venue, regardless of CERES's residence or domicile.

SECTION 13 – INDEMNIFICATION

To the fullest extent permitted by law, CERES shall protect, defend, indemnify, save and hold harmless the CITY, all the CITY departments, agencies, boards and commissions its officers, agents, servants and employees including volunteers from and against any and all claims, demands, expense and liability arising out of liability or death to any person or the damage, loss or destruction of any property which may occur or in any way grow out of any act or omission of CERES, its agents, servants, and employees while performing any of the services contemplated under this Contract and any and all costs, expense or attorney's fees incurred by CERES as a result of any such claims, demands and/or causes of action, except for those claims, demands, or causes of action arising out of the negligence of the CITY, its

agents and/or employees. CERES agrees to investigate, handle, respond to, provide defense for and defend any such claims, demands, or causes of action at its sole expense and agrees to bear all other costs and expenses related thereto, even if proven to be groundless, false or fraudulent.

SECTION 14 – NOTICES

Any communications to be given hereunder by either Party to the other shall be deemed to be duly given if set forth in writing and personally delivered or sent by mail, registered or certified, postage prepaid with return receipt requested as follows:

Notices should

To the City:

Angela Eagan

City of PEACHTREE

151 Willowbend Road

PEACHTREE CITY, GEORGIA 30269

Email: aegan@peachtree-city.org

Telephone No.: (770) 486-4181

To the Contractor:

Ceres Environmental Services Inc.

Tia Laurie, Corporate Secretary

6371 Business Boulevard, Suite 100

Sarasota, FL 34240

Email: tia.laurie@ceresenv.com

Telephone No.: 941-358-6363

Written notices hereunder delivered personally shall be deemed communicated as of actual receipt, mailed notices shall be deemed communicated five (5) days after deposit in the mail, postage prepaid, certified, in accordance with this Section.

SECTION 15 – SEVERABILITY

The parties to this Contract understand and agree that the provisions herein, shall, between them, have the effect of law, but in reference to matters not provided herein, the Contract shall be governed by the regulations of the United States and the laws of the State of GEORGIA. If any provision of this Contract is held to be illegal, invalid, or unenforceable under present or future laws effective during the term of this Contract, such provision is fully severable, and this Contract must be construed and enforced as if

such illegal, invalid, or unenforceable provisions never comprised a part of this Contract and the remaining provisions of this Contract remain in full force and effect and may not be affected by the illegal, invalid, or unenforceable provision or its severance from this Contract.

SECTION 16 – ASSIGNMENT

This Contract may not be assigned or transferred at any time to any person, firm, corporation or other legal entity except with the express prior written approval of the CITY.

SECTION 17 - DISCRIMINATION CLAUSE

CERES agrees to abide by the requirements of the following as applicable: Title VI and VII of the Civil Rights Act of 1964, as amended by the Equal Opportunity Act of 1972, Federal Executive Order 11246, the Federal Rehabilitation Act of 1973, as amended, the Vietnam Era Veteran's Readjustment Assistance Act of 1974, Title IX of the Education Amendments of 1972, the Age Act of 1975, and CERES agrees to abide by the requirements of the Americans with Disabilities Act of 1990. CERES agrees to provide a work environment free of potential harassment and not to discriminate in its employment practices and will render services under this Contract without regard to race, color, religion, sex, sexual orientation, national origin, veteran status, political affiliation, or disabilities. Any act of discrimination committed by CERES, or failure to comply with these statutory obligations when applicable shall be grounds for termination of this Contract.

SECTION 18 - OWNERSHIP OF RECORDS

When applicable, all records, reports, documents, or other material related to this Contract and/or obtained or prepared by CERES in connection with the performance of the services contracted for herein shall become the property of the CITY, and shall, upon request, be returned by CERES to the CITY, at CERES's expense, at the termination or the expiration of this Contract.

SECTION 19 - FEDERAL CLAUSES

CERES agrees to the following miscellaneous terms and provisions for all federally funded and reimbursable contracts:

A. Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms.

(1) In accordance with 2 C.F.R. § 200.321, CERES shall take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

(2) Affirmative steps for the prime CERES to take regarding subcontractors must include:

(a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

(b) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

(c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;

(d) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;

(e) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

(3) CERES shall sign the Statement of Compliance - Small and Minority Businesses, Women's Business Enterprises, and Labor Surplus Area Firms.

B. Debarment and Suspension:

the CITY and CERES are subject to the debarment and suspension regulations implementing Executive Order 12549, Debarment and Suspension (1986) and Executive Order 12689, Debarment and Suspension (1989) at 2 C.F.R. Part 3000 (Non-procurement Debarment and Suspension).

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such CERES is required to verify that none of the CERES, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) CERES must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

- (3) This certification is a material representation of fact relied upon by CERES. If it is later determined that CERES did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the CITY, the Federal Government may pursue available remedies, including but not limited to suspension and/ or debarment.
- (4) CERES agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, sub-part C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

C. Byrd Anti-Lobbying Amendment 31 U.S.C. § 1352 (as amended)

CERESs who bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier, up to the recipient. CERES shall sign the Byrd Anti Lobbying Certification for Contracts, Grants, Loans, and Cooperative Agreements form.

D. DHS Seal, Logo, and Flags

CERES shall not use the Department Homeland Security seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

E. Compliance with Federal Law, Regulations, and Executive Orders

This contract financial assistance will be used to fund the contract only. The CERES will comply will all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

F. No Obligation by Federal Government

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, CERES, or any other party pertaining to any matter resulting from the contract.

G. Program Fraud and False or Fraudulent Statements or Related Acts

CERES acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the CERES's actions pertaining to this contract. THE CERES SHALL ABIDE BY THE FOLLOWING PROVISIONS IF THE BOXES ARE CHECKED.

[X] Federally Assisted Construction Contract

As required by 41 C.F.R. Part 60-1.4(b), during the performance of this contract, the CERES agrees as follows:

(1) The CERES will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The CERES will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CERES agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The CERES will, in all solicitations or advertisements for employees placed by or on behalf of the CERES, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.

(3) The CERES will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the CERES's commitments under this section 2 and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(4) CERES will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(5) CERES will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(6) In the event of the CERES's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the CERES may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(7) CERES will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. CERES will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a CERES becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the CERES may request the United States to enter into such litigation to protect the interests of the United States."

[X] PROCUREMENT OF RECOVERED MATERIALS

The CITY and CERES must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

(1) In the performance of this contract, the CERES shall make maximum use of products containing recovered materials that are EPA designated items unless the product cannot be acquired:

- (i) Competitively within a timeframe providing for compliance with the contract performance schedule;
- (ii) Meeting contract performance requirements; or
- (iii) At a reasonable price.

(2) Information about this requirement is available at EPA's Comprehensive Procurement Guidelines web site, <http://www.epa.gov/cpg/>. The list of EPA-designate items is available at <http://www.epa.gov/cpg/products.htm>."

[X] FEMA REQUIREMENTS

(1) CHANGE OR MODIFICATION.

To be eligible for FEMA assistance under a FEMA grant or cooperative agreement, the cost of a change, modification, change order, or constructive change must be allowable, allocable, within the scope of the grant or cooperative agreement, and reasonable for the completion of the project scope. Accordingly, the CERES shall comply with the following:

CHANGE IN THE WORK OR TERMS OF THE PROJECT DOCUMENTS

- (1) Without invalidating the contract, the CITY reserves and shall have the right, from time to time to make such increases, decreases or other changes in the character or quantity of the work as may be considered necessary or desirable to complete fully and acceptably the project in a satisfactory manner in accordance with the scope of the FEMA grant or cooperative agreement. Any extra or additional Work within the scope of this Project must be accomplished by means of appropriate Field Orders or Change Orders.
- (2) The Contract Administrator shall have the right to approve and issue Field Orders setting forth written interpretations of the intent of the project documents and ordering minor changes in work execution, providing the Field Order involves no change in the Contract Price or the Contract Time.

- (3) Changes in the quantity or character of the Work within the scope of the Project which are not properly the subject of Field Orders, including all changes resulting in changes in the Contract Price, or the Contract Time, shall be authorized only by Change Orders approved in advance and issued in accordance with the provisions of the CITY's Procurement Code, as amended from time to time.

(2) ACCESS TO RECORDS.

(a) All CERES and their successors, transferees, assignees, and subcontractors acknowledge and agree to comply with applicable provisions governing Department and FEMA access to records, accounts, documents, information, facilities, and staff. See DRS Standard Terms and Conditions, v 3.0, if XXVI (2013).

(b) CERES agrees to provide the CITY, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives, access to any books, documents, papers, and records of the CERES which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

(c) CERES agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(d) CERES agrees to provide the FEMA Administrator or his authorized representative with access to construction or other work sites pertaining to the work being completed under the contract.

[X] CONTRACTS IN EXCESS OF \$100,000.00 THAT INVOLVE THE EMPLOYMENT OF MECHANICS OR LABORERS

Contract Work Hours and Safety Standards Act

- (1) Overtime requirements. No CERES or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
- (2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in this section the CERES and any subcontractor responsible therefore shall be liable for the unpaid wages. In addition, such CERES and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in this section, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in this section.

- (3) Withholding for unpaid wages and liquidated damages. the CITY shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the CERES or subcontractor under any such contract or any other Federal contract with the same prime CERES, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime CERES, such sums as may be determined to be necessary to satisfy any liabilities of such CERES or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in this section.
- (4) Subcontracts. CERES or subcontractors shall insert in any subcontracts the clauses set forth in paragraph (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime CERES shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this section.

[X] CLEAN AIR ACT & FEDERAL WATER POLLUTION CONTROL ACT – CONTRACTS IN EXCESS OF \$150,000.00

CLEAN AIR ACT

(1) CERES agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

(2) CERES agrees to report each violation to the CITY and understands and agrees that the CITY will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency (FEMA), and the appropriate Environmental Protection Agency Regional Office.

(3) CERES agrees to include these requirements in each subcontract exceeding \$100,000 financed in whole or in part with Federal assistance provided by FEMA. **FEDERAL WATER POLLUTION CONTROL ACT** (1) CERES agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

(2) CERES agrees to report each violation to the CITY and understands and agrees that the CITY, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

IN WITNESS WHEREOF, the parties have executed this Contract before the undersigned competent witnesses on the dates hereinafter indicated.

WITNESSES:



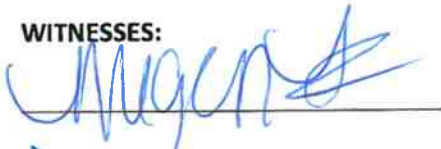


CITY OF PEACHTREE, GEORGIA

By: 
Justin Strickland, City Manager

Date: 9/26/24

WITNESSES:



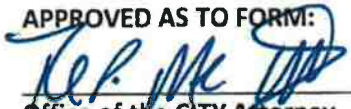


CERES ENVIRONMENTAL SERVICES, INC.

By: 
Tia Laurie – Corporate Secretary

Date: OCTOBER 1, 2024

APPROVED AS TO FORM:



Office of the CITY Attorney

BYRD ANTI LOBBYING CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS

To be submitted with each bid or offer exceeding \$100,000.00.

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The CERES, CERES Environmental Services, Inc. certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the CERES understands and agrees that the provisions of 31 U.S.C. §3801 *et seq.* apply to this certification and disclosure, if any.



Signature of CERES's Authorized Official

Tia Laurie – Corporate Secretary

Name and Title of CERES's Authorized Official

Date October 1, 2024

**STATEMENT OF COMPLIANCE - SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES,
AND LABOR SURPLUS AREA FIRMS**

The undersigned CERES hereby swears under penalty of perjury that CERES took the following affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms were used when possible:

- (a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (b) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- (c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
- (d) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
- (e) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

October 1, 2024
Dated _____, 20__

CERES Environmental Services, Inc.
CERES

By 
(Signature)

By Tia Laurie – Corporate Secretary
(Name and Title)

MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES

THIS AGREEMENT is made this **26th day of September, 2024**, by and between **the City of Peachtree City, Georgia** located at 151 Willowbend Road, Peachtree City, GA 30269 (hereinafter referred to as ("CLIENT")) and **Tetra Tech, Inc.** (hereinafter referred to as ("CONTRACTOR")), located at 2301 Lucien Way, Suite 120, Maitland, FL 32751.

WHEREAS, Client has issued RFP No.2366-P for Debris Monitor Services which is attached hereto as **Exhibit A**.

WHEREAS, Client has reviewed Contractor's response to RFP No. 2366-P and wishes to enter into a contractual agreement with Contractor to provide debris monitoring services which the Technical Approach and Rate Schedule are attached hereto as **Exhibit B and C**.

NOW, THEREFORE in consideration of the promises herein and for other good and valuable consideration, the parties agree as follows:

1. **Scope of Services:** Contractor and Client agree Contractor will perform debris monitoring services as described in Exhibit A and B (Client's RFP and Contractor's Technical Approach), attached hereto. Task Orders shall be issued for specific deliverables under this Agreement. Such deliverables to be provided by Contractor will be determined by Client and specified in writing on each Task Order.
2. **Term:** The term of this Agreement shall begin on the date written above and be in effect for one (1) year with the option to renew for up to four (4) additional periods of one (1) year each by mutual consent.
3. **Independent Contractor:** Contractor is an independent contractor and is not an employee of Client. Services performed by Contractor under this Agreement are solely for the benefit of the Client. Nothing contained in this Agreement creates any duties on the part of Contractor toward any person not a party to this Agreement.
4. **Standard of Care:** Contractor will perform services under this Agreement with the degree of skill and diligence normally practiced by professional engineers or contractors performing the same or similar services. No other warranty or guarantee, expressed or implied, is made with respect to the services furnished under this Agreement and all implied warranties are disclaimed.
5. **Federal Requirements:** Contractor must comply with all applicable federal regulations from 2 C.F.R. § 200.326 and 2 C.F.R. Part 200, Appendix II which are attached hereto as Exhibit D.
6. **Uncontrollable Forces:** Neither the Client nor Contractor shall be considered to be in default of this Agreement if delays in or failure of performance shall be due to Uncontrollable Forces, the effect of which, by the exercise of reasonable diligence, the non-performing party could not avoid. The term "Uncontrollable Forces" shall mean any event which results in the prevention or delay of performance by a party of its obligations under this Agreement and which is beyond the reasonable control of the nonperforming party. It includes, but is not limited to fire, flood, earthquakes, explosion, strike, transportation, or equipment delays, act of war, Act of God, lightning, epidemic, war, riot, civil disturbance, sabotage, acts of terrorism and governmental actions outside the control of the Client. The schedule or payment under the Agreement shall be equitably adjusted, if necessary, to compensate Contractor for any additional costs due to the delay.

Neither party shall, however, be excused from performance if nonperformance is due to forces which are foreseeable, preventable, removable, or remediable, and which the nonperforming party could have, with the exercise of reasonable diligence, prevented, removed or remedied with

MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES

reasonable dispatch. The nonperforming party shall, within a reasonable time of being prevented or delayed from performance by an uncontrollable force, give written notice to the other party describing the circumstances and uncontrollable forces preventing continued performance of the obligations of this Agreement.

7. **Fee for Services:** The fee for the services under this Agreement will be based on the actual hours of services furnished multiplied by Contractor's Billing Rates as set forth in **Exhibit C**.

The hourly rates shall remain firm for the initial term of the agreement. The hourly rates for any extended terms shall be subject to an annual adjustment based on the latest yearly percentage increase of the Consumer Price Index for All Urban Consumers (CPI-U) (All Items) as published by the Bureau of Labor Statistics, U.S. Department of Labor.

8. **Compensation:** Payment terms are net thirty (30) days. Client will review invoices for acceptance within ten (10) calendar days of the date of the invoice to which Client and shall promptly notify Contractor of any invoice discrepancies. Contractor and Client will work in good faith to resolve any such discrepancies within ten (10) days after notification. Should a discrepancy result in a partial rejection of any item(s) invoiced, Client shall proceed with partial payment within Net 30 days of the date of the invoice. Under no circumstances shall payment of Contractor's invoices be contingent on reimbursement of Client by any third-party authority or funding source. Any interest charges due from Client on past due invoices are in addition to amounts otherwise due under this Agreement.

All invoices shall be delivered to:

*151 Willowbend Road
Peachtree City, GA 30269*

Payment shall be made to and delivered to:

*Tetra Tech, Inc.
PO Box 911642
Denver, CO 80291-1642*

9. **Payment and Performance Bonds:** After receipt of a Notice of Activation, Contractor shall provide a performance bond and payment bond, each in amounts of 100% of total estimated costs, within a maximum of five (5) business days from the approval date of Contractor's cost estimates.
10. **Indemnity:** Contractor shall save harmless the Client from all claims and liability due to activities of itself, its agents, or employees, performed under this Agreement to the extent caused by the negligent act, error or omission of the Contractor or of any person employed by the Contractor. Contractor shall also save harmless the Client from reasonable attorney fees which might be incurred by the Client in litigation or otherwise resisting said claims or liabilities which might be imposed on the Client as result of such activities by the Contractor, its agents, or employees.
11. **Insurance:** During the course of performance of the services under this agreement, Contractor will maintain the following insurance coverages:

Worker's Compensation	Statutory
Employer's Liability	U.S. \$1,000,000
Commercial General Liability	U.S. \$1,000,000 per occurrence
	U.S. \$1,000,000 aggregate
Comprehensive General Automobile	U.S. \$1,000,000 combined single limit

MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES

Professional Liability U.S. \$1,000,000 per claim and in the aggregate

Before beginning any work, Contractor shall deliver to Client, a Certificate of Insurance evidencing that the above coverages are in effect as well as naming Client as an Additional Insured. An Additional Insured Endorsement must accompany the Certificate of Insurance. Such coverage will not be canceled or materially changed without thirty (30) days written notice.

12. **Work Product:** Client shall have the unrestricted right to use the documents, analyses and other data prepared by Contractor under this Agreement ('Work Products'); provided, however Client shall not rely on or use the Work Products for any purpose other than the purposes under this Agreement and the Work Products shall not be changed without the prior written approval of Contractor. If Client releases the Work Products to a third party, other than Client's auditors, without Contractor's prior written consent, or changes or uses the Work Products other than as intended hereunder, (a) Client does so at its sole risk and discretion, and (b) Contractor shall not be liable for any claims or damages resulting from the change or use or connected with the release or any third party's use of the Work Products.
13. **Limitation of Liability:** No employee of Contractor shall have individual liability to Client. To the extent permitted by law, the total liability of Contractor, its officers, directors, shareholders, employees and Subcontractors for any and all claims arising out of this Agreement, including attorneys' fees, and whether caused by negligence, errors, omissions, strict liability, breach of contract or contribution, or indemnity claims based on third party claims, shall not exceed the greater of one million dollars (U.S. \$1,000,000) or the amount actually paid to Contractor under this Agreement.
14. **No Consequential Damages:** In no event and under no circumstances shall Contractor be liable to Client for any principal, interest, loss of anticipated revenues, earnings, profits, increased expense of operation or construction, loss by reason of shutdown or non-operation due to late completion, or for any other economic, consequential, indirect or special damages.
15. **Information Provided by Others:** Client shall provide to Contractor in a timely manner any information Contractor indicates is needed to perform the services hereunder. Contractor may reasonably rely on the accuracy of information provided by Client and its representatives.
16. **Safety and Security:** Contractor has established and maintains programs and procedures for the safety of its employees. Unless specially included as a service to be provided under this Agreement, Contractor specially disclaims any authority or responsibility for job site safety and safety of persons other than Contractor's or Subcontractor's employees.
17. **Termination:** Either party may terminate this Agreement upon thirty (30) days prior written notice to the other party. Client shall pay Contractor for all services rendered to the date of termination plus reasonable expenses for winding down the services. If either party defaults in its obligations under this Agreement, the non-defaulting party, after giving ten (10) days written notice of its intention to terminate or suspend performance under this Agreement, may, if cure of the default is not commenced and diligently continued by the defaulting party, terminate this Agreement or suspend performance under this Agreement.
18. **Dispute Resolution:** Contractor and Client shall attempt to resolve conflicts or disputes under this Agreement in a fair and reasonable manner, and that if resolution cannot be made, the parties agree to attempt to mediate the conflict by a professional mediator. If mediation does not settle any

**MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES**

dispute or action which arises under this Agreement, either party may pursue litigation after notifying the other party of its intentions.

19. **Successors and Assigns:** This Agreement is binding upon and will inure to the benefit of Client and Contractor and their respective successors and assigns. Neither party may assign its rights or obligations hereunder without the prior written consent of the other party.
20. **Notices:** Any notice required or permitted by this Agreement to be given shall be deemed to have been duly given if in writing and delivered personally or five (5) days after mailing by first-class, registered, or certified mail, return receipt requested, postage prepaid and addressed as follows:

Client:

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

Contractor:

Contracts Department
Tetra Tech, Inc.
2301 Lucien Way, Suite 120
Maitland, FL 32751
(407) 803-2551 (Betty Kamara)
TDR.Contracts@tetratech.com

21. **Severability:** The invalidity, illegality, or unenforceability of any provision of this Agreement, or the occurrence of any event rendering any portion or provision of this Agreement void, shall in no way affect the validity or enforceability of any other portion or provision of the Agreement. Any void provision shall be deemed severed from the Agreement and the remainder of the Agreement shall be construed and enforced as if the Agreement did not contain the particular portion or provision held to be void. The parties further agree to reform the Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this section shall not prevent the entire Agreement from being void should a provision which is of the essence of the Agreement be determined to be void.
22. **Governing Law and Venue:** This Agreement shall be construed under and governed by the laws of the State of Georgia without giving effect to its principles on conflicts of law and applicable federal laws and regulations. Any disputes arising thereunder may only be brought in the appropriate state court in Fayette County, GA.
23. **Access and Audits:** Contractor shall maintain adequate financial and program records to justify all charges, expenses, and costs incurred in estimating and performing the work under this Agreement for at least three (3) years following final payment to the Client as Federal Emergency Management Agency sub-grantee. The Client shall have access to all records, documents and information collected and/or maintained by others in the course of the administration of the Agreement. This information shall be made accessible at the Contractor's place of business to the Client, FEMA Administrator, Comptroller General of the United States and their respective designees and authorized agents, for purposes of inspection, reproduction, and audit without restriction.
24. **Non-Discrimination:** The Contractor warrants and represents that all of its employees will be treated equally during employment without regard to race, color, religion, gender, age or national origin.
25. **Waiver:** A waiver by either the Client or Contractor of any breach of this Agreement shall not be binding upon the waiving party unless such waiver is in writing. In the event of a written waiver, such a waiver shall not affect the waiving party's rights with respect to any other or further breach. The making or acceptance of a payment by either party with knowledge of the existence of a default

MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES

or breach shall not operate or be construed to operate as a waiver of any subsequent default or breach.

26. **Modification:** The Agreement may not be modified unless such modifications are evidenced in writing and signed by both the Client and Contractor. Such modifications shall be in the form of a written Amendment executed by both parties.
27. **Contingent Fees:** The Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Contractor to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Agreement.
28. **Confidentiality:** No reports, information, computer programs, documentation, and/or data given to, or prepared or assembled by the Contractor under this Agreement shall be made available to any individual or organization by the Contractor without prior written approval of the Client unless such disclosure is required by a federal or Georgia law or regulation.
29. **Miscellaneous:** Client expressly agrees that all provisions of the Agreement, including the clause limiting the liability of Contractor, were mutually negotiated. In any action to enforce or interpret this Agreement, the prevailing party shall be entitled to recover, as part of its judgment, reasonable attorneys' fees and costs from the other party.
30. **Counterparts:** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original instrument, but all of which taken together shall constitute one instrument.

INTENTIONALLY LEFT BLANK

**MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES**

IN WITNESS WHEREOF, the Contractor has caused this Agreement to be signed in its corporate name by its authorized representative, and the Client has caused this Agreement to be signed in its legal name by persons authorized to execute this Agreement as of the day and year first written above.

CONTRACTOR:
TETRA TECH, INC.


By: Jonathan Burgiel
Title: Business Unit President

CLIENT:
City of Peachtree City, GA


By: _____
Title: _____

ATTEST:


Kayla Lemaire, Contract Administrator II

ATTACHMENTS:

- Exhibit A: Fayette County and City of Peachtree City, GA RFP #2366-P
- Exhibit B: Tetra Tech Technical Approach
- Exhibit C: Tetra Tech Fee Schedule
- Exhibit D: Federal Provisions (2CFR200)

MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES

EXHIBIT A

Fayette County and City of Peachtree City, GA RFP #2366-P

MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES

EXHIBIT B

Tetra Tech Technical Approach

MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES

EXHIBIT C

Tetra Tech Fee Schedule

MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES

EXHIBIT D
FEDERAL PROVISIONS

**FEMA CONTRACT PROVISIONS FOR NON-FEDERAL ENTITY UNDER FEDERAL AWARDS REQUIRED
BY 2 C.F.R. §200.326 APPENDIX II TO 2 CFR §200**

REMEDIES

(For all awarded contracts with a value greater than \$150,000.00)

Any violation or breach of terms of this contract on the part of the Contractor or the Contractor's subcontractors may result in the suspension or termination of this contract or such other action that may be necessary to enforce the rights of the parties of this contract. The duties and obligations imposed by the contract documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law. Any violation or breach of terms of this contract of the Contractor or the Contractor's sub-contractors will be subject to the remedies, including liquidated damages, described in the bid specifications or Request for Proposal and the Client rules and regulations and special conditions which are incorporated herein by reference in their entirety.

TERMINATION FOR CAUSE AND CONVENIENCE

(For all awarded contracts with a value greater than \$10,000.00)

The Client reserves the right to terminate this contract for cause or convenience pursuant to the rules and regulations and special conditions which are incorporated herein by reference in their entirety.

EQUAL EMPLOYMENT OPPORTUNITY

(For all awarded contracts that meet the definition of "federally assisted construction contract" provided in 41 CFR Part 60-1.3) **Contractor must complete enclosed certification**

During the performance of this contract, the contractor agrees as follows:

1. The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:
Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
2. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
3. The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.
4. The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

copies of the notice in conspicuous places available to employees and applicants for employment.

5. The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
6. The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
7. In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
8. The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, that if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

DAVIS-BACON ACT AND COPELAND "ANTI-KICKBACK" ACT

(The Davis-Bacon Act only applies to the Emergency Management Preparedness Grant Program, Homeland Security Grant Program, Nonprofit Security Grant Program, Tribal Homeland Security Grant Program, Port Security Grant Program, and Transit Security Grant Program. It DOES NOT apply to other FEMA grant and cooperative agreement programs, including the Public Assistance Program.

1. *Minimum wages.*

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

- i. All laborers and mechanics employed or working upon the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics.

Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph (a)(1)(iv) of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in §5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: *Provided*, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under paragraph (a)(1)(ii) of this section) and the Davis Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

- ii. (A) The contracting officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination, and which is to be employed under the contract shall be classified in conformance with the wage determination. The contracting officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

- 1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and
- 2) The classification is utilized in the area by the construction industry; and
- 3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(B) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(C) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

(D) The wage rate (including fringe benefits where appropriate) determined pursuant to paragraphs (a)(I)(ii) (B) or (C) of this section, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

- i. Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.
- ii. If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, *Provided*, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

2. *Withholding.*

The Federal Agency and/or Client shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), all or part of the wages required by the contract, the (Agency) may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

3. *Payrolls and basic records.*

- i. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work (or under the United States Housing Act of 1937, or under the Housing Act of 1949, in the construction or development of the project). Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section I (b) (2) (B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(I)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section I(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.
- ii. (A) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the federal agency if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant, sponsor, or owner, as the case may be, for transmission to the federal agency. The payrolls submitted shall set out

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (*e.g.*, the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to the federal agency if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit them to the applicant, sponsor, or owner, as the case may be, for transmission to the federal agency, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the sponsoring government agency (or the applicant, sponsor, or owner).

(B) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

- 1) That the payroll for the payroll period contains the information required to be provided under §5.5 (a) (3) (ii) of Regulations, 29 CFR part 5, the appropriate information is being maintained under §5.5 (a) (3) (i) of Regulations, 29 CFR part 5, and that such information is correct and complete;
- 2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations, 29 CFR part 3;
- 3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(C) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph (a)(3)(ii)(B) of this section.

(D) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under section 1001 of title 18 and section 231 of title 31 of the United States Code.

- i. The contractor or subcontractor shall make the records required under paragraph (a)(3)(i) of this section available for inspection, copying, or transcription by authorized representatives of the federal agency or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, the Federal agency may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. *Apprentices and trainees-*

- i. *Apprentices.* Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

- apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractors registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.
- ii. *Trainees.* Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.
- iii. *Equal employment opportunity.* The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

5. *Compliance with Copeland Act requirements.*

The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract.

6. *Subcontracts.*

The contractor or subcontractor shall insert in any subcontracts the clauses contained in 29 CFR 5.5(a) (I) through (10) and such other clauses as FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR 5.5.

7. *Contract termination: debarment.*

A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. *Compliance with Davis-Bacon and Related Act requirements.*

All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.

9. *Breach.*

A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

10. *Disputes concerning labor standards.*

Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

11. *Certification of eligibility.*

- 1) By entering into this contract, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis Bacon Act or 29 CFR 5.12(a)(I).
- 2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(I).
- 3) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

(For all awarded contracts related to "mechanics and laborers" with a value greater than \$100,000.00)

- 1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
- 2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (b)(1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

set forth in paragraph (b)(1) of this section, in the sum of \$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (b)(1) of this section.

- 3) Withholding for unpaid wages and liquidated damages. The (write in the name of the Federal agency or the loan or grant recipient) shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b)(2) of this section.
- 4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (b)(1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (b)(1) through (4) of this section.

RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT

(This requirement **does not apply** to the Public Assistance, Hazard Mitigation Grant Program, Fire Management Assistance Grant Program, Crisis Counseling Assistance and Training Grant Program, Disaster Case Management Grant Program, and Federal Assistance to Individuals and Households - Other Needs Assistance Grant Program, as FEMA awards under these programs do not meet the definition of "funding agreement." If FEMA federal award meets definition of "funding agreement" under 37 CFR §401.2(a), for all awarded contracts related to experimental, developmental, or research work type contracts)

(a) Definitions

- (1) *Invention* means any invention or discovery which is or may be patentable or otherwise protectable under Title 35 of the United States Code, or any novel variety of *et seq.*
- (2) *Subject invention* means any invention of the *contractor* conceived or first actually reduced to practice in the performance of work under this *contract*, provided that in the case of a variety of plant, the date of determination (as defined in section 41(d) of the Plant Variety Protection Act, 7 U.S.C. 240l (d)) must also occur during the period of *contract* performance.
- (3) *Practical Application* means to manufacture in the case of a composition or product, to practice in the case of a process or method, or to operate in the case of a machine or system; and, in each case, under such conditions as to establish that the invention is being utilized and that its benefits are, to the extent permitted by law or government regulations, available to the public on reasonable terms.
- (4) *Made* when used in relation to any invention means the conception or first actual reduction to practice of such invention.
- (5) *Small Business Firm* means a small business concern as defined at section 2 of Pub. L. 85-536 (15 U.S.C. 632) and implementing regulations of the Administrator of the Small Business Administration. For the purpose of this clause, the size standards for small business concerns involved in government procurement and subcontracting at 13 CFR 121.3-8 and 13 CFR 121.3- 12, respectively, will be used.
- (6) *Nonprofit Organization* means a university or other institution of higher education or an organization of the type described in section 501 (c) {3} of the Internal Revenue Code of 1954 (26 U.S.C. 501(c) and exempt from taxation under section 501(a) of the Internal Revenue Code (25 U.S.C. 501(a)) or any nonprofit scientific or educational organization qualified under a state nonprofit organization statute.

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

(b) Allocation of Principal Rights

The *Contractor* may retain the entire right, title, and interest throughout the world to each subject invention subject to the provisions of this clause and 35 U.S.C. 203. With respect to any subject invention in which the *Contractor* retains title, the Federal government shall have a nonexclusive, nontransferable, irrevocable, paid-up license to practice or have practiced for or on behalf of the United States the subject invention throughout the world.

(c) Invention Disclosure, Election of Title and Filing of Patent Application by *Contractor*

- (1) The *contractor* will disclose each subject invention to the *Federal Agency* within two months after the inventor discloses it in writing to *contractor* personnel responsible for patent matters. The disclosure to the agency shall be in the form of a written report and shall identify the *contract* under which the invention was made and the inventor(s). It shall be sufficiently complete in technical detail to convey a clear understanding to the extent known at the time of the disclosure, of the nature, purpose, operation, and the physical, chemical, biological or electrical characteristics of the invention. The disclosure shall also identify any publication, on sale or public use of the invention and whether a manuscript describing the invention has been submitted for publication and, if so, whether it has been accepted for publication at the time of disclosure. In addition, after disclosure to the *agency*, the *Contractor* will promptly notify the *agency* of the acceptance of any manuscript describing the invention for publication or of any on sale or public use planned by the *contractor*.
- (2) The *Contractor* will elect in writing whether or not to retain title to any such invention by notifying the *Federal agency* within two years of disclosure to the *Federal agency*. However, in any case where publication, on sale or public use has initiated the one-year statutory period wherein valid patent protection can still be obtained in the United States, the period for election of title may be shortened by the *agency* to a date that is no more than 60 days prior to the end of the statutory period.
- (3) The *contractor* will file its initial patent application on a subject invention to which it elects to retain title within one year after election of title or, if earlier, prior to the end of any statutory period wherein valid patent protection can be obtained in the United States after a publication, on sale, or public use. The *contractor* will file patent applications in additional countries or international patent offices within either ten months of the corresponding initial patent application or six months from the date permission is granted by the Commissioner of Patents and Trademarks to file foreign patent applications where such filing has been prohibited by a Secrecy Order.
- (4) Requests for extension of the time for disclosure, election, and filing under subparagraphs (1), (2), and (3) may, at the discretion of the *agency*, be granted.

(d) Conditions When the Government May Obtain Title

The *contractor* will convey to the *Federal agency*, upon written request, title to any subject invention-

- (1) If the *contractor* fails to disclose or elect title to the subject invention within the times specified in (c), above, or elects not to retain title; provided that the *agency* may only request title within 60 days after learning of the failure of the *contractor* to disclose or elect within the specified times.
- (2) In those countries in which the *contractor* fails to file patent applications within the times specified in (c) above; provided, however, that if the *contractor* has filed a patent application in a country after the times specified in (c) above, but prior to its receipt of the written request of the *Federal agency*, the *contractor* shall continue to retain title in that country.
- (3) In any country in which the *contractor* decides not to continue the prosecution of any application for, to pay the maintenance fees on, or defend in reexamination or opposition proceeding on, a patent on a subject invention.

(e) Minimum Rights to *Contractor* and Protection of the *Contractor* Right to File

- (1) The *contractor* will retain a nonexclusive royalty-free license throughout the world in each subject invention to which the Government obtains title, except if the *contractor* fails to disclose the invention within the times specified in (c), above. The *contractor's* license extends to its domestic

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

subsidiary and affiliates, if any, within the corporate structure of which the *contractor* is a party and includes the right to grant sublicenses of the same scope to the extent the *contractor* was legally obligated to do so at the time the *contract* was awarded. The license is transferable only with the approval of the *Federal* to which the invention pertains.

- (2) The *contractor's* domestic license may be revoked or modified by the *funding Federal agency* to the extent necessary to achieve expeditious practical application of the subject invention pursuant to an application for an exclusive license submitted in accordance with applicable provisions at 37 CFR part 404 and *agency* licensing regulations (if any). This license will not be revoked in that field of use or the geographical areas in which the *contractor* has achieved practical application and continues to make the benefits of the invention reasonably accessible to the public. The license in any foreign country may be revoked or modified at the discretion of the *funding Federal agency* to the extent the *contractor*, its licensees, or the domestic subsidiaries or affiliates have failed to achieve practical application in that foreign country.
- (3) Before revocation or modification of the license, the *funding Federal agency* will furnish the *contractor* a written notice of its intention to revoke or modify the license, and the *contractor* will be allowed thirty days (or such other time as may be authorized by the *funding Federal agency* for good cause shown by the *contractor*) after the notice to show cause why the license should not be revoked or modified. The *contractor* has the right to appeal, in accordance with applicable regulations in 37 CFR part 404 and *agency* regulations (if any) concerning the licensing of Government-owned inventions, any decision concerning the revocation or modification of the license.

(f) *Contractor* Action to Protect the Government's Interest

- (1) The *contractor* agrees to execute or to have executed and promptly deliver to the *Federal agency* all instruments necessary to
 - (i) establish or confirm the rights the Government has throughout the world in those subject inventions to which the *contractor* elects to retain title, and
 - (ii) convey title to the *Federal agency* when requested under paragraph (d) above and to enable the government to obtain patent protection throughout the world in that subject invention.
- (2) The *contractor* agrees to require, by written agreement, its employees, other than clerical and nontechnical employees, to disclose promptly in writing to personnel identified as responsible for the administration of patent matters and in a format suggested by the *contractor* each subject invention made under *contract* in order that the *contractor* can comply with the disclosure provisions of paragraph (c), above, and to execute all papers necessary to file patent applications on subject inventions and to establish the government's rights in the subject inventions. This disclosure format should require, as a minimum, the information required by (c) (i), above. The *contractor* shall instruct such employees through employee agreements or other suitable educational programs on the importance of reporting inventions in sufficient time to permit the filing of patent applications prior to U.S. or foreign statutory bars.
- (3) The *contractor* will notify the *Federal agency* of any decisions not to continue the prosecution of a patent application, pay maintenance fees, or defend in a reexamination or opposition proceeding on a patent, in any country, not less than thirty days before the expiration of the response period required by the relevant patent office.
- (4) The *contractor* agrees to include, within the specification of any United States patent applications and any patent issuing thereon covering a subject invention, the following statement, "This invention was made with government support under (identify the *contract*) awarded by (identify the Federal agency). The government has certain rights in the invention."

(g) Subcontracts

- (1) The *contractor* will include this clause, suitably modified to identify the parties, in all subcontracts, regardless of tier, for experimental, developmental or research work. The subcontractor will retain all rights provided for the *contractor* in this clause, and the *contractor* will not, as part of the

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

consideration for awarding the subcontract, obtain rights in the subcontractor's subject inventions.

- (2) In the case of subcontracts, at any tier, when the prime award with the Federal agency was a contract (but not a grant or cooperative agreement), the *agency*, subcontractor, and the contractor agree that the mutual obligations of the parties created by this clause constitute a contract between the subcontractor and the Federal agency with respect to the matters covered by the clause; provided, however, that nothing in this paragraph is intended to confer any jurisdiction under the Contract Disputes Act in connection with proceedings under paragraph (i) of this clause.

(h) Reporting on Utilization of Subject Inventions

The *Contractor* agrees to submit on request periodic reports no more frequently than annually on the utilization of a subject invention or on efforts at obtaining such utilization that are being made by the *contractor* or its licensees or assignees. Such reports shall include information regarding the status of development, date of first commercial sale or use, gross royalties received by the contractor, and such other data and information as the *agency* may reasonably specify. The *contractor* also agrees to provide additional reports as may be requested by the *agency* in connection with any march-in proceeding undertaken by the *agency* in accordance with paragraph (i) of this clause. As required by 35 U.S.C. 202(c) (5), the *agency* agrees it will not disclose such information to persons outside the government without permission of the *contractor*.

(i) Preference for United States Industry

Notwithstanding any other provision of this clause, the *contractor* agrees that neither it nor any assignee will grant to any person the exclusive right to use or sell any subject inventions in the United States unless such person agrees that any products embodying the subject invention or produced through the use of the subject invention will be manufactured substantially in the United States. However, in individual cases, the requirement for such an agreement may be waived by the *Federal agency* upon a showing by the *contractor* or its assignee that reasonable but unsuccessful efforts have been made to grant licenses on similar terms to potential licensees that would be likely to manufacture substantially in the United States or that under the circumstances domestic manufacture is not commercially feasible.

(j) March-in Rights

The *contractor* agrees that with respect to any subject invention in which it has acquired title, the *Federal agency* has the right in accordance with the procedures in 37 CFR 401.6 and any supplemental regulations of the *agency* to require the *contractor*, an assignee or exclusive licensee of a subject invention to grant a nonexclusive, partially exclusive, or exclusive license in any field of use to a responsible applicant or applicants, upon terms that are reasonable under the circumstances, and if the *contractor*, assignee, or exclusive licensee refuses such a request the *Federal agency* has the right to grant such a license itself if the *Federal agency* determines that:

- (1) Such action is necessary because the *contractor* or assignee has not taken or is not expected to take within a reasonable time, effective steps to achieve practical application of the subject invention in such field of use.
- (2) Such action is necessary to alleviate health or safety needs which are not reasonably satisfied by the *contractor*, assignee or their licensees;
- (3) Such action is necessary to meet requirements for public use specified by Federal regulations and such requirements are not reasonably satisfied by the *contractor*, assignee or licensees; or
- (4) Such action is necessary because the agreement required by paragraph (i) of this clause has not been obtained or waived or because a licensee of the exclusive right to use or sell any subject invention in the United States is in breach of such agreement.

(k) Special Provisions for *Contracts* with Nonprofit Organizations If the *contractor* is a nonprofit organization, it agrees that:

**MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES**

- (1) Rights to a subject invention in the United States may not be assigned without the approval of the *Federal agency*, except where such assignment is made to an organization which has as one of its primary functions the management of inventions, provided that such assignee will be subject to the same provisions as the *contractor*;
- (2) The *contractor* will share royalties collected on a subject invention with the inventor, including Federal employee co-inventors (when the agency deems it appropriate) when the subject invention is assigned in accordance with 35 U.S.C. 202(e) and 37 CFR 401.10;
- (3) The balance of any royalties or income earned by the *contractor* with respect to subject inventions, after payment of expenses (including payments to inventors) incidental to the administration of subject inventions, will be utilized for the support of scientific research or education; and
- (4) It will make efforts that are reasonable under the circumstances to attract licensees of subject invention that are small business firms and that it will give a preference to a small business firm when licensing a subject invention if the *contractor* determines that the small business firm has a plan or proposal for marketing the invention which, if executed, is equally as likely to bring the invention to practical application as any plans or proposals from applicants that are not small business firms; provided, that the *contractor* is also satisfied that the small business firm has the capability and resources to carry out its plan or proposal. The decision whether to give a preference in any specific case will be at the discretion of the *contractor*. However, the *contractor* agrees that the Secretary applicants, and the *contractor* will negotiate changes to its licensing policies, procedures, or practices with the Secretary when the Secretary's review discloses that the *contractor* could take reasonable steps to implement more effectively the requirements of this paragraph (k)(4).

(l) Communication

Any communications to be given hereunder by either party to the other shall be deemed to be duly given if set forth in writing and personally delivered or sent by mail, registered or certified, postage prepaid with return receipt requested, as follows:

CONTRACTOR

Tetra Tech, Inc.

2301 Lucien Way, Suite 120

Maitland, FL 32751

CLIENT

City of Peachtree City

151 Willowbend Road

Peachtree City, GA 30269

Written notices hereunder delivered personally shall be deemed communicated as of actual receipt; mailed notices shall be deemed communicated five (5) days after deposit in the mail, post prepaid, certified, in accordance with this Paragraph.

CLEAN AIR ACT

(For all awarded contracts with a value greater than \$150,000.00)

- (m) The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.
- (n) The contractor agrees to report each violation to the (name of applicant entering into the contract) and understands and agrees that the (name of the applicant entering into the contract) will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
- (o) The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

FEDERAL WATER POLLUTION CONTROL ACT

(For all awarded contracts with a value greater than \$150,000.00)

- (1) The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 etseq.
- (2) The contractor agrees to report each violation to the (name of the applicant entering into the

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

contract) and understands and agrees that the (name of the applicant entering into the contract) will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

- (3) The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

DEBARMENT AND SUSPENSION

Contractor must complete enclosed certification

- (1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).
- (2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
- (3) This certification is a material representation of fact relied upon by Client. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to (insert name of recipient/subrecipient/applicant), the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
- (4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

BYRD ANTI-LOBBYING AMENDMENT

(For all awarded contracts with a value greater than \$100,000.00. **Contractor must complete enclosed certification**

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended) Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

The Contractor certifies, to the best of his or her knowledge and belief that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the contractor shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) Contractor will include language of this certification in all subcontract awards at any tier and require that all recipients of subcontract awards in excess of \$150,000.00 shall certify and disclose

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

accordingly.

PROCUREMENT OF RECOVERED MATERIALS

(The requirements of Section 6002 include procuring only items designated in guidelines of the EPA at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired by the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.)

- (1) In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA designated items unless the product cannot be acquired:
 - a) Competitively within a timeframe providing for compliance with the contract performance schedule;
 - b) Meeting contract performance requirements; or
 - c) At a reasonable price.
- (2) Information about this requirement is available at EPA's Comprehensive Procurement Guidelines web site, <http://www.epa.gov/cpg/>. The list of EPA-designate items is available at <http://www.epa.gov/cpg/products.htm>.
- (3) The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act."

ACCESS TO RECORDS

The following access to records requirements apply to this contract:

- (1) The Contractor agrees to provide the Client, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.
- (2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
- (3) The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.
- (4) In compliance with the Disaster Recovery Act of 2018, the Client and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

CHANGES

To be eligible for FEMA assistance under the non-Federal entity's FEMA grant or cooperative agreement, the cost of the change, modification, change order, or constructive change must be allowable, allocable, within the scope of its grant or cooperative agreement, and reasonable for the completion of project scope.

FEMA recommends, therefore, that a non-Federal entity include a changes clause in its contract that describes how, if at all, changes can be made by either party to alter the method, price, or schedule of the work without breaching the contract. The language of the clause may differ depending on the nature of the contract and the end-item procured.

DHS SEAL, LOGO, AND FLAGS

The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

COMPLIANCE WITH FEDERAL LAW, REGULATIONS, AND EXECUTIVE ORDERS

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

This is an acknowledgement that FEMA financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law, regulations, executive orders, FEMA policies, procedures, and directives.

NO OBLIGATION BY FEDERAL GOVERNMENT

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

PROHIBITION ON CONTRACTING FOR COVERED TELECOMMUNICATIONS EQUIPMENT OR SERVICES

2 C.F.R. § 200.216, as implemented by FEMA Policy 405-143-1, prohibits the Contractor from using equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

DOMESTIC PREFERENCES FOR PROCUREMENTS

As appropriate and to the extent consistent with law, the Contractor agrees, to the greatest extent practicable, prefer the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products).

AFFIRMATIVE SOCIOECONOMIC STEPS

If subcontracts are to be let, the prime contractor is required to take all necessary steps identified in 2 C.F.R. § 200.321(b)(1)-(5) to ensure that small and minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

COPYRIGHT AND DATA RIGHTS

"License and Delivery of Works Subject to Copyright and Data Rights"

The Contractor grants to the Client a paid-up, royalty-free, nonexclusive, irrevocable, worldwide license in data first produced in the performance of this contract to reproduce, publish, or otherwise use, including prepare derivative works, distribute copies to the public, and perform publicly and display publicly such data. For data required by the contract but not first produced in the performance of this contract, the Contractor will identify such data and grant to the Client or acquires on its behalf a license of the same scope as for data first produced in the performance of this contract. Data, as used herein, shall include any work subject to copyright under 17 U.S.C. § 102, for example, any written reports or literary works, software and/or source code, music, choreography, pictures or images, graphics, sculptures, videos, motion pictures or other audiovisual works, sound and/or video recordings, and architectural works. Upon or before the completion of this contract, the Contractor will deliver to the Client data first produced in the performance of this contract and data required by the contract but not first produced in the performance of this contract in formats acceptable by the Client."

BUILD AMERICA, BUY AMERICA ACT

Contractors and their subcontractors who apply or bid for an award for an infrastructure project subject to the domestic preference requirement in the Build America, Buy America Act ("BABAA") shall file the required certification to the non-federal entity with each bid or offer for an infrastructure project, unless a domestic preference requirement is waived by FEMA. Contractors and subcontractors certify that no federal financial assistance funding for infrastructure projects will be provided unless all the iron, steel, manufactured projects, and construction materials used in the project are produced in the United States. BABAA, Pub. L. No. 117-58, §§ 70901-52. Contractors and subcontractors shall also disclose any use of federal financial assistance for infrastructure projects that does not ensure compliance with BABAA domestic preference requirement. Such disclosures shall be forwarded to the recipient who, in turn, will forward the disclosures to FEMA, the federal awarding agency; subrecipients will forward disclosures to the pass-through entity, who will, in turn, forward the disclosures to FEMA.

**MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES**

BYRD ANTI-LOBBYING CERTIFICATION

Certification for Contracts, Grants, Loans, and Cooperative Agreements-The undersigned certifies, to the best of his or her knowledge and belief, that:

- 1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- 2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- 3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Contractor, Tetra Tech, Inc., certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C.Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.



Signature of Contractor's Authorized Official

Jonathan Burgiel, Business Unit President

Name and Title of Contractor's Authorized Official

9/26/2024

Date

MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES

DEBARMENT/SUSPENSION CERTIFICATION

Non-Federal entities and contractors are subject to the debarment and suspension regulations implementing Executive Order 12549, Debarment and Suspension (1986) and Executive Order 12689, Debarment and Suspension (1989) at 2 C.F.R. Part 180 and the Department of Homeland Security's regulations at 2 C.F.R. Part 3000 (No procurement Debarment and Suspension).

This requirement applies to all FEMA grant and cooperative agreement programs.

Federal Executive Order (E .O.) 12549 "Debarment" requires that all contractors receiving individual awards, using federal funds, and all sub recipients certify that the organization and its principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency from doing business with the Federal Government. By signing this document, you certify that your organization and its principals are not debarred. Failure to comply or attempts to edit this language may disqualify your bid. Information on debarment is available at the following websites: www.sam.gov and <https://acquisition.gov/far/index.html> see section 52.209-6.

The Contractor, Tetra Tech, Inc., certifies or affirms by your signature that neither you nor your principal is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.



Signature of Contractor's Authorized Official

Jonathan Burgiel, Business Unit President

Name and Title of Contractor's Authorized Official

9/26/2024

Date

MASTER SERVICES AGREEMENT FOR DEBRIS MONITORING SERVICES

CIVIL RIGHTS COMPLIANCE PROVISIONS

1. EQUAL EMPLOYMENT OPPORTUNITY (Equal Opportunity Clause)

(For all awarded contracts that meet the definition of "federally assisted construction contract" provided in 41 CFR Part 60-1.3)

During the performance of this contract, the contractor agrees as follows:

- 1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:
Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- 2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
- 3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.
- 4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- 5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- 6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- 7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or order this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- 8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by

**MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES**

rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, that if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.



Signature of Contractor's Authorized Official

Jonathan Burgiel, Business Unit President

Name and Title of Contractor's Authorized Official

9/26/2024

Date

**MASTER SERVICES AGREEMENT
FOR DEBRIS MONITORING SERVICES**

BUILD AMERICA BUY AMERICA ACT SELF-CERTIFICATION

The undersigned certifies, to the best of their knowledge and belief, that: The Build America, Buy America Act (BABAA) requires that no federal financial assistance for “infrastructure” projects is provided “unless all of the iron, steel, manufactured products, and construction materials used in the project are produced in the United States.” section 70914 of Public Law No. 117-58, §§ 70901-52. The undersigned certifies that the iron, steel, manufactured products, and construction materials used in this contract are in full compliance with the BABAA requirements including:

1. All iron and steel used in the project are produced in the United States. This means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
2. All manufactured products purchased with FEMA financial assistance must be produced in the United States. For a manufactured product to be considered produced in the United States, the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55% of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation.
3. All construction materials are manufactured in the United States. This means that all manufacturing processes for the construction material occurred in the United States.

The Contractor, Tetra Tech, Inc., certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.



Signature of Contractor's Authorized Official

Jonathan Burgiel, Business Unit President

Name and Title of Contractor's Authorized Official

9/26/2024

Date

**CITY OF PEACHTREE CITY, GA
NOTICE TO PROCEED**

Effective Date: 09/26/2024

Ms. Betty Kamara
Contracts Administrator
Tetra Tech, Inc.
2301 Lucien Way, Suite 120
Maitland, FL 32804

Re: **Notice-To-Proceed (NTP): 2024 Hurricane Helene**

Dear Ms. Kamara,

CITY OF PEACHTREE CITY, GA hereby gives Tetra Tech, Inc. a "Notice to Proceed" with mobilization of personnel to assist Client staff with disaster debris monitoring services as a result of the 2024 Hurricane Helene.

On the basis of this action, you are authorized to proceed in accordance with the terms and conditions of Master Services Agreement between CITY OF PEACHTREE CITY, GA and Tetra Tech, Inc. for debris monitoring services dated September 26, 2024. A task order with a detailed scope and an initial project not-to-exceed amount will be provided for review and execution.

"Notice to Proceed" is hereby given and accepted by the signature below.

Please contract Justin Strickland at jstrickland@peachtree-city.org to coordinate efforts.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Strickland', is written over a yellow rectangular highlight.

Justin Strickland
City Manager
CITY OF PEACHTREE CITY, GA

Accepted by:

TETRA TECH, INC.

By: _____

Name: Jonathan Burgiel

Title: Business Unit President

Date: _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Yasmin Julio, Interim Assistant City Manager 9/26/2024
Paul Salvatore, Finance Director 9/27/2024
Justin Strickland, City Manager 9/27/2024

DATE: October 3, 2024

SUBJECT: Solid Waste Management Ordinance Amendment

Recommendation:

No action is recommended at this time. This item will be on the October 17, 2024, City Council meeting agenda for adoption.

Discussion:

At the May council meeting when the fee schedule update was presented, and at the August City Council meeting, when Keep Peachtree City Beautiful budget was presented, discussions occurred regarding updating the city's franchise fee. Per our current ordinance, the residential solid waste haulers pay \$1.00 per quarter per subscriber as the franchise fee to the city, which is then in turn paid to KPTCB for their various services to residents. Over the years, this amount has remained the same even though many variables have changed, including a 350% increase in cardboard collection, additional litter services provided at the Line Creek nature area, and staffing shortages.

The proposed amendment to the solid waste management ordinance increases the franchise fee to \$1.00 per month.

As of June 2024, approximately 11,770 residential households subscribe to trash service. If subscriber counts remain the same, this should increase the revenue received by KPTCB to \$141,240 from the franchise fee payments. This will allow for additional personnel to be hired to supervise the community service workers who make up the majority of the day-to-day workforce. The change to the franchise fee will also allow for a slight increase to the supervisor's hourly rate to \$15.00/hour, making the position more competitive and, finally, it will allow for KPTCB to increase the number of days that the recycling center to 6 days a week.

Other small edits were made to the ordinance to reflect current operations as well as removing all non-city residents from utilizing the recycling center as they do not pay towards the operation in their residential sanitation bill as residents of Peachtree City

do.

If approved, both residents and the residential solid waste haulers will be notified.

Budget Impact:

This will increase both revenue and expenses in KPTCB Fund 265 as both will increase in the collection and distribution of the franchise fees.

Attachments:

1. Solid Waste Management Proposed Ordinance

Sec. 42-83. Requirements.

- (a) In accordance with state and county laws, all residents and businesses of the city shall be required to separate yard trimmings from other wastes, and shall be prohibited from placing yard trimmings in the waste stream that goes to municipal solid waste (MSW) landfills. This provision is to be effective July 1, 1995.
- (b) Back yard composting is encouraged as the primary method for diverting yard trimmings from the waste stream. However, as an alternative to back yard composting, the city will provide an area appropriate for stockpiling yard trimmings for periodic processing into mulch or compost. The county is also providing such a facility, and both are to be available to residents of the city and the county.
- (c) The city mulching facility shall be operated by the city public works department in conjunction with Keep Peachtree City Beautiful via contracted services. The director of public servicesworks, in consultation with the chief administrative officercity manager shall establish and publish hours of operation, types and dimensions of yard trimmings to be accepted, and any user fees necessary to support the facility. Mulching services may be contracted out or handled by in-house resources, or by a combination of contracted and in-house resources. This mulching area shall be used only by residents of the city ~~and the county~~ for their personal residential yard trimmings. County residents and C any commercial generators of yard trimmings shall dispose of them at the county facility or other approved location.
- (d) Private businesses which operate in the city and provide solid waste collection and disposal services shall comply with the following minimum requirements:
 - (1) Obtain a solid waste handling permit from the director of the environmental protection division of the state department of natural resources, pursuant to O.C.G.A. § 12-8-24.
 - (2) Use only vehicles and containers which comply with state EPD rules. Waste collection vehicles must be compactor-type trucks, covered or enclosed vehicles, constructed to be substantially leakproof, constructed of durable metal, easily cleanable and designed to prevent litter from escaping during transport. Recycling vehicles shall not be the same ones used for waste collection. Vehicles shall also meet all safety, size and weight requirements of the state department of transportation.
 - (3) Within 30 days following the end of each calendar quarter, submit to the director of public works the following data regarding waste collection in the city:
 - a. Tonnage figures showing total waste tonnages collected. Catalog this total into residential and commercial/industrial subtotals.
 - b. Tonnage figures showing recovered, recycled or diverted materials by type.
- (e) Private businesses which operate in the city and provide curbside residential solid waste collection and disposal services shall comply with the following additional minimum requirements:
 - (1) Annually or upon request, provide written assurance and description of disposal capability to support the city for ten years into the future.
 - (2) Enter into a nonexclusive franchise agreement with the city for authorization to provide waste collection, recycling, and yard waste removal services to city residents and to use publicly owned streets and rights-of-way.
 - (3) Offer curbside residential recycling services as part of the base services. Minimum recycling requirements shall be established in the franchise agreement. The company shall provide suitable containers to its residential customers to facilitate recycling.
 - (4) Offer curbside collection and disposal service for yard trimmings in residential areas. Bagging or container systems shall be determined by the waste collection companies.

-
- (5) Pay to the city, on a quarterly basis four times a year, a \$1.00 per customer per ~~quarter-month~~ franchise fee. It shall be the duty of a franchisee to pay to the city the franchise fee for the preceding quarter within 45 days after the end of the quarter. For purposes of this article, the quarters shall end on March 31, June 30, September 30 and December 31 of each year.
- (6) Curbside collection receptacles provided for waste collection, recycling, and yard waste removal shall be of dark, neutral coloring to include and be limited to black, green, blue, brown, or gray.
- (f) Private companies engaged in the building, construction and land development business in the city shall comply with the waste minimization provisions in the land development ordinance, appendix B to this Code.
- (Code 1980, § 11-33(c); Ord. No. 745, 12-7-2000; Ord. No. 971, § 1, 4-16-2009; Ord. No. 976, § 1, 6-18-2009; Ord. No. 1043, § 1, 5-3-2012; Ord. No. 1107, § 1, 3-17-2016; Ord. No. 1216, § 1, 1-4-2024)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Assistant Finance Director 9/27/2024
Paul Salvatore, Finance Director 9/27/2024
Yasmin Julio, Interim Assistant City Manager 9/27/2024
Justin Strickland, City Manager 9/27/2024

DATE: October 3, 2024

SUBJECT: Municipal Court Judicial Service Agreement

Recommendation:

Re-appoint H. Clay Collins as the Municipal Court Judge and approve the attached Municipal Court Judicial Services Agreement.

Discussion:

The City appointed H. Clay Collins as the Interim Municipal Court Judge on September 1, 2018, and Municipal Court Judge on January 1, 2022. This contract has been renewed month to month since December 31, 2022, at the original rate.

Two occurrences have prompted the need to renew the contract with Judge Collins officially. First, HB 456 amended Article 1 of Chapter 32 of Title 36 of the Official Code of Georgia Annotated to increase the term for municipal court judges from one year to two years. Second, in 2024, we increased the hourly rate of our City attorney. Our municipal court judge has requested an hourly rate increase as well to match that of our City attorney.

As the Municipal Court Judge is an appointed professional service, policy does not require that this position be filled through requests for proposals.

Budget Impact:

There is no budget impact, as an increase can be accommodated within the FY2025 budget. The Municipal Court Judge is budgeted in the General Fund Municipal Court department budget.

Attachments:

1. Proposed Collins Judge Agreement 10.01.2024
2. HB456

MUNICIPAL COURT JUDICIAL SERVICES AGREEMENT

This agreement (the "**Agreement**") is by and between the City of Peachtree City, a municipal corporation (the "City") and Clay Collins ("Collins"), and is dated the ____ day of _____ 2024.

RECITALS

- A. The City operates a Municipal Court pursuant to Georgia Law.
- B. The Mayor and City Council have previously accepted Collins as a visiting Judge for the Municipal Court of Peachtree City.
- C. The City and Collins desire to enter into an agreement setting forth the relative rights, duties and obligations of the Parties;

Now, therefore, in consideration of the mutual promises and covenants set forth below, the sufficiency of which is acknowledged by the parties, it is agreed as follows:

1. **Appointment** - Effective October 1, 2024, Collins is re-appointed to be the judge of the Municipal Court of Peachtree City. Said term shall terminate on September 30, 2026, unless sooner terminated as may be provided by law. The term may be extended from month to month with the consent of both parties.
2. **Term** - The term of this agreement shall be from October 1, 2024 through September 30, 2026, in accordance with HB456.
3. **Duties** – Collins agrees to serve as the Municipal Court Judge for the City of Peachtree City with all the powers, duties, privileges and obligations which said office confers and in accordance with this Agreement and as required by the City's ordinances, the constitutions and laws of the state of Georgia and the United States, and all other applicable laws and treaties. Collins shall abide by the Georgia Rules of Judicial Conduct. Collins shall at all times maintain his status as a licensed attorney in the state of Georgia in active status. The services to be provided will include regularly scheduled court sessions and any administrative work and out-of-court work done by the Municipal Court Judge, and all time expended for judicial education. In addition to regularly scheduled sessions of the Peachtree City Municipal Court, the Judge shall conduct arraignments, probable cause hearings, bail hearings, or other court hearings as may be necessary and shall otherwise

be available, as needed to provide the Municipal Court. Collins shall also use his best efforts to improve the City's Court by advancing the causes of justice, impartiality, fairness and efficiency in all of the Court's business.

4. **Compensation** - The City shall compensate Collins at the rate of \$200.00 per hour for all his time, both judicial and administrative.
5. **Judges Pro Tem** - In the event that Collins is unable to serve due to disability, illness and/or absence, it shall be his responsibility to so notify the City and to make arrangements for the presence of a Judge pro tem. All Judges pro tem shall be qualified to hold the position of Judge of the Municipal Court, as provided herein. Judges pro tem shall be paid by the City.
6. **Status** - Collins will be an independent contractor, and shall pay all of his own withholding taxes, social security taxes, and any other payroll taxes.
7. **Termination** - This agreement shall be in effect during the term specified in paragraph two unless terminated by mutual agreement or according to law. The City shall release Collins from his obligations under this contract if Collins accepts a full-time judicial appointment, in which case Collins will release the City from its obligations.
8. **General Rule** - The parties agree that the applicable provisions of Georgia Law and Uniform Court Rules which govern the election, term, vacancies, removal, selection, responsibilities and authorities of presiding judges in courts of limited jurisdiction, shall be applicable to all court operations and personnel.
9. **Qualification** - Collins declares that he is and shall at all times during the term of this Agreement be, qualified to serve as a Municipal Court Judge.
10. **Indemnity Agreement** - The City shall defend, indemnify and hold Collins and/or pro tem judges that may serve in his absence, harmless from any and all claims arising out of the good faith performance of his duties and functions as the Peachtree City Municipal Court Judge.

11. **Mediation and Arbitration** - Should any dispute arise between the parties, the disputed matter shall be submitted to mediation as a condition precedent to the initiation of any civil proceedings. The parties shall each pay their own costs associated with mediation and shall each pay one half of the mediator's fees.

Clay Collins

Mayor or designee

House Bill 456 (AS PASSED HOUSE AND SENATE)

By: Representatives Gunter of the 8th, Lumsden of the 12th, Scoggins of the 14th, Silcox of the 53rd, and Collins of the 71st

A BILL TO BE ENTITLED

AN ACT

1 To amend Article 1 of Chapter 32 of Title 36 of the Official Code of Georgia Annotated,
2 relating to general provisions regarding municipal courts, so as to increase the term for
3 municipal court judges from one year to two years unless otherwise provided for in a
4 municipality's charter; to provide for removal of municipal court judges for breach of
5 contract; to provide for an effective date and applicability; to provide for related matters; to
6 repeal conflicting laws; and for other purposes.

7 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

8 **SECTION 1.**

9 Article 1 of Chapter 32 of Title 36 of the Official Code of Georgia Annotated, relating to
10 general provisions regarding municipal courts, is amended by revising paragraph (1) of
11 subsection (a) of Code Section 36-32-2, relating to appointment of judges, as follows:

12 "(a)(1) Notwithstanding any other provision of this chapter or any general or local Act,
13 the governing authority of each municipal corporation within this state having a
14 municipal court, as provided by the Act incorporating the municipal corporation or any
15 amendments thereto, is authorized to appoint a judge of such court. Any individual
16 appointed as a judge under this Code section shall possess such qualifications as set forth

H. B. 456

- 1 -

in Code Section 36-32-1.1 and shall receive such compensation as shall be fixed by the governing authority of the municipal corporation. Notwithstanding the failure of the governing body of a municipal corporation to enter into a written agreement or enact an ordinance as provided for in this paragraph, any individual appointed as a judge under this Code section shall serve for a minimum term of ~~one year~~ two years from the date of appointment as reflected in the minutes of the municipal corporation, unless such municipal corporation's charter provides for a longer term, and until a successor is appointed or if the judge is removed from office as provided in Code Section 36-32-2.1. Such term shall be memorialized in a written agreement between such individual and the governing authority of the municipal corporation or in an ordinance or a charter. If such term is memorialized in a written agreement, such agreement shall not include any geographic limitation concerning a judge's eligibility to serve and shall not contain any provision that a judge serve in an at-will capacity."

SECTION 2.

Said article is further amended by revising subsection (b) of Code Section 36-32-2.1, relating to removal of judges, as follows:

"(b)(1) A judge may be removed during his or her term of office by a two-thirds' vote of the entire membership of the governing authority of the municipal corporation for:

(A) Willful misconduct in office;

(B) Willful and persistent failure to perform duties;

(C) Habitual intemperance;

(D) Conduct prejudicial to the administration of justice which brings the judicial office into disrepute; or

(E) Disability seriously interfering with the performance of duties, which is, or is likely to become, of a permanent character.

(2) A municipality may define in its charter further conduct that may lead to a judge's removal.

(3) Where a municipality has entered into a written agreement with an individual memorializing the terms and conditions of his or her appointment as judge, and the municipality alleged a breach of the agreement:

(A) Written notice of such breach shall be given to the judge;

(B) The judge shall have up to 30 days after receiving the notice to cure the alleged breach;

(C) Where a municipality seeks to remove a judge for breach of the agreement, such removal during a judge's term shall only occur in the event of a material breach; and

(D) Removal for a material breach may only be done subject to the provisions of subsection (c) of this Code section."

SECTION 3.

This Act shall become effective on July 1, 2024, and shall apply to written agreements entered into on or after such date.

SECTION 4.

All laws and parts of laws in conflict with this Act are repealed.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: David Borkowski, City Engineer 9/26/2024
Paul Salvatore, Finance Director 9/27/2024
Yasmin Julio, Interim Assistant City Manager 9/27/2024
Justin Strickland, City Manager 9/27/2024

DATE: October 3, 2024

SUBJECT: SR 54 @ Huddleston Intersection Improvements

Recommendation:

No action is required as of this time, the approval of this item is scheduled to be on the October 17, 2024, meeting agenda.

Discussion:

This project was advertised for construction and two bidders submitted bids to be considered for this project. Piedmont paving had the lowest bid at \$212,862.00. Staff reviewed the bids and interviewed Piedmont Paving to make sure they understood the scope of the bid. After review, Staff recommends awarding the bid to Piedmont Paving. The other bidder was McLeroy Grading with a bid price of \$283,564.00.

Questions were raised just prior to the September 5, 2024, Council Meeting about the right turn out of Best Buy not being designed according to the MUTCD. The item was tabled and the comments were brought up to the Georgia Department of Transportation (GDOT). GDOT came back and agreed that revisions needed to be made to the right turn to be in compliance. The suggested fix that would have the least impact would be channelizing the right turn with a concrete island out of Best Buy and installing a yield sign.

This would necessitate a re-design and a slight price increase on the part of our selected contractor. Staff will present the price increase at the next council meeting for consideration.

Budget Impact:

If approved, this project will be funded by a combination of a Fayette County Development Authority (FCDA) grant and 2017 Special Purpose Local Option Sales Tax (SPLOST) funds. The grant agreement is to pay 50% of project costs. The matching funds and any cost overruns are available in SPLOST 2017 Project #7 from 321-4220-541400-SP17-007.

Attachments:

1. FCDA Grant Application - Executed
2. Stamped DSGN_S-113-003007-3

February 9, 2024



Peachtree City FCDA Grant Application

Huddleston Infrastructure Improvement

Prepared By:
David Borkowski, City Engineer

www.peachtree-city.org

TABLE OF CONTENTS

Description	3
Relationship to Planning Strategies	4
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

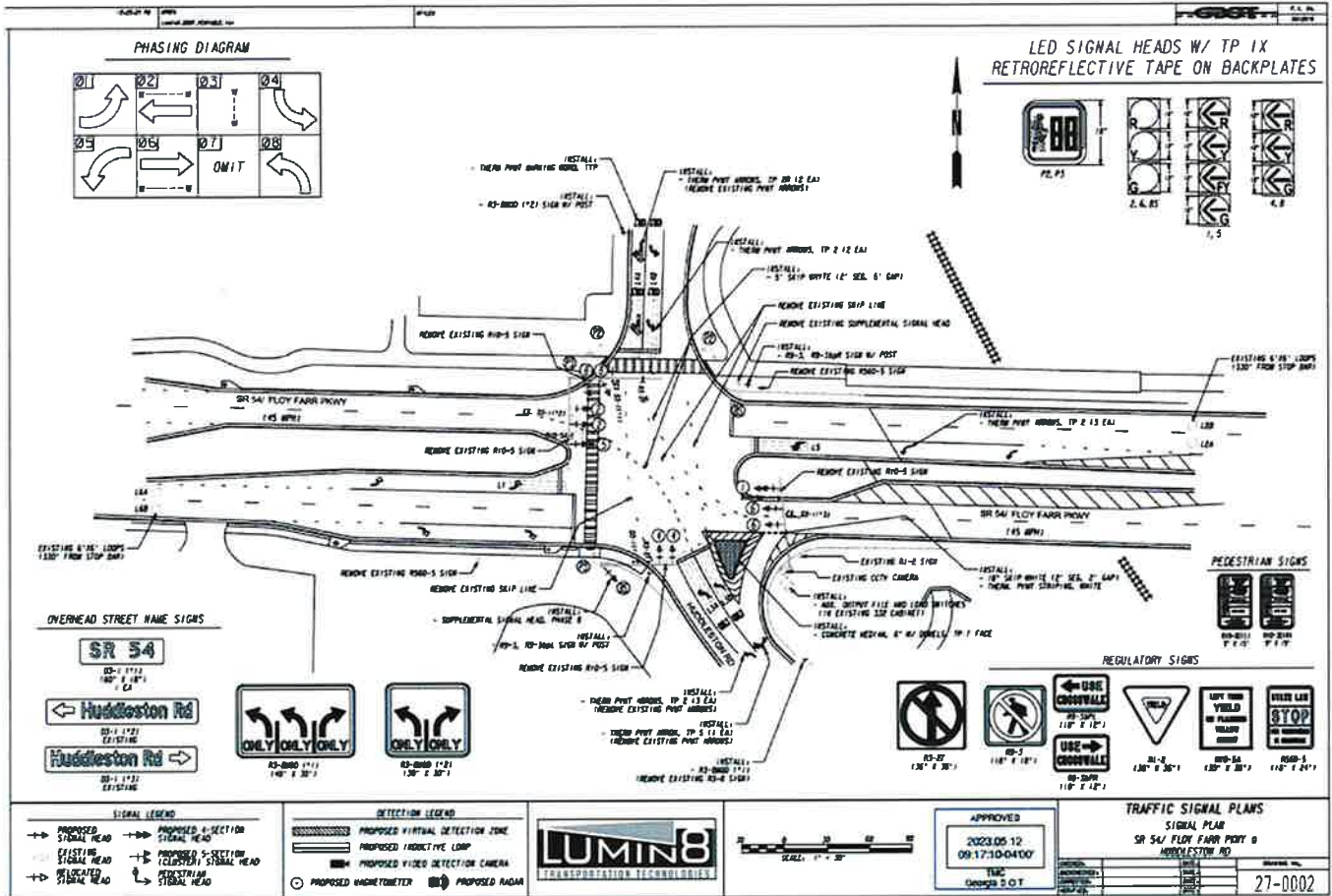
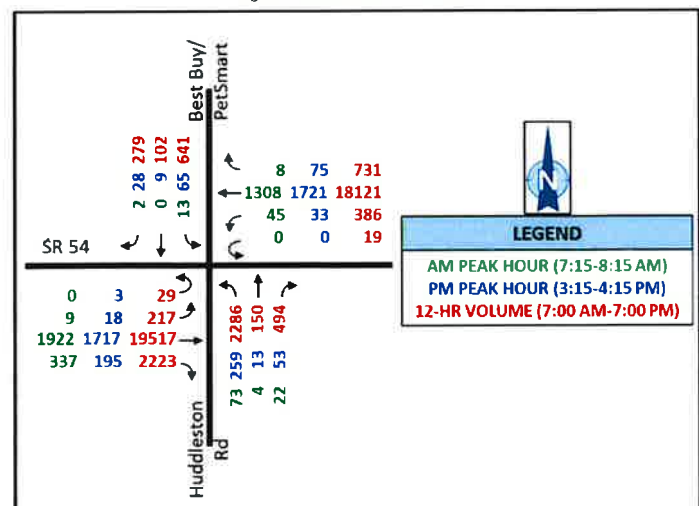


Figure 3: EXISTING TRAFFIC VOLUMES



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



**FAYETTE COUNTY
DEVELOPMENT AUTHORITY**

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] Signature of City Manager

Robert Curnow Print Name

770-487-7657 Telephone Date February 15, 2024

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

[Signature] Signature of City's Chief Elected Official

Kim Leonard Print name

770-487-7657 Telephone Date February 15, 2024

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

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

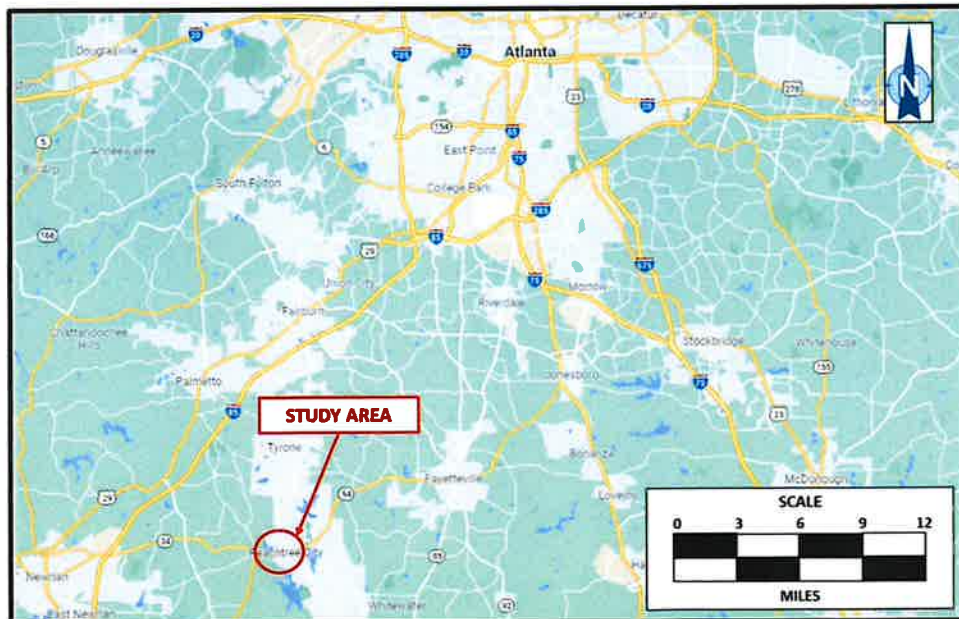
Respondents: David Borkowski, PE, M ASCE

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.

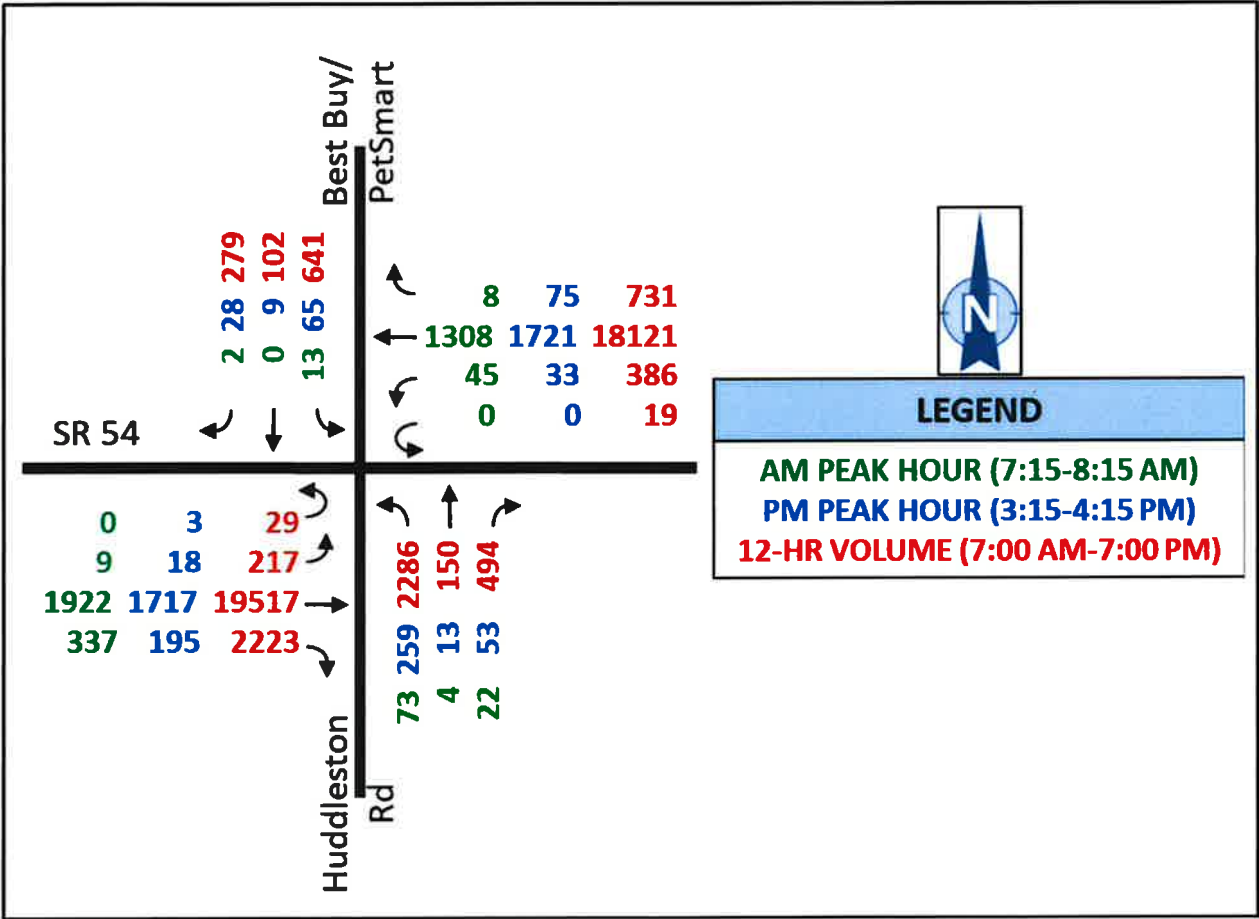
Figure 2: SR 54 & HUDDLESTON RD



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

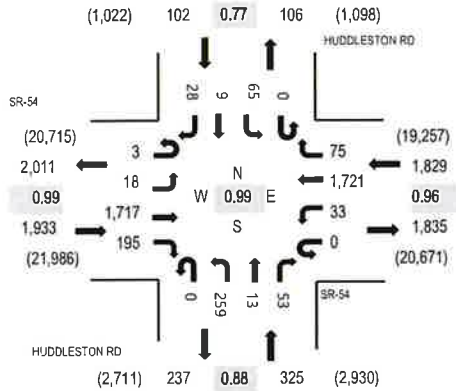
Location: 1 HUDDLESTON RD & SR-54 AM

Date: Wednesday, November 9, 2022

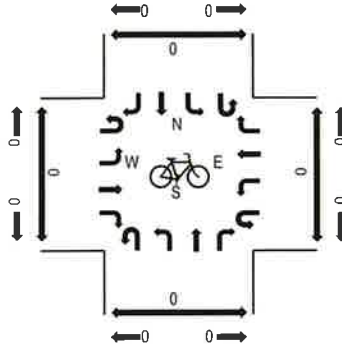
Peak Hour: 03:15 PM - 04:15 PM

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

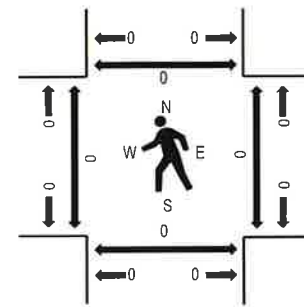
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SR-54 Eastbound				SR-54 Westbound				HUDDLESTON RD Northbound				HUDDLESTON RD Southbound				Rolling Hour	Pedestrian Crossings				
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		Total	West	East	South	North
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	8	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

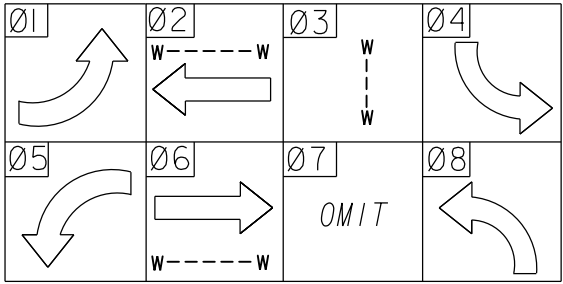
Peak Rolling Hour Flow Rates

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

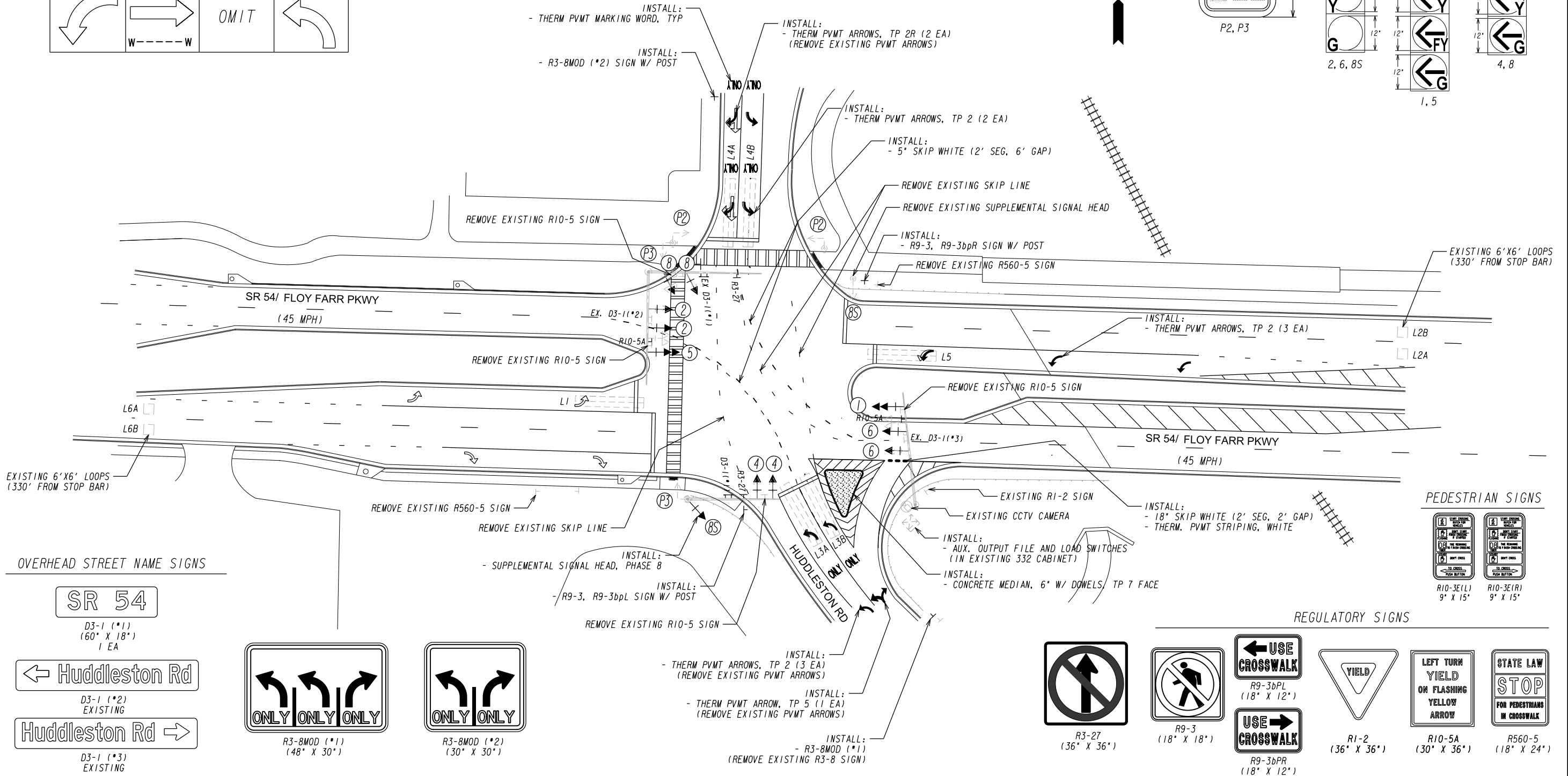
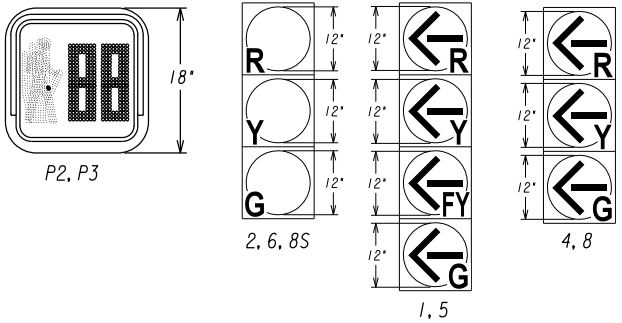
Heavy Vehicle Percentage and Peak Hour Factor

	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

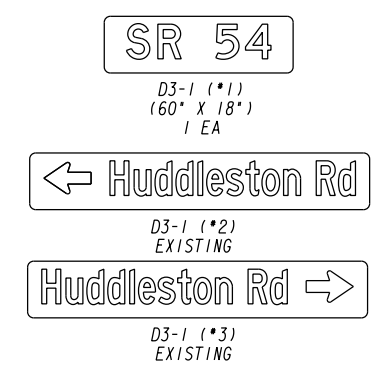
PHASING DIAGRAM



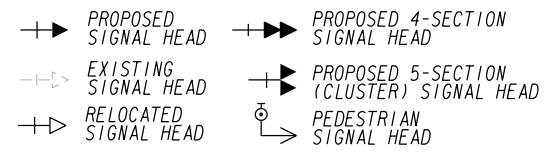
LED SIGNAL HEADS W/ TP 1X
RETROREFLECTIVE TAPE ON BACKPLATES



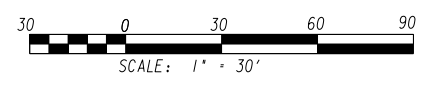
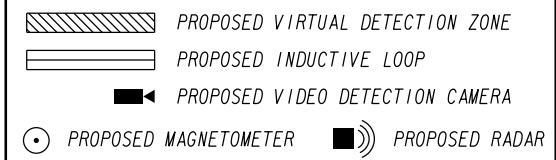
OVERHEAD STREET NAME SIGNS



SIGNAL LEGEND



DETECTION LEGEND



APPROVED

2023.05.12
09:17:10-04'00'

TMC
Georgia D.O.T.

TRAFFIC SIGNAL PLANS

SIGNAL PLAN
SR 54/ FLOY FARR PKWY @
HUDDLESTON RD

CHECKED:	DATE:	DRAWING No.
BACKCHECKED:	DATE:	27-0002
CORRECTED:	DATE:	
VERIFIED:	DATE:	

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Robin Cailloux, Planning Director 9/27/2024
Justin Strickland, City Manager 9/27/2024

DATE: October 3, 2024

SUBJECT: Code revision to Lake Peachtree Access and Prohibited Activities Ordinance

Recommendation:

No action required at this time.

Discussion:

Staff is recommending updates to the Lake Peachtree Access ordinance to clarify access locations and specify certain unsafe actions. The attached red line draft of the ordinance includes three modifications:

1. Non-motorized watercraft may be launched anywhere from publicly owned property so long as no damage to said property is done.
2. Jumping is not permitted from any publicly owned structure. This includes the dock at Battery Way park, the new path bridge parallel to Highway 54, and the spillway.
3. No swimming is permitted where marked with signage. Currently, no swimming signs are posted at the Ralph N. Jones Memorial Boat Ramp and the spillway.

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Proposed Ordinance Draft

ARTICLE II. LAKE PEACHTREE

Sec. 54-46. Who may use; exceptions.

Lake Peachtree may be used only by city residents and their accompanied guests and any other special events that are approved by the city council. The event organizer for all such special events must complete the city's special events process, which is initiated with the department and receive council approval before the planning of such event is finalized. Fees for lake usage for special events shall be as set forth in the schedule of fees and charges adopted by the city council.

As of July 1, 2010, the previously approved exceptions are as follows:

- (1) The annual Dragon Boat Races and International Festival;
- (2) Not more than two triathlons hosted by local non-profit organizations on an annual basis; and
- (3) Certain team building events hosted by one of the city's two conference centers (Wyndham Peachtree and Dolce) as approved by the city council on June 17, 2010.

Nothing set forth in this section shall give any person the right to use Lake Peachtree except as authorized by the city council. The city reserves the right to limit, suspend, or otherwise terminate any of the usage rights set forth in this section unless such rights were granted to such users by deed.

(Code 1980, § 15-24; Ord. No. 1006, § 1, 8-5-2010; Ord. No. 1108, § 1, 4-7-2016)

Sec. 54-47. Access.

Access to and use of Lake Peachtree shall be through any publicly owned land so long as no damage to vegetation or the natural environment occurs. Launching of motorized water craft shall occur only through specifically designated areas, to be designated by the mayor and council or as marked with city signage; however, lakefront property owners may continue to use the lake through their own property.

(Code 1980, § 15-25)

Sec. 54-48. Use of power boats.

- (a) Except for residents owning lakefront property and those having vested rights, no power boats shall be allowed on Lake Peachtree other than electric fishing motors rated at three hp or less.
- (b) Residents owning lakefront property and those with vested rights may continue to use power boats on the lake as long as the quality of the lake for drinking water purposes is not significantly endangered because of such use in the opinion of the mayor and city council.
- (c) No jet-powered personal water craft or jet-powered boats shall be allowed on Lake Peachtree.

(Code 1980, § 15-26; Ord. No. 1108, § 1, 4-7-2016)

Sec. 54-49. Prohibited activities generally.

- (a) No person shall operate a boat or do any other thing on or around Lake Peachtree in a dangerous and reckless manner, nor shall any person do anything which disturbs the peace of those making lawful use of the lake and adjoining areas.
- (b) No person shall jump or otherwise propel themselves into Lake Peachtree from fixed structures or other publicly-owned facilities.
- (c) No swimming shall be permitted where marked with city signage.

(Code 1980, § 15-27)

Sec. 54-50. Taking of grass carp prohibited.

- (a) It shall be unlawful for any person to remove by any means from Lake Peachtree that species of fish known as the white amur, commonly known as the grass carp. Removal shall include but not be limited to hook/line, spear, net, or shooting with bow/arrow or any other type weapon or device.
- (b) The amur can be identified by its silver-gray color with an elongated body and a broad, blunt head. When fully grown the amur weighs approximately 25 to 35 pounds.

(Code 1980, § 15-28)

Sec. 54-51. Fines and penalties.

Any person who violates this article shall be subject to fines and penalties not to exceed the limits established for the municipal court of the city.

(Code 1980, § 15-29)

Secs. 54-52—54-85. Reserved.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Robin Cailloux, Planning Director 9/27/2024
Justin Strickland, City Manager 9/27/2024

DATE: October 3, 2024

SUBJECT: Zoning text amendment to create a Short Term Rental permit

Recommendation:

No action is allowed as of this time. A public hearing on this matter is scheduled for October 17, 2024, at 6:30pm.

Discussion:

At the request of City Council, staff drafted an ordinance to regulate short term rental (STR) properties within Peachtree City. Drafts of the ordinance have been presented to Council in May, June, and August of 2023. At the August 2023 Council meeting, Council voted to forward the draft STR ordinance to the Planning Commission for public hearings.

The Planning Commission held a public hearing on the STR ordinance on September 25, 2023, and a public workshop on October 9, 2023, where they recommended approval of the ordinance with modifications. City Council held a public hearing on November 16, 2023, where they requested modifications to the ordinance, but then voted not to adopt the ordinance.

The current Council has requested to revisit the STR ordinance. The Planning Commission held a public hearing on the draft ordinance on August 26 where they recommended approval with the modification of two items:

- Remove fingerprinting requirement for applicants
- Replace the online publication of addresses with Short Term Rental Permits with a written notification mailed by the city to all property owners within 200 feet of the short term rental permit property

A draft of the proposed ordinance showing the Planning Commission recommended modifications is attached to this memo. Also attached to this memo is a summary table of requirements listed in the ordinance.

Budget Impact:

Potential impacts include revenues generated by new permit; cost for a third party contractor to track online rental platforms; and staff time to inspect properties, administer the new program, and enforce the ordinance.

Attachments:

1. Draft STR ordinance
2. Summary chart of draft STR ordinance

DRAFT Sec. 917 – SHORT TERM RENTAL

Sec. 917.1. Purpose

- (a) The purpose of this section is to protect the public health, safety, and general welfare of individuals and the community at large; to monitor and provide reasonable means for citizens to mitigate impacts created by occupancy of short-term rental units; and to implement rationally based, reasonably tailored regulations to protect the integrity and character of neighborhoods in which short term rental use occurs.
- (b) This section is not intended to regulate hotels, motels, inns, or bed and breakfast establishments.

Sec. 917.2 Zoning districts.

Short term rentals are permitted in all residential zoning districts and zoning districts where residential uses are permitted.

Sec. 917.3 Applicability.

- (a) It shall be unlawful for any owner of any property within the City of Peachtree City to rent or operate a short term rental of residential property contrary to the procedures and regulations established in this section, other provisions of this Code, or any applicable state law.
- (b) The restrictions and obligations contained in this section shall apply to short term rentals at all times during which such residential properties are marketed and used as short term rentals.
- (c) The allowance of short term rentals pursuant to this section shall not prevent enforcement of additional restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements.

Sec. 917.4. Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bedroom shall mean an attached room which is intended, arranged, or designed to be occupied by one or more persons primarily for sleeping purposes.

City shall mean Peachtree City, Georgia.

Garbage shall mean and include all waste and accumulation of animal, fruit, or vegetable matter that attends or results from the preparation, use, handling, cooking, serving or storage of meats, fish, fowl, fruit, vegetable matter of any nature whatsoever, which is subject to decay, putrefaction, and the generation of noxious and offensive gases and odors, or which may serve as breeding or feeding materials for flies and or germ-carrying insects. Garbage, for the purposes of this Section, shall also include recyclable materials and rubbish, as defined in the Peachtree City Code of Ordinances Chapter 42

Guest shall mean anyone who has a home address somewhere other than where he or she is spending the night and other than where he or she pays a fee for accommodations.

Innkeeper shall mean any person who is furnishing for value to the public any room(s), lodging, or accommodations.

Local contact person shall mean a person, firm or agency representing an owner or owners of a short term rental who has access and authority to assume operational management of the short term rental and take remedial measures.

Noise regulations shall mean those regulations contained in the Official Code of Peachtree City, Georgia, Chapter 42 Article VI- Noise Control.

Occupancy, transient, shall mean occupancy or use by a paying guest or tenant for a period of not more than 30 consecutive days or by the offering or advertising of a residence as being available in whole or in part to be used for such occupancy. Such occupancy is characteristic of short term rentals or other establishments, by whatever name called.

Operator shall mean any person operating a short term rental (as defined in this section) in Peachtree City, including but not limited to the owner or proprietor of the premises, lessee, lender in possession, or any other person otherwise operating a short term rental.

Owner shall mean a person or entity that holds legal and or equitable title to private property.

Premises shall mean and include all physical buildings, appurtenances, parking lots, and all property owned and/or used by and for the short term rental.

Private shall mean intended for or restricted to the occupants and or guests of the short term rental; not for public use.

Rental term shall mean the period of time a person rents or leases a short term rental.

Short term rental shall mean any residential property, facility, or structure used for transient occupancy providing overnight lodging and accommodations for not more than 30 consecutive days.

Special event or private function shall mean an organized activity for profit or non-profit having as its purpose entertainment, recreation and or education, including but not limited to a festival, party, reception, celebration or assembly.

Sec. 917.5. Permit required.

- (a) Every person engaging in or about to engage in business as an operator of a short term rental shall immediately apply for a permit and obtain approval for the business with the Planning and Development department on the forms provided by the same for such business. Persons engaged in such business must apply for a permit no later than ~~30-60~~ days after this section becomes effective; but such grace period for registration after the effective date of this section shall not relieve any person from the obligation of payment or collection of such permit fee nor meeting the requirements of this section on and after the date of imposition thereof. The required permit hereunder shall set forth the name under which the operator transacts business, and other such information as would be required by the Planning and Development department. The permit application shall be signed by the owner if a natural person, by a member or partner in case of ownership by partnership, an officer in the case of corporation, or an agent acting on behalf of the property owner.
- (b) A separate permit will be required for each individual location of a short term rental.
- (c) The total number of short term rental permits in Peachtree City is limited to no more than ~~1.5%~~ of total number of housing units as reported by the Fayette County Tax Assessor's Office annually. In the event that housing units decrease to a level lower than allowed previously, all existing permits will be grandfathered for renewal purposes, but new licenses will not be issued until such permit limit is no longer exceeded.
- (d) Upon the effective date of this section, the issuing priority of permits shall be granted to applicants who demonstrate existence of their property's short term rental operations and payment of all required taxes prior to the City Council's adoption of this section, and who meet all other requirements of this section. Should the number of these prior-existing short term rentals exceed 1.0% of the total number of housing units as described in (c) above, all prior-existing short term rentals will be permitted, but no new licenses will be issued until such permit limit is no longer exceeded.

Sec. 917.6. Local contact person, and responsible person.

Each owner of a short term rental shall designate a local contact person who has access and authority to assume operational management of the short term rental and take remedial measures or repairs while the short term rental is being rented to an occupant and/or guest. An owner of a short term rental may designate herself or himself as the local contact person.

- (a) The local contact person shall be at least 21 years of age.
- (b) There shall only be one designated local contact person for a short term rental at any given time.
- (c) The local contact person shall be required to respond to the location of the short term rental 24 hours a day, seven days a week, and within one hour after being notified by the City of the existence of a violation of this section or any other provision of the Peachtree City Code of Ordinances, or any disturbance or complaint requiring immediate remedy or abatement regarding the condition, operation, or conduct of occupants of the short term rental.
- (d) An owner may retain a managing agent, managing agency, operator, or representative to serve as the local contact person to comply with the requirements of this section, including, without limitation, the licensing of the short term rental, the management of the short term rental, and the compliance with the conditions of the license. Any such managing agent must be licensed under the laws of the State of Georgia.
- (e) The owner of the short term rental is responsible for compliance with the provisions of this section and the failure of the local contact person to comply with this section shall be deemed noncompliance by the owner.
- (f) The owner must immediately notify the Planning and Development department in writing upon a change of local contact person or the local contact person's telephone number. This notification will be on forms prescribed by the City. The new, revised contact name and phone number must be posted in the guest areas of the short term rental within ten days of any change of local contact person information and before occupants can rent the short term rental; ~~and updated notices mailed out to all residential neighbors within 500 feet of the short term rental property lines.~~

Commented [RC1]: Planning Commission recommends adding this back in and changing 500 feet to 200 feet.

Sec. 917.7. Application for permit.

- (a) Each person seeking to obtain a permit to operate a short term rental shall submit an application to the Planning and Development department on a form provided by the same. Said application shall include:
 - (1) A statement that each applicant is a citizen or legal resident of the United States;
 - (2) Address, phone number and email address of each applicant;
 - (3) The address of the short term rental;
 - (4) Consent by each applicant to undergo a criminal ~~background check~~ history record information check (CHRI) from the Georgia Crime Information Center (GCIC) and the Federal Bureau of Investigation (FBI).
 - a. ~~The applicant(s) shall provide two sets of their fingerprints, which may be taken by the City of Peachtree City Police Department, the Peachtree City Clerk's Office, or at any Georgia Applicant Processing Services location so long as the applicant registers in such a manner that allows the Peachtree City Police Department or Peachtree City Clerk's Office to receive the criminal history results. The applicant(s) shall bear the cost of the electronic fingerprinting submission services as set by the Georgia Applicant Processing Services and any administrative fees permitted by statute.~~
 - b. ~~Upon receipt of the fingerprints, the City will transmit said fingerprints and appropriate fees to the Georgia Bureau of Investigation (GBI) /GCIC. As provided by law, the GCIC will compare the subject's fingerprints against its criminal file and submit the fingerprints to the FBI for a comparison with nation-wide records. The results of the FBI check will be returned either to the GBI/GCIC or Peachtree~~

City Police Department/ Clerk's Office based on its current procedure, so that the state and national results will be disseminated to the Peachtree City Police Department or Peachtree City Clerk's Office.

c. In compliance with Public Law 92-544, which provides for rendering of a fitness determination, the City of Peachtree City Police Department or Clerk's Office will render a fitness determination based upon the results of the criminal background check. In rendering a fitness determination, the City of Peachtree City Police Department or Clerk's Office will decide whether the record subject has been convicted of (or is under pending indictment for) either (a) any felony or a (b) misdemeanor which involved a crime of moral turpitude, force or threat of force, possession of weapons, controlled substances, or was a sex-related offense; of (c) enumerated disqualifiers set for in Section 917.8 of this Chapter of the Municipal Code of the City of Peachtree City, Georgia.

d. A record subject may request and receive a copy of their criminal history record information from the Peachtree City Police Department or Peachtree City Clerk's Office, whichever is in possession of such record. Should the record subject seek to amend or correct their record, they must contact the GBI/GCIC for a Georgia state record or the FBI for records from other jurisdictions maintained in its file.

~~(4)e.~~ While fingerprinting shall typically only be required at the time of the initial application, the submission by the applicant(s) of a renewal application shall authorize the City to request a new set of fingerprints if needed and shall authorize the City to once again obtain the applicants' CHRI from the GCIC and FBI.

Commented [RC2]: Planning Commission recommends removal of the finger-printing requirement

- (5) A copy of a deed showing the applicant to be the owner of the premises for which the permit is sought or a copy of a lease showing any interest the owner of the premises has in the short term rental for which the permit is sought;
 - (6) A copy of the passed inspection report or other similar approval from the Peachtree City Fire Marshal or his designee;
 - (7) A copy of the passed inspection report or other similar approval from the Peachtree City Building Official or his designee;
 - (8) All other state and local permits pertaining to the operation of short term rentals, including approvals, as applicable, or as determined by the Director of Planning and Development.
 - (9) Copy of the guest occupancy agreement as required by O.C.G.A. § 43-21-3.2. This agreement shall contain at a minimum notices to the occupants regarding the City's noise ordinance, parking requirements, special event prohibition, garbage requirements, prohibition on sub-leasing, and notice that failure to vacate the premises for violating the agreement will be considered trespassing and thus subject to criminal prosecution;
 - (10) An affidavit swearing to using a platform that complies with state laws and collection of appropriate sales and lodging taxes;
 - (11) The name, address, telephone number and email address of the local contact person; and
 - (12) Any other information as may be required by the Planning and Development department.
- (b) All applications for a permit to operate a short term rental shall be accompanied by the payment of applicable fees as set in a schedule of fees adopted by the City Council and amended time to time.

Sec. 917.8. Issuance of permit.

- (a) Upon determining that an application is complete, applicable fees are paid, and all the standards of this section are satisfied, the Planning and Development department shall issue the appropriate permit for the calendar year in which approval was granted.

- (b) No permit shall be issued for any short term rental where any individual having interest either as an operator, owner, partner, principal stockholder, or licensee, whether such interest is direct or indirect, or beneficial or absolute, has been convicted or has taken a plea of nolo contendere within five years for a felony or any crime involving moral turpitude, or has been convicted or has taken a plea of nolo contendere within two years for any misdemeanor of any state or of the United States or any municipal or county ordinance which would have any effect on the applicant's ability to properly conduct such business, except traffic offenses. The term "conviction" as used in this section shall include adjudication of guilty plea, plea of nolo contendere or forfeiture of a bond when charged with a crime.

~~(c) Upon the issuance of a new short term rental permit, or an updated local contact person, the City shall mail a notice to all residential properties within 500 feet of the property line of the short term rental notifying them of the short term rental permit and providing information regarding how to lodge complaints regarding the short term rental, if any.~~

~~(c) A map or database of all issued short term rental permits shall be maintained on the Peachtree City website and shall contain at a minimum the address information and the local contact information.~~

Commented [RC3]: Planning Commission recommends adding this back and changing to 200 feet.

Commented [RC4]: Planning Commission recommends deleting this text.

Sec. 917.9. Annual renewal of permit and abandonment of permit.

- (a) All permits issued pursuant to this article are annual permits that run 365 days from the issuance of the permit. Holders of existing permits in good standing shall apply to the Planning and Development department for renewal by filing a renewal application in proper form and tendering the required fees. Renewal applications shall be accompanied by compliance documentation for payment of excise taxes and sales taxes, along with re-inspection approvals from the Peachtree City Fire Marshal, and other documents as required by the Planning and Development department.

~~(b) A penalty fee, as adopted by City Council, shall be assessed to all late annual renewal permit fee payments received 30 days or more after the expiration of the previously issued permit for the property.~~

Sec. 917.10. Transfer of permits.

Permits are issued to the applicant and do not carry with the land or premises. No permit issued pursuant to this article shall be transferred from one person to another. Any violation of this section shall constitute due cause for probation, suspension, or revocation of the permit.

Sec. 917.11. Revocation of permit.

- (a) Any permit issued pursuant to this article may be revoked by the City, after notice and hearing, for any of the following causes:
- (1) Any fraud, misrepresentation or false statement contained in the application for the permit;
 - (2) Any fraud, misrepresentation or false statement made in connection with any transaction;
 - (3) Any violation of this article; or
 - (4) The conducting of the business permitted under this article in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health safety or general welfare of the public.
- (b) Whenever, in the opinion of the city manager or designee, there is cause to revoke said permit, a notice of hearing for the revocation of a permit issued pursuant to this article shall be given in writing, setting forth specifically the grounds of the complaint and the time and place of the hearing.
- (1) The notice shall be served on the holder of the permit by handing the same personally to the person operating the permitted business, or by mailing the same, postage prepaid, to the holder of the permit at her or his last known address at least five days prior to the date set out for the hearing.

- (2) The giving of such notice shall suspend the permit pending the outcome of the hearing, and any business conducted under the permit shall cease during said period of suspension.
- (3) After the hearing, the city manager may make a decision concerning the revocation of said permit. If the decision is adverse to the permit holder, he/she may appeal such decision within ten days to a court of competent jurisdiction via a writ of certiorari.
- (4) Any owner who has his or her permit revoked shall be disqualified from reapplying for such permit for 24 months immediately following revocation.

~~(5) Revocation of said permit shall automatically revoke the entity's occupation tax license.~~

Sec. 917.12. Accommodation standards.

- (a) All structures used for short term rentals shall satisfy the National Fire Protection Association and International Fire codes, as adopted and amended by the Georgia Department of Community Affairs, and the City of Peachtree City Code of Ordinances chapter 38.
- (b) All swimming pools, spas, and hot tubs shall comply with the International Swimming Pool and Spa Code as adopted and amended by the Georgia Department of Community Affairs and the City of Peachtree City Code of Ordinances Chapter 18, as it applies to barriers and floatation devices.
- (c) No exterior alterations may be made to a residence to indicate that it is being used as a short term rental. House numbers shall be visible from the public street at all times.
- (d) No advertising shall be visible from the street or from adjoining properties.
- (e) No detached structures, guest houses, or recreational vehicles or trailers shall be used as a short term rental.
- (f) Only a bedroom as defined herein shall be used for overnight sleeping quarters.
 - (1) Every bedroom occupied by one person shall contain at least 70 square feet of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.
 - (2) Except where there is only one bedroom, bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.
 - (3) Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom.
 - (4) Every bedroom shall have at least six (6) square feet of floor to ceiling heated closet space, and for each permissible occupant over two, there shall be an additional of four (4) square feet in the above described closet; however, if such space is lacking, an amount of space equal in square footage to the deficiency shall be subtracted from the area of the bedroom space used in determining permissible occupancy.
 - (5) No space located totally or partially below grade shall be used as a bedroom unless the total openable window area for allowing the entrance of outside light is equal to at least five (5) square feet and there are no pipes, ducts, or other obstructions less than six feet eight inches from the floor level which interfere with the normal use of the room or area.
- (g) No more than three guests shall be allowed per bedroom. The number of bedrooms shall be confirmed by the on-site inspection by a representative of the City, and a maximum overnight sleeping occupancy shall be established for the permit.
- (h) Parking associated with the short term rental and premises must be in an off-street location and in accordance with the city's parking ordinance.

- (i) Garbage, rubbish, and recycling shall be only stored in lidded receptacles. Such receptacles shall be stored in a location appropriately screened from view by a public street. For purposes of this Section, a garbage or recycling container shall not be placed at curbside before 7:00 p.m. of the day prior to solid waste pickup, and the container shall be removed from curbside before 7:00 p.m. of the day of pickup.
- (j) Short term rental premises must be maintained in compliance with standards contained within the Peachtree City Code of Ordinances.

Sec. 917.13. Operating standards.

- (a) Each operator of a short term rental is required to keep a guest registry. Each guest shall register on the date of their arrival, stating their names, current residence address, and description and license plate number of the vehicle they are using. Each operator of a short term rental shall keep for a period of at least three years the above-described register, along with all records, receipts, invoices and other pertinent papers setting forth rental charged for each occupancy, the date or dates of occupancy, and such other information as required by the Planning and Development department. Said records shall be made available for examination by the City, the Fayette County Board of Health, or any authorized law enforcement agency upon operator or owner of such short-term rental being presented with a warrant to provided such information, or immediately upon exigent circumstances.
- (b) Operators of short term rentals shall not be permitted to serve food to guests for sale or otherwise and no food preparation, except beverages, is permitted within individual bedrooms.
- (c) The permit number shall be included on all advertisements for the short term rental.
- (d) Special events or private functions are not permitted at short term rentals. For the purposes of defining a special event, in addition to the definition contained herein, no more than 2 times the number of maximum overnight sleeping occupancy shall be permitted on the premises at any time.
- (e) The operator shall not permit any occupant to sublet the premises and shall notify occupants of this prohibition in the guest occupancy agreement as required by O.C.G.A. § 43-21-3.2.

Sec. 917.14. Display of permit and notifications.

- (a) Every holder of a permit issued pursuant to this article shall keep such permit conspicuously displayed at all places where such business is conducted.
- (b) Each short term rental shall post a legible notification, clearly visible to all guests containing the following information:
 - (1) The name and contact information of the owner/local contact person and the telephone number at which that party may be reached on a 24-hour basis.
 - (2) The maximum number of overnight occupants permitted posted on the form as provided by the City.
 - (3) Notification that an occupant may be cited and fined for creating a disturbance or for violation this code section or any other sections of the Code of Peachtree City.
 - (4) Notification that the short term rental location cannot be utilized for special events, parties, or private functions as defined herein.
 - (5) Notification that all parking associated with the short term rental must be located on the property only on designated hard surfaced areas and not on any public or private roads at any time.

Sec. 917.15. Complaints.

Complaints about the property may result in a notice of the violation being directed to the local contact person. The local contact person shall be responsible for contacting the responsible guests and/or occupants to correct the

problem within one hour. This local contact person is required to visit the property to confirm compliance with this chapter, unless compliance can reasonably be confirmed without visiting the property. It is not intended that an owner or local contact person act as a peace officer or place himself or herself in an at-risk situation.

Sec. 917.16. Violations and penalties.

- (a) The following conduct shall constitute a violation for which the penalties specified herein of this section may be imposed, or the short term rental permit revoked:
- (1) The owner or local contact person has violated any of the provisions of this chapter; or
 - (2) The owner or local contact person has violated any zoning, building, health or life safety provision; or
 - (3) Each day the short term rental is marketed or rented for overnight accommodation shall constitute a separate violation.
 - (4) Failure of the owner or local contact person to respond to calls or complaints regarding the condition, operation, or conduct of occupants and/or guests of the short term rental in a timely and appropriate manner as specified herein shall be grounds for imposition of penalties as set forth in this section.
 - (5) Three or more separate complaints received from at least two different property owners or occupants within any six-month period for the same short term rental property.
- (b) Any violation of the provisions of this section by occupants and/or guests of the short term rental shall be enforced pursuant to this section, and any other applicable Code sections. Enforcement actions may be brought against occupants and/or guests of a short term rental for violations of this section and any other provision of this Code notwithstanding that this section may also make the owner or local contact person of the short term rental responsible for the conduct constituting the violation. The penalties for violations shall be as follows:
- (1) For the first violation within any 12-month period, the penalty shall be a citation and a fine not to exceed ~~\$5004,000~~ \$500.00;
 - (2) For a second violation within any 12-month period, the penalty shall be a citation and a fine not to exceed ~~\$1,000~~ \$750.00;
 - (3) For a third violation within any 12-month period, the penalty shall be a citation, a fine not to exceed \$1,000.00, the revocation of the short term rental permit for a period of 24 months, and the owner or local contact person shall not be eligible to reapply for a short term rental on the property in violation for a period of 24 months from the date of revocation.
- (c) If non-compliance with provisions of this section occurs, the Planning and Development department or law officer of the City shall conduct an investigation whenever there is reason to believe that an owner and/or local contact person has failed to comply with the provisions of this chapter. The investigation may include an inspection of the premises, review of law enforcement/security reports, online searches, citations, or neighbor documentation consisting of photos, sound recordings and video all of which may constitute evidence of a violation.
- (d) The Planning and Development department, Code Enforcement officer of the City, and the Peachtree City Police Department are hereby authorized and directed to establish such procedures, which may from time to time be required to carry out the purpose and intent of this chapter. The Peachtree City Police Chief or her or his designee or Code Enforcement shall also have authority to enforce this chapter.

SHORT TERM RENTAL ORDINANCE HIGHLIGHTS

Ordinance Standards:	Proposed Peachtree City
Grandfathers existing STR	No- all must apply within 60 days of adoption
Permit required	Yes- one for each property
Maximum in City	Yes-1% of all residential per Tax Assessor
Priority permitting to existing STR	Yes- first issuance of permits
Annual renewal required	Yes
Require background check for owner	Yes In-state only
City-maintained database of STR locations	Yes No
Requires local contact/agent	Yes- at least 21 years old
Agent must be on site w/in time	Yes, within 1 hour
Primary residence requirement	No
Whole-house rental permitted	Yes
Short-term rental period	Minimum 1 day, maximum 30 days
Use guest house, detached structure or RV	No
Maximum occupancy	Bedroom accommodations only, each with a maximum of 3 persons. Set by city inspector
Off-street parking required	Yes - paved
Garbage storage requirements	Yes
Sub-leasing allowed	No
Parties/ Special Events permitted	No
Keep guest register	Yes
Requires business license	No
Collect lodging tax	Yes
Required to meet current fire/building codes	Yes, annual inspection required
Notification to neighbors	No, Online database available to the public Yes- all properties within 200 feet
STR permit posted onsite	Yes - and included in website listing
Fines for violation	first is \$500; second is \$750; third is \$1,000 plus revoked for 24 mos.
Application Fees	\$400, annual \$300 renewal