



# 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



## Revised Meeting Agenda

October 17, 2024 | 6:30 PM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Public Comment**
4. **Announcements, Awards, Special Recognition**
5. **Presentation**
  - A. Fayette Senior Services (Nancy Meaders, FSS)
6. **Agenda Changes**
7. **Minutes**
  - A. September 19, 2024 Special Called Meeting Minutes
  - B. September 19, 2024 Executive Session Minutes
  - C. October 3, 2024 Work Session Minutes
  - D. **October 10, 2024 9:00 Special Called Meeting Minutes**
  - E. **October 10, 2024 1:00 Special Called Meeting Minutes**
8. **Quarterly Reports**
  - A. 3rd Quarter 2024 Quarterly Reports
9. **Consent Agenda**
  - A. Consider appointments to the Peachtree City Airport Authority
  - B. Municipal Court Judicial Service Agreement
    - Funding Source: 100-2650-521265 - Municipal Court Judge
  - C. Ordinance # 1227 Solid Waste Management Amendment
    - Funding Source: 265-0000-311790 Franchise Tax - Waste Haulers and 265-6190-572001 Payment to KPTCB
  - D. Ordinance # 1228 Lake Peachtree Access and Prohibited Activities
10. **Old Agenda Items**
11. **New Agenda Items**
  - A. 10-24-01 Equipment Purchase through Stryker - Capital Improvement Budget

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 85

- Funding Source: FY25 Capital Improvement Plan- 337-3510-542050-CIP25-19
- B. 10-24-02 SPLOST Equipment Purchase Through Stryker
  - Funding Source: SPLOST 2023 Project #3 322-3510-542200-SP-003 and Project #7 322-3510-542200-SP-007
- C. 10-24-03 Actuarial Services (Justin Strickland)

## **12. Public Hearings**

- A. 10-24-04 Ordinance # 1229 Zoning text amendment to create a Short Term Rental permit (Robin Cailloux)
- B. 10-24-05 2024 Maintenance and Operation Millage Rate (Paul Salvatore)

## **13. Council/Staff Topics**

## **14. Executive Session**

## **15. 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](mailto:tallston-bing@peachtree-city.org) at least three (3) business days before the scheduled meeting or event to request an accommodation.

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

This meeting will be held in Council Chambers at City Hall

**City Council of Peachtree City  
Meeting Minutes  
Thursday, September 19, 2024  
6:30 PM**

**Call to Order**

The City Council of Peachtree City met for a special called meeting on Thursday, September 19, 2024. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Others attending: Council Members Laura Johnson, Suzanne Brown, and Clinton Holland. Council Member Frank Destadio was excused.

**Pledge of Allegiance and Moment of Silence**

**Announcements, Awards, Special Recognition**

**A. Floy Farr Exhibit & Library 50th Anniversary**

Library Director Jill Prouty introduced McIntosh High School senior Maggie Soper, who earned her Girl Scout Gold Award by completing a project commemorating one of Peachtree City's founders, Floy Farr. The exhibit will be on permanent display in the library's Floy Farr Meeting Room. Prouty also said the library was planning special events to commemorate its 50<sup>th</sup> anniversary on October 8.

**B. Peachtree City Reads Day Proclamation**

Learnard and Prouty jointly read a proclamation declaring September 30 as Peachtree City Reads Day.

**C. Telly Awards (Veterans: Our Neighbors, Our Heroes & Your Vote Matters Videos)**

Communications Manager Vivian Lett said the Communications Department had earned 15 Telly Awards this year. Two award-winning videos were played. She introduced Communications Specialist Lauryn Chambers, who created the Gold Telly Award-winning video, "Veterans: Our Neighbors, Our Heroes."

**Public Comment**

Lynne Lasher asked Council to look beyond what she called bullying behavior by the County Commissioners and do what was best for the Fayette County Animal Shelter and the animals it housed. She also said she did not understand why the Mayor of Tyrone refused Peachtree City's offer to build a cart path to connect Tyrone and Peachtree City and noted that the County Commission had discussed withholding funds from Peachtree City.

John Riley, a neighbor of the Braelinn pickleball courts, reminded Council of the noise he and his neighbors were subjected to from the courts and the players, but said he had faith that Council was moving in the right direction to close the courts.

Blake Hayes mentioned a traffic complaint about a school zone and said he was certain

Police Chief Janet Moon would resolve it. He said he wanted to get it on the record that making a complaint or criticizing the Police did not show ill-will towards law enforcement or government.

Evan Huelfer of Tyrone spoke on the closing of Crabapple Lane, saying 19 Kedron Hills residents had reached out to them to say they were against the blocking of the road to golf carts. He read from a letter written by one of them that said golf cart traffic had always been a minor issue. The letter went on to say it smacked of elitism to shut out the traffic from Tyrone.

Holly Huelfer said she had created a petition signed by more than 600 people who wanted the gate to Kedron Hills re-opened for golf carts. She read comments from some of the 253 Peachtree City residents that signed and said her group would be doing that in future meetings, starting with the 19 from Kedron Hills. One stated that a single egress and ingress was impractical, while another said the closure meant they had to drive through the entire neighborhood, creating more traffic.

Jeff Angelo continued. One Kedron Hills commenter mentioned the annual fee Tyrone residents paid to use the paths to get to Peachtree City businesses and suggested Peachtree City should have used the money spent on the wall to fix the cart paths. Another Peachtree City resident asked why cart access from Highgrove on the south side was not blocked.

Other commenters, Kris Beardsley reported, felt only a few well-to-do homeowners with ties to City Council had the power to shut down a cart path. Another mentioned that driving on the roads was dangerous, and another said they understood car traffic would be worrisome, but carts posed no problems.

McKay Moore suggested opening the road and adding speed bumps. He also mentioned that he grew up in this area and had friends in all parts of the county, so connectivity was vital.

Darcy Beardsley said the path connectivity was a big part of why they chose to continue to live in Peachtree City.

Jill Clark Gardner told Holland she had been one of his most solid supporters and was baffled as to why he would support this closure. She mentioned the Huelfers' daughter, who had to get out of the golf cart and unlock the gate, then repeat the process in order to get to her job in Peachtree City. She also remarked that some people had mentioned changing demographics in the Tyrone area as a reason for the closure, but said she hoped that was not a factor.

Briana Karettis said she hoped Council would act soon to allow residents to keep chickens on their property. She felt it would be good for her son and that chickens caused no harm in a neighborhood.

### **Agenda Changes**

None

### **Minutes**

#### **A. September 5, 2024 City Council Meeting Minutes**

Brown moved to approve the September 5, 2024, regular meeting minutes with a correction to change a future meeting date mentioned in Council/Staff Topics from February 17 to February 13. Johnson seconded. Motion carried unanimously.

### **Consent Agenda**

Holland moved to approve Consent Agenda items A-E. Johnson seconded. Motion carried unanimously.

Learnard remarked that Peachtree City thrived on volunteerism and said they had just approved appointments to several boards. She asked those approved to stand: Convention and Visitors Bureau, Valerie Alexander; Planning Commission, Andrew Kriz, Raymond Liotta, and Brett Hanes; Transportation Advisory Group, Keith Larson, Paul Schultz, Vincent Bonura, Robert Hendry, Alan Reeves, and Brian Bartal.

#### **A. Consider appointment to the Convention and Visitors Bureau Board APPROVED 4-0**

#### **B. Consider appointment to the Planning Commission APPROVED 4-0**

#### **C. Consider appointment to the Transportation Advisory Group APPROVED 4-0**

#### **D. Resolution #09192024-CA-D Designation of Safety Coordinator APPROVED 4-0**

#### **E. Resolution # 09192024-CA-E Official Intent (Reimbursement Resolution) Government Finance Corporation, Inc. Lease/Purchase APPROVED 4-0**

### **Old Agenda Items**

None

### **New Agenda Items**

#### **A. 09-24-08 Additional repairs needed for Tennis Center Pro-Shop Walls**

City Engineer Dave Borkowski explained that rotting wood had been discovered in the studs and plywood backing in the walls of the Tennis Center Pro Shop that was undergoing renovations. The architect and a building specialist recommended removing all wall coverings, rebuilding them, and replacing the rotting studs. The cost would be \$53,445, and the contractor said they could begin when materials arrived in about two weeks, and they would require about four weeks to get the work done.

Holland moved to approve New Agenda item 09-24-08, additional repairs needed for Tennis Center Pro Shop walls, in the amount of \$53,445. Johnson seconded. Motion carried unanimously.

**B. 09-24-09 Master Lease-Purchase – Lease Schedule #4**

Assistant Finance Director Kelly Bush explained this was done annually. It started with the budget, then, in September, Council approved a list of items to be purchased over the next fiscal year. What they were now considering was financing for equipment purchased over fiscal year 2024.

The interest rate was 3.1643%, and they were financing a principal of \$2,688,074.64 with an interest of \$228,848.16 for a total payback of \$2,916,922.80.

Bush said the request was that Council approve Lease Schedule #4 for the costs of acquiring Capital Vehicles and Equipment in the total amount of \$2,686,351.83 and authorize the Mayor to sign the documents and the Mayor and City Council Members to sign the City's Certificate of Incumbency.

Holland moved to approve New Agenda item 09-24-09 Master Lease-Purchase – Lease Schedule #4 as presented. Brown seconded. Motion carried unanimously.

**Public Hearings**

**A. Variance request for 522 Viridian View for side setback encroachment**

Planning and Development Director Robin Cailloux used a zoning map to show the property's location in Planterra Ridge. It was zoned as Residential (R-12). The request was to allow an encroachment of 2.2 feet into the side setback of 10 feet to allow for a newly constructed detached garage.

She explained why this request was out of the norm. When the permit was applied for, the plan submitted showed a 10.2-foot side setback. The ordinance required an as-built survey on any structure built within five feet of a setback. However, the permit incorrectly showed the zoning as R-1, with a side setback of 7.5 feet. However, the permit also said this information should be verified with the plat.

Cailloux explained that the data was incorrect because when the City converted to its current permitting software in 2015, the tax assessor's property classification was inadvertently imported as the property's zoning district. When this error was discovered in 2018, staff had to manually correct this information for every parcel in the city. During the as-built survey process for this garage, they discovered the entirety of Viridian View had not been corrected.

Builder Tim Harper said he had been building in Peachtree City for more than 30 years. He verified that he applied at first with the 10-foot side setback, but

someone in the building department contacted him and said the setback was only 7.5 feet, so he changed it, applied for the permit, and the building and foundation permits were issued. The mistake was not realized until the as-built survey was conducted, and it showed they were 2.2 feet over the required setback. He said it was a mistake, and it would be much easier to get a variance than to tear down the garage and move it.

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

Brown asked Harper why he thought the setback was 10 feet, and he said he called the City and that is what he was told. Then he got another call saying the setbacks were 7.5 feet, so they made another drawing and resubmitted it, and it was approved. Harper added they had letters of support from the neighbors on either side, as well as from the homeowners association (HOA).

Did they not feel the need for a survey before starting this project? Brown asked. Harper said the property line was not the problem; they just had incorrect information.

Homeowner Mark Stahler said he did do a survey. He visited the building office before starting this and was told the setbacks were 7.5 feet on either side. It was just a mistake, he said.

Holland noted that this was the City's mistake, and Cailloux said the database had incorrect information that staff reported. Johnson said the citizen did his best to follow the rules and was given a permit. Learnard agreed that it was an honest mistake, and Holland concurred.

Holland moved to approve the variance request for 522 Viridian View as presented. Johnson seconded. Motion carried unanimously.

### **Council/Staff Topics**

#### **1. Early Voting**

Brown noted that the Fayette County Board of Elections had approved changes in the times and days for early voting to make it more accessible for working people.

#### **2. Golf Cart Decals**

Holland remarked that many people had been talking to him about speeding golf carts. He felt it was time to look at putting decals on both the front and back and would like to see that on a future Council agenda. Learnard said that was something the Transportation Advisory Group would be discussing. Brown said cart safety was also a concern of hers, and she also hoped they could discuss chickens soon.

#### **3. Public Comments During Meeting**

Brown also wanted the public to understand that the public comment portion of the meeting was just that—a time for the public to make their concerns known to Council. It was not a question-and-answer session, and no discussions would happen then.

**Executive Session**

Holland moved to convene in executive session to discuss personnel and pending or threatened litigation at 7:50 p.m. Johnson seconded. Motion carried unanimously.

Brown moved to reconvene in regular session at 8:05 p.m. Johnson seconded. Motion carried unanimously.

**Adjourn**

Meeker recommended a motion to deny the claim by Veronica Adair on behalf of Tuni Adair as such claims were presented. The motion was moved by Brown and seconded by Johnson. Motion carried unanimously.

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

The meeting adjourned at 8:05 p.m.

---

Martha Barksdale, Recording Secretary

---

Kim Learnard, Mayor

**City Council of Peachtree City**  
**Meeting Minutes**  
**Thursday, October 3, 2024**  
**9:30 AM**

**Call to Order**

The Mayor and Council of Peachtree City met in regular work session on Thursday, October 3, 2024. Mayor Kim Learnard called the work session to order at 9:30 a.m. Council members attending: Laura Johnson, Suzanne Brown, Clinton Holland, and Frank Destadio.

**Public Comment**

Lois Bredemeier thought the proposed short-term rental (STR) ordinance violated privacy and information-gathering laws and said it was being discussed in response to a unique situation in Smokerise that was not STR-related.

Rebecca Thomas, who rented out a suite in her home as an STR, pointed out that the off-street parking requirement in the proposed ordinance only applied to STRs, not private homes. She also believed the cost of the permits was too high.

Eric Shafro asked Council to consider allowing the use of e-watercraft on Lake Peachtree and to remove the horsepower cap and substitute speed limits in the proposed ordinance.

Blake Hayes spoke about the plans for Huddleston Road and SR 74 and that there was no provision for right turns out of Best Buy. He said the plans were not in compliance with Georgia law, and the Georgia Department of Transportation (GDOT) wanted a yield sign and a separate turn lane with an island. He said GDOT had a history of problems with yield signs and hoped the City would work with GDOT to fix them.

The proposed STR ordinance was not reasonable, rational, or logical, Chris Anderson remarked. He said it would not prevent a situation like in Smokerise but would overly control legitimate STRs and cause harm to the community and business owners.

Iris Owens, president of the Fayette County Board of Realtors, stated that the STR ordinance would infringe on private property rights. It also was asking for more information than other business owners were required to give when getting a permit. She said only licensed Realtors had the right to publicize information about someone's home.

**Work Session Discussion Items**

**A. Presentation of Recreation Master Plan**

Cyndee Bonacci and Mack Cain of CPL presented a draft of the Recreation Master Plan. The Mayor noted they had been working on developing this new master plan for about a year and it should guide them for about 10 years or more. The previous

plan was designed to cover 2007 to 2011, so this was long overdue, she noted.

Bonacci said there were three major phases of this project: What did Peachtree City have? What did citizens want? What did Peachtree City need? These were determined through surveys, an inventory, interviews, and meetings. Cain presented a massive spreadsheet that listed every facility and park and could be updated as required.

Next, Bonacci talked about the results of stakeholder interviews and open responses on the surveys. Respondents usually mentioned trails in the parks category, while cricket was the most mentioned item under sports and recreation, with pickleball coming in second. Community activities commonly mentioned included a farmer's market and a theater/performance venue.

She explained the survey that helped determine what people wanted. It ran from December 1, 2023, to May 1, 2024, and 2,431 people completed it, a 6.4% response rate that Bonacci said was very high. Cain explained how they weighted the responses so every demographic would be fairly represented. More than half of the survey respondents said they would be willing to pay at least \$50 a year for parks, citing the Special Purpose Local Option Sales Tax (SPLOST) as the best method of funding.

Most respondents picked trails as their top amenity, followed by event spaces, the amphitheater, swimming pools and playgrounds. Most popular passive activities included walking/hiking, kayaking, and arts and crafts. The farmers market was listed as the top special event, with Fourth of July and food and drink festivals following. Pickleball topped the list of active activities enjoyed by survey participants. Other items listed included summer camps and volleyball, but these favored activities varied by the age of the respondents.

Another spreadsheet laid out the gaps in Peachtree City's recreation program, showing what the City currently had compared to what was needed. It included a recommendation on how many of each type of facility would be needed by 2034.

Initial recommendations from CPL based on the online survey included expanding the trails system, creating a more permanent farmers market, adding tournament quality pickleball courts and soccer fields, and including a cricket field overlay at one of the athletic fields. Top stakeholder requests included more greenspace and a sports complex, while support issues included maintenance and staffing.

Council and staff had been provided with a rough draft of the plan, Bonacci said, and CPL would send them an updated draft within a week. She wanted them to submit comments for the final report. After Council approved the recommendations, CPL would complete a final version, along with a supplemental report that contained cost estimates and possible land acquisition recommendations. Finally, there would be the adoption process.

Bonacci offered to show the concepts they had already created, along with the initial recommendations. Learnard asked to see the concept for Meade Memorial Park, which included 24 pickleball courts, a nature area with trails, multi-use buildings, and a splash pad. The concept for Braelinn Park included the cricket overlay that could be broken into soccer fields. Kelly Drive Park could include the farmers market, a performance area, and a playground. More connectivity and parking were added at Pebblepocket. Bonacci noted there was potential for another splash pad there. Battery Way Park would get a restroom building and a shaded seating area.

Council had comments and suggestions about all of these concepts and would be submitting them to the City Manager for forwarding to CPL for inclusion in the final recommendations. They all agreed that there were some surprises, such as the demand for cricket. Destadio noted that all of these suggestions would take time to implement and fund. The Mayor thanked CPL and said they would be moving forward with this.

**B. Ratify all agreements executed by City Manager in preparation for Hurricane Helene.**

The work session resumed after a short break, with Interim Assistant City Manager Yasmin Julio explaining that the Governor and the Mayor declared states of emergency in anticipation of Hurricane Helene the previous week. As part of that preparation, the City made sure it had contracts with Tetra Tech, Inc. for debris monitoring and Ceres Environmental Services, Inc. for removal and hauling services as required for reimbursement by the Federal Emergency Management Agency (FEMA). These services were not needed, Julio remarked, but Council needed to wrap up the process with a vote.

Holland moved to ratify the agreements with Tetra Tech, Inc. for debris monitoring and Ceres Environmental Services, Inc. for removal and hauling services. Brown seconded. Motion carried unanimously.

**C. Solid Waste Management Ordinance**

In May, Council approved a new fee schedule and discussed new fees for Keep Peachtree City Beautiful (KPTCB) due to the 350% increase in the amount of cardboard they were receiving. At that time, they discussed increasing the franchise fees received from all waste haulers from \$1 per quarter to \$1 per month per customer. The extra money could be used to hire more supervisors to monitor operations and to increase the number of hours at the recycling center.

There were also changes in the ordinance to clarify that KPTCB managed the recycling center and to remove the section that said County residents were allowed to use the mulching yard. Right now, City Manager Justin Strickland said, County residents were allowed to use the recycling center, even though they paid nothing towards its operation. He said he and Julio had discussed asking Council to limit it

to Peachtree City residents.

KPTCB Director Al Yougel said he would support limiting use of the recycling center to Peachtree City residents, but more supervisors would be needed to enforce that. The recycling center would close overnight and on Wednesdays but be open the entire weekend.

Learnard said they would ask Strickland to add a section restricting the mulching and recycling center to Peachtree City residents. It would be on the October 17 Council agenda. No change would be required in the franchise agreement with the haulers, Julio added. Holland asked if it would have an effect on citizens, and Julio said the companies could pass the extra fee on to customers. The City would have a marketing strategy to explain the increase to the companies and to citizens.

#### **D. Municipal Court Judicial Service Agreement**

Assistant Finance Director Kelly Bush said the City had a month-to-month contract with the Municipal Court Judge, but a bill passed this year by the Georgia General Assembly required two-year term contracts. On the agenda at the next meeting would be an item to renew the judge's contract for two years, effective October 1, which was the start of the fiscal year. It increased the fee from \$150 an hour to \$200 an hour to be in line with the attorney's fees.

#### **E. SR 54 @ Huddleston Intersection Improvements**

City Engineer Dave Borkowski said they took the concerns about the right turn out of Best Buy to GDOT, which agreed that revisions needed to be made. The fixes could be either channelizing the right turn with a concrete island out of Best Buy and installing a yield sign or an arrow on the traffic light. This could have a significant effect on the plans, and GDOT said they would have to go through the permitting process again.

Borkowski said he had talked with the City Attorney and with Purchasing, and the only fair thing to do would be to get the plans revised, cancel this bid, and go out to bid again with the revised plans. This item would not be on the October 17 agenda.

Destadio asked Borkowski about what was planned. Borkowski said the right turn out of Best Buy as designed with only a yield sign did not meet Manual on Uniform Traffic Control Devices (MUTCD) standards. It needed to be channelized into its own turn lane with a concrete median on one side or controlled by a turn arrow on a five-section signal head. Borkowski stated they needed to go back to the engineer for a re-design, then they would have to re-bid it.

Borkowski said he believed the channelized lane was the best option. Holland asked if there would be an acceleration lane, and Borkowski said it would be part of the design, but Brown pointed out that transportation people had told them they didn't use acceleration lanes very often anymore. She asked what would be the least expensive option, and Borkowski said the new lane would be cheaper if they

would keep it within the existing pavement.

**F. Code revision to Lake Peachtree Access and Prohibited Activities Ordinance**

Planning and Development Director Robin Cailloux said staff had been asked to update the part of the ordinance dealing with lake access to reflect changes that had occurred since it was written in the 1980s. One of the recommendations was to allow the launch of non-motorized watercraft from city-owned property anywhere, not just the boat launch areas, as long as the greenbelts were not damaged or altered.

The ordinance said “reckless behavior” was not permitted, which was vague and difficult to enforce. The recommendation was to add language that banned jumping from fixed public facilities such as bridges, the Battery Way pier, and the spillway.

They discussed signage and whether it should be installed to inform people of the rules. Council then clarified that this referred only to Lake Peachtree. They could not enforce this at Lake Kedron or Lake McIntosh; those were owned by the County. Strickland asked about Huddleston Pond, and Cailloux said it was only for Lake Peachtree. They left the language neutral about placement of signs, Strickland said, so they could place them where needed in the future.

Johnson asked how swimmers knew if they crossed into a forbidden area. Cailloux said there signs on the lake and on the spillway. Code enforcement officers would educate people before giving them a citation. The Ralph Jones boat launch and the spillway were prohibited from swimming because people launched motorized boats there.

Were there other bodies of water they needed to look at? Brown asked, and Cailloux suggested the ponds, but said Lake Peachtree had always been the challenge for Code Enforcement. She had not heard of any difficulties at the ponds.

Should the maximum fine be posted on a sign? Brown wondered. Cailloux said Code Enforcement officers told people the fines were up to the judge. Destadio asked if Code Enforcement assessed if damage was done? Cailloux said it was the department in charge, such as Public Works for a pier. The provision in the ordinance would be to prohibit people from removing undergrowth to clear a path for their boat or from removing riprap from the lake edge.

Holland noted that the City owned the bridges that spanned Lake Kedron. Could they prohibit jumping from there? City Attorney Ted Meeker said they could, and Holland said that was something to consider.

**G. Zoning text amendment to create a Short Term Rental permit**

This public hearing would be on the October 17 Council agenda. Cailloux said Council had asked that this text amendment brought up again after the previous

Council voted to deny the changes last fall. The Planning Commission held a public hearing at its August 26 meeting and decided to move ahead with the same ordinance they recommended last year, with a few modifications.

Cailloux went over what was in the ordinance right now. Permits were required for all STRs, both new and existing. A cap was set on STRs at 1% of the homes in the city. That number was determined by the tax assessor and right now was 135. People who could prove they operated an STR prior to the ordinance's adoption would get first priority on the permits, and Cailloux estimated that number at 120.

The rentals could be the whole house or just bedrooms within a home. The house did not have to be owner-occupied. Rentals were not permitted for detached structures of any kind or for recreational vehicles (RVs). Subleasing was not permitted.

A local contact person was required. They must be at least 21 years old, available 24 hours a day and able to be on the property within one hour of notification. They could be a licensed managing agent, but this was not required.

Minimum standards for STRs included no parties or special events, all parking off-street on paved surfaces, and garbage screened from view. Sleeping could be done only in bedrooms as defined by the International Building Code with a maximum of three people per bedroom. The noise ordinance and parking requirements must be posted, along with the contact person's phone number.

The way the ordinance was presented to the Planning Commission required a national criminal background check including fingerprints. The Planning Commission recommended removing the fingerprinting requirement, which meant the background check would be limited to Georgia only.

Holland asked if this was the same background check done for massage businesses and liquor stores, and Julio replied that the alcohol license background check was nationwide, but the massage certificate background check was Georgia only, but did include fingerprinting. So this was no more onerous than what was required for some other businesses? Holland asked, and Julio said it was not.

What would be required if fingerprinting was eliminated? Learnard asked. Cailloux said the applicant would have to sign a consent for a background check. Brown asked Meeker if this was removed and some incident occurred, would the City be liable? Meeker said it would not. Destadio confirmed that there would still be a background check, but with no fingerprinting.

The STR must pass both a Fire Marshal and Code Enforcement inspection. They must give the City a copy of the guest occupancy agreement, which was required by Georgia law. Permits were good for 365 days.

The Planning Commission had recommended a fee of \$400 for the first permit, and \$300 for renewals, but the difference in cost was because of the more extensive background check. That check was about \$25, so the initial permit fee could be lowered to \$375, Cailloux stated.

Council had decided to keep an online database of permits issued, but the Planning Commission recommended that the City mail notifications to all properties within 200 feet.

Cailloux asked Council to tell her what they thought of the Planning Commission's changes and that would enable her to get them a correct version for the October 17 meeting.

Holland supported eliminating fingerprinting, as did Destadio and Brown. Johnson said she was recusing herself on this issue. Learnard also was in favor of removing the requirement.

Holland wanted to reduce the permit costs. Cailloux said if they wanted annual inspections, the renewal fee could go no lower than \$300, which was lower than the City's cost. The initial permit cost could be lowered to \$375, which included the Georgia background check. That included the two inspections for \$250, and the maintenance cost of the software. So bare bones was \$375 for the first permit, and \$300 thereafter, Learnard summarized.

Holland still wanted all permits to be \$300, saying he wanted to make it easier on the STR owners, but Brown said other taxpayers should not be expected to subsidize these businesses. Learnard pointed out they had to cover costs, so it would be \$375 for the first permit and \$300 for the future permits. Council concurred.

Holland did not like the recommendation that all property owners within 200 feet should be notified and thought the STR owners should tell their neighbors about their business, not the City. Learnard said she could support that, but Brown commented that it placed an undue burden on the STR owners. Also, she continued, this was a zoning change for all practical purposes, and the City notified property owners within 200 feet of a zoning change. Learnard pointed out that they could not enforce neighbor-to-neighbor notification and thought any notification requirement should be removed.

Destadio said he was in favor of the Planning Commission's recommendation. Holland proposed they send notifications only to the adjacent neighbors. Cailloux said that would be possible. Learnard said she felt it was a violation of private property rights to send letters, but Brown countered that the neighbors also had a right to enjoy their property, and Learnard agreed.

Brown said citizens needed to know what was happening in their neighborhoods;

this was the same distance that people were notified of a zoning change. Destadio said he trusted the Planning Commission's recommendation, and Council should not step over them. Learnard said she could go along with that, so Council agreed to the Planning Commission's recommendation to remove the database and send letters to homes within 200 feet of the STR.

The Planning Commission had not changed their recommendation on fines from the previous recommendation, Cailloux said.

So in all instances, the Mayor stated, they had supported what the Planning Commission recommended.

Should they set the maximum number of STRs in the City at 135, which was 1% of the current number of houses? Holland asked. Destadio said he thought that was fine. Brown agreed, saying she feared being overrun with investors buying up homes to use as STRs. Learnard agreed with setting 135 as a flat cap.

Brown asked if they could limit the number of STRs in a neighborhood, but Learnard said it was sometimes difficult to determine what was a neighborhood. She noted that homeowners associations (HOAs) could set limits, and the City could keep a cap of 135. Brown was concerned about neighborhoods with no HOAs.

Holland said he understood the problem, and that too many STRs could change the character of the neighborhoods. Cailloux suggested tracking them over the first year and creating a map. If there seemed to be a problem, they could revise the ordinance. Brown said many people had asked her how they would be protected if they did not have an HOA? She would like to see it capped at 2% in any neighborhood.

Learnard noted that two of them did not support this and suggested they follow Cailloux's suggestion of a review in one year.

Holland asked if they could require the STR owners to have insurance, but Meeker said that would not be appropriate.

Strickland and Cailloux said they had the information they needed, and this text amendment would be presented during a public hearing at the October 17 Council meeting.

### **Council/Staff Topics**

#### **1. Food Truck Thursday and Hurricane Donations**

Learnard mentioned that there was a food truck at Drake Field. She reported that private pilots were flying supplies from Peachtree City to the hurricane victims in North Carolina, and donations were being accepted.

## **2. Habitat for Humanity**

Learnard suggested they invite Cynthia Jenkins of Habitat for Humanity to present at a future meeting, and Council agreed.

## **3. Floy Farr Exhibit Opening and Library 50th Celebration**

Strickland reminded everyone of the upcoming dedication of the Floy Farr exhibit at the library and the library's 50<sup>th</sup> anniversary celebration.

## **4. Deer Population**

Holland noted they had talked about the deer issue and hoped to see it on an upcoming agenda. Strickland said they had been working with the Department of Natural Resources, and it would be coming before Council.

## **5. Boundary Study**

The need for a boundary study was also on Holland's mind. Strickland told him the study was budgeted for fiscal year 2025, and Cailloux was working on getting it moving.

## **6. Trash Trucks and Effect on Infrastructure**

Referring to wear on roads from multiple heavy trucks, Holland stated that he would like to see them look at contracting with a trash hauler to serve the entire city. Learnard said they could discuss it.

## **7. Jewish New Year**

Holland also wished all Jewish residents a happy Rosh Hashanah

## **Executive Session**

**NONE**

## **Adjourn**

There being no further business, Holland moved to adjourn at 12:58 p.m. Destadio seconded. Motion carried unanimously.

---

Martha Barksdale, Recording Secretary

---

Kim Learnard, Mayor

**City Council of Peachtree City**  
**Meeting Minutes**  
**Thursday, October 10, 2024**  
**9:00 AM**

**Call to Order**

The Mayor and Council of Peachtree City met in special called session on Thursday, October 10, 2024. Mayor Kim Learnard called the meeting to order at 9 a.m. Council members attending: Laura Johnson, Suzanne Brown, Clinton Holland, and Frank Destadio.

**Pledge of Allegiance and Moment of Silence**

**Public Hearings**

**A. 2024 Maintenance and Operation Millage Rate**

Assistant Director of Financial Services Kelly Bush noted that they usually set the millage rate in August, but the Fayette County Tax Assessor was delayed in getting the digest to the Tax Commissioner. Tax bills usually went out in September, and the City got the majority of its revenues in November and December, but this year, with the bills going out in November, that money would not come in until January and February. Luckily, Bush pointed out, Peachtree City's strong fund balance would carry them through with no glitches.

For the past few years, the millage rate had been 6.043 mills, but this year they were proposing a reduction of .06 mills to 5.983. She explained that even though the millage rate was lower, people who saw an increase in the assessed value of their property would see a bigger tax bill. The total increase in the digest was 8.6%, with 6.61% of that due to reassessments of existing property and 1.99% due to new growth. The proposed tax increase would be \$61.60 for a home valued at \$500,000, which was the average for Peachtree City, Bush reported.

She said there would be three public hearings. There was this one at 9 a.m., with another scheduled for that afternoon at 1. There would be a public hearing during the October 17 City Council meeting, followed by a vote on the millage rate.

The millage history showed that the millage rate had been reduced by 1.195 mills over the past 12 years.

The Mayor opened the public hearing. No one wished to speak either in favor or in opposition to this millage rate, and she closed the hearing and asked if Council had questions.

Destadio requested that Bush explain what would happen if they reduced the millage rate more, as some Council Members had discussed. Bush said she and Director of Financial Services Paul Salvatore had calculated that the proposed .06

drop amounted to a compounded \$231,000 hit. A full rollback would be to 5.675 mills, which amounted to \$1.1 million a year, compounded. Salvatore pointed out that would be in addition to the \$231,000 they already were planning on, for a total reduction of more than \$1.3 million year after year.

Holland wanted to know the difference between the digest number this year and last year's. The total digest last year was \$3,634,954,377; this year's was \$3,947,633,914. Bush again said the total increase was 8.6%, with 6.61% of that due to reassessments and 1.99% due to new growth. Holland said these were bigger numbers than what they had talked about in June, and he needed to work with those numbers and do some thinking.

Salvatore then said that last year there was a 3.5% appeals factor countywide, with Bush noting that this year they expected at least a 2% reduction due to appeals. They budgeted for a 6% digest increase, Salvatore said, and it increased by 8.6%. If there were 2.6% appeals, they would be right on budget. They would come in short if it was like last year with 3.5% appeals.

Brown asked if he meant 3.5% of all households had appeals approved or that 3.5% of the tax increase was reduced? He said values were lowered by 3.5% . How many taxpayers appealed? Brown asked, and Salvatore said he had the countywide number and could do more digging to determine which were from Peachtree City. Brown said she would like to know how many appeals were filed. Salvatore said some could be for commercial or industrial properties.

Brown said she needed to know how many were filed so they could determine if any additional rollback would be feasible. Salvatore stated that a 2% appeals factor would be about \$1.1 million in their budget, ongoing. With the 8.6% increase, they had about a 2% buffer for appeals.

Were appeals more commonly filed by industrial or residential properties? Brown inquired, and Salvatore said probably residential, but there was more at stake for industrial. Holland asked if the appeals filed this year had been adjudicated, and Salvatore said the process was still ongoing. Strickland again clarified that this did not mean 3.5% of the people had appeals approved; it meant 3.5% of the value was reduced through the appeals process.

### **Adjourn**

There being no further business, Holland moved to adjourn at 9:17 a.m. Johnson seconded. Motion carried unanimously.

---

Martha Barksdale, Recording Secretary

---

Kim Learnard, Mayor

**City Council of Peachtree City**  
**Meeting Minutes**  
**Thursday, October 10, 2024**  
**1:00 PM**

**Call to Order**

The Mayor and Council of Peachtree City met in special called session on Thursday, October 10, 2024. Mayor Kim Learnard called the meeting to order at 1 p.m. Council members attending: Laura Johnson, Suzanne Brown, Clinton Holland, and Frank Destadio.

**Pledge of Allegiance and Moment of Silence**

**Public Hearings**

**A. 2024 Maintenance and Operation Millage Rate**

Assistant Director of Financial Services Kelly Bush said this was the second of three public hearings on the millage rate. The first had been that morning, and Council would hold another public hearing and vote on adopting the millage rate at its October 17 meeting.

The proposed millage rate was 5.983, and even though that was a reduction from the 6.043 of the past few years, people who saw an increase in the assessed value of their property would have a tax increase. The overall increase the digest was 8.6%. Of that, 6.61% was due to reassessments of existing property, and 1.99% was due to new growth. The tax increase would be \$61.60 on a home valued at \$500,000, which was the average for Peachtree City, Bush reported. A millage rate history showed the City millage rate declining by 1.195 mills over the past 12 years, including the .06 mills this year.

The Mayor opened the public hearing. No one wished to speak either in favor or in opposition to this millage rate, and she closed the hearing and asked if Council had questions.

Brown clarified that the 1.99% covered not only new housing, but new commercial and industrial properties, and Bush said that was correct.

Holland asked if he was correct in thinking they were looking at an additional \$310 million in assessed property value over 2023, and that this was not \$310 million in cash, but in the property values. Bush said that was correct. He said he believed she said that would be \$1.1 million in additional tax dollars, but Bush said that was not correct--the \$1.1 million would be the cost of a complete tax rollback.

Could they look at reducing the millage rate even further than the proposed .06 mills? Holland asked. Although many citizens had approached him about a full rollback, he said he knew that could require cuts in services. But with this additional

money, was there anything they could do to shave it back some more?

Bush said she had the numbers on appeals that were discussed during the morning meeting. There were 663 active appeals from Peachtree City, and the fair market value was \$681,669,580; the assessed value was \$272,667,832. That amounted to 7% of the digest in appeals right now. That did not mean they would all be granted.

City Manager Justin Strickland said that as far as property taxes went, his answer was that there could be no further reductions unless they evaluated the budget to decide what to cut. Learnard noted they had already passed the budget, after having public conversations about it since June.

The 8.6% increase in the digest was more than the 6% budgeted, Strickland acknowledged, but based on the appeals numbers they had just heard, he did not expect it to stay at 8.6%, but to drop closer to that 6%. He said that in good conscience as a manager, he could not recommend reducing the millage rate further.

Brown confirmed that 663 active appeals from Peachtree City were filed, both residential and commercial. The total assessed value, which was what the taxes were based on, was \$272,667,832. That was correct, Bush replied. Brown then asked if they had any historical statistics of how much that could be reduced through the appeals process? She knew they would not lose the entire \$272 million, but that amount could go down by another 3, 4, or 5%, and she wanted to know if they had any idea of what was typical. Bush said she could get that information, and Brown asked her to look back for two years.

Financial Services Director Paul Salvatore said he had seen assessments increase by 16 or 17%, and appeals were filed more heavily in those years. This year, assessments went up 6.6%, so he would call it a mild year.

If passed, House Bill 581 would change how things were calculated regarding assessments, Strickland remarked, adding that there were things coming statewide that they needed to take into account.

Holland asked if taxpayers could appeal after they received their tax bills this fall? Strickland said they could not appeal this year, but they could appeal the following year. Brown noted that tax bills would not go out until Fayette County, the Board of Education, and all the municipalities set their millage rates. The tax money would start coming in about two months late this year.

Holland asked if they would need a tax anticipation note (TAN)? and Bush said they would not because they could rely on their robust fund balance. Brown joked that everyone should pay their tax bills immediately upon receipt, and Bush said, actually, they did get the majority upon receipt.

**Adjourn**

There being no further business, Brown moved to adjourn at 1:16 p.m. Holland seconded. Motion carried unanimously.

---

Martha Barksdale, Recording Secretary

---

Kim Learnard, Mayor

# ENGINEERING SERVICES

# Q3 2024

## HIGHLIGHTS:

- Bid City Hall renovations and sports lighting package
- Passed Stormwater audit
- Assited Hurricane Helene EOC & created GIS impact map
- Opened SR54 path bridge at Lake Peachtree
- Oversaw cleaning lead from Gun Range bldg & prepped equip/furniture for GOV deals
- Attended DOT LTap training
- Void under Kelly Drive @ bridge repaired
- 11 Land Disturbance Permits issued
- 22 Erosion Control Plan reviews
- 253 Building Permit and Site Plan Review
- Assessed 1000 curb ramps

## BUILDING MAINTENANCE:

- Painted Communication Manager/HR Manager/SW Manager offices
- Pressure washed exterior of Library complex - including windows/front glass/washed walkway
- Upgraded all canopy lighting at Library to LED
- Installed and replaced new water main meter and PRV and main valve at City Hall
- Pressure washed front entrance of Public Works and Fueling Station canopy
- Removed all kitchen plumbing fixtures, commercial sinks at PD Gun Range for future remodel
- Repaired roof leaks at Police Department and Station 82
- Installed lighting control timer and exhaust fans at Public Work with door closures
- Installed new washing machine for turn out gear at Station 82 w/new main door/frame/paint
- Completed quarterly maintenance of generators and HVAC systems

## STORMWATER:

**8** DITCHES  
CLEANED

**11.15** MILES OF  
STREETS SWEEPED

**15** PIPES  
CLEANED OUT

**168** LF PIPE  
REPLACEMENT

10 Structure Repairs | 22 Structures Cleaned | 15 Detention Ponds Mowed/Cleaned



# EXECUTIVE SERVICES

# Q3 2024

## HIGHLIGHTS

- This quarter, TikTok experienced significant growth with a 1,055.7% increase in our following and 2,127.6% increase in likes. The profile currently sits at 19,000 followers and 1.2 million likes. The YouTube channel has also shown growth with a 169.67% increase in subscribers and 9.43% in views. 386,047 views and 1618 subscribers for Q3.
- During this quarter, Public Communications captured photography for several city events including City Hall Selfie Day, Peachtree City Shredding Event, Christmas in July, Ribbon Cutting Event for Field of Hope, 9/11 Memorial Walk, Back to School Bash, Sunset Sounds, and more.
- The Slice Newsletter has experienced an increase of 49.64% subscribers in Q3, making the total amount of contacts 23,370. The newsletter received an open rate of 54%, which is 19% above industry standard among email newsletters.
- Annual citizen survey (via Zen City) opened May 5 through July 30. Received a 92% overall satisfaction rate, with 1.2K respondents.



City Hall Selfie Day 8/15



Shredding Event 8/24



Kulima Montessori Students Visit PTC 9/12



Memorial Walk 9/11

## NUMBERS

*Fresh off the Press*

## VISITORS TO CITY HALL

July – 1645  
August – 2348  
September – 2206

## OPEN RECORDS REQUESTS

July – 32  
August – 35  
September – 34



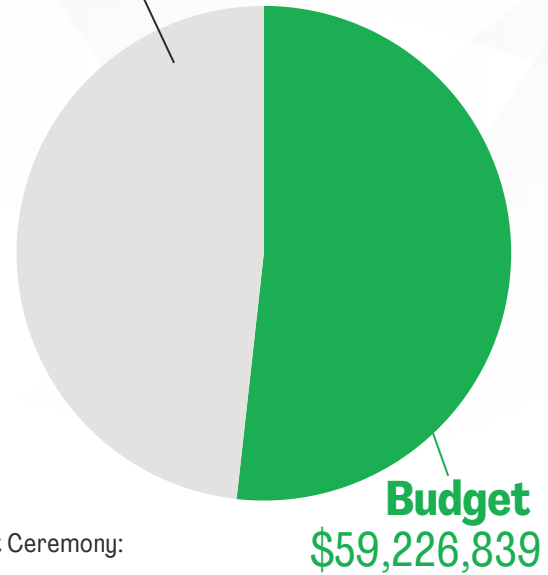
# FINANCIAL AND ADMINISTRATIVE SERVICES

**JULY 1, 2024-  
SEPTEMBER 30, 2024**

## GENERAL FUND REVENUE

**Actual**  
\$55,203,251

\*CASH BASIS 4TH QUARTER FISCAL  
YEAR AS OF SEPTEMBER 30, 2024



**448 RESIDENTS**

**96 NON-RESIDENTS**



**544**

**NEW GOLF CARTS  
REGISTERED**



**69**

**NEW BUSINESSES**

**DONATIONS** **\$2,831.00**

- **American Legion Post No. 50** | Purple Heart Ceremony: \$100.00
- **American Legion Post No. 105** | Purple Heart Breakfast: \$100.00
- **Fourth Corner Boxing Gym** | Back to School Bash: \$500.00
- **Linkous Orthodontics, LLC** | Back to School Bash: \$500.00
- **Abba Martial Arts Inc** | Back to School Bash: \$250.00
- **Kiwanis Club of PTC** | Dare: \$1,381.00

## GENERAL FUND EXPENDITURES

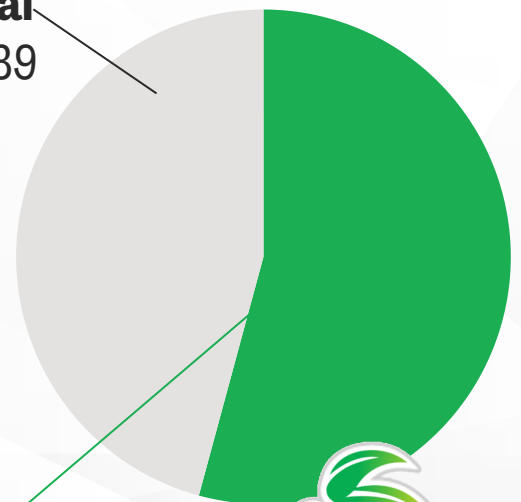
\*CASH BASIS 4TH QUARTER FISCAL  
YEAR AS OF SEPTEMBER 30, 2024

**CASH BASIS FISCAL YEAR TO DATE  
AS OF SEPTEMBER 30, 2024  
AT 100% OF THE FISCAL YEAR**

|             | General Fund | Other Funds  |
|-------------|--------------|--------------|
| Cash        | \$4,621,416  | \$12,823,177 |
| Investments | \$29,364,915 | \$35,823,909 |
| Total       | \$33,986,331 | \$48,647,086 |

**Actual**  
\$50,029,989

**Budget**  
\$59,226,839



## HIGHLIGHTS:

- Community Risk Reduction presentations at Cresswind, Hearthside, & Somerby
- SRT Medic Team members received recognition for a mutual aid call.
- Peer Counselor Training
- 3 new Paramedics
- CPR/AED Training for City Employees

## INCIDENTS BY CATEGORY:

- Rescue & Emergency Medical Service Incident - 922
- Service Call - 184
- False Alarm & False Call - 130
- Good Intent Call - 93
- Hazardous Condition (No Fire) - 37
- Fire - 14
- Severe Weather & Natural Disaster - 2
- Overpressure Rupture, Explosion, Overheat (No Fire) - 1

## NUMBERS:



**1383** TOTAL NUMBER OF INCIDENTS



Fire Chief Murphy with new medics Griffin, Lang, and Todd



A Shift Crew after fighting a fire



(L-R) LT Thompson, FF/AEMT Boswell, FF/EMT Rutledge, FF/EMT Furey, & Deputy Chief Harbin with their Peer Counseling Certs.

## TOP 3 TYPES OF EMERGENCY CALLS:

**ILLNESS**  
**210**

**187**  
**FALLS**

**RESPIRATORY**  
**85**



# HUMAN RESOURCES

# Q3<sup>20</sup><sub>24</sub>

## EVENTS

- National Intern Day (July 2024)
- Workplace Injury Training (August 2024)
- MissionSquare 1 on 1 (August & September 2024)
- Mobile Mammography (September 2024)
- Leadership Training (September 2024)



## NUMBERS

 **362**

**TOTAL EMPLOYEES**

**AVERAGE SALARY**

**\$58,910.44**

**18** **NEW HIRES**

**TURNOVER RATE**

**5.5**

**22**

**SEPARATIONS**

## CURRENT VACANCIES

- City Manager's Office - 1
- Communication - 1
- Engineering - 2
- Finance - 1
- Fire - 6
- Police - 7
- Public Works - 7
- Recreation - 1

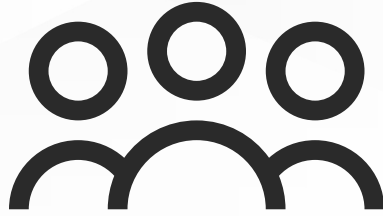
**PRIORITY**



# LIBRARY SERVICES

# Q3 2024

**29,032**  
**ACTIVE USERS**



**840** **ITEMS ADDED**

**186** **ITEMS WEEDED**

**EBOOKS/EAUDIO DOWNLOADS: 23,108**



**5,831**

**REFERENCE ASSISTANCE**

**CIRCULATION**



**90,210**

**WIFI USE: 23,960**

**COMPUTER USE: 2,128**

**IN PERSON VISITS: 43,218**

**VOLUNTEER HOURS: 766**

**PROGRAM ATTENDANCE: 2,248**



Wilson Allen teaching Italian Calligraphy in the Floy Farr Room.



Magician Ken Scott entertaining summer reading program participants.



Excited children at one of the library's many summer programs.



Library patrons searching for books on Georgia Reads Day, September 30, 2024.



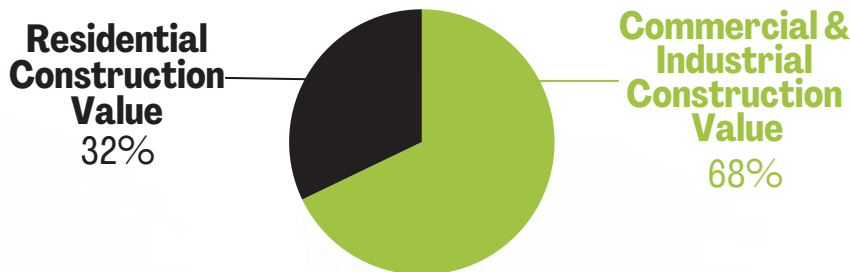
# PLANNING AND DEVELOPMENT

# Q3<sup>20</sup><sub>24</sub>

## BUILDING PERMITS: 538 ISSUED

The number of building permits continues to drop each quarter. There was only one (1) new home permit issued the entire quarter, compared to 45 in Q3 2023 and 40 in Q3 2022.

- The number of building inspections continues to drop each quarter as fewer building permits are issued. Only 971 building inspections were performed in Q3. We typically perform around 1,700 in Q3.
- Residential alteration permits and trade permits remain at a steady rate compared to Q3 numbers from the previous 5 years. This indicates that property owners in the community continue to reinvest in their homes.
- The number of development plans dropped by nearly 50% from Q3 2023, with only 23 development plans submitted. This sluggish pace indicates reduced future property tax revenue from growth.



**\$16.9 M** in construction value this quarter is for commercial and industrial development. **\$8 M** in construction value is for residential construction; of which **94%** is for improvements and alterations to existing homes in the city.

We need to continue to work towards improving our review times. **71%** of residential permit reviews exceeded our goal of 5 business days and **84%** of our commercial permit reviews exceeded our adopted goals of 5 days and 10 days, respectively.



**63%** of all permits were applied for online.

The Planning Department continues to support Council with the creation of the **Short Term Rental permit** process.

## CODE ENFORCEMENT

**599** Code Enforcement Cases

**15** Structural rehabilitation cases, which help keep our neighborhoods strong and healthy

**86%** Rate of Proactiveness (Goal: 80%)

## PARK & PATH ENFORCEMENT TEAM

The Park & Path Enforcement team tracked **657** patrol hours. This is down from 899 hours in Q3 2023 because we have a vacant officer position. The number of illegally placed signs continues to grow each quarter with **135** illegally placed signs confiscated. Officers issued **138** Notices of Violations, but received **100%** compliance so that no Citations were issued.



# POLICE

# Q3<sup>20</sup><sub>24</sub>

- **Part 1 Crimes are down 23% over the same time last year.** Thefts, including shoplifting, remain the most common Part 1 Crime.
- Follow-up investigations assigned to detectives and cleared by arrest **increased by 21%** this year.
- Persons Crimes are down 14% this year
- Fraud Cases have increased by 19% this year
- In the 3rd Quarter, we
  - Arrested suspects in multiple burglaries
  - Our SRT Team responded to assist with locating and rescuing persons in crisis as well as a barricaded subject.

## DISPATCHED CALLS:

Dispatched Calls 3,233  
Officer Initiated Calls 5,065  
Average Response time to Non-Emergency Calls is  
**5 minutes and 15 seconds for 3rd Quarter 2024.**



## VEHICLE COLLISIONS:

**Vehicle collisions rose by 2%** versus the same time period last year.  
**Golf Cart collisions are down 34%** versus the same quarter last year.

## TRAFFIC ENFORCEMENT

Warnings - 63%  
Citations - 37%

## DUI ARRESTS UP 17% over the same quarter last year.

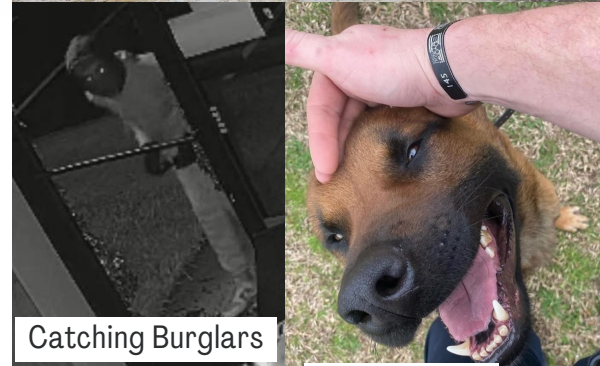
Drug Charges Total: 321  
DUI Charges Total: 231  
DUI Drugs: 30  
Underage DUI's up 100%



## MULTI-USE PATH PATROL

22% increase this year in path patrol over the same time period last year.  
7% increase in citations and warnings issued to golf carts this year.

Serving Our Community



Catching Burglars



Winning Awards



Working the Amphitheater

Auxiliary Hosting Blood Drives



# PUBLIC WORKS

# Q3 2024

## TRAFFIC SIGNS:

- 24 signs made
- 26 signs replaced
- 14 posts replaced
- 7 new installs



18  
46

ENTRANCE SIGN  
MAINTENANCE

SIGN POST  
MAINTENANCE



## TREES:

Public Works removed 379 trees within public ROW and city greenbelt.

## RECYCLING CENTER:

127 MULCHERS



2,695 VISITORS



STORM  
RECOVERY: 61 calls for service

## PAVING:

- 70 potholes filled on cart paths and roads
- 0.25 miles of cart path paved
- 9.5 miles of roadway paved
- 2000' of curb & gutter repaired or replaced
- 2 street patches

## GROUNDS:

- Assited Recreation Department with 4th of July
- Completed 14 rotations mowing SR54 and SR74 ROW
- Serviced all subdivision entrances
- Serviced all city facilities weekly (14 visits)
- Responded to an average of 10-12 calls weekly to remove and dispose of roadkill
- Assumed responsibility for maintenance of Gun Range property- weekly maintenance
- Pruning on SR54 WB from Walt Banks to Prime Pt

## FLEET:

- 327 vehicles serviced
- 258 pieces of equipment serviced



# RECREATION & SPECIAL EVENTS

# Q3 2024

## PROGRAMS:

### KEDRON

35 programs  
411 participants  
10 summer camps  
412 participants

### KEDRON GYM

2780 total users  
1700 paid daily fees  
1080 used membership passes

### GLENLOCH

24 programs  
159 participants  
3959 pool users

### KEDRON POOLS

5518 total users  
2166 paid daily fees  
3352 used membership passes

## HIGHLIGHTS:

- Fourth of July Parade and Fireworks
- 2024 Fred Season - 6 sold out shows
- Food Truck Thursday's at Drake Field
- Field of Hope Grand Opening
- Sunset Sounds events
- Installed 22 Pallets of Sod and applied 575 tons of sand for topdressing on athletic fields throughout the city.
- 6 outdoor basketball courts resurfaced in parks.

## ATHLETICS:

### Basketball:

- 24 teams with 240 players

### Volleyball:

- 16 teams with 159 players
- 21 Athletic Field Rentals
- 4 Athletic Tournaments

### Tennis Center:

- 340 Memberships
- 807 Youth Program Participants
- 631 Adult Program Participants
- USTA High Performance Camp in July
- USTA L6 National Tournament
- 3 Local UTR Junior Tournaments



Field of Hope Grand Opening



Food Truck Thursday



Sunset Sounds

## SPECIAL EVENTS:

Total City Special Events: 10  
Total Non-City Events: 11  
Film Permits: 2



## VISITOR CENTER IMPACT:

- 803 visits, with an average of 12 minutes spent inside the visitor center per visit.
- Gift Store Sales (Gross): **\$6,923.50**
- YTD: **\$14,802.00**
- YTD Occupancy for PTC has increased by **7.3%** over the last year, while the average daily rate (ADR) has stayed steady.

## SALES HIGHLIGHTS:

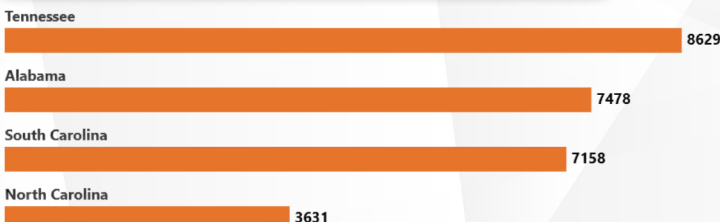
- **Trade Shows attended:**
  - Small Market Meetings (appointment-based) St. George, UT
  - S.P.O.R.T.S.! 2024 (appointment-based) Wichita, KS
- **Meetings/Education:**
  - GSAE Quarterly luncheon
  - (3) SportsETA webinars – various topics
  - (2) SportsETA STS courses – earned STS designation with 32 credits taken
- **RFP's Generated: 11+**

## SOCIAL MEDIA SPOTLIGHT:

Peachtree City is where champions are built! 🏆🏈🏀🏊  
 We can host your next sporting tournament from soccer, BMX, baseball, tennis, lacrosse, and more. Check out our latest promo showcasing our top-notch facilities, and local athletes. Whether you're organizing...

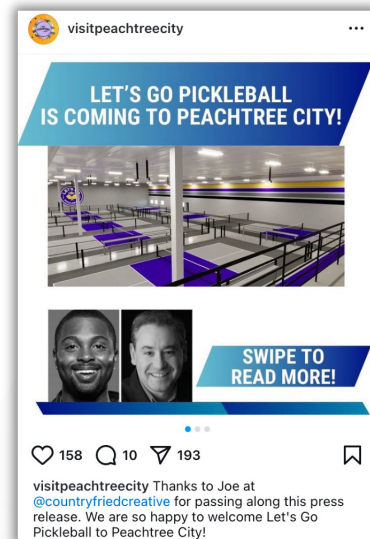


This ad reached 30,271 people in our audience on Facebook.



## MARKETING HIGHLIGHTS:

- **July 2024:**
  - Culinary Tour: July 18th, 2024
    - SOLD OUT
- **August 2024:**
  - Culinary Tour: August 15th, 2024
    - SOLD OUT
- **September 2024:**
  - Culinary Tour: August 15th, 2024
    - SOLD OUT
- **Meetings/Education:**
  - (2) Georgia Certified Economic Developer Program
  - Social Media Marketing, West GA Tech



Our top Instagram post

3,795 Views

67.1% Followers



32.9% Non-followers



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Yasmin Julio, Interim Assistant City Manager 10/11/2024  
Justin Strickland, City Manager 10/11/2024

**DATE:** October 17, 2024

**SUBJECT:** Consider appointments to the Peachtree City Airport Authority

---

**Recommendation:**

Appoint Beth Phingsten to a five-year term beginning on January 1, 2025; appoint Max Braun to fill the remaining one-year balance on Greg Garmon's term beginning on January 1, 2025; and appoint Steve Hanes as the alternate.

**Discussion:**

The Peachtree City Airport Authority (PCAA) has three seats available; one seat is that of Greg Garmon who vacated his seat this year. This seat is currently occupied by the alternate who chose not to submit an application for reappointment. One seat is that of Max Braun, who has fulfilled his term, and the third seat is the alternate position which is reappointed annually. The application period was open for four weeks and four applications were received. All applicants were interviewed by the selection committee comprised of Mayor Kim Learnard, Council Member Suzanne Brown, and PCAA Chairman Ken Fleming. Max Braun, a current member whose term is expiring this year, has expressed his desire to fulfill the one year left on Mr. Garmon's term, and the selection committee is recommending him for this seat. The selection committee recommends appointing Beth Phingsten to a five-year term and recommends appointing Steve Hanes as the alternate.

**Budget Impact:**

There should be no impact on the budget.

**Attachments:**

None

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Kelly Bush, Assistant Finance Director 10/10/2024  
Paul Salvatore, Finance Director 10/10/2024  
Yasmin Julio, Interim Assistant City Manager 10/11/2024  
Justin Strickland, City Manager 10/11/2024

**DATE:** October 17, 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 8<sup>th</sup>, Lumsden of the 12<sup>th</sup>, Scoggins of the 14<sup>th</sup>, Silcox of the 53<sup>rd</sup>, and Collins of the 71<sup>st</sup>

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:** Yasmin Julio, Interim Assistant City Manager 10/11/2024  
Paul Salvatore, Finance Director 10/11/2024  
Justin Strickland, City Manager 10/11/2024

**DATE:** October 17, 2024

**SUBJECT:** Ordinance # 1227 Solid Waste Management Amendment

---

**Recommendation:**

Adopt Ordinance #1227 Solid Waste Management Amendments.

**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 and mulching 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 (2)
2. Ordinance 1227 - Waste

---

## 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) Backyard composting is encouraged as the primary method for diverting yard trimmings from the waste stream. However, as an alternative to backyard composting, the city will provide, for Peachtree City residents only, 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 recycling center and the mulching facility shall be operated by the city public works department. The public works director, in consultation with the city manager, shall establish and publish hours of operation, determine a list of materials to be accepted for recycling, types and dimensions of yard trimmings to be accepted, and any user fees necessary to support the facilities. ~~Mulching services~~ Services and/or operations of these facilities may be contracted out to a third party or handled by in-house resources, or by a combination of contracted and in-house resources. ~~This mulching area~~ Both facilities shall be used only by residents of the city ~~and the county~~ for their personal residential yard trimmings or to dispose of recycling materials. County residents and ~~any~~ commercial generators of materials to be recycled and/or 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)

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED, SO AS TO PROVIDE FOR SOLID WASTE MANAGEMENT REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY, GEORGIA, THAT:

**Section 1.** Chapter 42, Health and Sanitation, Article III, Solid Waste Management, Section 42-83, is hereby revised as follow

**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) Backyard composting is encouraged as the primary method for diverting yard trimmings from the waste stream. However, as an alternative to backyard composting, the city will provide, for Peachtree City residents only, an area appropriate for stockpiling yard trimmings for periodic processing into mulch or compost.
- (c) The city recycling center and the mulching facility shall be operated by the city public works department. The public works director , in consultation with the city manager shall establish and publish hours of operation, determine a list of materials to be accepted for recycling, types and dimensions of yard trimmings to be accepted, and any user fees necessary to support the facilities. Services and/or operations of these facilities may be contracted out to a third party or handled by in-house resources, or by a combination of contracted and in-house resources. Both facilities shall be used only by residents of the city for their personal residential yard trimmings or to dispose of recycling materials. County residents and any commercial generators of materials to be recycled and/or 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 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.

**Section 2.** All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

**Section 3.** Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

**Section 4.** This ordinance shall be in full force and effect upon its official adoption by the City Council.

This \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Kim Learnard, Mayor

\_\_\_\_\_  
Laura Johnson, Post 1

\_\_\_\_\_  
Suzanne Brown, Post 2

\_\_\_\_\_  
Clinton Holland, Post 3

Attest: \_\_\_\_\_  
Yasmin Julio, City Clerk

\_\_\_\_\_  
Frank Destadio, Post 4

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Robin Cailloux, Planning Director 10/10/2024  
Justin Strickland, City Manager 10/11/2024

**DATE:** October 17, 2024

**SUBJECT:** Ordinance # 1228 Lake Peachtree Access and Prohibited Activities

---

**Recommendation:**

Adopt Ordinance #1228 amendments to the Lake Peachtree Ordinance as proposed.

**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
2. Ordinance 1228 LakePeachtree

## **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.**

**AN ORDINANCE TO AMEND THE PEACHTREE CITY  
CODE OF ORDINANCES ARTICLE II, LAKE PEACHTREE  
OF CHAPTER 54 PARKS AND RECREATION; AND FOR  
OTHER PURPOSES**

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, AND IT IS HEREBY ORDAINED by authority of the same that:

**Section 1.** The Peachtree City Code of Ordinance Chapter 54 Article II, Section 54-47. Access, be replaced in its entirety as follows:

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.

**Section 2.** The Peachtree City Code of Ordinance Chapter 54 Article II, Section 54-49. Prohibited activities generally, be replaced in its entirety as follows:

- (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.

**Section 3.** All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

**Section 4.** Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

**Section 5.** This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this 17th day of October, 2024

\_\_\_\_\_  
Kim Learnard, Mayor

\_\_\_\_\_  
Laura Johnson, Post 1

\_\_\_\_\_  
Suzanne Brown, Post 2

\_\_\_\_\_  
Clinton Holland, Post 3

\_\_\_\_\_  
Frank Destadio, Post 4

Attest: \_\_\_\_\_  
Yasmin Julio, City Clerk

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Clint Murphy, Fire Chief 10/10/2024  
Angela Egan, Purchasing Agent 10/10/2024  
Paul Salvatore, Finance Director 10/10/2024  
Justin Strickland, City Manager 10/11/2024

**DATE:** October 17, 2024

**SUBJECT:** 10-24-01 Equipment Purchase through Stryker - Capital Improvement Budget

---

**Recommendation:**

Approve the purchase of one new Lifepak 35 from Stryker Pro Care for \$56,586.22

**Discussion:**

Stryker has previously been approved as a brand name vendor for the Fire Department's ambulance stretchers, cardiac monitors, LUCAS, and AED. Stryker typically initiates price increases every January. Stryker recently informed staff that the price increase would be effective on November 1, 2024. Stryker has provided staff with a quote for one new Lifepak 35 to replace an older Lifepak15. Staff requests approval to purchase the cardiac monitor prior to the 4% price increase. This request was not included in the previous Council Meeting work session as staff had not yet learned of the price increase.

**Budget Impact:**

FY25 Capital Improvement Budget

**Attachments:**

1. Stryker Quote Lifepak 35



Quote #1 - PTC FD LP35 (1) - 10.4.24

Quote Number:10999127

Version:1

Prepared For:PEACHTREE CITY FIRE DEPT

Attn:

Quote Date:10/04/2024

Expiration Date:01/02/2025

Remit to:Stryker Sales, LLC  
21343 NETWORK PLACE  
CHICAGO IL 60673-1213  
USA

Rep:Taylor Riggs

Email:taylor.riggs@stryker.com

Phone Number:(334) 752-2047

Mobile:(334) 752-2047

| Delivery Address |                          | Sold To - Shipping |                          | Bill To Account |                        |
|------------------|--------------------------|--------------------|--------------------------|-----------------|------------------------|
| Name:            | PEACHTREE CITY FIRE DEPT | Name:              | PEACHTREE CITY FIRE DEPT | Name:           | CITY OF PEACHTREE CITY |
| Account #:       | 20061570                 | Account #:         | 20061570                 | Account #:      | 20028494               |
| Address:         | 105 N PEACHTREE PKWY     | Address:           | 105 N PEACHTREE PKWY     | Address:        | 151 WILLOWBEND RD      |
|                  | PEACHTREE CITY           |                    | PEACHTREE CITY           |                 | PEACHTREE CITY         |
|                  | Georgia 30269-1732       |                    | Georgia 30269-1732       |                 | Georgia 30269-3104     |

Equipment Products:

| #    | Product      | Description                                                         | Qty | Sell Price  | Total       |
|------|--------------|---------------------------------------------------------------------|-----|-------------|-------------|
| 1.0  | 70335-000042 | LP35,EN-US,MAS-SP/CO,MED-CO2,SUN-NIBP,12L,WIFI/CELL/LN/CPRIN,STD,BT | 1   | \$46,260.00 | \$46,260.00 |
| 2.0  | 11140-000102 | LIFEPAK FLEX Battery Charger                                        | 1   | \$1,950.00  | \$1,950.00  |
| 3.0  | 41335-000001 | LIFEPAK 35 AC Power Adapter Kit                                     | 1   | \$1,625.00  | \$1,625.00  |
| 4.0  | 11140-000131 | AC Power Cord (North America, hospital grade)                       | 2   | \$70.20     | \$140.40    |
| 5.0  | 11335-000001 | LIFEPAK FLEX Lithium-Ion Battery                                    | 1   | \$650.00    | \$650.00    |
| 6.0  | 11111-000041 | LIFEPAK 3-wire extended precordial ECG cable                        | 1   | \$78.00     | \$78.00     |
| 7.0  | 11160-000011 | Reusable Cuff, Infant, 8-14 cm                                      | 1   | \$22.50     | \$22.50     |
| 8.0  | 11160-000013 | Reusable Cuff, Pediatric, 13-20 cm                                  | 1   | \$25.50     | \$25.50     |
| 9.0  | 11160-000017 | Reusable Cuff, Large, Adult, 32-42 cm                               | 1   | \$35.25     | \$35.25     |
| 10.0 | 11160-000019 | Reusable Cuff, X-Large, Adult, 35-44 cm                             | 1   | \$50.25     | \$50.25     |
| 11.0 | 11160-000021 | Reusable Cuff, Small, Adult, 18-26 cm                               | 1   | \$34.80     | \$34.80     |
| 12.0 | 11335-000008 | LIFEPAK 35 Storage Bag Kit                                          | 1   | \$390.00    | \$390.00    |
| 13.0 | 11260-000073 | Shoulder Strap                                                      | 1   | \$48.75     | \$48.75     |
| 14.0 | 11150-000020 | LIFEPAK Cellular Modem, North America                               | 1   | \$1,200.00  | \$1,200.00  |
| 15.0 | 11996-000519 | LNCS-II Reusable rainbow 8-wavelength Adult Sensor                  | 1   | \$558.35    | \$558.35    |
| 16.0 | 11996-000520 | LNCS-II Reusable rainbow 8-wavelength Pediatric Sensor              | 1   | \$614.25    | \$614.25    |



Quote #1 - PTC FD LP35 (1) - 10.4.24

Quote Number: 10999127

Version: 1

Prepared For: PEACHTREE CITY FIRE DEPT

Attn:

Quote Date: 10/04/2024

Expiration Date: 01/02/2025

Remit to: Stryker Sales, LLC  
21343 NETWORK PLACE  
CHICAGO IL 60673-1213  
USA

Rep: Taylor Riggs  
Email: taylor.riggs@stryker.com  
Phone Number: (334) 752-2047  
Mobile: (334) 752-2047

| #                | Product      | Description         | Qty | Sell Price | Total       |
|------------------|--------------|---------------------|-----|------------|-------------|
| 17.0             | 11335-000005 | LIFEPAK Printer Kit | 1   | \$1,950.00 | \$1,950.00  |
| Equipment Total: |              |                     |     |            | \$55,633.05 |

Price Totals:

|                               |             |
|-------------------------------|-------------|
| Estimated Sales Tax (0.000%): | \$0.00      |
| Freight/Shipping:             | \$953.17    |
| Grand Total:                  | \$56,586.22 |

Prices: In effect for 30 days

Terms: Net 30 Days

**Terms and Conditions:**  
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at [https://techweb.stryker.com/Terms\\_Conditions/index.html](https://techweb.stryker.com/Terms_Conditions/index.html).

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Clint Murphy, Fire Chief 10/10/2024  
Angela Egan, Purchasing Agent 10/10/2024  
Paul Salvatore, Finance Director 10/11/2024  
Justin Strickland, City Manager 10/11/2024

**DATE:** October 17, 2024

**SUBJECT:** 10-24-02 SPLOST Equipment Purchase Through Stryker

---

### **Recommendation:**

Approve the purchase of 3 Lifepak 35 monitors for \$169,758.66, 2 Lucas units for \$41,113.66, and 2 Stair Chairs for \$10,233.80 from Stryker Pro Care for a total amount of \$221,106.12.

### **Discussion:**

Stryker Medical is the fire department's brand name vendor for medical equipment. Stryker Medical typically has price increases every January. However, Stryker just informed staff that pricing would increase 4% on November 1, 2024, which is why this request was not included in the previous Council Meeting work session. Stryker has provided staff with quotes for three new Lifepak 35 to replace older Lifepak15 units, two new Lucas devices, and two Stair Chairs. Staff is requesting approval to purchase at the current price and avoid the price increase.

### **Budget Impact:**

Budgeted in SPLOST 2023 for a total of \$187,628. SPLOST Contingency of \$33,478.12 will be used to cover the difference.

### **Attachments:**

1. Quote #1 - PTC FD LP35 (1) - 10.4.24
2. Quote #7 - PTC FD Stair-Pro (2) - 10.4.24



Quote #1 - PTC FD LP35 (1) - 10.4.24

Quote Number:10999127

Version:1

Prepared For:PEACHTREE CITY FIRE DEPT

Attn:

Quote Date:10/04/2024

Expiration Date:01/02/2025

Remit to:Stryker Sales, LLC

21343 NETWORK PLACE

CHICAGO IL 60673-1213

USA

Rep:Taylor Riggs

Email:taylor.riggs@stryker.com

Phone Number:(334) 752-2047

Mobile:(334) 752-2047

| Delivery Address |                          | Sold To - Shipping |                          | Bill To Account |                        |
|------------------|--------------------------|--------------------|--------------------------|-----------------|------------------------|
| Name:            | PEACHTREE CITY FIRE DEPT | Name:              | PEACHTREE CITY FIRE DEPT | Name:           | CITY OF PEACHTREE CITY |
| Account #:       | 20061570                 | Account #:         | 20061570                 | Account #:      | 20028494               |
| Address:         | 105 N PEACHTREE PKWY     | Address:           | 105 N PEACHTREE PKWY     | Address:        | 151 WILLOWBEND RD      |
|                  | PEACHTREE CITY           |                    | PEACHTREE CITY           |                 | PEACHTREE CITY         |
|                  | Georgia 30269-1732       |                    | Georgia 30269-1732       |                 | Georgia 30269-3104     |

Equipment Products:

| #    | Product      | Description                                                         | Qty | Sell Price  | Total       |
|------|--------------|---------------------------------------------------------------------|-----|-------------|-------------|
| 1.0  | 70335-000042 | LP35,EN-US,MAS-SP/CO,MED-CO2,SUN-NIBP,12L,WIFI/CELL/LN/CPRIN,STD,BT | 1   | \$46,260.00 | \$46,260.00 |
| 2.0  | 11140-000102 | LIFEPAK FLEX Battery Charger                                        | 1   | \$1,950.00  | \$1,950.00  |
| 3.0  | 41335-000001 | LIFEPAK 35 AC Power Adapter Kit                                     | 1   | \$1,625.00  | \$1,625.00  |
| 4.0  | 11140-000131 | AC Power Cord (North America, hospital grade)                       | 2   | \$70.20     | \$140.40    |
| 5.0  | 11335-000001 | LIFEPAK FLEX Lithium-Ion Battery                                    | 1   | \$650.00    | \$650.00    |
| 6.0  | 11111-000041 | LIFEPAK 3-wire extended precordial ECG cable                        | 1   | \$78.00     | \$78.00     |
| 7.0  | 11160-000011 | Reusable Cuff, Infant, 8-14 cm                                      | 1   | \$22.50     | \$22.50     |
| 8.0  | 11160-000013 | Reusable Cuff, Pediatric, 13-20 cm                                  | 1   | \$25.50     | \$25.50     |
| 9.0  | 11160-000017 | Reusable Cuff, Large, Adult, 32-42 cm                               | 1   | \$35.25     | \$35.25     |
| 10.0 | 11160-000019 | Reusable Cuff, X-Large, Adult, 35-44 cm                             | 1   | \$50.25     | \$50.25     |
| 11.0 | 11160-000021 | Reusable Cuff, Small, Adult, 18-26 cm                               | 1   | \$34.80     | \$34.80     |
| 12.0 | 11335-000008 | LIFEPAK 35 Storage Bag Kit                                          | 1   | \$390.00    | \$390.00    |
| 13.0 | 11260-000073 | Shoulder Strap                                                      | 1   | \$48.75     | \$48.75     |
| 14.0 | 11150-000020 | LIFEPAK Cellular Modem, North America                               | 1   | \$1,200.00  | \$1,200.00  |
| 15.0 | 11996-000519 | LNCS-II Reusable rainbow 8-wavelength Adult Sensor                  | 1   | \$558.35    | \$558.35    |
| 16.0 | 11996-000520 | LNCS-II Reusable rainbow 8-wavelength Pediatric Sensor              | 1   | \$614.25    | \$614.25    |



Quote #1 - PTC FD LP35 (1) - 10.4.24

Quote Number:10999127

Version:1

Prepared For:PEACHTREE CITY FIRE DEPT

Attn:

Quote Date:10/04/2024

Expiration Date:01/02/2025

Remit to:Stryker Sales, LLC  
21343 NETWORK PLACE  
CHICAGO IL 60673-1213  
USA

Rep:Taylor Riggs

Email:taylor.riggs@stryker.com

Phone Number:(334) 752-2047

Mobile:(334) 752-2047

| #                | Product      | Description         | Qty | Sell Price | Total       |
|------------------|--------------|---------------------|-----|------------|-------------|
| 17.0             | 11335-000005 | LIFEPAK Printer Kit | 1   | \$1,950.00 | \$1,950.00  |
| Equipment Total: |              |                     |     |            | \$55,633.05 |

Price Totals:

|                               |             |
|-------------------------------|-------------|
| Estimated Sales Tax (0.000%): | \$0.00      |
| Freight/Shipping:             | \$953.17    |
| Grand Total:                  | \$56,586.22 |

Prices: In effect for 30 days

Terms: Net 30 Days

**Terms and Conditions:**  
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at [https://techweb.stryker.com/Terms\\_Conditions/index.html](https://techweb.stryker.com/Terms_Conditions/index.html).



Quote #7 - PTC FD Stair-Pro (2) - 10.4.24

Quote Number:10999385

Version:1

Prepared For:PEACHTREE CITY FIRE DEPT

Attn:

Quote Date:10/04/2024

Expiration Date:01/02/2025

Remit to:Stryker Sales, LLC

21343 NETWORK PLACE

CHICAGO IL 60673-1213

USA

Rep:Taylor Riggs

Email:taylor.riggs@stryker.com

Phone Number:(334) 752-2047

Mobile:(334) 752-2047

| Delivery Address |                          | Sold To - Shipping |                          | Bill To Account |                        |
|------------------|--------------------------|--------------------|--------------------------|-----------------|------------------------|
| Name:            | PEACHTREE CITY FIRE DEPT | Name:              | PEACHTREE CITY FIRE DEPT | Name:           | CITY OF PEACHTREE CITY |
| Account #:       | 20061570                 | Account #:         | 20061570                 | Account #:      | 20028494               |
| Address:         | 105 N PEACHTREE PKWY     | Address:           | 105 N PEACHTREE PKWY     | Address:        | 151 WILLOWBEND RD      |
|                  | PEACHTREE CITY           |                    | PEACHTREE CITY           |                 | PEACHTREE CITY         |
|                  | Georgia 30269-1732       |                    | Georgia 30269-1732       |                 | Georgia 30269-3104     |

Equipment Products:

| #                | Product    | Description                             | Qty | Sell Price | Total       |
|------------------|------------|-----------------------------------------|-----|------------|-------------|
| 1.0              | 6252000000 | Stair-PRO Model 6252                    | 2   | \$4,418.50 | \$8,837.01  |
| 1.1              | 6252009001 | Stair-Pro Operations Manual             |     | \$0.00     | \$0.00      |
| 1.2              | 6250001162 | In-Service Video (DVD)                  |     | \$0.00     | \$0.00      |
| 1.3              | 6252026000 | Common Components                       |     | \$0.00     | \$0.00      |
| 1.4              | 6250021000 | 2 Piece ABS Panel Seat                  |     | \$0.00     | \$0.00      |
| 1.5              | 6250162000 | Polyester Restraint Set (Metal Buckles) |     | \$34.20    | \$68.40     |
| 1.6              | 6252022000 | Main Frame Assy Option                  |     | \$0.00     | \$0.00      |
| 1.7              | 6250024000 | Standard Length Lower LiftHandles       |     | \$0.00     | \$0.00      |
| 1.8              | 6252027000 | Footrest Option                         |     | \$367.20   | \$734.40    |
| 1.9              | 6252040000 | Removable Head Support                  |     | \$99.00    | \$198.00    |
| 1.10             | 6250140000 | O2 Bottle Holder                        |     | \$198.00   | \$396.00    |
| 1.11             | 6252024000 | No IV Clip Option                       |     | \$0.00     | \$0.00      |
| Equipment Total: |            |                                         |     |            | \$10,233.80 |



Quote #7 - PTC FD Stair-Pro (2) - 10.4.24

|                  |                          |               |                                                                           |
|------------------|--------------------------|---------------|---------------------------------------------------------------------------|
| Quote Number:    | 10999385                 | Remit to:     | Stryker Sales, LLC<br>21343 NETWORK PLACE<br>CHICAGO IL 60673-1213<br>USA |
| Version:         | 1                        | Rep:          | Taylor Riggs                                                              |
| Prepared For:    | PEACHTREE CITY FIRE DEPT | Email:        | taylor.riggs@stryker.com                                                  |
| Attn:            |                          | Phone Number: | (334) 752-2047                                                            |
|                  |                          | Mobile:       | (334) 752-2047                                                            |
| Quote Date:      | 10/04/2024               |               |                                                                           |
| Expiration Date: | 01/02/2025               |               |                                                                           |

Price Totals:

|                               |             |
|-------------------------------|-------------|
| Estimated Sales Tax (0.000%): | \$0.00      |
| Freight/Shipping:             | \$127.92    |
| Grand Total:                  | \$10,361.72 |

Prices: In effect for 30 days

Terms: Net 30 Days

**Terms and Conditions:**  
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker’s prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at [https://techweb.stryker.com/Terms\\_Conditions/index.html](https://techweb.stryker.com/Terms_Conditions/index.html).

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Robin Cailloux, Planning Director 10/10/2024  
Justin Strickland, City Manager 10/11/2024

**DATE:** October 17, 2024

**SUBJECT:** 10-24-04 Ordinance # 1229 Zoning text amendment to create a Short Term Rental permit

---

**Recommendation:**

Adopt proposed Ordinance #1229 Short Term Rental ordinance as presented.

**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 was presented at the October 3rd Council Work Session, where Council requested to make changes to the ordinance to remove the fingerprinting requirement, change the maximum number of permits from 1% of total residential units in the city to

135, and remove the online dashboard of permits in place of a notification sent to properties within 200 feet. Council also requested to reduce permit fees to \$375 for first-time permits and \$300 for annual renewals. The draft ordinance 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. STR Ordinance
2. STR Summary Chart
3. Ordinance STR 1229 Permit

## **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 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% of total number of housing units as reported by the Fayette County Tax Assessor's Office~~ 135 permits 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~~ 135 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 200 feet of the short term rental property lines.

***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;
  - (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 200 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.

***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.

***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.

#### ***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 devises.
- (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 \$500.00;
  - (2) For a second violation within any 12-month period, the penalty shall be a citation and a fine not to exceed \$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.

DRAFT

# 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-135                                                                              |
| 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    | 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                    | 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                             | \$375, annual \$300 renewal                                                          |

**AN ORDINANCE TO AMEND THE PEACHTREE CITY CODE OF  
ORDINANCES APPENDIX A ZONING ORDINANCE ARTICLE IX  
GENERAL PROVISIONS TO CREATE SECTION 917 SHORT TERM  
RENTAL; AND FOR OTHER PURPOSES**

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, AND IT IS HEREBY ORDAINED by authority of the same that:

**Section 1.** The Peachtree City Zoning Ordinance Article IX, Section 917 – Short Term Rental, be created as follows:

**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 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 135 permits annually.
- (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 135 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 200 feet of the short term rental property lines.

#### **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;

- (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 200 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.

#### **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.

#### **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.

#### **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 devises.
- (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 \$500.00;
  - (2) For a second violation within any 12-month period, the penalty shall be a citation and a fine not to exceed \$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.

**Section 2.** All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

**Section 3.** Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

**Section 4.** This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this 17th day of October, 2024

\_\_\_\_\_  
Kim Learnard, Mayor

\_\_\_\_\_  
Laura Johnson, Post 1

\_\_\_\_\_  
Suzanne Brown, Post 2

\_\_\_\_\_  
Clinton Holland, Post 3

\_\_\_\_\_  
Frank Destadio, Post 4

Attest: \_\_\_\_\_  
Yasmin Julio, City Clerk

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Kelly Bush, Assistant Finance Director 10/11/2024  
Paul Salvatore, Finance Director 10/11/2024  
Justin Strickland, City Manager 10/11/2024

**DATE:** October 17, 2024

**SUBJECT:** 10-24-05 2024 Maintenance and Operation Millage Rate

---

**Recommendation:**

Adopt the 2024 Maintenance and Operation millage rate at 5.983 mills.

**Discussion:**

The City Council is required to hold three public hearings required by state law and may take action to adopt the Peachtree City millage rate for the 2024 tax levy at the conclusion of the final hearing. The requirements to hold three public hearings have been met. The proposal is to set the M&O millage rate to 5.983 mills.

**Budget Impact:**

If approved, the proposed millage rate will authorize the 2024 tax levy. Staff estimates the levy will generate a total of \$23,618,694 in M&O property tax revenue in FY 2025.

**Attachments:**

1. 2024\_PT-32.1 PEACHTREE CITY (#5)-completed
2. 2024\_PT-38\_City\_and\_Independent\_School\_Millage\_Rate\_Certification - Completed

**PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2024**

|                        |                                                         |
|------------------------|---------------------------------------------------------|
| <b>COUNTY:</b> FAYETTE | <b>TAXING JURISDICTION:</b> CITY OF PEACHTREE CITY (#5) |
|------------------------|---------------------------------------------------------|

**ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW**

| DESCRIPTION      | 2023 DIGEST   | REASSESSMENT OF EXISTING REAL PROP | OTHER CHANGES TO TAXABLE DIGEST | 2024 DIGEST   |
|------------------|---------------|------------------------------------|---------------------------------|---------------|
| REAL             | 3,346,997,521 | 240,216,436                        | (13,389,928)                    | 3,573,824,029 |
| PERSONAL         | 468,343,686   |                                    | 49,813,717                      | 518,157,403   |
| MOTOR VEHICLES   | 12,854,600    |                                    | (583,600)                       | 12,271,000    |
| MOBILE HOMES     | 0             |                                    | 0                               | 0             |
| TIMBER -100%     | 0             |                                    | 0                               | 0             |
| HEAVY DUTY EQUIP | 88,601        |                                    | (88,601)                        | 0             |
| GROSS DIGEST     | 3,828,284,408 | 240,216,436                        | 35,751,588                      | 4,104,252,432 |
| EXEMPTIONS       | 193,330,031   |                                    | (36,711,513)                    | 156,618,518   |
| NET DIGEST       | 3,634,954,377 | 240,216,436                        | 72,463,101                      | 3,947,633,914 |
|                  | (PYD)         | (RVA)                              | (NAG)                           | (CYD)         |

2023 MILLAGE RATE: 6.043

2024 MILLAGE RATE: 5.983

**CALCULATION OF ROLLBACK RATE**

| DESCRIPTION                                            | ABBREVIATION              | AMOUNT        | FORMULA         |
|--------------------------------------------------------|---------------------------|---------------|-----------------|
| 2023 Net Digest                                        | PYD                       | 3,634,954,377 |                 |
| Net Value Added-Reassessment of Existing Real Property | RVA                       | 240,216,436   |                 |
| Other Net Changes to Taxable Digest                    | NAG                       | 72,463,101    |                 |
| 2024 Net Digest                                        | CYD                       | 3,947,633,914 | (PYD+RVA+NAG)   |
| 2023 Millage Rate                                      | PYM                       | 6.043         | PYM             |
| Millage Equivalent of Reassessed Value Added           | ME                        | 0.368         | (RVA/CYD) * PYM |
| Rollback Millage Rate for 2024                         | <b>RR - ROLLBACK RATE</b> | <b>5.675</b>  | PYM - ME        |

**CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES**

If the 2024 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)

|                                |              |
|--------------------------------|--------------|
| Rollback Millage Rate          | 5.675        |
| 2024 Millage Rate              | 5.983        |
| <b>Percentage Tax Increase</b> | <b>5.43%</b> |

**CERTIFICATIONS**

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

Chairman, Board of Tax Assessors

Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Tax Collector or Tax Commissioner

Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2024 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2024 is \_\_\_\_\_

**CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION**

X

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2024 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2024 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

Mayor

Responsible Party

Title

Date

## CITY AND INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2024

<http://www.dor.ga.gov>



Complete this form once the levy is determined, report this information in Column 1. E-mail a copy to [local.government.services@dor.ga.gov](mailto:local.government.services@dor.ga.gov) and distribute a copy to your County Tax Commissioner and Clerk of Court. This form also provides the Local Government Services Division with the millage rates for the distribution of Railroad Equipment Tax and Alternative Ad Valorem Tax. Form must be remitted even if levy is zero.

Georgia Department of Revenue  
Local Government Services Division  
4125 Welcome All Road  
Atlanta, Georgia 30349  
Phone: (404) 724-7003

|                                                                                                                                                                                                                                                                          |                                      |                                                                                           |                                            |                                                                           |                              |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------|------------------------------|-----------------------------------|
| CITY NAME<br><b>Peachtree City</b>                                                                                                                                                                                                                                       |                                      | ADDRESS<br><b>151 Willowbend Road</b>                                                     |                                            | CITY, STATE, ZIP<br><b>Peachtree City, GA 30269</b>                       |                              |                                   |
| FEI #<br><b>58-1079955</b>                                                                                                                                                                                                                                               |                                      | CITY CLERK<br><b>Yasmin Julio</b>                                                         |                                            | PHONE NO.<br><b>(770) 487-7657</b>                                        | FAX<br><b>(770) 631-2505</b> |                                   |
| OFFICE DAYS / HOURS<br><b>Mon. - Fri., 8am - 5pm</b>                                                                                                                                                                                                                     |                                      | EMAIL<br><a href="mailto:psalvatore@peachtree-city.org">psalvatore@peachtree-city.org</a> |                                            |                                                                           |                              |                                   |
| ARE TAXES BILLED AND COLLECTED BY THE ( ) CITY OR ( X ) COUNTY TAX COMMISSIONER? LIST VENDOR, CONTACT PERSON AND PHONE NO.<br><b>Fayette County Tax Commissioner's Office, Kristie King, (770) 461-3652</b>                                                              |                                      |                                                                                           |                                            |                                                                           |                              |                                   |
| List below the amount & qualifications for each <u>LOCAL</u> homestead exemption granted by the City and Independent School System.                                                                                                                                      |                                      |                                                                                           |                                            |                                                                           |                              |                                   |
| CITY                                                                                                                                                                                                                                                                     |                                      | INDEPENDENT SCHOOL                                                                        |                                            |                                                                           |                              |                                   |
| Exemption Amount                                                                                                                                                                                                                                                         | Qualifications                       | Exemption Amount                                                                          | Qualifications                             |                                                                           |                              |                                   |
| 5,000                                                                                                                                                                                                                                                                    | Age 65 or older & Federal AGI <\$30K |                                                                                           |                                            |                                                                           |                              |                                   |
|                                                                                                                                                                                                                                                                          |                                      |                                                                                           |                                            |                                                                           |                              |                                   |
|                                                                                                                                                                                                                                                                          |                                      |                                                                                           |                                            |                                                                           |                              |                                   |
|                                                                                                                                                                                                                                                                          |                                      |                                                                                           |                                            |                                                                           |                              |                                   |
| If City and School assessment is other than 40%, enter percentage millage is based on _____%. List below the millage rate in terms of mills.<br>EXAMPLE: 7 mills (or .007) is shown as 7.000. PLEASE SHOW MILLAGE FOR EACH TAXING JURISDICTION EVEN IF THERE IS NO LEVY. |                                      |                                                                                           |                                            |                                                                           |                              |                                   |
| CITY DISTRICTS                                                                                                                                                                                                                                                           | DISTRICT NO.                         | COLUMN 1                                                                                  | COLUMN 2                                   | COLUMN 3                                                                  | COLUMN 4                     | COLUMN 5                          |
| List Special Districts if different from City District below such as CID's, BID's, or DA's                                                                                                                                                                               | List District Numbers                | Gross Millage for Maintenance & Operations                                                | **Less Rollback for Local Option Sales Tax | Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2) | Bond Millage (If Applicable) | Total Millage Column 3 + Column 4 |
| City Millage Rate                                                                                                                                                                                                                                                        | 5                                    | 8.805                                                                                     | 2.822                                      | 5.983                                                                     | 0.000                        | 5.983                             |
| Independent School System                                                                                                                                                                                                                                                |                                      |                                                                                           |                                            |                                                                           |                              |                                   |
| Special Districts                                                                                                                                                                                                                                                        |                                      |                                                                                           |                                            |                                                                           |                              |                                   |
|                                                                                                                                                                                                                                                                          |                                      |                                                                                           |                                            |                                                                           |                              |                                   |
|                                                                                                                                                                                                                                                                          |                                      |                                                                                           |                                            |                                                                           |                              |                                   |
|                                                                                                                                                                                                                                                                          |                                      |                                                                                           |                                            |                                                                           |                              |                                   |
| **Local Option Sales Tax Proceeds must be shown as a mill rate rollback if applicable to Independent School.                                                                                                                                                             |                                      |                                                                                           |                                            |                                                                           |                              |                                   |

Name of County(s) in which your city is located:

Fayette

I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2024

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor or City Clerk

