



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 Work Session Agenda

January 2, 2025 | 9:30 AM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Election and Oath of Office of Mayor Pro-Tem**
4. **Announcements, Awards, Special Recognition**
 - A. Eagle Scout Service Project
5. **Public Comment**
6. **Agenda Changes**
7. **Work Session Discussion Items**
 - A. Statewide Floating Homestead Exemption - HB 581 (Justin Strickland)
 - B. Recreation Master Plan (Justin Strickland)
 - C. Update of Discharging Bows Ordinance (Justin Strickland)
 - D. Transportation Advisory Group Changes (Justin Strickland)
 - E. FY2025 Budget Amendment - Pension Trust Interest (Kelly Bush)
 - F. EMS billing vendor's contract has moved to annual auto-renew contract. (Clint Murphy)
 - G. Recommendation for Benefits Broker (Nichole Baxley)
 - H. Resolution #01162024-XX-XX Call for 2025 Municipal Election for Mayor, Post 3, and Post 4 and Setting of Qualifying Fees (Yasmin Julio)
 - I. Resolution 01162025-XX-X Indemnification of Public Officials (Yasmin Julio)
 - J. Legal Organ - Fayette County News (Yasmin Julio)
8. **New Agenda Items**
 - A. FY2025 Budget Amendment and Acceptance of Donation toward the Kedron Pool Boiler Replacment
- Funding Source: Donation to 335-6122-542050-CIP25-42 Kedron Boiler Replacement
9. **Council/Staff Topics**
10. **Executive Session**

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 329

11. Adjourn

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities and are in compliance with Title VI of the Civil Rights Act of 1964. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA or need assistance per Title VI, please contact the City's Title VI and ADA Coordinator, Dr. Teaa Allston-Bing at (770) 632-4276 or e-mail tallston-bing@peachtree-city.org at least three (3) business days before the scheduled meeting or event to request an accommodation.

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

This meeting will be held in Council Chambers at City Hall

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM:

DATE: January 2, 2025

SUBJECT: Statewide Floating Homestead Exemption - HB 581

Recommendation:

A consensus be reached on Council's decision to "opt-in".

Discussion:

HB 581 passed during a statewide referendum on November 5, 2024. This new revenue law affects all local jurisdictions in the state of Georgia. Unless a jurisdiction opts out of the law, by March 2025 with three public hearings, then a new floating homestead exemption will be in place that caps homestead reassessment values at the rate of inflation every year. Non-homesteaded residential, commercial, and industrial properties are not eligible for the exemption.

In late November, all City Managers (and the County Manager) of jurisdictions in Fayette County met with all Mayors to discuss the new law with representatives from the Georgia Municipal Association (GMA). The group has met twice since then.

City Council discussed the topic at the December 5, 2024 work session and decided to have a town to get feedback from citizens. The town hall was held on December 17, 2024 with around 40 citizens attending in person and others watching online.

If a consensus of Council decides to "opt-in" to the floating homestead exemption then nothing else needs to be done and it will take effect automatically.

Budget Impact:

The Floating Homestead Exemption will slow future ad valorem tax revenue growth on homesteaded properties.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Cathy Wilder, Recreation Director 12/27/2024
Chris Hobby, Assistant City Manager 12/27/2024
Justin Strickland, City Manager 12/27/2024

DATE: January 2, 2025

SUBJECT: Recreation Master Plan

Recommendation:

No action requested at this time.

Discussion:

CPL presented their first draft of the new Peachtree City Recreation Master Plan to Council during the October 2024 Work Session. Council had multiple recommendations and requested changes during the work session, as well as staff having requested changes and updates that had been communicated for the draft as well. Since that work session, CPL has sent multiple versions to staff to review and comment on. Staff submitted a final proposed version of the Recreation Master Plan to Council to review and consider for adoption on December 3, 2024. Note that staff review and changes were not to content or recommendations made by CPL (gathered and recommended through their community outreach and expertise) but to make sure that the data was accurate, the aesthetics matched our brand, and that formatting and grammar were correct throughout the document.

City Council requested time to review the document. This work session item is meant to give Council time to comment and ask any final questions of CPL before potential adoption of the document.

Budget Impact:

Projects and recommendations throughout the plan.

Attachments:

1. Peachtree City Recreation Master Plan - Final Draft



CPL
ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

2024 PEACHTREE CITY PARKS & RECREATION MASTER PLAN



WORKING DRAFT 12.18.2024

ACKNOWLEDGMENTS

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

MAYOR & CITY COUNCIL

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

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- Justin Strickland
- Cathy Wilder
- Yasmin Julio
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- Suzanne Brown
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1.0: EXECUTIVE SUMMARY

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

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

PEACHTREE CITY RFP FOR A PARKS & RECREATION MASTER PLAN

This document resulted from a Request for Proposals issued by Peachtree City for a Parks & Recreation Master Plan. The RFP, identified as #23-114PPZ, was published on May 2, 2023, and closed on June 1, 2023. The City sought proposals from qualified consulting firms to provide services to develop a Parks and Recreation Master Plan. The plan creates a road map to ensure just and equitable access to high-quality parks and greenspaces, recreation facilities and programs throughout the community now and into the future. The City sought a system-wide approach to develop goals, policies and guidelines and prioritize strategies based on current and future funding scenarios.

The Parks and Recreation Master Plan created from this work is to be a guiding document for future development and redevelopment of the community's system of parks and green space, recreation, and programs over the next 10 years.

COMMUNITY PROFILE

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

The information and data present relevant land use planning details, such as the distribution of current land use and projected land use trends. This analysis precedes the development of projected populations for the years 2029 and 2034, which serve as the foundation for the remainder of the recreation master plan.

INVENTORY

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

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

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

COMMUNITY ENGAGEMENT

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

GAP ANALYSIS

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

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

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

METHODOLOGY

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

BASELINE NRPA ACREAGE STANDARDS

The Needs Assessment utilized City specific data in relation to NRPA standards that determined the scope, scale, and location of park needs in Peachtree City. This Assessment is used to help inform the City in terms of planning, decision-making, and resource allocation for parks and recreation. The Needs Assessment includes data on access to regional parks, openspace, trails, lakes, local parks, and sports fields and activities.

It also maps and analyzes population vulnerability, environmental benefits, environmental burdens, and priority areas for conservation, restoration, and recreation.

A gap analysis is a comparison of what you have to your desired future state. For example, a gap analysis will look at how many existing soccer fields Peachtree City has compared to how many are needed based on NRPA standards and community input data.

This analysis forces you to think about your current situation, your desired future state, the root causes of the gaps between the two, and the action plan to bridge that gap.

WHAT DOES PEACHTREE CITY CURRENTLY HAVE?

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

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

PARK ACREAGE

Peachtree City, with a total of 1,206 park acres and a projected 2023 population of just over 40,000, has 31.5 acres per 1,000 residents¹. Even without the 513 acres occupied by Flat Creek Nature Area, Peachtree City still affords residents with 18 acres of parkland per 1,000 residents.

FACILITIES STANDARDS

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

Currently, NRPA publishes the NRPA Agency Performance Review. This document (among other things) provides a listing of level-of-service statistics categorized by jurisdiction size and by population served per facility type. The most recent Review depicts population per both outdoor and indoor facilities for municipalities of a size between 20,000 - 49,999. Refer to Table 7.2 on page 121 for Peachtree City Facility Standards proposed throughout the plan time frame of 2024 - 2034.

¹ U.S. Census Bureau 2020 Census Demographic and Housing Characteristics File (DHC). Retrieved from <https://www.census.gov/>

PEACHTREE CITY-SPECIFIC STANDARDS

The gap analysis for Peachtree City utilizes a combination of baseline NRPA guidelines, modified to reflect park and facilities utilization, and perceived demand as expressed in the stakeholder interviews and the public input survey. The resulting standards proposed for acreage and facilities outlined in this needs assessment are thus “Peachtree City-specific” and are designed to address recreational needs throughout the planning period.

Refer to Table 7.3 on page 122 for Peachtree City Facility Needs proposed throughout the plan time frame of 2022 - 2034.

GAP ANALYSIS RESULTS

By applying the facilities planning standards to the populations projected for 2024, 2029, and 2034, it becomes clear that many of these needs can be met by re-purposing existing parks and developing a new athletic complex around the midpoint of the ten-year planning period.

More specifically, the following observations can be made:

- Most gaps occur in the categories of fixed buildings, such as recreation centers, senior centers, community centers, indoor aquatic centers, and teen centers.
- There is not an immediate need for additional active facilities such as athletic fields and courts.
- Future development should consider incorporating multi-purpose turf fields due to their durability and adaptability.
- The possible development of a single new athletic complex could accommodate many of the field and court needs, and a recreation center, aquatic center and other similar needs.
- An open-grassed play field is nothing more than a graded, irregular shape grassed area to be used for free-play activities.
- Open-grassed play fields can also be utilized as small event lawns and community gathering places.
- Children’s playgrounds should be a standard facility at all parks large enough to accommodate one.
- Many existing tot lots can be upgraded or eliminated to better meet current and future needs.
- A picnic area can be as simple as one or two picnic tables on a fixed concrete slab with or without a shade structure.
- A walking/jogging trail should be a fixture at any park that is large enough to accommodate one.
- A community center as defined herein is a 1500 - 2000 square foot building containing meeting space, a partial or full kitchen and restrooms.
- Peachtree City’s athletic fields compare favorably to existing standards. This is largely due to the early establishment of these fields and continued maintenance to ensure they are in good playing condition.
- Multi-Purpose/Turf fields lag established standards (possibly due to expense), but due to their adaptability and durability, it should be a future consideration.
- Sports courts also compare favorably to standards; however, in the future consideration should be given to the development of multi-purpose courts for the same reasons as given for multi-purpose fields.

- Indoor facilities (recreation centers, senior centers, aquatic centers, and teen centers) lag existing standards.
- Open grass play areas offer a wide range of free play opportunities, are of minimal expense, and should be incorporated into most parks.
- Community gardens, event lawns and amphitheaters are gathering places, and as such are beneficial to most residents and therefore should be incorporated into future planning efforts.
- Maintenance/storage facilities should be a part of larger parks so that maintenance crews do not have to transport equipment from park to park.

PEACHTREE CITY PROGRAMMING

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

The Department promotes active lifestyles and fosters community engagement through various recreational programs and facilities. The 50 plus annual special events range from sports tournaments to cultural festivals to holiday events and concerts.

The Department supports local sports and athletic associations, maintains parks and facilities, and collaborates with other organizations to expand recreational opportunities for the Peachtree City community. The Peachtree City Recreation & Special Events Department's Recreation Program & Activity Catalog is published regularly to highlight upcoming programs, activities, and events.

NEXT STEPS

Peachtree City is doing an excellent job of addressing most of its citizens' park and recreation needs.

Peachtree City's athletic fields and multi-purpose courts compare favorably to existing standards. This is largely due to the early establishment of these fields and continued maintenance to ensure they are in good playing condition. Multi-Purpose/Turf fields fall short of established standards. Due to controlled growth in the City, there is limited demand for more active facilities like athletic fields. However, additional cricket pitches and pickleball courts should be considered. The City needs to include a multi-purpose, multi-generational center that would help meet the needs of a community center/senior center/recreation center/teen center.

For Next Steps, Peachtree City needs to address current staff deficiencies, maintenance backlog, and current limitations from unrecovered expenses.

By conducting a thorough review of program and event offerings, maintenance and staffing needs, and opportunities to reduce expenditure and increase revenues, Peachtree City will be able to sustain its standard of uncompromised excellence for the recreation and special events department.



All Children's Playground Courtesy of Peachtree City
Peachtree City Parks & Recreation Master Plan 2024

2.0: INTRODUCTION

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

- A long-term vision for the City's parks and recreation system and its role in enhancing quality of life for Peachtree City residents
- An inventory and condition assessment of parks and facilities
- An evaluation of areas that lack greenspace and recreation opportunities
- A plan for growth to keep pace with evolving park and recreational needs list of prioritized park investments to maintain current facilities and provide new recreational opportunities
- Strategies to improve efficiencies in administering and maintaining the City's park system
- Funding and partnership strategies to increase park revenues without burdening residents
- An action plan for implementation

BACKGROUND

Peachtree City is a suburban area located in Fayette County, Georgia. It is part of Metro Atlanta; and lies approximately 31 miles south of Atlanta's city limits. Peachtree City is a planned community consisting of 5 distinct villages and has 111 miles of multi-use paths which citizens use for both leisure and commuting.

As of the 2020 US Census, Peachtree City had a population of just over 38,000 residents and continues to increase as young families move into the area.

Peachtree City is considered a "bedroom community" with many citizens commuting to Atlanta for work, however there are also several large international employers within the City itself. Opportunities for employment in Fayette County continue to increase as the film industry grows and large companies expand their presence in the City.

DEMOGRAPHIC DATA

The City has a large aging population, however, there is an increase of young families moving to the area. In the 2020 US Census of Population, the median age in the City is 44, with 18% of the population being over 65 years old. The population consists of 77% white, 6.9% black or African American, 7.7% Asian, 0.5% Native Hawaiian or Pacific Islander, and 8% Hispanic or Latino. 15.2% of the population speak a language other than English at home. The median household income is \$103,000 per year, and there are 14,344 households with an average of 2.63 persons per household. The average home price is approximately \$380,000. 59% of the population hold a bachelor's degree or higher, and 98% of the population hold a high school diploma. 6.9% of the population under 65 has a disability.

PARK & RECREATION CONTEXT

The City Recreation and Special Events Department manages five athletic complexes, three community parks, seven nature areas, and 31 neighborhood and other City parks. Parks and athletic fields combine to make up over 1,200 acres of the City. In addition to managing parks, the department hosts over 50 special events annually.

PARKS & FACILITIES LIST

Athletic Complexes:

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

Community Parks:

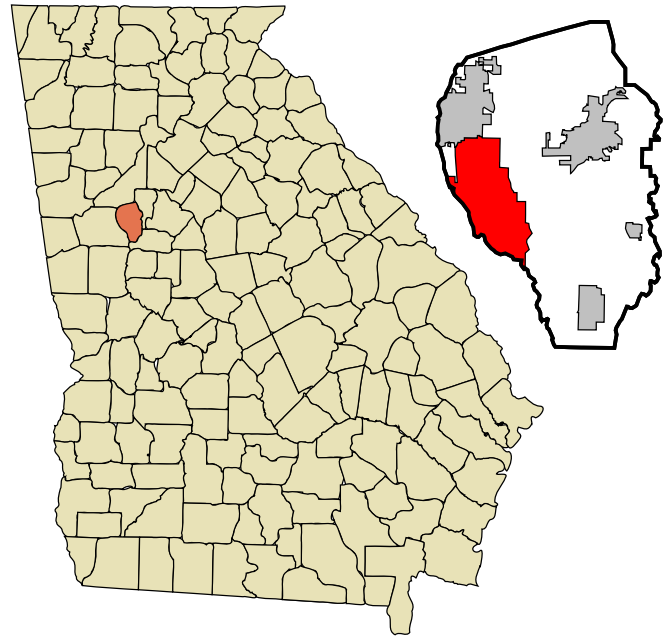
- Braelinn Recreation Complex
- Glenloch Recreation Complex
- McIntosh Trail Recreation Complex

Nature Areas & Trails:

- PAC Trails
- Spyglass Island
- Flat Creek Nature Area
- Line Creek Nature Area
- Somerby Woods Nature Area
- Landrum Mill
- Tinsley Mill

Neighborhood and Other City Parks:

- Battery Way
- Beaver Dam Park
- Big Pine Park
- Blue Smoke Park
- Braelinn Green Tot Lot
- Braelinn Road Tot Lot
- Cedarcroft Park
- Crabapple Woods Tot Lot
- Drake Field
- Huddleston Pond
- Kedron Park
- Kelly Drive Park
- Pebblestump Park (adjacent to Pebblepocket Park)
- Pebblepocket Park
- Lake Peachtree Spillway Park
- Luther Glass Park (Three Ponds)
- Picnic Park / Luther Holt All Children's Playground
- Planterra Tot Lot
- Rockspray Pond
- Rubicon Tot Lot
- Sutton Cove Tot Lot
- Timberlake Tot Lot (The Oaks)
- Village Green / Disc Golf Course
- Smokerise Tot Lot
- Lake Kedron Tot Lot (Windalier Ridge)
- Ralph Jones Boat Ramp



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

PROJECT APPROACH

Objective:

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

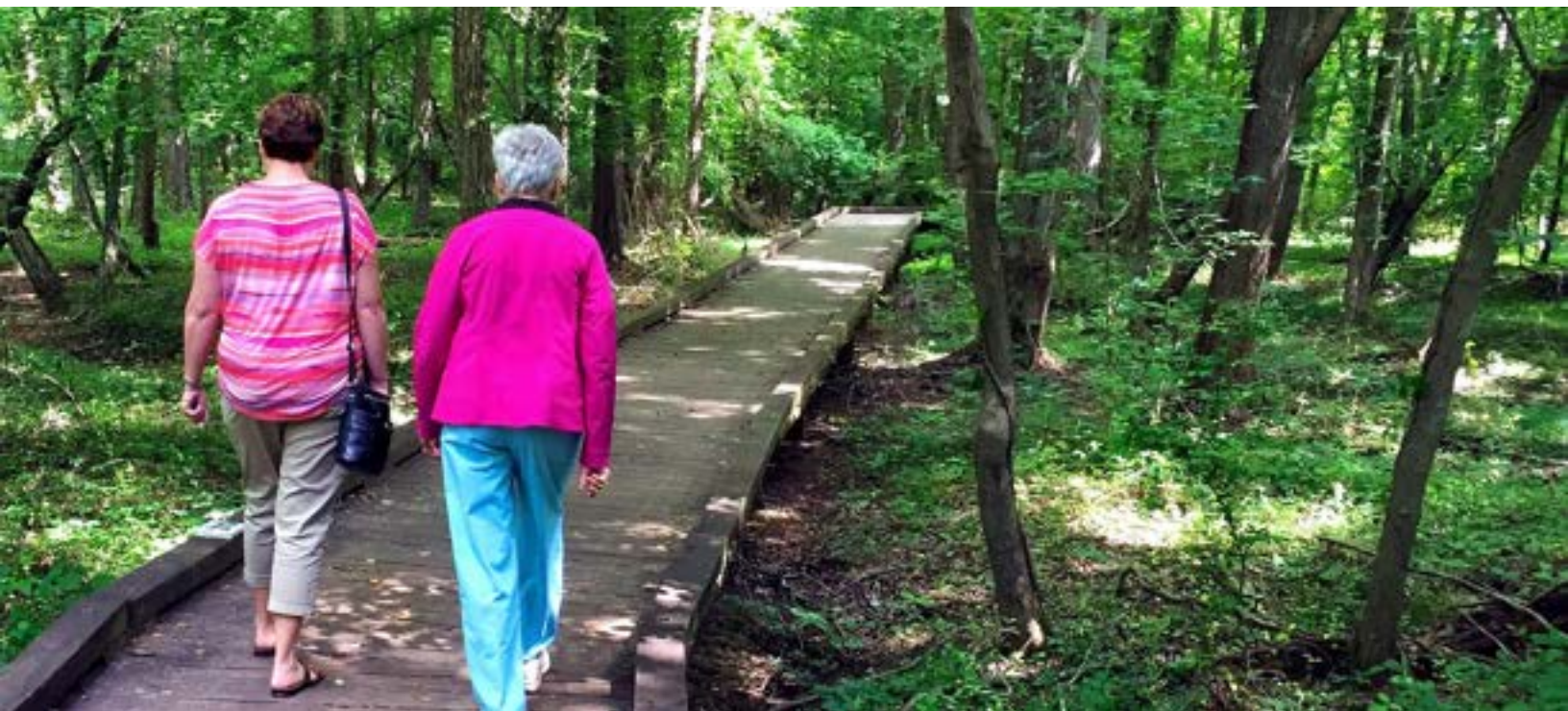
The final plan serves as a road map to ensure equitable distribution of quality parks, green spaces, recreation facilities and programs throughout the community now and in the future.

Goals:

- Develop goals, policies, and guidelines prioritized by funding scenario strategies.
- Develop a parks system that meets the genuine needs and desires of the local population.
- Identify the specific recreational facilities most in demand by the citizens of the City.
- Effectively appropriate the City's capital funds in the most efficient and effective manner.

Planning Philosophy:

CPL recognizes that parks are a vital component of community well-being, offering recreational opportunities that residents may not otherwise have within their own homes. It is crucial that the parks, programs, and facilities reflect the authentic recreational interests of those who will reside in the City and utilize these spaces. This can only be achieved through a thorough public input process aimed at uncovering the true preferences of the local population regarding parks and recreational activities. Such engagement must ensure that it accurately represents a diverse cross-section of the community.



Flat Creek Nature Area Courtesy of Peachtree City

CPL acknowledges the necessity of conducting a comprehensive inventory and evaluation of all aspects of the Parks and Recreation Department to fully identify the existing recreational facilities within the City.

CPL also understands the significance of formulating recommendations that effectively address the genuine wants and needs of residents over the next decade.

The approach and methodology to a Parks Plan of Peachtree City included the following:

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



The planning approach utilized a three (3) step approach to determine community needs:

1. What do you Have?	<i>Identifying and assessing existing recreational assets.</i>
2. What do you Want?	<i>Gathering public input.</i>
3. What do you Need?	<i>Using outcomes from step 1 and 2 above to determine what is actually needed.</i>

Using the assembled data, CPL prepared a Parks and Recreation Master Plan tailored to the wants and needs of the local community.

METHODOLOGY

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

The process involved three phases:

- A. Data Collection and Inventory**, involving a thorough review of programs, facilities, and parks.
- B. Community Involvement**, where CPL engaged in interactive interviews, surveys, and workshops.
- C. Formulating Recommendations**, where the team compiled and analyzed the collected information to create a comprehensive list of recommendations for Peachtree City.



Huddleston Pond Courtesy of Peachtree City

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

Demographics:

CPL assembled the local demographics of Peachtree City from available sources to identify the population numbers and breakdowns to be used in the study. Our team developed a series of forms and charts to gather valuable information about the parks department and its sites.

Inventory Form:

The team tabulated within a matrix to organize each park by name and quantified their assets within the entire parks system. Our team visited every park independently to conduct a visual inventory of quantities and conditions to incorporate into the inventory form.

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

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

B. Community Involvement (to determine What You Want)

Community involvement was critical to the success of a Comprehensive Parks and Recreation Plan. CPL utilized a variety of participation techniques and methods to solicit public and citizen input listed below:

Stakeholder Interviews:

The CPL team conducted both one-on-one and small-group stakeholder interviews with elected officials, staff members, recreation partners, athletic organizations, school leadership, and community representatives.

Stakeholder interviews are intended to promote a candid exchange of information and vision about the future of the parks system. CPL worked with the Parks Department to identify specific individuals and groups to include in these interviews. The process ensured that appropriate stakeholders and representatives were identified, then given an opportunity to communicate their visions and ideas directly to CPL.

Interviews took place in a location determined by the City centrally located to make it comfortable and convenient for the stakeholders.

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

Online Survey:

An online public input survey was designed and posted to the City's website for all interested parties to complete. The survey team conducted a social media campaign on Facebook to target citizens within county zip code areas as the major participants. The survey was coded so a person

could only take the survey once. This step prevented special interest groups from trying to skew the results with multiple replies. This single, closed and targeted approach ensured that the survey was ‘Statistically Valid.’

Project Web Page:

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

C. Formulate Recommendations (to determine What You Need)

After data collection, CPL worked with the City staff to develop a Gap Analysis and Needs Assessment based on the Inventory and Public Involvement results. The team proceeded to develop recommendations based on the collective data assembled compared against national averages of recreation standards and the local demographics.

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

CPL created a single draft of the Parks and Recreation Master Plan and Cost Estimate to be reviewed by the Parks and Recreation Director first. A refined Initial Master Plan was updated with a Cost Estimate to present to the City Council in a work session.

City Council Presentations:

A presentation of the initial Master Plan recommendations was delivered to the City Council in a Work Session that included recommendations for the final plan. The final Comprehensive Parks and Recreation Master Plan was adopted during a City Council meeting.



Courtesy of Peachtree City



Multi-Use Path System Courtesy of Peachtree City
Peachtree City Parks & Recreation Master Plan 2024

3.0: COMMUNITY PROFILE

The purpose of the community profile is to review documents and planning data relevant to the recreation planning process. In this way, all information that might impact the Peachtree City recreation system will be incorporated into the recreation master plan.

The information and data provided are presented and analyzed alongside relevant land use planning information, which includes the distribution of existing land uses and future land uses. This analysis is essential for assessing needs in relation to the projected population growth for 2029 and 2034, and it serves as a foundation for the recreation master plan.

PRIOR STUDIES AND REPORTS OF RELEVANCE

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

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

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

U.S. Census of Population 2020:

The recently completed U.S. Census of Population provides relevant data for the demographic and socio-economic profile used to develop population projections for 2029 and 2034. This data includes age distribution, race and gender, income, and educational attainment, all of which contribute to determining the type of recreational facilities desired by and program participation preferred by the City's residents.

Comprehensive Plan 2022:

The Comprehensive Plan Update (the Update) was developed using extensive research on Peachtree City's conditions and needs, along with a robust community engagement strategy. Part 2 of the document, Community Vision, summarizes the public participation program and the results from the public regarding the City's needs, opportunities, issues and priorities. Part 3 of the document, Plan Elements, is organized around the many topics that local governments are tasked with managing. These include topics such as transportation systems, public safety, the environment, and our natural resources, financial resiliency, and economic development.

Although these topics are categorized in separate chapters, it is important to note that many of the City's goals and strategies touch on multiple topics and have overlapping impacts and sometimes competing interests. Part 4, Implementation, includes the Community Work Program, The Report of Accomplishments, and the Capital Improvement Element. Understanding this interwoven matrix of competing and conflicting interests can help decision makers adopt balanced programs with minimal long-term negative impacts on the City. It is this understanding of interrelated consequences the Update presents community goals and implementation strategies.¹

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

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

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

Traffic congestion on the Highway 54 West corridor and at the intersection of Highway 54 and Highway 74

Balanced development policies due to mixed opinions on growth speed and type

Desire for more special events and unique community gatherings

In terms of Natural Resources & Greenspace, residents of Peachtree City recognize the health and social advantages that a well-maintained environment provides for them and future generations. Conservation of natural resources provides positive economic effects and savings for taxpayers by addressing current needs without compromising future generations. The policies aim to safeguard environmentally sensitive areas and maintain the City's greenbelts and natural spaces. Additionally, these policies protect the water quality in lakes, creeks, and streams, while preserving essential features such as lakes, wetlands, floodplains, major streams, and minor drainage systems within

¹ Peachtree City Comprehensive Plan, August 2022.
Peachtree City Parks & Recreation Master Plan 2024

designated permanent openspaces. Furthermore, the policies promote the preservation of existing trees through appropriate ordinances and incentives. The following specific insights, needs, and recommendations related to the recreation system were advanced by the Update:

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

Parks and Recreation Master Plan 2007:

This plan, prepared by Leo A. Daly, established a vision and mission statement to guide future growth of the recreation system to best serve the needs of Peachtree City residents. It is the desire of the City to provide a full range of facilities and programs administered by a qualified staff and volunteers to meet or exceed the expectations of, and to improve the quality of community life and leisure time for all residents of Peachtree City.

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

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

Specific recommendations made in this document included:

Additional athletic fields	Multi-purpose activity center	Teen center
Outdoor courts	Water parks	Walking trails
Tot lots and playground upgrades	Restroom facilities	Covered picnic shelters
Utilization of the 22 vacant acres at Peachtree City Athletic Complex (PAC)	Expansion of the gathering place	Expand facilities maintenance practices

2014 Growth Boundary Study:

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

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

Annexation of portions of these study areas has been accomplished over the past decade. As Peachtree City is almost completely built-out, any annexations occurring during the upcoming ten-year planning period for the recreation master plan will directly influence the design catering to the population projections for 2029 and 2034.

This study is to be updated in 2025.

SCORP – State Comprehensive Outdoor Recreation Plan 2022-2026:

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

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

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

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

The following facilities were deemed in need of improvement:

Restrooms	Overall facilities maintenance	Parking	Accessibility
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Glenloch Tennis Court Courtesy of Peachtree City

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

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

NRPA PARKS/FACILITIES STANDARDS

The National Recreation and Parks Association (NRPA) previously provided standards and guidelines for the classification of parks, for system-wide acreage, and for individual facilities. These were based on municipal populations and developed for a hypothetical system. Recognizing that cities and counties vary widely, NRPA replaced these standards in 2019 with a nationwide benchmarking tool for parks and recreation.

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

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

DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

Peachtree City is nearing its build-out capacity and, as a result, has experienced a significantly slower growth rate compared to previous years. Between 2000 and 2020, the population growth averaged approximately 3.4% per year.

In the last decade, this rate has decreased to around 1.1% annually; however, there has been an increase in the growth rate in recent years, bringing it up to 1.7% per year. The recent population increases can be attributed to strategic annexations and infill development initiatives.

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



Lake Peachtree Courtesy of Peachtree City

Population and Development Density:

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

The US Census estimated a population of 40,193 people as of July 1, 2023.

According to the 2022 Comprehensive Plan, 48% of the land area within the City is residential in character (83% is single-family residences), 31% is greenspace, 10% is industrial, 4% is governmental, and 3% is retail.

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

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

Higher density concentrations can best be served by pocket parks, playgrounds, and in some cases linear parks.

A combination of strategically located neighborhood parks and community parks can serve larger expanses of moderate density.

According to the Census, the land area of Peachtree City increased from 24.5 square miles in 2010 to 25.1 square miles in 2020. Likewise, the population per square mile increased from 1,400 in 2010 to 1,521 in 2020.

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Age and Gender Distribution:

Some of the predominant age groups impacting recreation planning are the 5-to-14-year cohorts (youth athletics), the 34-to-54-year cohorts (active adults), and the over sixty-five cohorts (senior activities). Comparing 2020 to the 2010 census age group data it can be noted that the youth and active adult age groups showed a slight decline, while the senior population has grown slightly. As of 2020, the average age was 42 years. From a recreational planning standpoint, an aging active adult population would indicate a need for additional individualized programs and activities, while an increase in senior citizens translates to a need to develop indoor activity centers and age-appropriate programs.

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

Racial Composition:

Approximately 78% of the Peachtree City population is white, 7% African American and 8% Asian at present. This does not represent a significant change in the balance in recent years and can continue to have needs met by maintaining a wide range of program offerings, along with indoor, group and family-oriented programs and activities.

Income:

The median household income continues to increase – from just over \$101,000 in 2020 to about \$103,000 at the present. The per capita income of a City resident is presently \$53,600. Approximately 5% of residents live below the poverty level. The average salary of a Peachtree City resident is \$58,032, and there is an approximate equal number of persons commuting into and out from the City to places of employment.

Income levels can have a considerable impact on recreation. As household and per capita incomes rise, disposable income tends to increase as well. This growth in disposable income can lead to higher participation in recreation programs, a greater likelihood of donations, and an expansion of higher-end activities and program offerings that require more specialized equipment.

As more residents work from home, the demand for recreational programs at varied times may increase, allowing for expanded participation.

The fact that in recent years more residents are working from home may increase the demand for recreational programs at varied times, allowing for expanded participation.

Educational Attainment:

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

There is a positive correlation between educational attainment and participation in recreational programs and activities. Individuals with advanced education often seek specialized programs such as computer technology, dance, theater, and art classes.



Food Truck Thursday Courtesy of Peachtree City

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4.0: Public Involvement

WHAT DO YOU WANT?

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

Project Management Team

The project management team (PMT) was made up of 3 key staff leaders who were in constant contact with the CPL team to review timelines, request data, and served as drivers for the planning process. Updates were provided throughout the process and feedback was given following key planning steps.

The CPL team used a variety of methods to gauge the pulse of the community:

- **Staff Input.** The team secured information from the Parks and Recreation Director and staff to get an understanding of what they were learning and experiencing from involvement with the citizens. The team reviewed issues with staff to get their feedback since they are the ones handling operations to secure facilities, programs, and performing maintenance.
- **Stakeholder Interviews.** The CPL team leaders spent two days interviewing representatives from local leadership, citizen groups, and community organizations that were closely involved with recreation to get a clearer understanding of the factors that affect the programs and facilities.
- **Online Public Survey.** CPL utilized an online survey process to secure a broad-based response from the local population. A series of questions were prepared and posted online for everyone to access. The survey was promoted via Facebook, posters, email blasts, and public events to reach as many citizens as possible.
- **Events / Public Meetings.** Members of the planning team attended Hometown Holiday to promote the online survey, future public meetings, and to provide an overview of the parks and recreation master plan process to encourage citizens to stay engaged. CPL also presented updates at council work sessions and meetings and noted feedback from members and the public.

All the accumulated information was reviewed, assessed, and weighted against the local demographics to develop a clearer perspective of exactly what the local citizens and representatives want in their parks system. This information was used to develop a Peachtree City-specific standard of service that was inserted into the Gap Analysis and Needs Assessment and led to the Final Recommendations.

A. SUMMARY OF STAKEHOLDER INPUT

The Planning team conducted a series of Stakeholder Interviews with 41 individuals and group representatives identified by the City as important to understanding the Peachtree Parks and Recreation Program. The individuals identified were sent a standard questionnaire to prepare them for the interviews. The CPL team spent 2 days on site interviewing these individuals in

face-to-face meetings reviewing the questionnaires and discussing important issues. A copy of the questionnaire can be found in the Appendix 04, page 212 of this report. The tally of the responses is also in the appendix.

The CPL team conducted stakeholder interviews with 41 representatives from across the City in early 2024. The following summary and assessments were determined from these interviews.

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

- Quantity is good 7
- Cart paths 5
- Variety 5
- Amenities (pool/gym) 3
- People 3
- Staff 2
- Tennis Center 2
- Drake Field 2
- Greenspace 2

Greatest Assets – The top nine (9) greatest assets mentioned in the stakeholder interviews are identified above. Stakeholders stated that the quantity of offerings is good. Peachtree City does offer a lot for their citizens, more so than most similar municipalities in the area. Other noted assets were the Cart Path System, variety of offerings, and amenities such as the pools, gymnasiums, Tennis Center, Drake Field and the City’s greenspace. People and staff were also mentioned.

Conclusion: Since these items are considered some of the greatest assets of the City, the focus needs to remain on these areas moving forward.

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

- Maintenance 14
- Lack of staff 8
- Outdated facilities 4
- ADA access 3

Greatest Weakness – Of all the responses received, maintenance was recorded as the City’s greatest weakness. When routine maintenance is not completed, a backlog begins, and it can be difficult to overcome. The lack of staff also ranked high and may also contribute to the maintenance backlog. Outdated facilities and lack of ADA access in certain areas were also noted.

Conclusion: Recommendations for increased staff and a revised, more proactive maintenance approach are noted.

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

- Quantity is good 7
- Maintenance 11
- Staffing 5
- Fees too high 5
- Updating facilities 5
- Budget / Funding low 5

Most Significant Issues – Again maintenance topped the list as the most significant issue for the City. This is addressed with recommendations to alleviate the backlog. Other issues noted were high fees, the need to update facilities, inadequate funding, and again staffing was mentioned. When the staffing issue is resolved, it will help resolve the maintenance issue. Fees, budgeting, and facility recommendations are also addressed in the recommendations.

Conclusion: Combining responses from questions 2 and 3 identifying maintenance as the most significant issue according to stakeholders.

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

- Yes 15
- No 6
- Historic Mills 5
- Maybe 3
- space only 3

Role of Parks and Recreation – A large majority of stakeholders did feel that parks and recreation should play a role in historic, arts, and cultural programs. Others said no, but maybe, only provide space for these offerings and have them provided by other private providers. There were comments to focus more on the historic mills in the area.

Conclusion: Consider a stronger emphasis on history, arts, and cultural programs in the future and look to develop partnerships.

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

- Top Priority 23
- Passive spaces 3
- Mixture of openspaces 2

Establishing and Maintaining Greenspace – The majority agreed that greenspace/ openspace is a top priority for the City and parks and recreation plays a major role in establishing and maintaining these spaces throughout the City.

Conclusion: Continue to protect and expand greenspace throughout the City.

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

- Enough of each 7
- Passive 6
- Active 5
- Address maintenance first 5

- Better mix of uses 5
- Greenspace 3
- Need more on south side 2

Types of Parks Needed – Some stakeholders stated that there are already enough parks in the City and others stated there should continue to be a combination of passive, active, and open greenspace offered throughout the City parks system. Other comments addressed the need to remedy the maintenance backlog prior to adding any new parks. Other comments addressed the lack of parks on the south side of the City.

Conclusion: There was not a consensus from these responses whether active or passive are preferable. Based on the responses, a balanced approach is preferred and the input from the online public survey will help make that determination.

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

- Events - Add more & space 10
- Night Market 6
- Need staff first 3
- Activities 2
- Street dances 2
- Lakes - use them 2
- Pickleball events 2
- Tennis - leave alone 2

New Programs and Events – There was a lot of discussion in the interviews about adding more events to the list of offerings. The Night Market and Farmer's Market are very popular, and stakeholders would like to see more of these types of events. Others commented about the need to add additional staff if more programs and events are added to the current offerings. Other comments were focused on street dances

and pickleball events as well as utilizing the lakes more and adding access points.

Conclusion: Add more events and space for events in the City. Consider new programs and events that contribute to a sense of community.

8. What segment of the population is the most underserved in Peachtree City?

- Teens 11
- Young Adults 3
- Seniors 3
- African American 3
- Hispanic 3

Most Underserved Population – Overwhelmingly teens were at the top of the list as the segment needing the most attention. Recommendations could include a teen center, more non-structured activities, gaming clubs, or recreation activities outside the normal offerings. The other top mentions were young adults, seniors, African Americans, and Hispanics.

Conclusion: Consider a teen center or teen associated amenities in future recreational facilities.

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

- Sport Complex 19
- Aquatic Center 16
- Art / performing Center 10
- None 5

Top Indoor Facility Needed – The responses were strong for the need of indoor facilities. From a sports complex to an aquatic center to a performing arts center, there seemed to be a lack of indoor events and activity space. These facilities are costly, but the desire is genuine based on the responses from the stakeholder group. Some of these needs can

be combined into one large facility instead of building several stand-alone facilities for each use.

Conclusion: Consider a single sports/aquatics complex now and a performing arts center in the future.

10. Do you think the Bubble should be replaced or removed?

- Replace with new indoor facility 21
- Remove and make outdoor pool 5

Kedron Bubble – Overwhelmingly the stakeholders felt that the Bubble should be removed, and Kedron turned into a permanent outdoor pool with the addition of an aquatic center/natatorium. The current Bubble is already beyond its intended life span and will be very costly to replace. Long term, it makes sense to remove the Bubble and build an indoor facility for year-round use and for use by the local high school swim teams.

Conclusion: Build an aquatic center and abandon the need for the Bubble.

11. Now that the City will be operating the Tennis Center, do you feel any changes should be made there?

- No complaints 6
- Maintain better 6
- Add pickleball 2

City Operation of Tennis Center – The stakeholders felt that the Tennis Center transition should be smooth. They had no complaints regarding the function of the Tennis Center. Again, there were comments about maintenance of the facility. There were a couple of comments about the addition of pickleball to the complex.

Conclusion: The Tennis Center is a great asset that needs some upkeep. Pickleball needs to be developed but the CPL team does not recommend that pickleball be

developed at the Tennis Center. Pickleball should have a stand-alone complex in the City.

12. How do you feel about user fees for lights or the splash pad.

- No fees 15
- OK with fees 10
- Use timer 5
- Pay but no cards 4
- Annual pass / flat fee 4

User Fees for Lights and Splash Pad – Most stakeholders requested no fees for the use of the lights and splash pad, however others said they understood the need for fees and were okay with them. Some suggested putting the lights back on just a timer. User groups stated they would prefer to pay a monthly bill than pay with the credit card. Others suggested an annual pass or flat fee for the use of the splash pad and lights.

Conclusion: Consider the removal of the card readers. Allow the associations to pay separately for the lights on a monthly, seasonal or annual basis. Use a timer for the lights that can be controlled remotely through an app. Since the City’s only splash pad is located inside of the pool area at Glenloch and requires a fee for entry, consider adding additional free splash pads in other areas of the City.

13. Do you feel that the current conditions of the City owned recreation facilities are adequate?

- No 22
- Yes 4

Current Conditions – The majority of stakeholders expressed that the current conditions do not meet the standard of excellence expected in Peachtree City. Again, the lack of staff and maintenance backlog may be attributed to this response.

These are issues that can be addressed and resolved.

Conclusion: Appropriate funding and resources must be allocated to improve the maintenance of all City facilities and amenities as a top priority.

14. Do you believe the Recreation Department is adequately staffed to maintain facilities and programs at a quality level?

- No 19
- Don’t know 7
- Yes 0

Department Staffing – The majority of stakeholders felt that the department is not adequately staffed to maintain and operate the parks, facilities, and programs. Other stakeholders responded that they weren’t sure or didn’t know. None of the stakeholders responded that the department was adequately staffed.

Conclusion: Appropriate funding must be allocated to upgrade staffing levels in the parks department.

15. What are the top three (3) issues you would address as a decision maker?

- Staffing 13
- Maintenance Backlog 12
- Adequate Budget 4

Top Three Issues – The responses from stakeholders were very similar to their top three issues. Once again, staffing and maintenance topped the list, with funding finishing in the third spot.

Conclusion: The repetition of these responses across the interviews clearly shows that staffing and maintenance should be addressed as a top priority in future planning and budgeting.

16. How do you think the City should fund park improvements, operations, and maintenance, and what funding source do you think is most likely to be approved by the public?

• SPLOST	15
• Bonds	8
• User fees	5
• Don't know	3
• General Fund	2
• No tax increase	2

Funding Sources for Improvements – SPLOST was the most common response for funding improvements. Other sources included bonds, user fees, and the general fund. Two respondents mentioned not raising taxes and three others said they didn't know. Even if SPLOST or bonds are used for capital improvements, there must be operational funding to maintain staff, and operate all current and any new facilities and amenities. Operations funding cannot come from sources like SPLOST.

Conclusion: Continue the SPLOST program

for parks improvements. Revisit user fees, impact fees, and non-resident fees. Propose a reasonable annual fee per household set aside just for parks and recreation.

17. Do you feel the subsidy paid by Fayette County is adequate to cover non-City resident uses of the parks, facilities, and amenities offered in Peachtree City?

• Not enough	21
• Don't know	1

Fayette County Subsidy – The subsidy paid by Fayette County to the City was a major topic during the stakeholder interviews. This subsidy has been paid by the County for many years to offset the use of City facilities and amenities by County residents. However, the use by the County residents is quite high so the amount of the subsidy should be revisited with the County.

Conclusion: The City needs to renegotiate the agreement with the County to obtain more equitable funding or implement a non-resident fee for County users.

B. SUMMARY OF OPEN RESPONSES FROM PUBLIC INPUT SURVEY

Table 4.1, page 34, summarizes the responses collected for the final question of the public input survey, categorized by common themes as indicated.

CONCLUSIONS OF STAKEHOLDER AND OPEN RESPONSES

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

1. Needs for Parks:

Walking, hiking, jogging, nature trails, and greenways were mentioned 104 times in the survey responses. Although Peachtree City has an extensive system of paths and trails and over 1,200 acres of dedicated greenspace, the stakeholders made it clear that they want it protected and expanded by an overwhelming majority.

Maintenance was mentioned 58 times, highlighting significant concern over the condition of the current park facilities across the system. There appears to be a lot of delayed maintenance that has accumulated because the maintenance staff is stretched to cover 40+ park facilities and 111+ miles of cart paths. This is indicative of having a minimalistic budget and too few staff to cover the bases. The planning team recommends that the City consider

increasing their maintenance budget, hire more staff, and look for ways to manage the maintenance requirements of the system more efficiently.

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

Wi-Fi in parks was mentioned. It is becoming a growing demand nationwide, along with an increase in requests for USB and power charging stations. If the City wishes to stay ahead of that trend, the CPL team recommends that the City incorporate Wi-Fi and charging stations in all new parks and renovations.

2. Recreational Facilities

Cricket: This was the number one deficiency referenced in the responses. Requests for cricket fields have increased in the master plans completed by the CPL team. This can be attributed to changing demographics. Cricket is a very popular sport among counties that have a historically significant British influence. Cricket players are currently required to utilize baseball fields for their games, resulting in a smaller field format that may not provide the same level of enjoyment as a full-oval field. The challenge for Cricket fields is the fact that a field requires over 4 acres of a level surface. The CPL team has developed a template that allows a Cricket field with a permanent pitch to be overlaid on a field that can also accommodate 2 to 4 soccer fields. By using this template, a community can provide Cricket for their citizens and include a dual purpose for soccer. CPL recommends that the City consider this template for development of their future soccer fields or retrofit it over some of the current fields in the parks program.

Pickleball: This was the number two recreation facility referenced in the interviews and open responses. Pickleball is a game similar to

tennis and played on a smaller court. The initial increase in popularity of pickleball was due to seniors who preferred the smaller courts. Because this is a growing sport throughout the country, younger players are beginning to pick up the game as well. The City should consider adding more pickleball courts. The challenge in developing these courts is that the game generates a lot of noise which can negatively impact nearby residents. Therefore, the courts need to be carefully located or screened to prevent noise pollution.

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

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

3. Community Events

There are a number of activities that were referenced in the public input responses relative to community activities and events. The Farmer’s Market was one of the most frequently mentioned. Most of the events listed in this summary can be accommodated in the City’s existing parks and facilities. Some parks may need to be improved or better maintained, but they can all be accomplished. These events

TABLE 4.1 PUBLIC INPUT ONLINE SURVEY – OTHER RESPONSES TALLY

Theme #	Responses by Theme	Totals
1.	Needs For Parks	
	Trails: Walking, Hiking, Jogging, Nature Trails, and Greenways	104
	Maintenance/Appearance	58
	Playgrounds	47
	Restrooms	47
	Trails: Bicycle, Multi-Purpose	39
	Natural Areas	33
	Park Wi-Fi	25
	Picnic Shelters	18
	TOTAL	371
2.	Recreational Facilities	
	Cricket	75
	Pickleball Courts	62
	Indoor/Outdoor Swimming Pools	53
	Tennis Courts	47
	Recreation Center/Gymnasium	31
	Sand Volleyball Courts	31
	More multi-use athletic fields	30
	Skate Park/Bike Park	23
	Turf Lacrosse Fields	20
	TOTAL	372
3.	Community Events	
	Farmers Market	56
	Theater/Performance	48
	4th of July Parade and Fireworks	48
	Food/Drink Festivals	48
	Sponsor tournaments to generate revenue	37
	Movies in the Park	36
	Arts and Crafts Festivals	36
	Concert Series	25
	TOTAL	334

TABLE 4.1 CONTINUED

Theme #	Responses by Theme	Totals	Theme #	Responses by Theme	Totals
4.	Programs		6.	Amenities	
	Arts / Crafts / Ceramics	43		Charging stations golf carts	41
	Cultural Performances/Plays	28		Greenspace / Natural Areas	40
	Cooking Classes	23		Event/Festival Fields / Open Play Areas	29
	Nature Study / Watching	23		Amphitheater	28
	Outdoor Photography	15		Dog Parks	24
	Summer Camps	14		Gardening	20
	Bingo / Cards / Group games	13		Community Centers	15
	Therapeutic Recreation	12		Splash Pads	15
	TOTAL	171		Community Gardens	14
5.	Sports and Activities			TOTAL	226
	Cricket	75			
	Walking / Hiking	49			
	Biking	43			
	Mountain Biking	39			
	Boating	36			
	Baseball / Softball	35			
	Basketball	33			
	Pickleball	31			
	Jogging / Running	29			
	Ping Pong	29			
	Tennis	26			
	Soccer	22			
	Horseback Riding	21			
	Archery	20			
	Fishing	19			
	Cross Country	17			
	Dance / Ballet	15			
	Sand Volleyball	15			
	Lacrosse	14			
	TOTAL	568			

will be mentioned in the recommendations for the overall Parks and Recreation Master Plan.

4. Programs

Of the citizens offering additional comments on needed programs, the top comments were for art/ crafts / ceramics and the second most was for cultural performances and plays. These two together indicate interest in the community for an Arts Center that meets all those needs. Cooking classes were a strong third and could be included in a senior or community center. Other interests were for nature/walking, outdoor photography, summer camps, table games, and therapeutic recreation. The City has a number of locations and greenspaces that could accommodate some of these interests.

5. Sports and Activities

There were 568 comments about active recreation. The top single request was for cricket by 75 of the survey respondents. This is reinforced in II, Recreational Facilities, as the most requested. The City appears to have a strong cricket contingency so there is a need to provide some sort of facility for the sport.

Walking/hiking (49), biking (43), mountain biking (39), Jogging/running (29) and cross county (17) combined, all falling under trails, were the top overall suggestions, which is common in most communities. This is also reinforced as the top choice under I, Needs for Parks. The remaining comments fall within the current facilities provided. A few unique suggestions not currently provided were ping pong and archery. Dance/ballet was suggested 15 times and should fall under IV Programs. These comments indicate additional support for an Arts/Performance center.

6. Amenities

Additional amenities were offered in the comments 226 times. The top request was for

cart charging stations. It is assumed that the extensive Peachtree City Cart Path System is the reason for this unusual overall request by the community. Greenspace/ natural areas were a close second and reinforced the request for more trails. Events and play fields were the third most suggested and indicate support for the items identified under III, Community Events.

Amphitheater (assumed to be a smaller one), dog parks and gardening rounded out the next most requested amenities. Community centers and splash pads were next.

Assessment Summary

Build additional trails other than cart paths in the parks and greenspace of the City.

- Upgrade the maintenance of the existing facilities.
- Develop a Sports/Recreation Complex that supports tournaments and includes a natatorium and cricket field overlay on the fields.
- Consider an Arts/Performance center in the future.
- Upgrade or provide additional openspace to accommodate the desired events and activities.

7. Other small facilities to add are:

- Farmers Market
- Dog Parks
- Splash Pads
- Community Gardens
- Add other items to the current and future parks including:
- Restrooms
- Cart charging stations
- Picnic shelters
- Wi-Fi

The above summaries represent the salient points gleaned from the stakeholders' interview

phase and the open responses from the public input survey. These results will be coupled

with the overall public input survey results to assemble the final recommendations.

PUBLIC INPUT SURVEY

SUMMARY AND CONCLUSION

Peachtree City has over 38,000 residents within the City limits. The survey was promoted through public meetings, posters, email blasts, events, and Facebook ads. The goal was to achieve a 'Statistically Valid' result. To achieve such a level, it is necessary to secure a response rate of 3-5% of the resident population within the City limits. The survey was constructed to prevent citizens from responding to the survey multiple times and a filter that could remove all surveys submitted by non-residents for analysis. The campaign returned 2431 individual surveys out of a resident population of 38,000, reaching a response rate of 6.4 %, well above the goal.

The CPL planning team reviewed the survey data to assess the value of the responses and prepare conclusions from the results. The team also took the results through a 'Rake Weighting' exercise to better understand the wants of the overall population. The exercise takes percentages for the population demographics and adjusts the answers to certain questions based on true percentages that could affect the results. By 'Rake Weighting' the results the team can clearly get a better understanding of the responses based on real population percentages creating a more accurate response relative to the overall population. Below are the following conclusions.

- 1. Emails:** These answers are used to eliminate any duplicate submittals. The compiled email list also becomes a resource for the City to now use in promotions and publications of events and activities.
- 2. Residency:** These results are used to understand the difference in expectations between the City residents and non-residents.
- 3. Zip Codes:** These helped the team track the location of the respondents.
- 4. Ethnicity:** This breakdown was used to help the team understand the differences in preferences based on the ethnicity of a group. These statistics were also used to 'Rake Weight' the answers based on percentages of the population. It gives a more accurate picture of what is actually needed for the City.
- 5. Gender:** Males and Females have different interests in sports and leisure activities. These responses aid in the 'Rake Weighted' exercise to be sure the proposed recommendations are not overweighted to a single gender. Note that females' responses are almost two-thirds (2/3) of the total which would skew the results heavily toward facilities and programs most preferred by females. 'Rake Weighting' to 50/50 brings the results closer to reality.
- 6. Number in household:** This question was included to help us gauge the requests between those with and without children.
- 7. Age:** Activity and health changes over the years affect what kind of sports and leisure activities in which people choose to participate. The result of this question helps the planning team gauge the requests between the various age groups in the City.
- 8. Satisfaction rate:** This appears to be a majority of the population. The unsatisfied rate is only 10%, which is relatively good for a city this size. This also mirrors the rate of satisfaction for City services produced during the City Satisfaction survey conducted in early 2023.

Conclusion: The City has provided a good mix and quantity of facilities and programs that generally satisfy the citizens. There are some specialty items that the rest of the survey has identified that should be considered.

9. Ranking those things most important to your family:

- i. Maintenance
- ii. Variety in Parks
- iii. Personal Safety

Maintenance staff is stretched thin but appear to be doing a respectable job per the citizen users.

Conclusion: The City needs to increase the number of staff, increase the maintenance budget, and improve training to be more efficient.

10. Park Visitation:

- i. A Few Times a Week
- ii. A Few Times a Month
- iii. Once a Week

The City parks department shows robust activity for use of the parks. This represents satisfaction by the populace with the facilities and conditions currently in place as well as the need for such parks and facilities.

Conclusion: The frequent visits to the parks represent an ongoing need to address access, maintenance, and cleanliness.

11. Playground Usage:

- i. Never
- ii. A Few Times a Week
- iii. A Few Times a Year

These results indicate that the playgrounds are not the main attraction in the parks. This could be due to an aging population and that a third of the local families have no young children at home. It could also reflect outdated or poorly maintained playgrounds.

Conclusion: The number of playgrounds is more than adequate. The only recommendation the team submits is that the playgrounds need to be inspected at least once every 3 years by a certified play structure inspector (CPSI) to ensure the facilities are safe and viable. Some outdated tot lots should be removed due to location and lack of use.

12. Trail Use: The result from this question reveals that the citizens are using the trails continuously. This is probably due to the extensive Cart Path System that runs throughout the City.

Conclusion: Peachtree City has an excellent path and trail system. Additional connections, trailheads, and restrooms would make the system even more viable. The 2022 Trail Master Plan Update confirms this conclusion.

13. Facility Use: These results show heavy use of the City's facilities. This indicates a level of satisfaction, but also indicates that there is a high demand for such facilities.

Conclusion: The City should consider a new multi-use, multi-generational Community / Recreation Center in a less served area to better cover the needs of the citizens.

14. Important Facilities: The top two selections of trails and greenways are typical of most communities. The heavy use of the Cart Path System is fueling this importance to the citizens because of the use of carts as a primary mode of transportation. The event lawn and amphitheater are also high on the importance list making them very viable facilities in the community.

Conclusion: The City should undertake a study to determine if the amphitheater is large enough to handle the increased demand it has generated as well as possibilities to add additional events to maximize revenue. A secondary, smaller, more natural amphitheater should be considered along with an adjacent open lawn space for increased events.

15. Park Access: The results of this question are not common to most master plans. Over 75% of the citizens use the Cart Path System to access the parks. Such an extensive and safe system has lowered the number of people using cars to reach the parks and adds to the satisfaction expressed by the citizens.

Conclusion: Continue to maintain and encourage use of the Cart Path System while looking to add new connections to simplify access to the parks.

16. Children in the Home: Over half the homes have no children. This helps explain why the playgrounds are not as popular as typical for a community of this size.

Conclusion: The City does not need to focus heavily on additional tot lots and playgrounds for young children. Remove the outdated and underused tot lots and focus on more community playgrounds.

17. Adults: Two thirds of the population are adults. This data reinforces the conclusion in question 16.

18. Seniors: The majority of respondents either Do Not Participate or are neutral on the subject. That is typical of the demographics of a community based on the number of resident seniors. Thirty-four (34) % of the 2431 respondents identified themselves as Seniors. Twenty-four (24) % of those seniors had an opinion which compared to 19% of the actual population who are seniors.

Conclusion: Based on this response, senior programming does not seem to be an important priority to the citizens, or they are just not interested in current offerings. Continue offering senior programs and services but consider an active use component as part of a new multi-generational facility that can house additional offerings.

19. Park Use: Over 33% of the respondents said their preference was not available. This corresponds to 42% of respondents who leave the City because of a lack of programs or facilities as indicated in question 28.

Conclusion: Developing additional facilities as identified in this study will reduce this number. Also, improving and enhancing current facilities to meet citizen expectations will impact this reduction.

20. Passive Activity Preferences: The top five (5) preferences are:

- i. Walking/Hiking
- ii. Canoe/Kayaking
- iii. Arts/Crafts/Ceramics
- iv. Biking
- v. Cooking Classes

The above list indicates a strong preference for trails based on numbers 1 and 3 which align with typical community responses. Canoe/kayaking is number 2 and is not a typical response but is probably indicative of the fact that the City has three large accessible lakes. Numbers 3 and 5 indicate that there is a need for a facility where these kinds of programs can be offered.

Conclusion: Connect, expand, and extend the Cart Path System and add soft surface trails in the parks and additional connections. Add more canoe/kayak docks around the lakes and consider adding a Community Recreation Center or additional room that can accommodate arts/ crafts/ceramics and cooking courses.



Courtesy of Peachtree City

21. Special Events: The top five choices were as follows:

- i. Farmers Market
- ii. 4th of July Event
- iii. Food, Drink Festivals
- iv. Holiday Events
- v. FBA Concerts

Conclusion: The City should consider creating a permanent Farmers Market structure at an existing or new Town Green/Common, event lawn, or open play area that can accommodate the other four (4) choices as well as many of the other events indicated as choices.

22. Active Activities: Activities in a park can be identified as either passive or active. Organizational competition and high intensity sports are considered active. These types of activities usually require specified fields or courts to accommodate. The top ten (10) choices are:

- i. Pickleball
- ii. Golf
- iii. Soccer
- iv. Summer Camps
- v. Baseball/softball
- vi. Basketball
- vii. Tennis
- viii. Swim Team
- ix. Disc Golf
- x. Mountain Biking

The Gap Analysis indicates the City parks have sufficient facilities for soccer, baseball, softball, and tennis. Golf is adequately covered by a few existing courses within the community.

Conclusion: The City should focus on building or expanding facilities to accommodate pickleball, summer camps, swim team, disc golf, and mountain biking. There is also some need to develop inside courts for multi-use and a natatorium for the swim team. The Gap Analysis indicates a need for more artificial turf fields to better accommodate the sports that already had adequate fields. This will also allow more opportunities for hosting tournaments

and generating revenue without additional wear and tear on existing grass fields.

23. Service Facilities: The top five service facility improvements identified by the citizens are:

- i. Restrooms
- ii. Shade and Trees
- iii. Cart Charging Stations
- iv. Passive Natural Areas
- v. Trash Cans

Conclusion: The City should consider additional trailheads along the existing cart path and trail systems that include a restroom, shade structure, charging station, and trash can. Parks that are open where people gather for events and activities need to have trees planted to provide shade for the patrons. Preserve the existing natural areas in the parks and acquire additional greenspace as it becomes available and feasible to acquire. Consider adding restrooms, cart charging stations, and trash cans in existing parks that experience heavy use.

24. Expansion: The top three (3) choices for parks and facility expansion are:

- i. Trails and Greenways
- ii. Repair Existing Playgrounds
- iii. Sports Complex

The City has already prepared a plan to connect and expand the cart paths and trails, so the number one recommendation is already underway to accommodate this choice. The number 2 choice is indicative of delayed maintenance and an understaffed team. The number 3 choice is common in most communities that do not have a true sports complex.

Conclusion: Proceed to construct the 2022 Cart Path System master plan. Contract a playground inspector to prepare reports on each playground on a three (3) year rotation and hire additional maintenance staff. Consider developing a sports complex that includes indoor and outdoor facilities as identified in the Gap Analysis.

25. Funding Parks: This is usually a very sensitive topic that generates intense responses. The top four (4) most popular choices are as follows:

- i. SPLOST
- ii. Tournament Revenue
- iii. Higher Non-resident Fees
- iv. Revenue Generating Indoor Facilities
- v. Recreation Tax

A favorable response for SPLOST is a particularly good indication of citizens' willingness to support their parks system. Increasing non-resident fees will increase revenue, increase local participation, and offset maintenance costs.

Conclusion: Continue the SPLOST program, raise non-resident fees, or negotiate a new subsidy agreement with the County. and build all new facilities to tournament standards.

26. Amount to Pay: Annual tax or payments are not generally popular because everyone uses parks at a different rate. Fifty-two (52) % of the 2431 survey respondents would be in favor of at least a \$50 annual fee for parks and recreation. This shows that citizens understand the importance of parks and leisure offerings in the community and are willing to support this funding initiative.

Conclusion: The planning team would recommend a \$50 per household annual fee to offset some of the indirect overhead costs for operations.

27. Promotions: Social media and word of mouth were the top two choices by far over all the others. Program promotion is essential to the success of programs and activities. Based on the results of these choices the planning team makes the following recommendations:

- Email. Continue to build a resident email distribution list and use it for regular email blasts.
- HOA. Require all HOAs in the City to provide the name and email of HOA presidents. Send

notifications to all HOA presidents of events and activities and ask them to publish them on their website or send out via their internal email lists.

- Promotional Staff Position. Assign a staff person to handle public communications and maintains connections with the local radio, newspaper, magazines, HOAs, and maintains the email list to ensure that these entities are notified. This could be managed under Special Events.

28. Outside Programs: It was a surprise that 42.7% of residents left the City to participate in recreational activities. The top two (2) reasons were the lack of programs and facilities. The majority of which go to the local County facilities or to adjacent Coweta County. This is concerning due to the fact that the City has extensive facilities and offerings. This trend can be reduced by developing the facilities identified in this Master Plan and improving the conditions of the existing facilities to Peachtree City standards of excellence.

SUMMARY

The CPL planning team used the culmination of conclusions and data to develop the Peachtree City Standards as used in the Gap Analysis. The Needs List along with the conclusions from the Stakeholder Interviews and Public Input Survey were used to write the final Recommendations for the Peachtree City Parks and Recreation Master Plan.



Courtesy of Peachtree City
Peachtree City Parks & Recreation Master Plan 2024

FIGURE 4.1 PUBLIC INPUT SURVEY DASHBOARD RESULTS

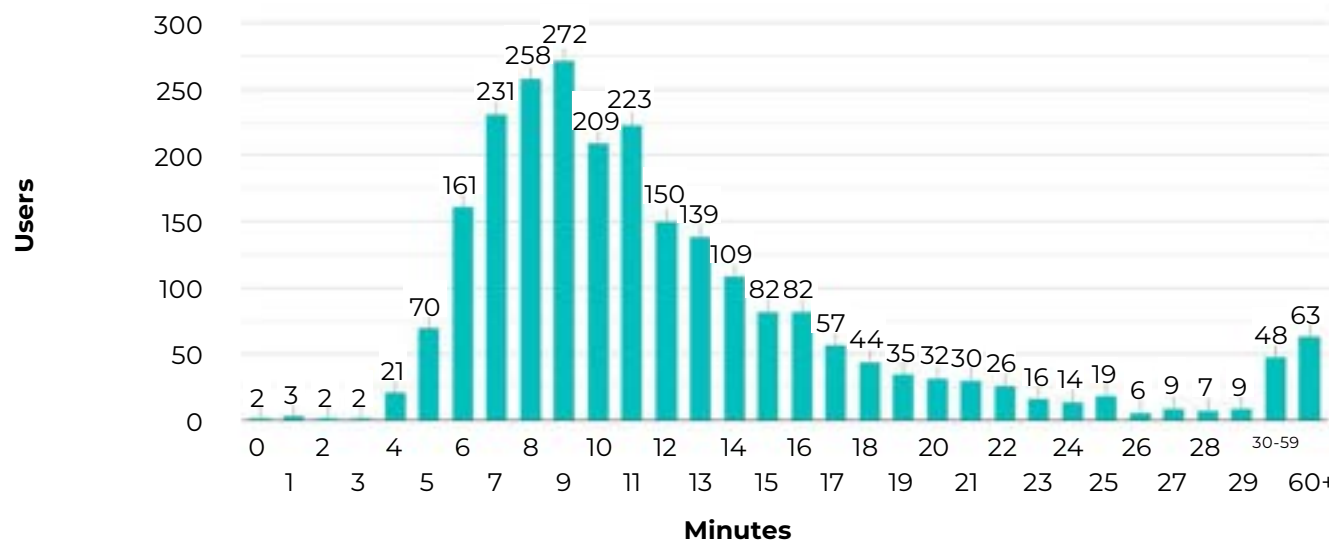


Figure 4.1 provides graph charts of the public survey responses. These responses aided in the development of final Plan recommendations.

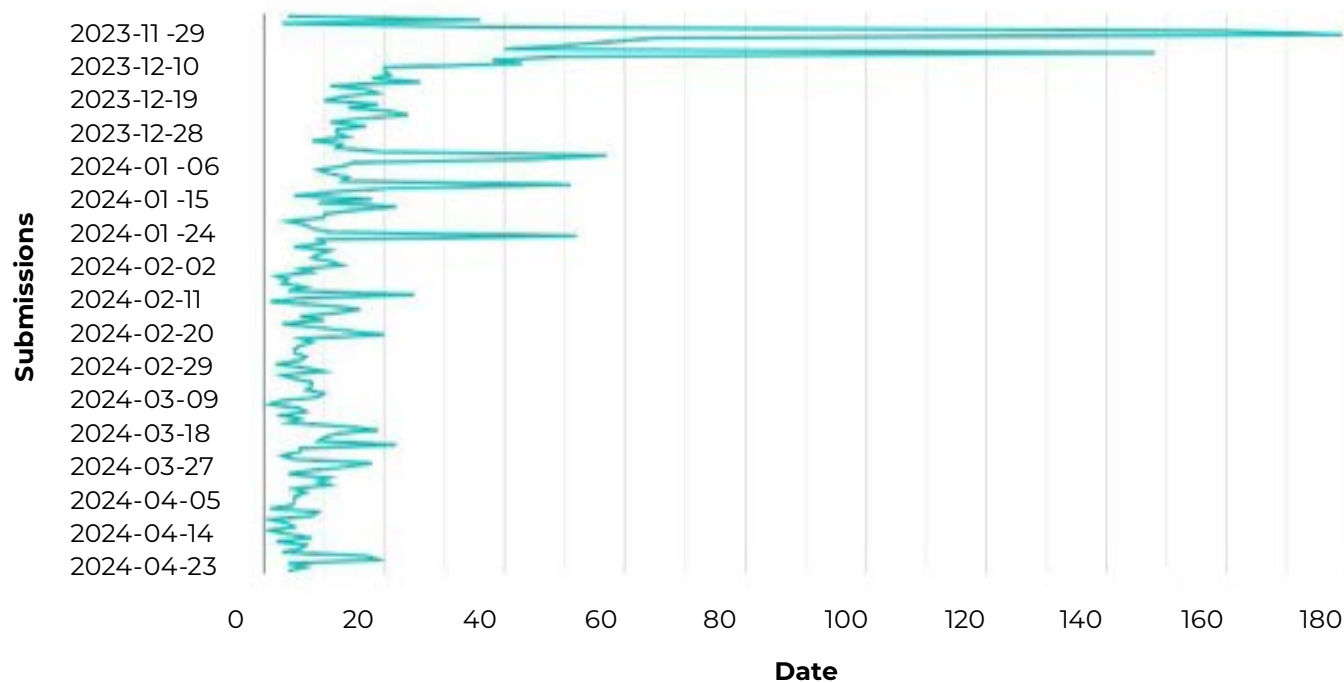
Peachtree City Parks & Recreation Master Plan

Total Submissions: 2431

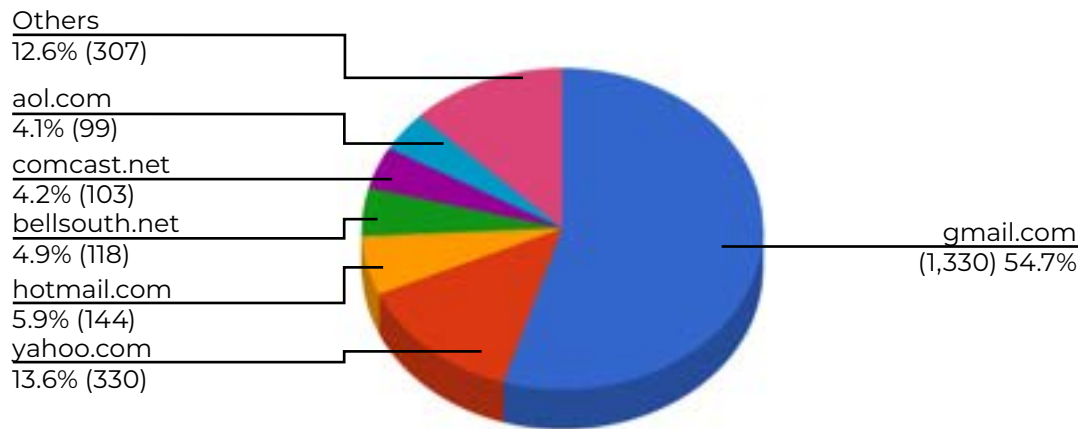
Average survey time, users by minutes



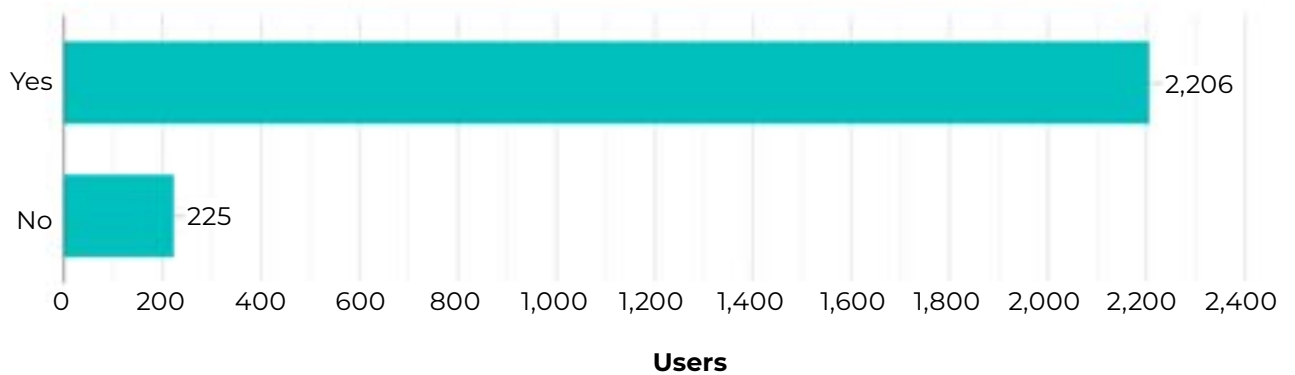
Submissions by date



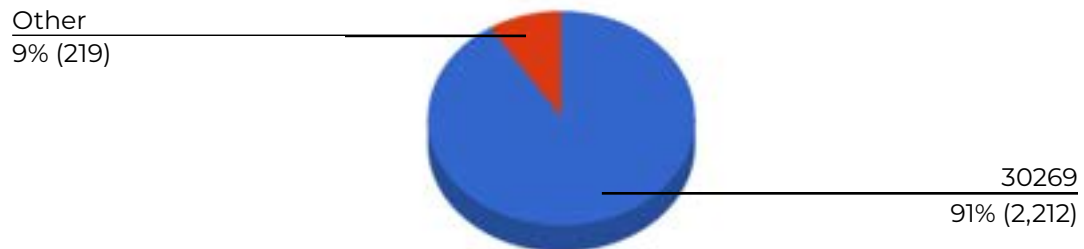
1. Email Address



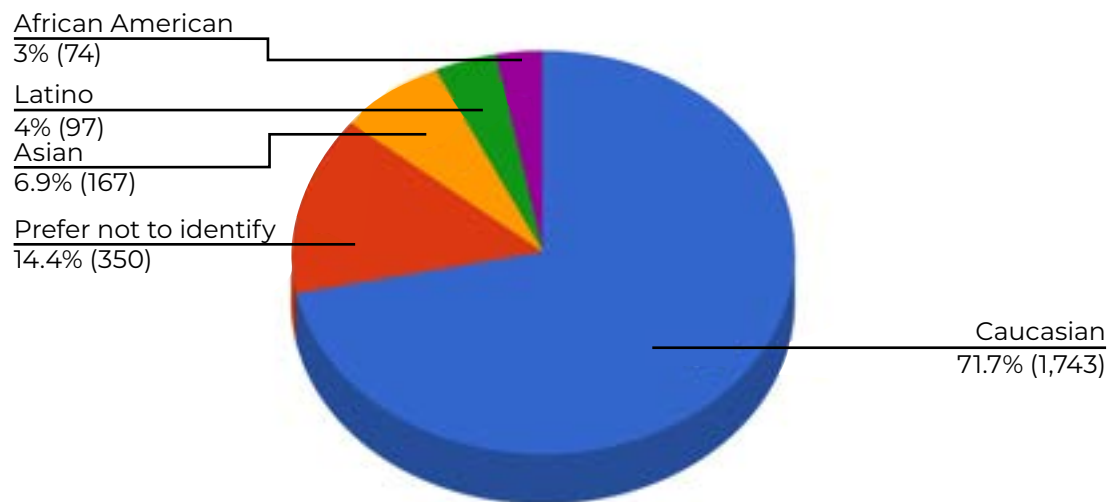
2. Are you a resident of Peachtree City?



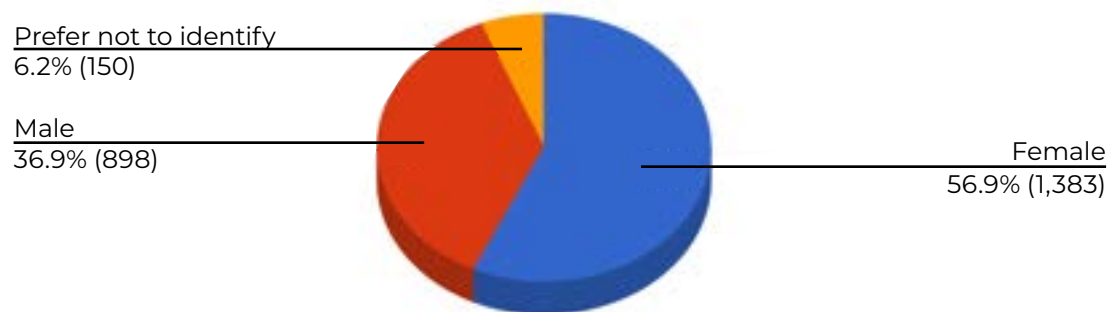
3. Your Zip Code in Peachtree City



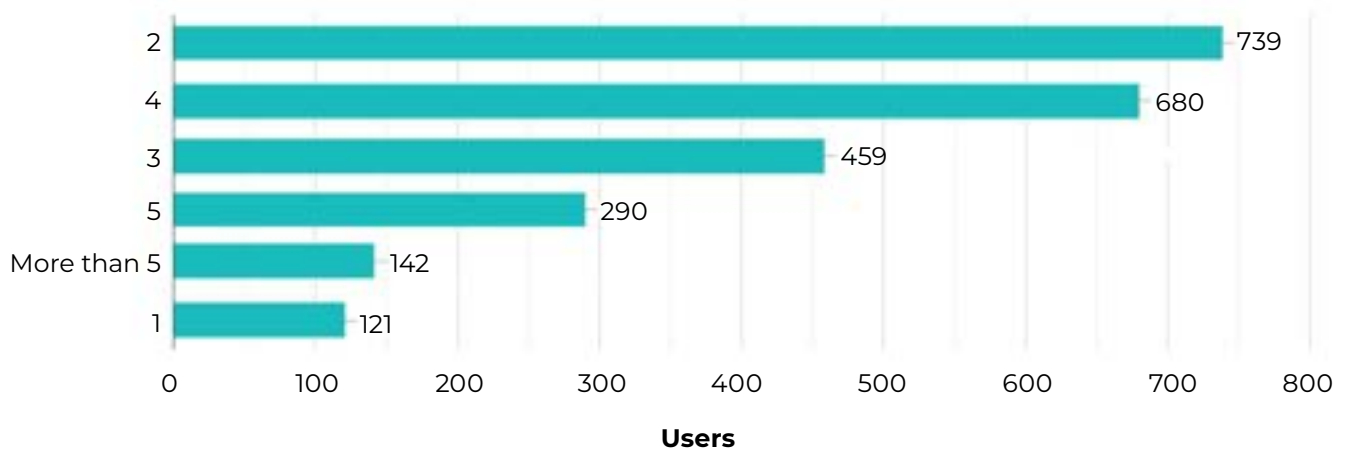
4. Your ethnicity/race



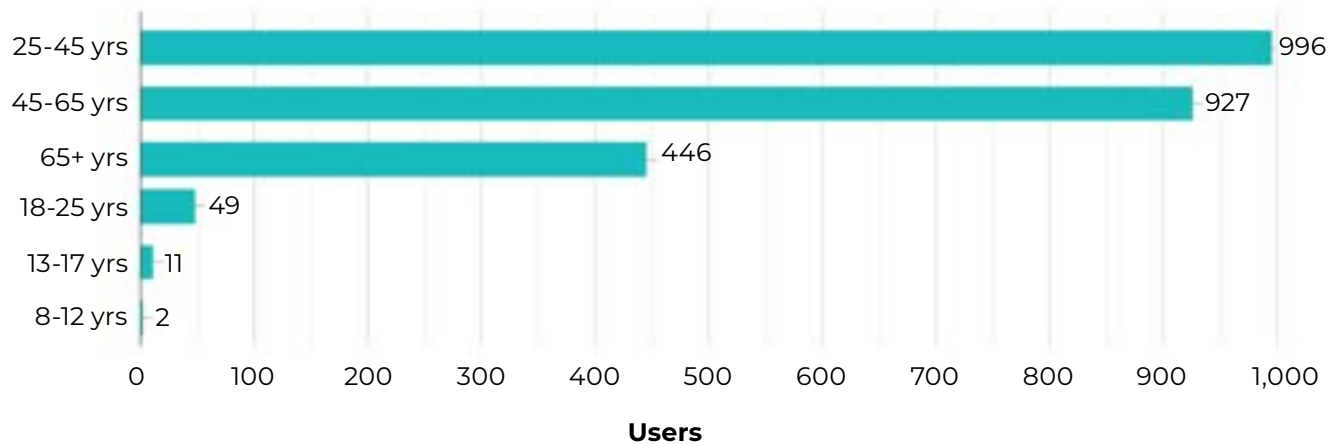
5. Your Gender



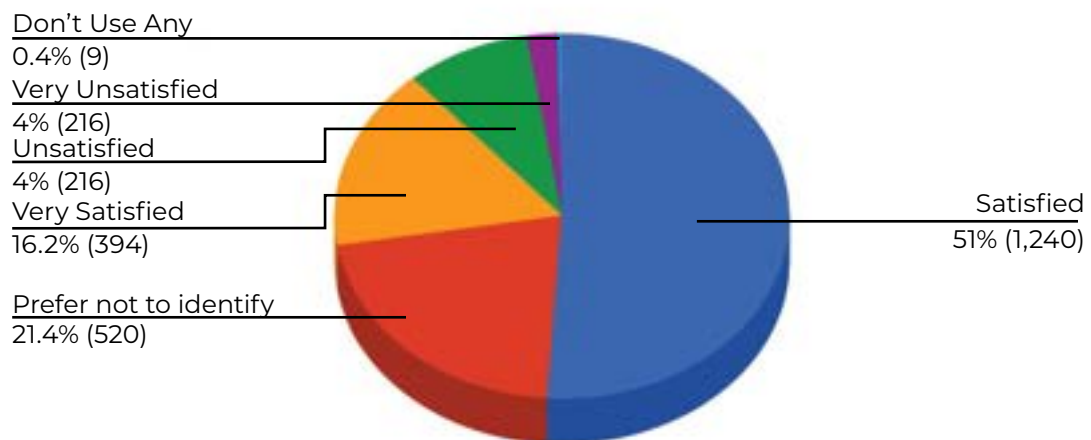
6. How many people live in your household?



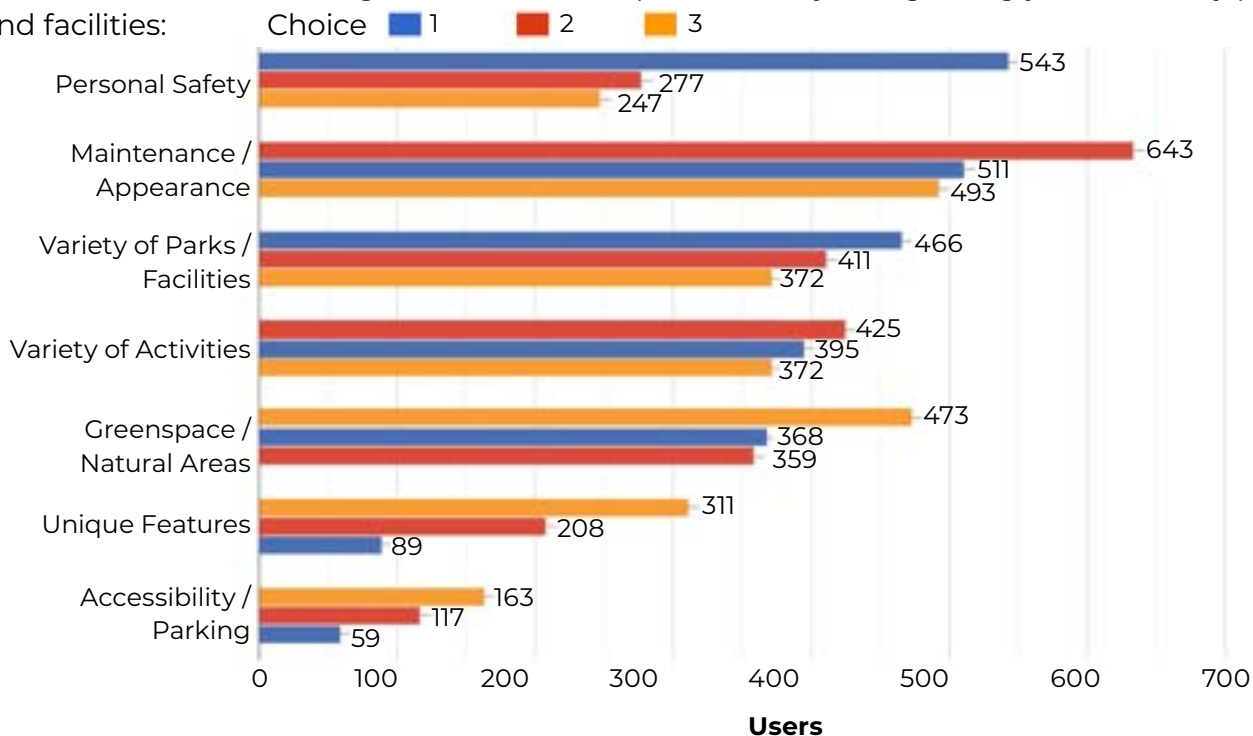
7. Your personal age category



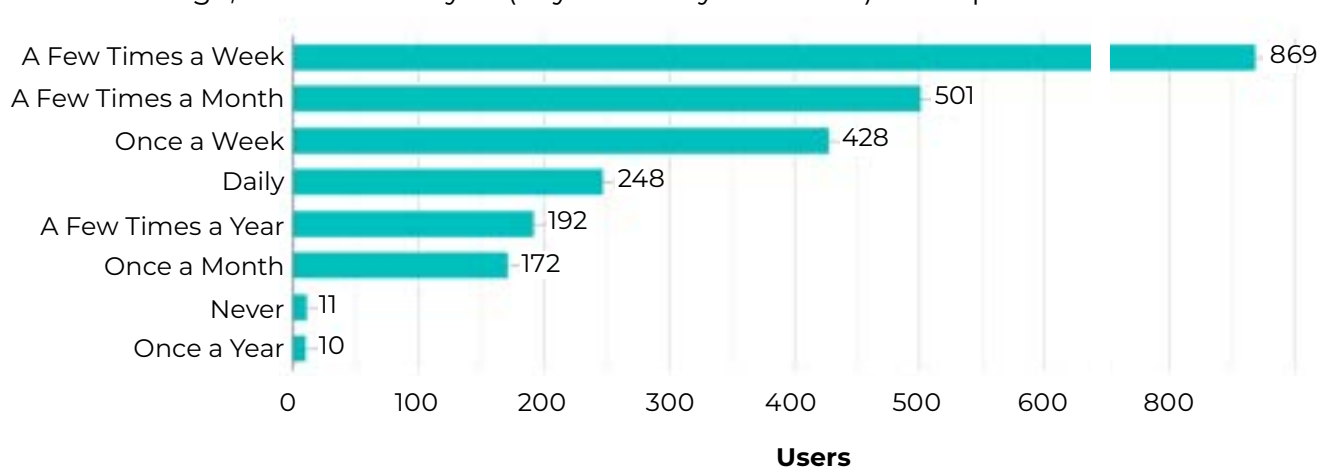
8. How do you rate your satisfaction with the existing Parks & Recreation facilities?



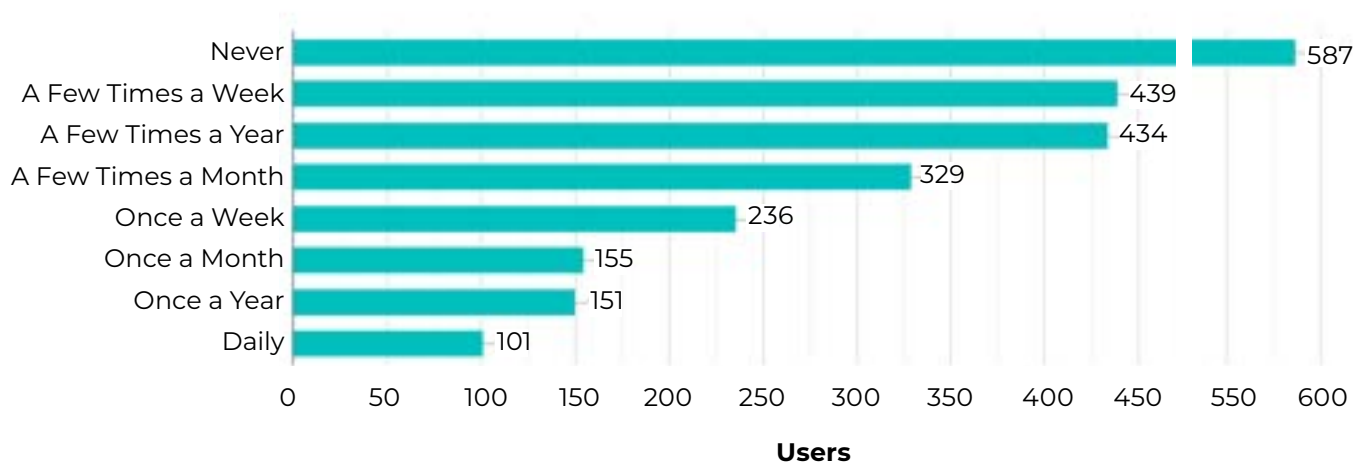
9. Please rank the following in the order of importance to you regarding your local City parks and facilities:



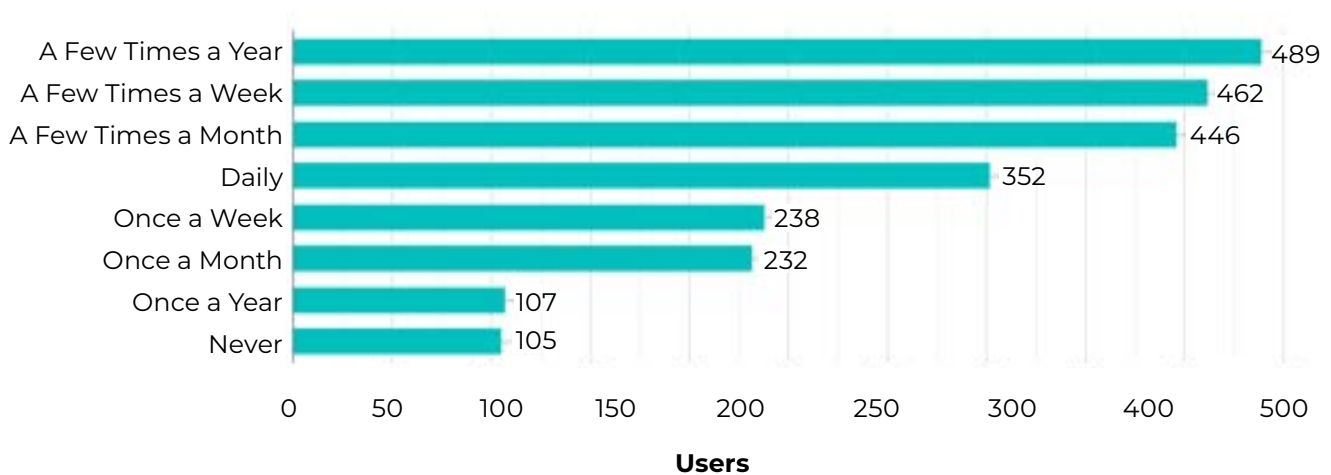
10. On average, how often do you (or your family members) visit a park?



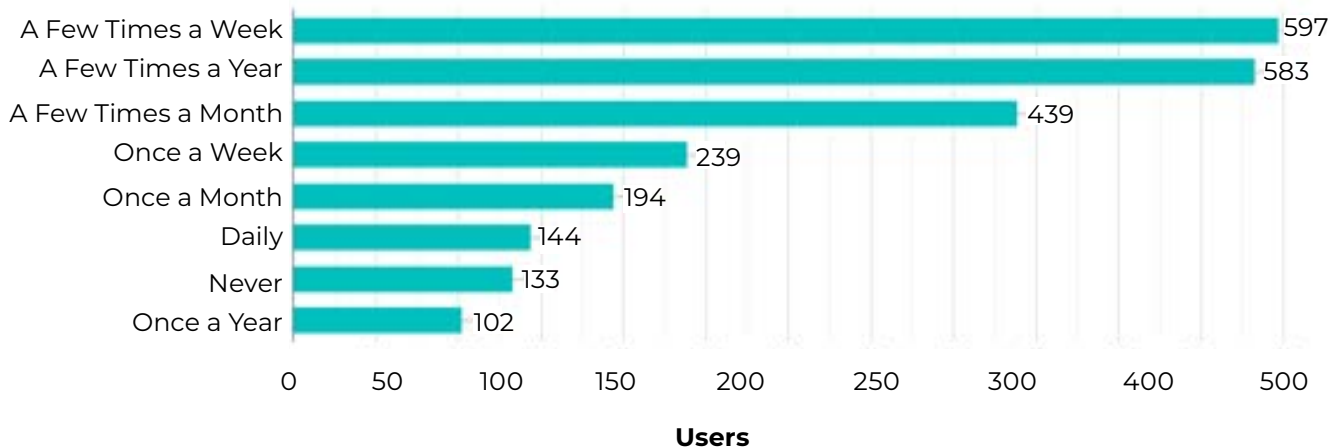
11. On average, how often do you (or your family members) visit a playground?



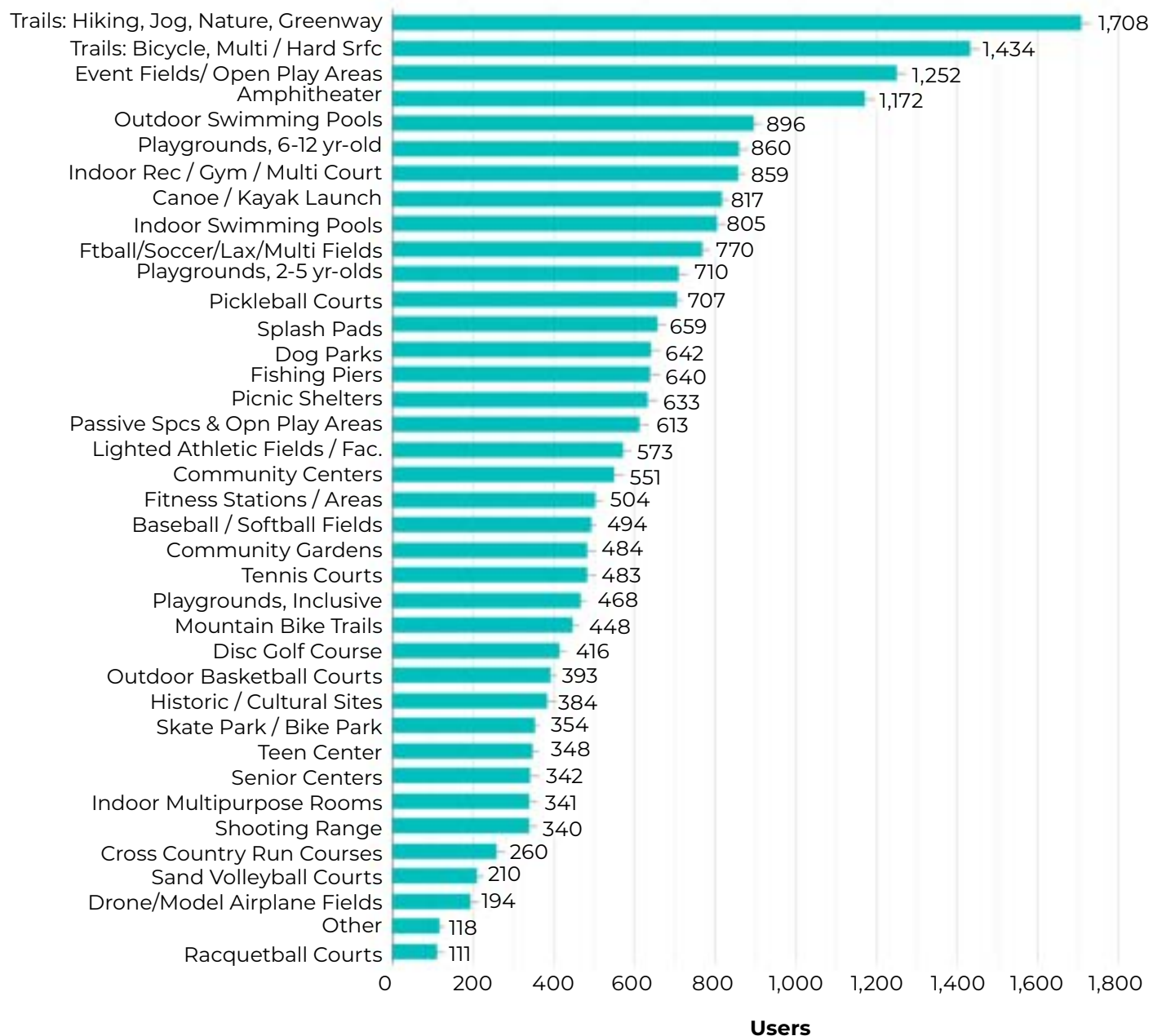
12. On average, how often do you (or your family members) visit a trail?



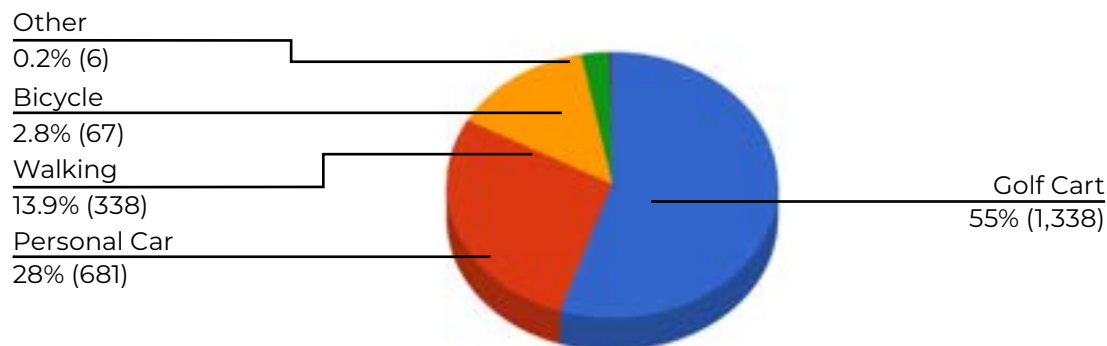
13. On average, how often do you (or your family members) visit a facility?



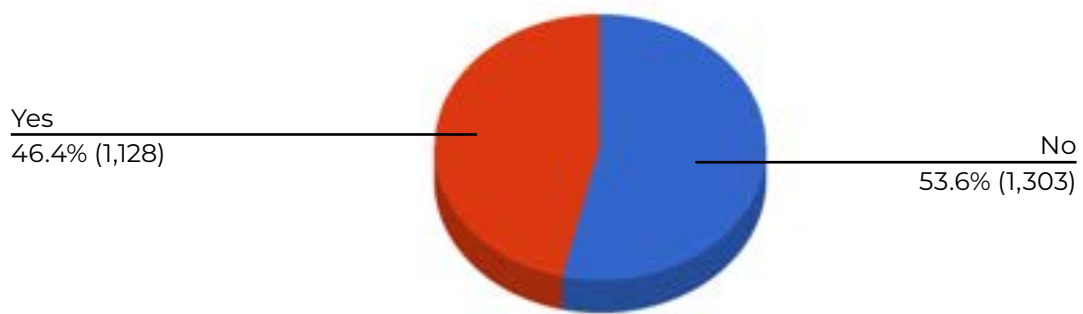
14. Please identify which recreational facilities, parks, or greenways are important to you and your family.



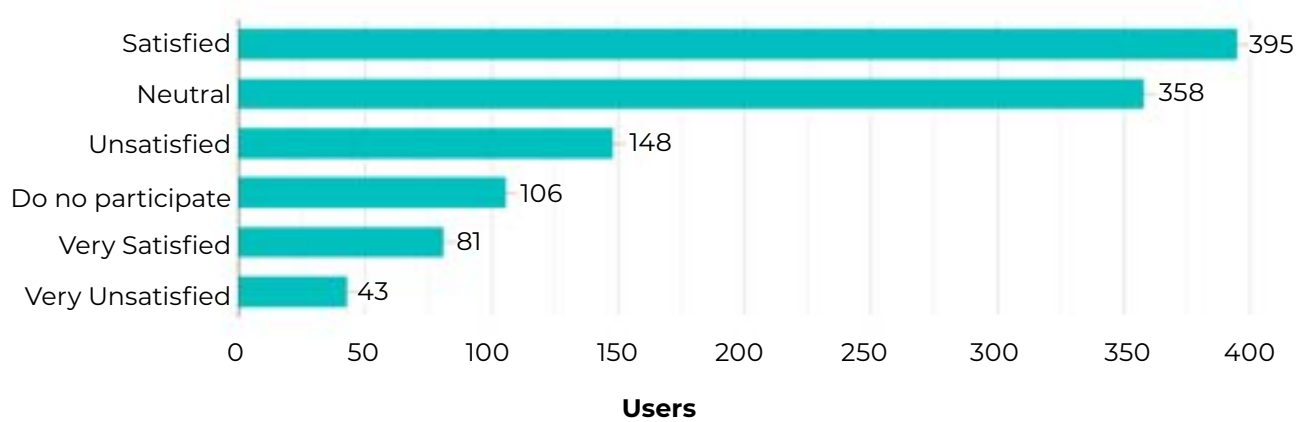
15. By what means do you access public parks and trails?



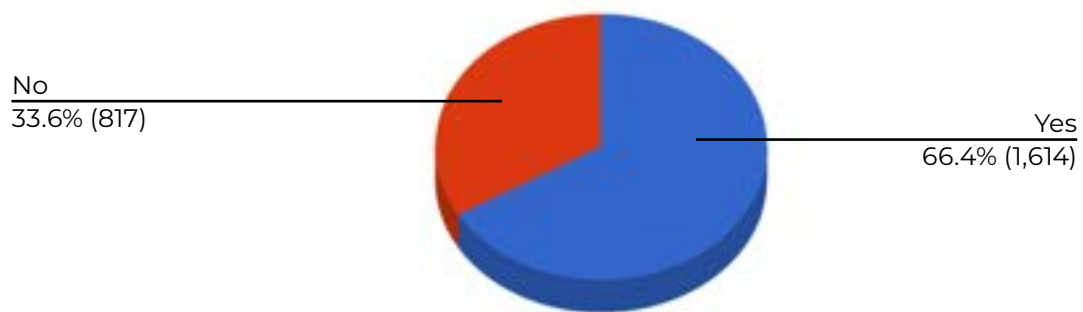
16.1. Do you have children/youth between 5 & 17 years old at home?



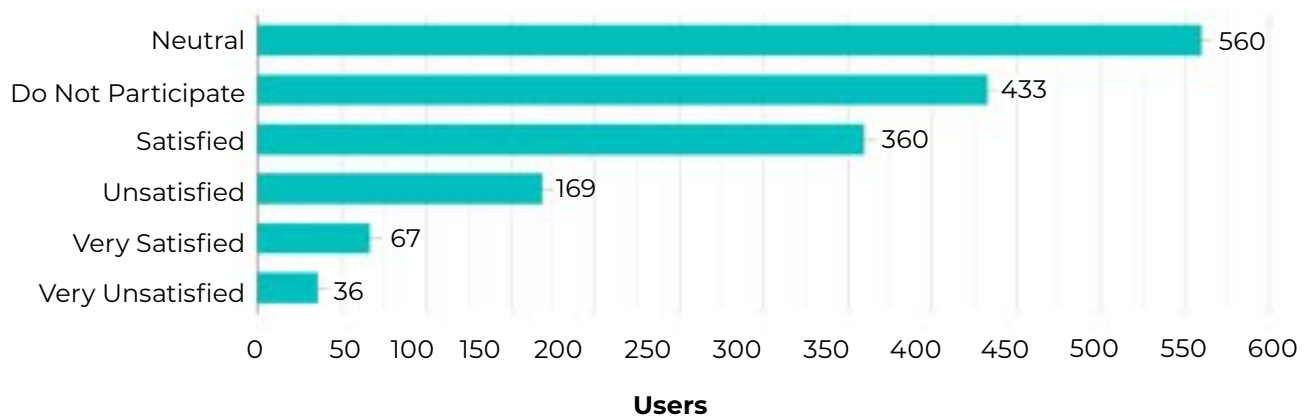
16.2. How do you rate the current Children/Youth programming offered by the City?



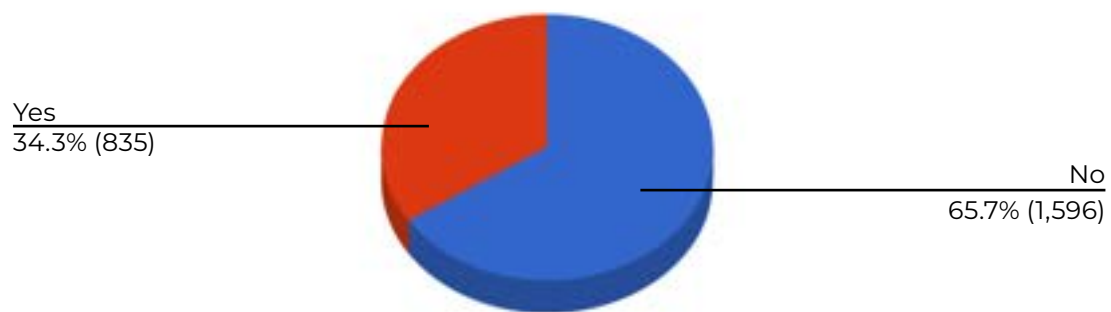
17.1. Are you an Adult between 18 to 55 years old?



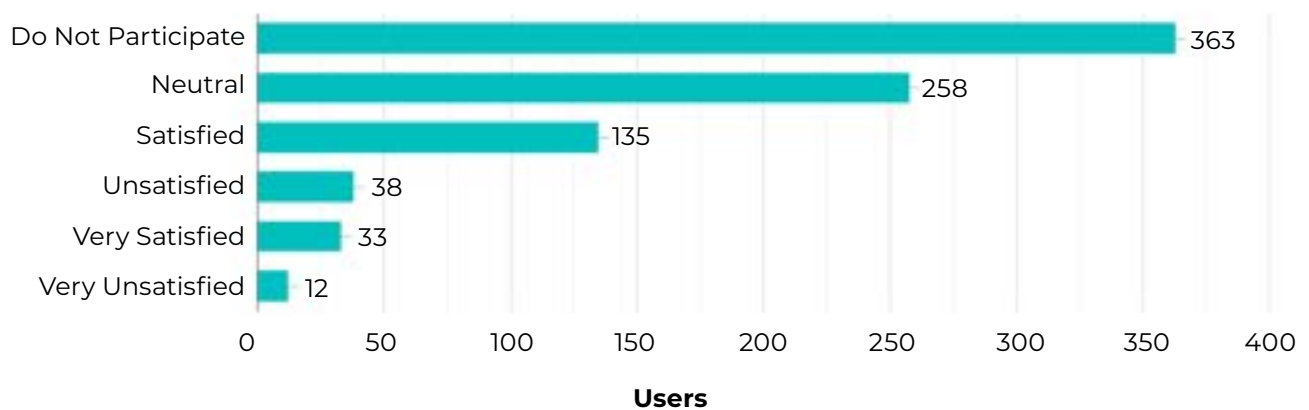
17.2. How do you rate the current Adult programming offered by the City?



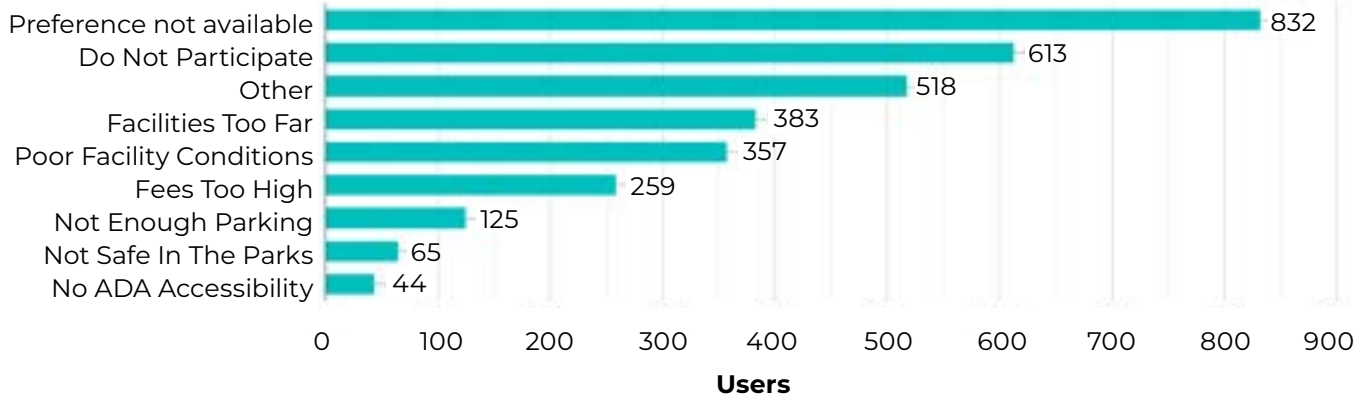
18.1. Are you a Senior over 55+ years old?



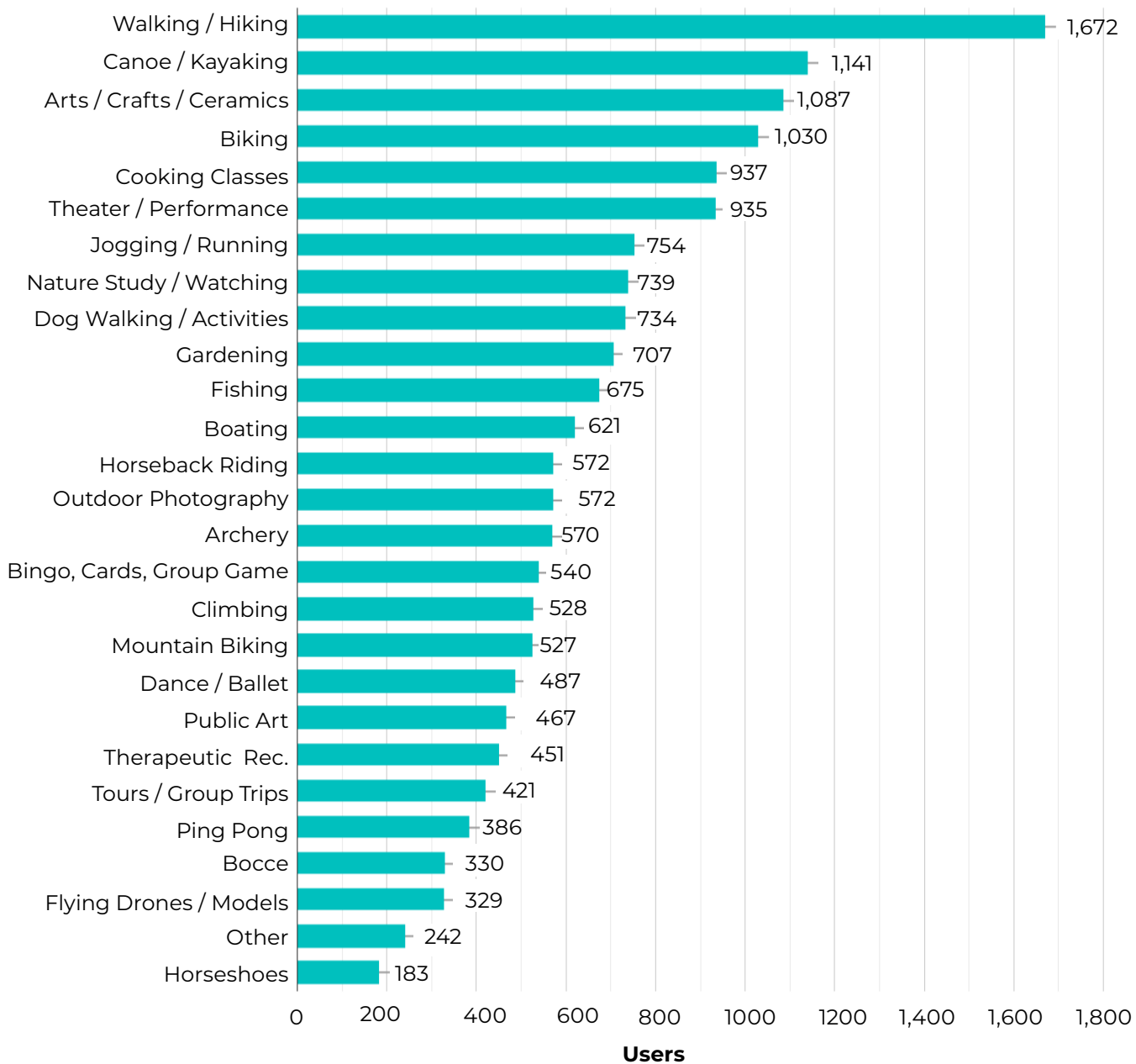
18.2. How do you rate the current Senior programming offered by the City?



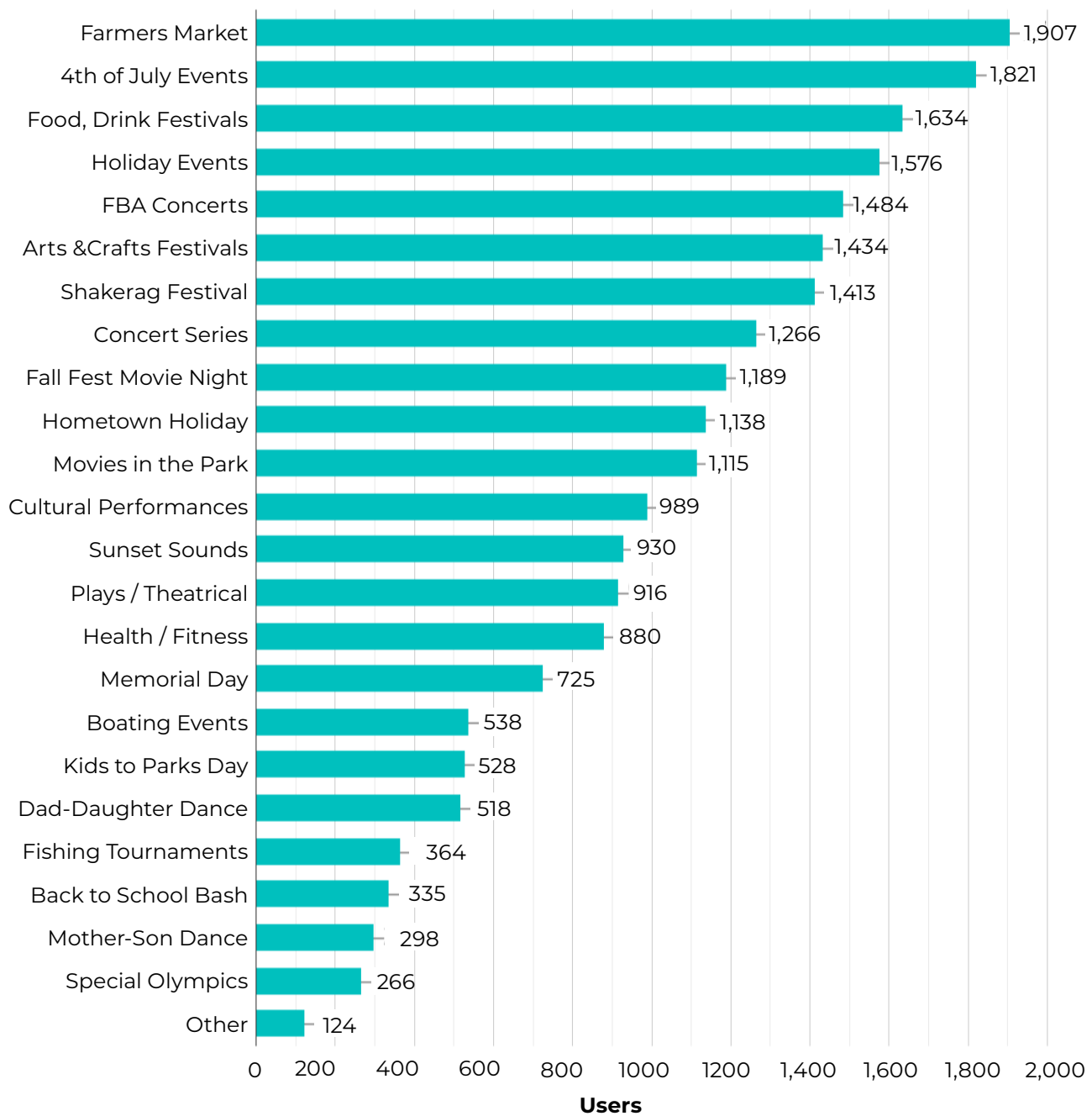
19. Which of the following items prevent you from using existing Parks and Facilities?



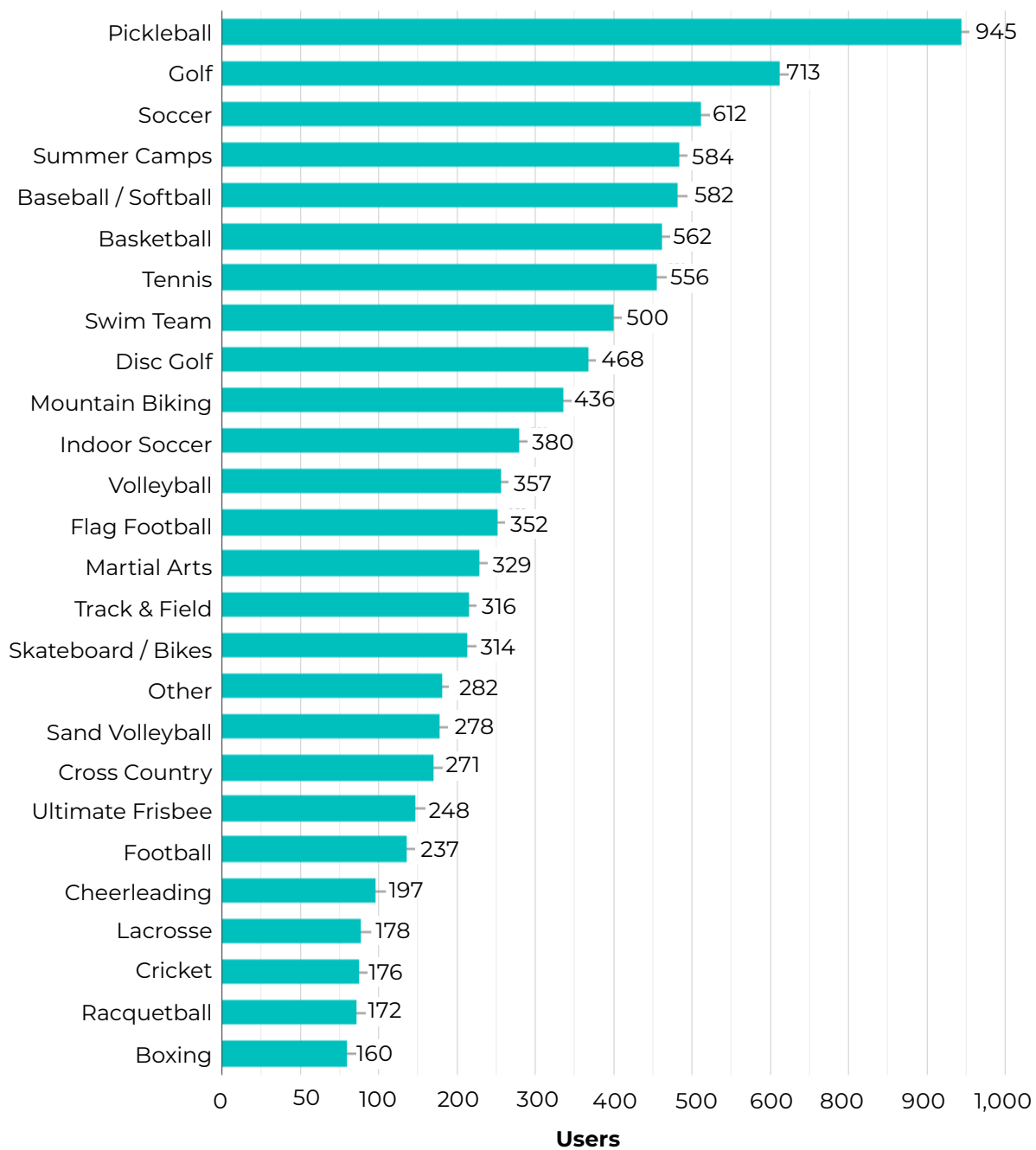
20. Check ALL passive activities in which you or your family DO participate or WOULD LIKE to participate if offered.



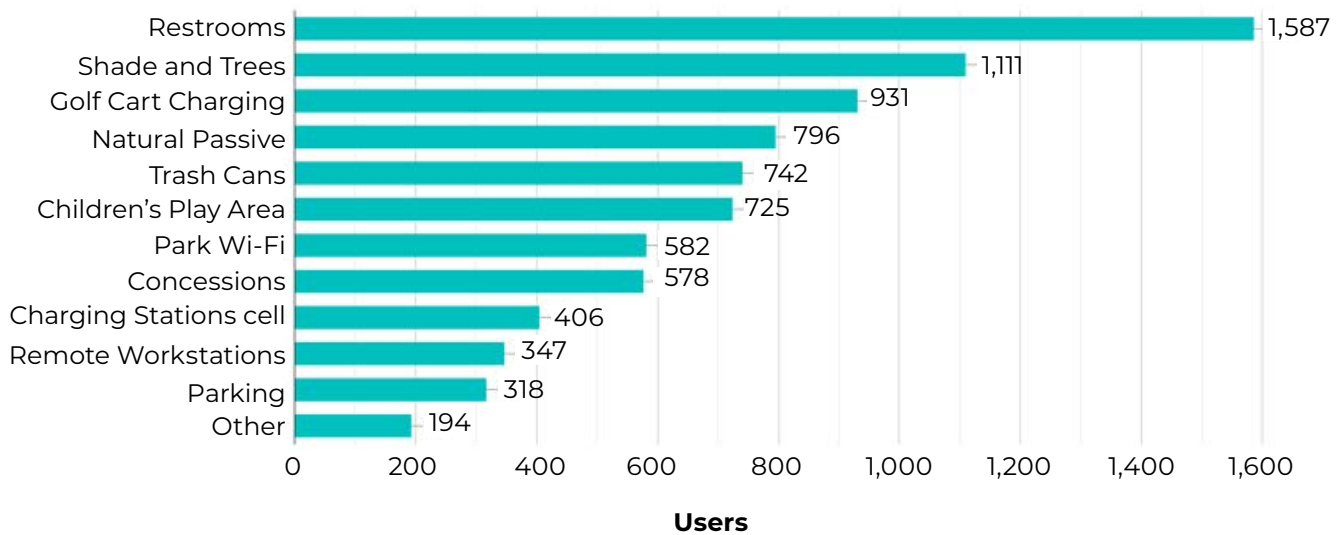
21. Check ALL special events in which you or your family DO participate or WOULD LIKE to participate if offered.



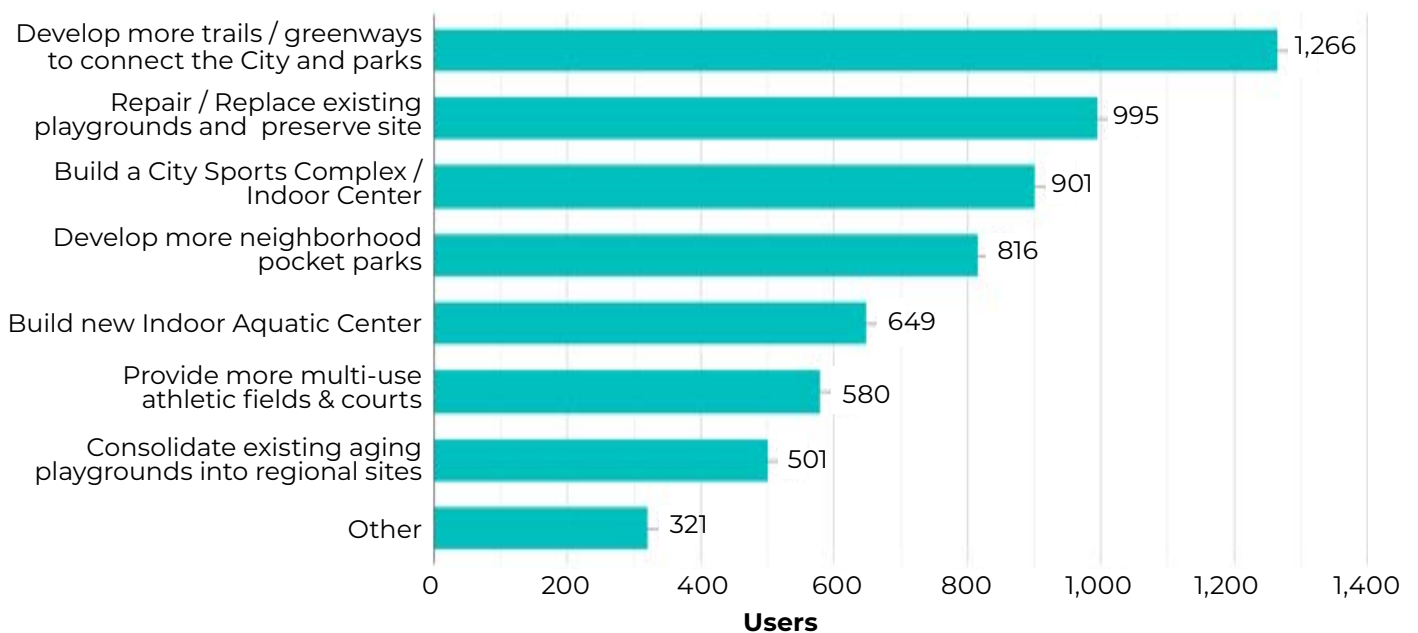
22. Check ALL active activities in which you or your family DO participate or WOULD LIKE to participate if offered.



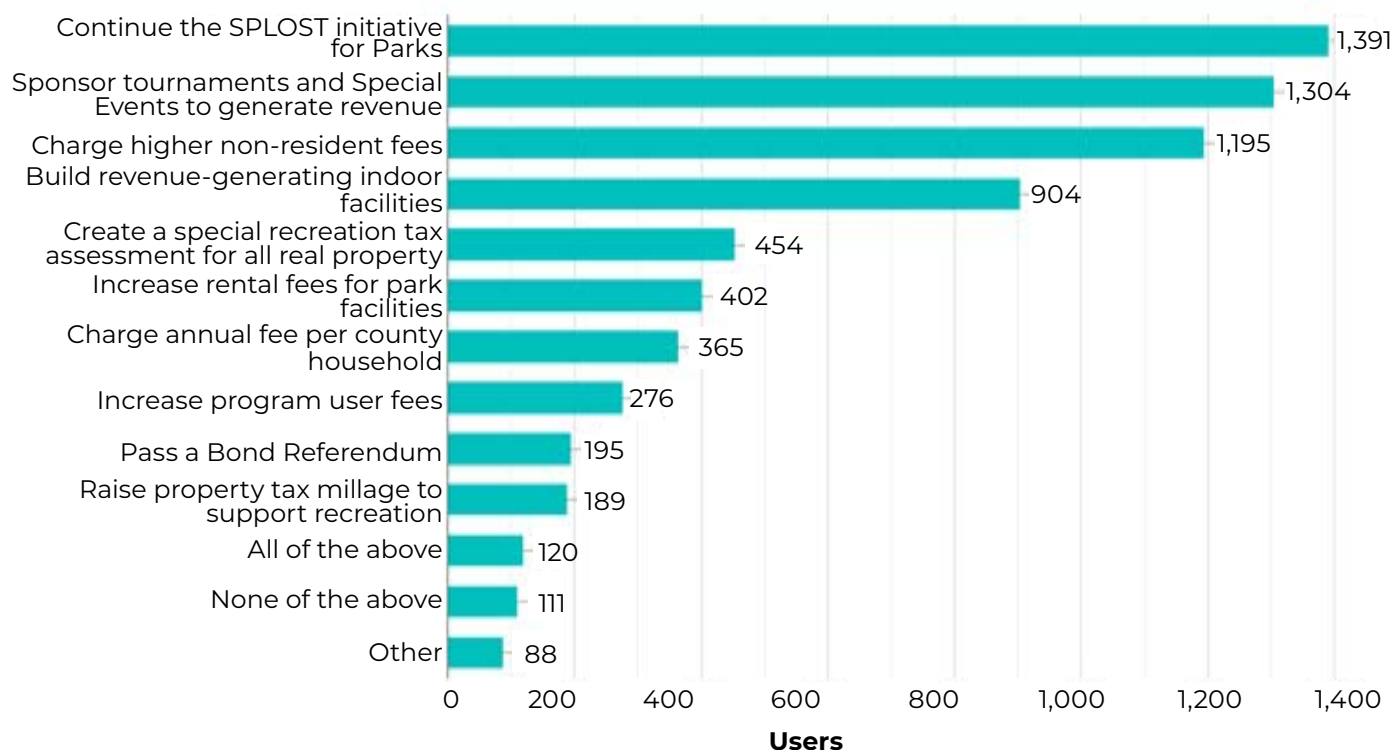
23. What service facilities would you increase in the existing City parks?



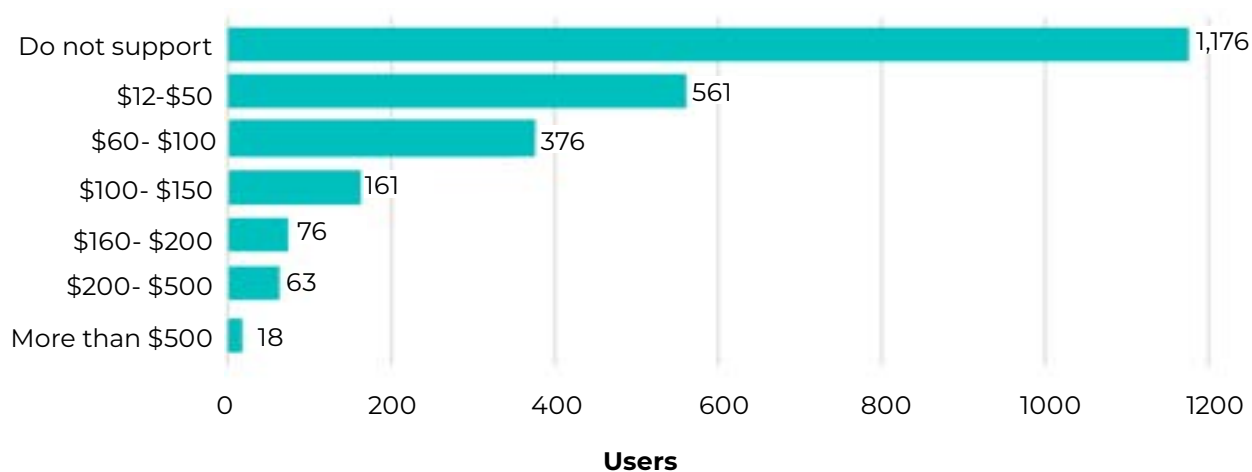
24. Which choices to expand parks and facilities would you choose?



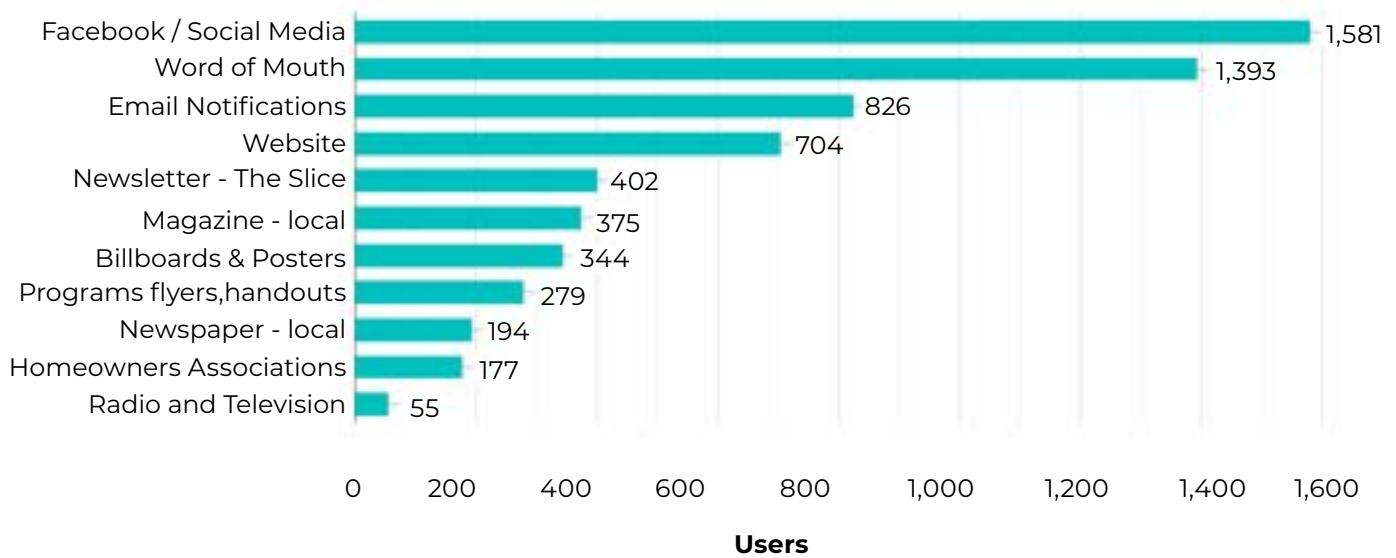
25. Which options would you prefer to raise funds for parks and facilities?



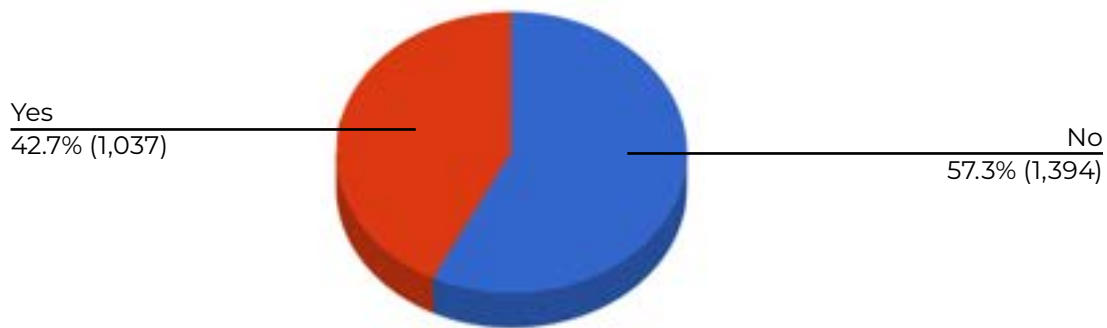
26. What amount would you be willing to pay (per year, per household)?



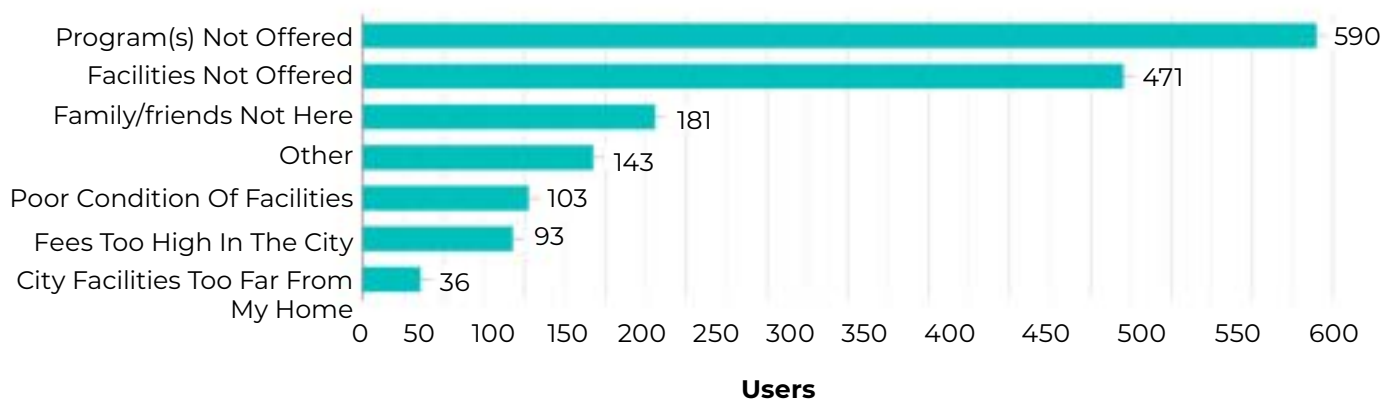
27. Please indicate how you learn about City recreation programs, events, and activities.



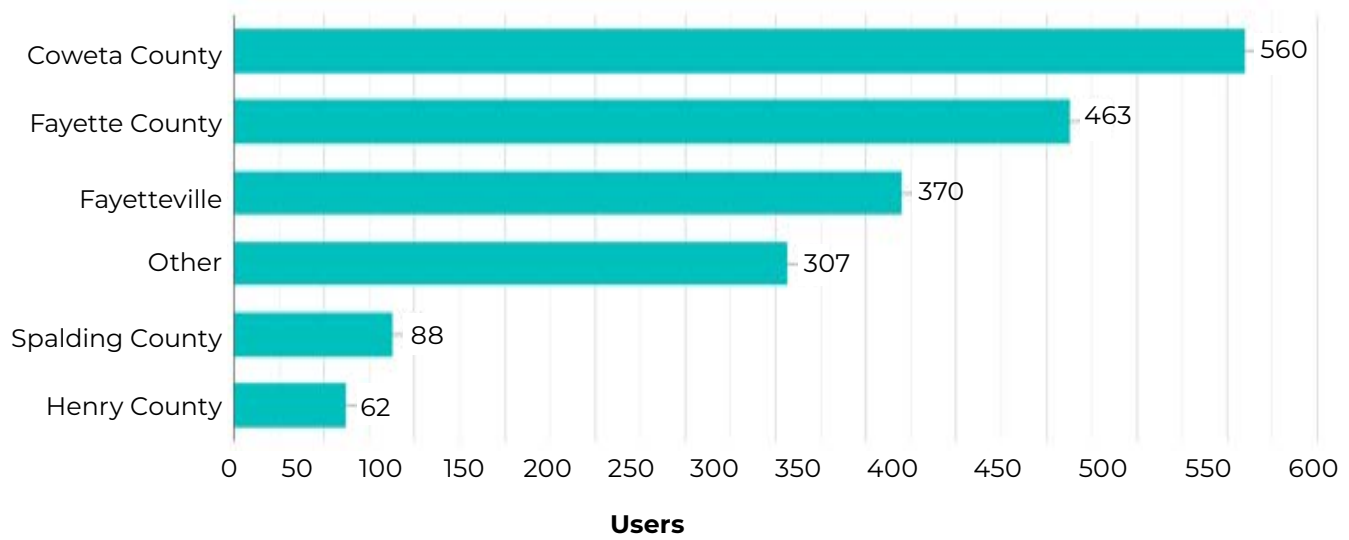
28.1. Do you leave Peachtree City to participate in recreation programs?



28.2. Please indicate why



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



Fall Festival 2024 Courtesy of Peachtree City



*Glenloch Recreation Complex Courtesy of Peachtree City
Peachtree City Parks & Recreation Master Plan 2024*

5.0: FIELD INVENTORY

WHAT DO YOU HAVE?

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

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

For assessment purposes, the Peachtree City Parks and Recreational Facilities can be divided into four (4) major categories: Athletic Complexes, Community Parks, Neighborhood and City Parks, which include Playgrounds and Tot Lots, and Special Use Nature Areas and Trails. Peachtree City currently has the following 41 facilities:



See Figure 5.1 along with the accompanying lists and park sheets that outline locations, provide inventory summaries, and total acreage of each recreational facility and park in Peachtree City.

INVENTORY DEFINITIONS

These are the terms used and defined to identify types of inventories for Peachtree City.

Openspaces:

Multi-purpose Field is a flat field that is large enough that can be chalked off to play or practice competitive and organized sports but is not dedicated to any specific sport preference. It can also be used for other civic, cultural or community events like ultimate frisbee or other less organized sports or drones or model planes etc. and may or may not be turf.

Event lawn is a formal open lawn space, usually flat, gently or evenly sloped so that it can be used for civic, cultural or community events. It can also be used for small pick-up games for families and groups but is not large enough for a team sports field and cannot be used for team practices or organized games. A Town Green or Common is a name for the same condition, usually in a more urban setting.

Open Play Area or Field is an openspace that can be large or small, it is an uneven or undulating grade and of a random shape. The nature of the grade, size and shape prevents any organized team sports play or practice. However, it can accommodate civic, cultural or community events that do not require flat grades. Pick up play, frisbee, drones and other such activities can occur informally in the space. The space is usually also associated with adjacent picnic shelters, tables, playgrounds, trails and other passive amenities. These spaces can be referred to as a meadow as well.

Centers:

Community Center is a place that provides space and facilities for a broad range of activities and events but does not include sports courts. (E.g., usually includes a stage, kitchen to serve banquets, dinners, etc. They may also have computer labs, study rooms and branch libraries to serve youth and adults.

Gymnasium / Gym is usually just a stand-alone building covering a court(s) or is part of a Recreation Center.

Recreation / Rec Center typically has sports courts and support facilities for athletics and training. Usually, there are no kitchens or other public service event facilities. Sometimes they have computer labs or Branch libraries to serve youth.

Community Recreation Complex is a large facility and requires a very large parking lot. It may have fields associated as well. It is possible to have a combination of a Community Center and a Recreation Center, but it is usually called a Community Recreation Complex and meets the requirements for both.

Sports Complex always has outdoor fields, but usually does not have a community or rec center, nor Gym included on site includes a large parking lot with bus accommodation.

Senior Center is usually a standalone facility. There is usually a regular food service component in this facility, and it provides other services and uses for older adult population. Some provide daily meals for seniors. It is not usually tied to a teen center, nor does it have strenuous sports facilities inside. They may have computer labs, teaching kitchens, arts and craft rooms, yoga, etc.

Teen Center is devoted to providing services for the youth. It can be associated with a community center or recreation center but has its own dedicated space. It can have many of the facilities found in community and rec centers but is usually designed to stand alone. It needs a game room, computer lab, study space, vending/snack area, and tutor/teaching spaces. Sometimes a branch library is attached with an outdoor patio/shade covering. A school bus stop is included so kids can catch a bus from their school to the teen center. This is similar to a boys and girls club.

Natatoriums are usually standalone but can be combined with either a recreation or community center and be a part of a complex. It has a minimum of one pool, preferably competition size, diving well and therapeutic pool. Outdoor pools and splash pads can be associated with it.

Arts Center is a standalone facility that includes three or more opportunities, dance, ballet floor, auditorium with performance stage, ceramics room and kiln, art rooms and gallery, and event room, storage for stage setups, etc.



Kedron Aquatic Center Courtesy of Peachtree City

INVENTORY CONDITION RATINGS

These are the terms used and defined to identify the quality of the facilities inventoried.

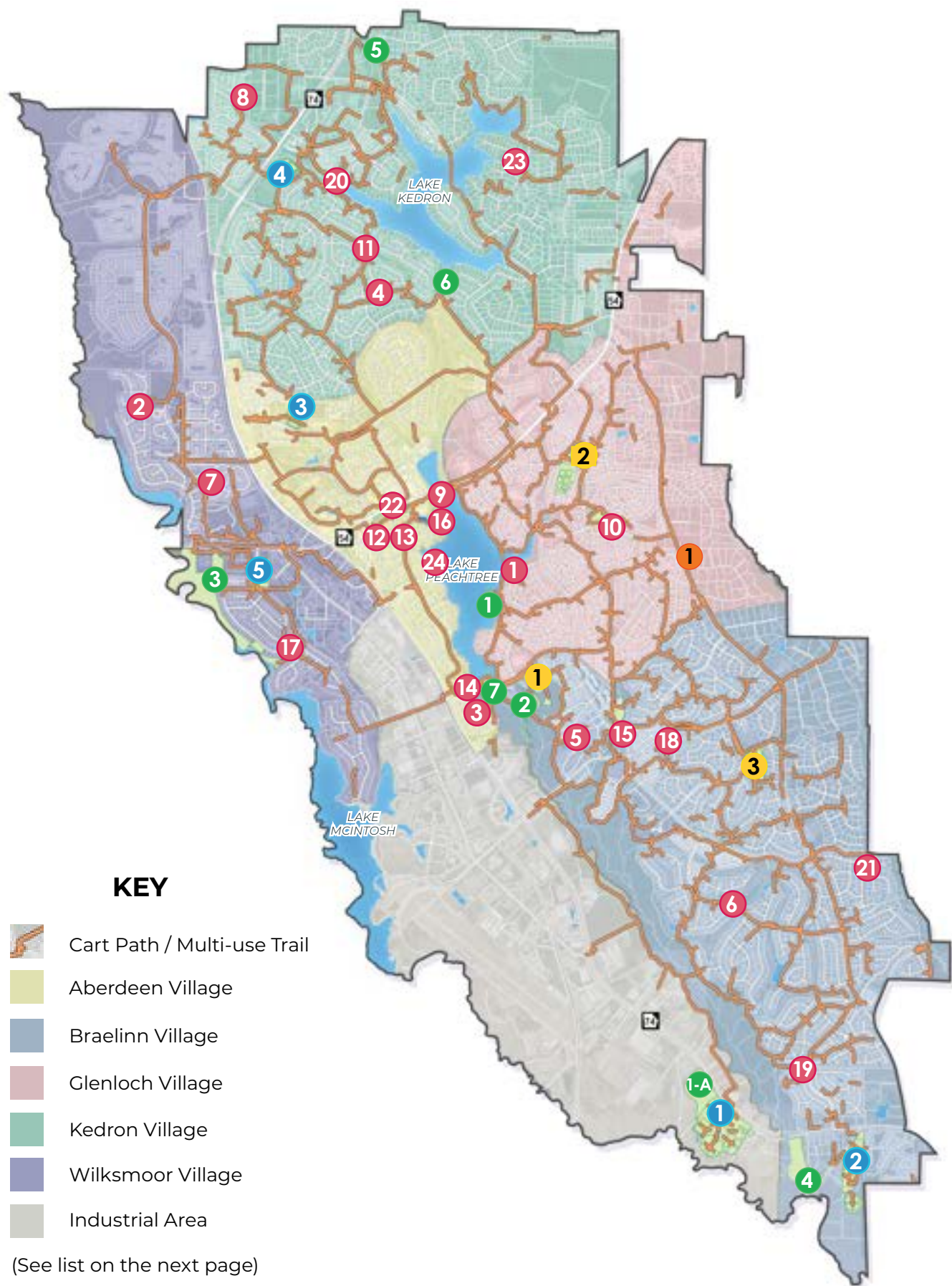
Excellent to Very Good: Brand new or just recently renovated. Nothing needed.

Good: Used but still functional and very usable with little to no signs of wear and tear, no notable maintenance needed.

Fair: Showing signs of wear and tear. Needs routine maintenance and some updates to solve evolving problems.

Poor: In a state of delayed maintenance, disrepair and in worn out condition. ADA compliance needed. Wear and tear have made the facility unusable entirely or in some areas. Need for serious repair, updates or demolishing.

FIGURE 5.1 PEACHTREE CITY RECREATIONAL FACILITIES & PARKS MAP



LIST OF PEACHTREE CITY PARKS & FACILITIES

ATHLETIC COMPLEXES

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

COMMUNITY PARKS

- 1 McIntosh Trail Recreation Complex
- 2 Glenloch Recreation Complex
- 3 Braelinn Recreation Complex

NEIGHBORHOOD & OTHER CITY PARKS

- 1 Battery Way Park & Boat Ramp
- 2 Beaver Dam Park Tot Lot
- 3 Big Pine Tot Lot
- 4 Blue Smoke Park
- 5 Braelinn Green Tot Lot
- 6 Braelinn Road Tot Lot
- 7 Cedarcroft Park Tot Lot
- 8 Crabapple Woods Tot Lot
- 9 Drake Field
- 10 Huddleston Pond
- 11 Lake Kedron Tot Lot (Windalier Ridge)
- 12 Pebblepocket Park
- 13 Pebblestump Park
- 14 Lake Peachtree Spillway
- 15 Luther Glass Park (Three Ponds)
- 16 Picnic Park / LH All Children's Playground
- 17 Planterra Tot Lot
- 18 Rockspray Pond
- 19 Rubicon Tot Lot
- 20 Suttons Cove Tot Lot
- 21 Timberlake Tot Lot (The Oaks)
- 22 Village Green / Disc Golf Course
- 23 Smokerise Tot Lot
- 24 Ralph Jones Boat Ramp (Pinecrest)

SPECIAL USE NATURE AREAS & TRAILS

- 1 Spyglass Island
- 2 Flat Creek Nature Area
- 3 Line Creek Nature Area
- 4 Somerby Woods Nature Area
- 5 Landrum Mill
- 6 Tinsley Mill
- 7 Kelly Drive Park

CITYWIDE CART PATH SYSTEM

- 1 Peachtree City Cart Path System

PARK SITE INVENTORY

The following pages include site inventory and conditions of every facility within each park. The category and reference number in the top right corner relate to the parks reference on the compiled Parks Inventory Schedule. Photos and aerials are included for most parks.

Facility Name: Peachtree City Athletic Complex (PAC) Address: 1125 Hwy 74 South (Joel Cowan Parkway) Acres: 95.0 Ac (117 Ac - 22 Ac For Bike Trail); 67 Ac Of Greenspace		<i>Athletic Complex</i> 1
Amenity:	QTY	Description / Notes
Entrance Gate	2	Off Hwy 74; Excellent
Paved Parking Spaces	600	Good
Overflow Gravel Parking Spaces	65	Poor
Soccer Fields, Adult Full Size	6	Lighted, Natural Turf; Very Good
Soccer – Restroom / Concession	1	Good
Baseball Fields:	10	2-4 Plex Layout, Fenced, Lighted
Lower Fields		
#1 @ 300' Field	1	Good
#2 @ 350' Field	1	Good
#3 & #4 @ 200' Fields	2	Good
Upper Fields		
#5 @ 180' Field	1	
#6 @ 300' Field	1	
#7 & #8 @ 225' Fields	2	
		Lights On All 8 Fields To Be Updated
Baseball Restroom / Concession	2	1 @ Each 4-Plex
Field Of Hope		
A. Large Shelter 45' X 90'	1	4600 Sf; Very Good
#9 @ 100' Miracle Field (Hope) Turf	1	Very Good
#10 @ 100' T-Ball Field	1	Fair
Restroom / Concession	1	Good
Picnic / Play Area:		
Small Shade Structure	1	Fair
Table – Metal	2	Fair
Picnic Table – Wood	6	Poor
Tot Lot / Play Structure	1	Good
Maintenance Complex	1	Fenced Yard And Structures
Cart Path System Through Park		Tunnel Under Hwy 74 Cart Path And To Moba Soccer; Good



Source: Google Maps - Street View

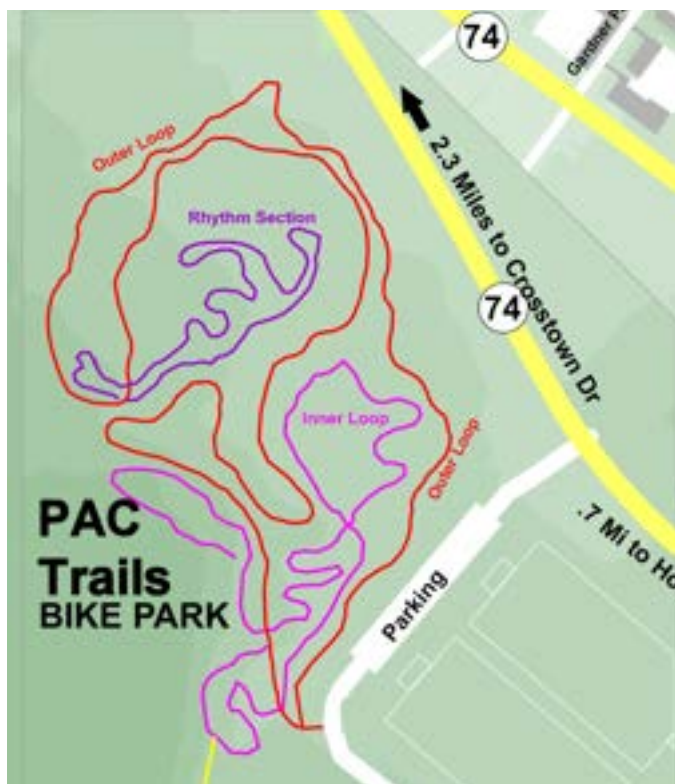


Google photo courtesy of Mart M.



Google photo courtesy of Patty Max

Facility Name: Peachtree City Athletic Complex (PAC) Mountain Bike Trails Address: 1125 Hwy 74 South (Joel Cowan Parkway) Acres: 22.0 Ac Total; Greenspace: 21.0 Ac		Special Use	1A
Amenity:	QTY	Description / Notes	
Mountain Bike Track	3	Miles, Single Track; Good	
Outer Loop	1.1		
Inner Loop	0.9		
Rhythm Loop	1		
Trail – Natural Multi-Use	1.1	Good	
Tunnel Under Hwy 74	1	To Moba Soccer Academy	



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



Google photo courtesy of R. Hard



Google photo courtesy of J. Mao

Facility Name: Jim Meade Memorial Park		<i>Athletic Complex</i>	2
Address: 101 Meade Field Drive			
Acres: 60.0 Ac; 16.5 Ac Of Greenspace			
Amenity:	Qty	Description / Notes	
Adult Softball Fields:	3	Fenced	
#1 @ 300' Field	1	Fair	
#2 @ 300' Field	1	Poor	
#3 @ 290'	1	Fair	
Restroom	1	Fair	
Girl Softball Fields		Fenced, Lighted; Fields Are Fair To Poor	
#4 @ 200' Field	1	Fenced, Lighted; Fields Are Fair To Poor	
#5 @ 200' Field	1	Fenced, Lighted; Fields Are Fair To Poor	
#6 & #7 @ 200'	2	Fenced And Lighted; Fair To Poor	
Softball Field Lighting		New Project To Convert To Led Lights, Project Completion Estimated Fo End Of Year 2024	
Softball Restroom / Concessions	1	20'X48' @ 960 Sf; Good	
Shelter	1	25'X45' @ 1125 Sf; Good	
Lacrosse Fields	2	Fenced, Lighted	
Lacrosse Restroom / Concessions	1	Good	
Practice Wall	1	12' Ht X 70' Long; Good	
Parking Lot – Paved	215	Cars; Good	
Parking Lot – Gravel	80	Cars; Poor	
Parking Lot Overflow	75	Cars; Poor	
Small Shade Structure	2	With Picnic Tables; Fair	
Water Well And Pump House	1		



Jim Meade Memorial Park



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

Facility Name: Riley Field Complex Address: 176 Wisdom Road Acres: 18.5 Ac; 2 Ac Of Greenspace		Athletic Complex	3
Amenity:	Qty	Description / Notes	
Multi-Purpose Field #1 – Football & Lacrosse	1	Fenced With Track, Lighted; Good	
Bleachers	1	Good	
Large Fieldhouse	1	1500 Sf; Fair	
Concession / Restroom	1	Included; Good	
Covered Picnic Shelter	1	20' X40'; Poor	
Track ¼ Mile - Synthetic Surface	1	7 Lanes, Asphalt, Lighted; Very Good	
Long Jump Pit	1	Fair	
Shot / Disc Pad	1	Fair	
Multi-Purpose Field #2	1	Fenced,Lighted; Fair	
Player Bench	1	Only One Side Of Field; Fair	
Bleacher	2	Fair-Good	
Small Fieldhouse	1	700 Sf; Fair-Good	
Bleacher – 1 Side	1	Good	
Wall For Lacrosse / Racquetball Practice	1	Excellent-Very Good	
Parking Paved	150	Cars; Good	
Bus Parking – Gravel	10	Buses; Poor	
Overflow Parking – Grass	30	Cars; Poor	



Source: Google Earth Image of Riley Field



Riley Field - North - Concessions & Pavilion



Riley Field - South

Facility Name: Kedron Fieldhouse & Aquatic Center		<i>Athletic Complex</i>	4
Address: 202 Fieldhouse Drive - Fieldhouse & Aquatic Center			
Acres: 20.10 Ac; 8.1 Ac Of Greenspace			
Amenity:	Qty	Description / Notes	
Fieldhouse / Gymnasium Courts	2	Courts Basketball, Volleyball, Pickleball Lines; Fair	
Swimming Pool		Year-Round In Bubble	
A. 25 Yds – Competition	1		
Heated Instructional Pool	1		
Bubble Covering – Portable	1	Poor	
Restroom / Shower / Changing	1	Dated, Need Deep Cleaning / Upgrades; Fair	
Activity Classroom	3		
Office	1		
Playground	1	Good	
Bench	2	Fair-Good	
Tables – Wood @ Drop Off Parking	2	Lighted; Fair-Good	
Tables – Metal, Plastic @ Pool Entry	4	Lighted; Poor-Fair	
Trash Cans	2	Good	
Bike Rack	1	Good	
Parking	212	Cars, Lighted; Good	
Open Gym Hours And A Staffed Facility			
In-Line Hockey Rink – Covered		See Notes For 101 Fieldhouse Drive - Hockey Rink	
Site Observation Notes:			
Need To Rework The Access And Control Of The Entrance To The Aquatic Center.			
The Bubble Is Beyond Its Life Expectancy And Current Repairs Will Be Costly.			



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

Facility Name: Kedron Fieldhouse - Peachtree City Hockey Rink		<i>Athletic Complex</i>	4
Address: 101 Fieldhouse Drive			
Area: 24,000 Sf			

Amenity:	Qty	Description / Notes
In-Line Hockey Rink – Covered	1	Good
Playground	3	Structures, Lighted; Fair-Good
Restroom	2	Fair
Concession	1	Fair
Table – Wood	1	Fair
Table – Vinyl Coated Plastic	4	Good-Very Good
Bench	2	Fair-Good
Trash Can	3	Fair-Good



Peachtree City Hockey Rink - Playground



Peachtree City Hockey Rink - Entry & Parking



Peachtree City Hockey Rink



Peachtree City Hockey Rink - Concessions, Restrooms, Picnic



Kedron Aquatic Center



Kedron Aquatic Center - The Bubble

Facility Name: Peachtree City Tennis Center		<i>Athletic Complex</i>	5
Address: 10 Planterra Way			
Acres: 14.0 Ac; 1.5 Ac Of Greenspace			
Amenity:	Qty	Description / Notes	
Tennis Court – Hard	12	Lighted; Very Good	
Clay Tennis Court	6	Lighted; Poor	
Tennis Court – Covered	6	Lighted; Fair	
Pro Shop	1	Very Good	
Bathroom / Showers / Changing	1	Set; Good	
Stadium Grass Seating	1	Fair	
Banquet / Meeting Room	1	Good	
Parking	125	Cars, Lighted; Very Good	
Membership Based – Staffed Facility			



Source: Google Earth Image of Peachtree City Tennis Center

Facility Name: McIntosh Trail Recreation Complex Address: 198 McIntosh Trail Acres: 50.55 Ac; 40.25 Ac Of Greenspace		Community Park	1
Amenity:			
	Qty	Description / Notes	
Parking	340	3.3 Acres, Cars	
Open Area	1	Shakerag Knoll Used For Events	
<u>Frederic Brown Amphitheater</u>	2500	Seats, 1.0 Acres; Good	
Restrooms / Concessions	1	Good	
Community Room	1	Good	
Life Enhancement Center	1	Good	
Ticket Office	1	Poor	
<u>William B. Davis BMX Park</u>	1.5	Acres	
Long Track	1	Good	
Small Track	1	Fair	
Restroom / Concessions / Shelter	1	Very Good	
Shelter	1	Poor	
Picnic Tables	3	Fair	
Sm. Picnic Tables	2	Poor	
Viewing Bleachers	1	Poor	
<u>The Gathering Place</u>	1	5500 Sf, Senior Center; Good	
<u>Visitor Center</u>	1	4600 Sf; Very Good	
Octagonal Pavilion – Enclosed	1	Poor	
Cart Parking Spaces	15	Very Good	
<u>Peachtree City Dog Park</u>	1	2.4 Acres	
Large Dog Yard	1	Fenced; Fair	
Small/Senior Dog Yard	1	Fenced; Fair	
Water Fountain	1	1; Fair	
Ada Parking Only	8	Cars; Poor	
<u>26. Flat Creek Nature Preserve Start</u>		513 Acres	
Trail Head		512 Acres, Greenspace	
Access Trail	0.5	Miles; Good	
Boardwalk	1200	Lf; Fair	
Boardwalk Viewing Deck	3	Fair	
Hiking Trail	0.18	Miles; Good	
Trail	3.5	Miles, Along Flat Creek; Good	
ADA Parking At Kelly Park		Poor	
Devils Loop / Dare Devils Leap			



Source: Google Earth Map of McIntosh Trail Recreation Complex

Facility Name: Glenloch Recreation Center		<i>Community Park</i>	2
Address: 601 Stevens Entry			
Acres: 21.8 Ac; 2 Ac Of Greenspace			
Amenity:	Qty	Description / Notes	
Community Building	1	Fair	
Classroom	2		
Office	2		
Restroom	4	2 Exterior Access @ Pool, 2 Interior Access; Fair-Good	
Storage Building By Pool	1	Fair - Good	
Bench	5	Good - Very Good	
Table – Shade Canopy / Umbrella	2	Good	
Table – Under Trees	4	Good	
Seasonal Pool – Summer Use	1	Lighted, Security Camera	
Splash Pad	1	Good	
Kiddy Pool	1	Good	
Playground / Play Area	1	2 Structures; Good - Very Good	
Playground Swing Set	1	Set; Good	
Water Fountain	1	By Playground Area; Good	
Basketball Court – Outdoor	1	No Fence, No Lights; Fair - Good	
Multi-Purpose / Field Lawn Area	1	No Lights; Poor - Fair	
Metal Bleachers	1	No Lights; Good	
Tennis Courts	4	Lighted; Very Good	
Skate Park	1	No Lights; Fair	
Trash Cans	5	By Skate Park And Basketball Courts; Good	
Parking Golf Carts Only	5	Good	
Community Garden	1	No Lights; Good - Very Good	
Composting, Shed	1	10' X 20'; Poor - Fair	
Bench	2	Fair - Good	
Table	9	7 With Umbrellas; Good	
Ball Practice Wall	1	Painted Concrete Wall; Fair - Good	
Soccer Fields			
Adult Field	3	No Lights; Good	
Youth Field	6	No Lights; Good	
Restroom Bldg.	1	1 Light Pole At Parking Lot; Fair	
Parking By Pool Area	45	Cars, Lighted; Very Good	
Parking By Open Field	70	Cars; No Lights; Very Good	
Parking By Soccer Fields	200	Cars; No Lights (Except 1 Pole By Restroom Bldg); Very Good	



Source: Google Earth Image of Glenloch Rec Center



Glenloch Recreation Center



Facility Name: Braelinn Recreation Complex Address: 201 Log House Road Acres: 19.4 Ac; 0.5 Ac Greenspace		<i>Community Park</i> 3
Amenity:	Qty	Description / Notes
Baseball Fields	4	No Lights; Fair
Practice Adult Baseball @ 300'	1	Poor
#1 Youth Baseball @ 220'	1	Poor - Fair (City Has Since Added Permanent Pitching Mound Structures Like At PAC)
#2 Youth Baseball @ 190'	1	Fair, See Notes Above
#3 Youth Baseball @ 190'	1	Poor, See Notes Above
Multi-Purpose Field	1	Poor
Soccer Field	1	No Lights
Pickleball Courts	6	No Fence, No Lights; Very Good
Basketball Courts	2	No Fence, No Lights; Poor
Picnic Pavilions	2	Poor
Picnic Tables	4	Good
Bench	2	Good
Restroom / Concessions	1	Good
Playground 6-8 Yrs.	1	Poor
Swing Set	1	Poor
Openspace	1	0.5 Acres; Poor
Parking	125	Cars; Lighted At Concessions / Lot; Good
Physical Fitness Stations	0	Website Says Present, Did Not See Any
Site Observation Notes:		
The Soccer Field Is Generally Split Into Four Small Fields For Young Children To Play Soccer Games At Braelinn For The Associations. The Baseball Fields Are Used For Practices And Pickup Games.		



Source: Google Earth Aerial Image of Braelinn Recreation Complex



Braelinn Recreation Complex

Facility Name: Battery Way Park & Boat Ramp Address: 110 Battery Way - Trailhead Acres: 3.75; 1.2 Acres Of Greenspace		<i>Neighborhood Park</i> 1
Amenity:	Qty	Description / Notes
Boat Ramp	1	Small Boats / Canoe Access – No Gas Motors; Good
Pier	1	Good
Fishing Access		Limited To Peachtree City Residents
Swimming – Lake		
Picnic Tables	4	Fair - Good
Bench @ Playground Area	2	Poor
Bench @ Lake Edge Area	7	Good - Very Good
Bench Swing @ Lake Edge Area	2	Good
Tot Lot / Playground	1	No Lights; Fair
Swing Set	1	Fair
Water Fountain	1	Recently Replaced; Excellent
Portable Toilet	1	Poor / Not Recommended
Trail – Paved	0.15	Miles; Good
Physical Fitness Station	4	Exercise Equipment; Good
Parking – Paved	15-20	Cars, Lighted; Good



Battery Way Park & Boat Ramp

Facility Name: Beaver Dam Park Address: 119 Beaver Dam Road Acres: 1.75; 1.2 Acres Of Greenspace		<i>Neighborhood Park</i>	2
Amenity:	Qty	Description / Notes	
Picnic Area	1	Good	
Table		Good	
Tot Lot / Playground	1	Good	
Open Play Area	1	2/3 Acres; Fair	
Shelter	1	Fair	
Loop Trails – Paved	0.15	Miles; Good	
Parking Lot	10	Fair	



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

Facility Name: Big Pine Park Address: 115 Sweetgum Road Acres: 0.44		<i>Neighborhood Park</i>	3
Amenity:	Qty	Description / Notes	
Picnic Table	1	Good	
Bench	3	Good	
Spring Rider	2	Fair	
Tot Lot /Playground	1	Fair	
Swing Set	1	Good	
Parking	0	Only On-Street Parking	



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

Google Street View of Big Pine Park

Facility Name: Blue Smoke Park
Address: 400 Blue Smoke Trail
Acres: 10.3; 8.0 Acres Of Greenspace

Neighborhood Park

4

Amenity:	Qty	Description / Notes
Basketball Court – Outdoor	1	No Lights; Fair
Tot Lot / Playground	1	Swing Set, Slide Structure; Fair - Good
Bench	2	Poor
Swing Set	1	Separate From Playground; Fair
Picnic Shelter – Metal	1	Good
Picnic Table	2	Good
Water Fountain	1	Fair - Good
Tennis Court	1	Very Good
Bench @ Inside Court	2	Good
Sand Volleyball	1	Fair
Bench @ Side Of Court	1	Good
Grass Open Area	1	1 Acre; Poor
Parking – Painted	12	Poor



Blue Smoke Park

Facility Name: Braelinn Green Tot Lot Address: 401 Lilly Green Acres: 0.17		<i>Neighborhood Park</i>	5
Amenity:	Qty	Description / Notes	
Tot Lot / Playground	1	No Lights; Fair	
Swing Set	1	Only Neighborhood Streetlamp Only; Fair	
Bench	3	Fair	
Picnic Table	1	Fair	
Parking		Only Side Street Parking	



Braelinn Green Tot Lot

Facility Name: Braelinn Road Tot Lot Address: 126 Braelinn Road Acres: 0.25		Neighborhood Park	6
Amenity:	Qty	Description / Notes	
Tot Lot / Playground	1	No Lighting; Poor - Fair	
Swing Set	1	Good	
Bench	2	Poor - Fair	
Parking	0	Accessible To Carts Only	



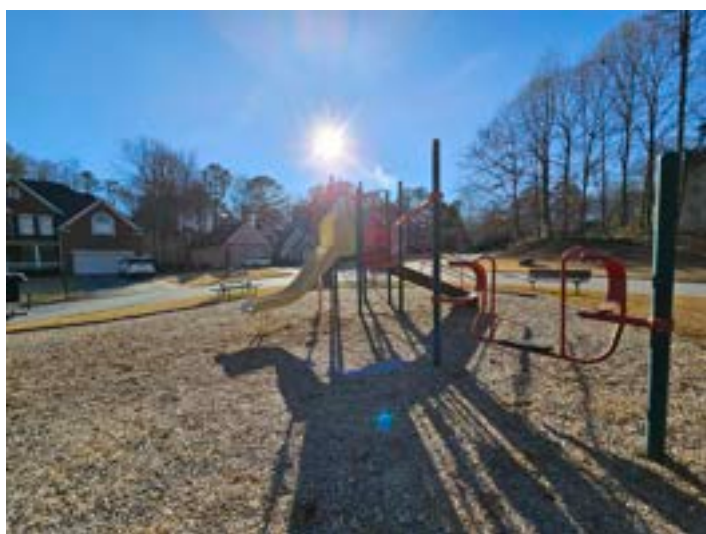
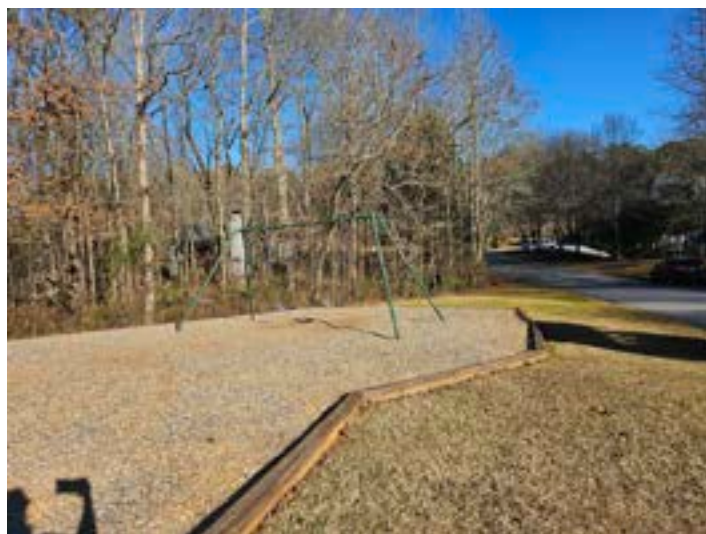
Source: Google Maps street view Image of Braelinn Road Tot Lot

Facility Name: Cedarcroft Park Address: 601 Blackburn Lane Acres: 0.5		Neighborhood Park	7
Amenity:	Qty	Description / Notes	
Tot Lot / Playground	1	Only Neighborhood Streetlamp Lighting; Poor	
Swing Set	1	Good	
Bench	2	Poor	
Picnic Table	2	Fair	
Parking – Gravel	2	Poor; Cars	



Cedarcroft Park

Facility Name: Crabapple Woods Tot Lot		<i>Neighborhood Park</i>	8
Address: 300 Grovewood Lane			
Acres: 0.80; 0.20 Acres Of Greenspace			
Amenity:	Qty	Description / Notes	
Tot Lot / Playground	1	Structure; Poor	
Swing Set	1	Two Swings; Poor - Fair	
Bench	2	Fair	
Trash Can	1	Good	
Picnic Table	1	Fair	
Parking		No Cars	
Lighting		From Streetlamps In Neighborhood	
Site Observation Notes:			
No Shade, Very Hot And Bright. Bus Stop Area For High Schoolers And / Or Middle Schoolers. Cart Path Access – Neighborhood Streets. No Safe Place To Park, Saw Carts Parked On Lawn By Woods. CPL Spoke With Users Of Tot Lot And Was Informed That Mosquitoes Were Bad Here In The Summer.			



Crabapple Woods Tot Lot

FACILITY NAME: Drake Field - Event Venue		<i>Neighborhood Park</i>	9
ADDRESS: 155 Willowbend Road			
ACRES: 7.5; 4.0 Acres of Greenspace			
AMENITY:	QTY	DESCRIPTION / NOTES	
Event Lawn	1	3 Acres; Good	
Open Play Area	1	1 Acre; Good	
Picnic Table	3	Good	
Large Pavilion	1	1800 Sf; Very Good	
Concession	1	Poor	
Bench Swing	3	Very Good	
Walking Paths – Soft Surface	.25	Miles; Good	
Sidewalk Loop Trail	1	2000 Lf; Poor	
Kayak / Small Boat Launch	1	Good	
Parking	40	Very Good	



Google Street View of Drake Field



Google Image by A. Nokes of Drake Field



Google Image by T. Nesbit of Drake Field Pavilion

Facility Name: Huddleston Pond Park Address: 221 Wingate Road At Bridlepath Lane Acres: 10; 4.0 Acres Of Greenspace		<i>Neighborhood Park</i> 10
Amenity:	Qty	Description / Notes
Small Pond	5.0	Acres; Very Good
Dock / Fishing Pier	1	Good
Fishing		Ptc Residents Only
Gazebo	1	Fair - Good
Playground	1	Good
Picnic Table	3	Fair - Good
Bench	5	Fair - Good
Water Fountain	1	Fair
Fitness Station / Course	7	Fair
Walking Path – Around Pond	0.5	Miles, Lighted; Good
Parking – Asphalt	18	Cars, Lighted, Rolled Curb; Fair - Good
Site Observation Notes: Fitness Equipment Seems To Be Located Randomly, Overlapping Areas In Some Places. Few Dead Trees Around The Walking Loop. Dock Has Some Damage From Bikes/Scooter Tire Marks, Some Board Warping. Erosion Issues At Fountain/Pier.		



Huddleston Pond Park

Facility Name: Kedron Tot Lot (Windalier Ridge) Address: 412 Blue Smoke Trail Acres: 0.25; 0.25 Acres Of Greenspace		<i>Neighborhood Park</i> 11
Amenity:	Qty	Description / Notes
Tot Lot / Playground	1	No Lighting; Good
Swing Set	1	Fair
Bench – Metal	2	Very Good
Picnic Table	1	Poor - Fair
Parking		Accessible To Carts Only
Site Observation Notes: Shaded, In The Woods – Observed A Lot Of Bird Wildlife Concrete Pad With Custom Mosaic Compass Rose Inset In Pavement, With Stacked Stone Seat Walls. Not Very Accessible, ADA Access And Grade Changes Make This Difficult To Access. Rustic Steps And Stacked Stone Walls. Looked Well Maintained. Overhead Trees Looked Good, No Hazardous Limbs Over Play Areas. Noticed Erosion Issues On The Steeper Slopes And From Foot Traffic To The Asphalt Cart Path.		



Windalier Ridge - Kedron Tot Lot

Facility Name: Pebblestump Park Address: 202 Pebblestump Point Road Acres: 2.0; 1.5 Acres Of Greenspace		<i>Neighborhood Park</i>	12
Amenity:	Qty	Description / Notes	
Basketball Court	1	Fenced, No Lighting; Very Good	
Tot Lot / Playground	1	Fair	
Swing Set	1	Fair	
Climbing Wall	1	Fair	
Slide	1	Fair	
Picnic Table	4	Good	
Bench	3	Very Good	
Parking	13	Off-Street Parking	



Google Street View of Pebblestump Park



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

FACILITY NAME: Pebblepocket Park ADDRESS: Willow Road/Hip Pocket Road ACRES: 4; 1.0 Acres of Greenspace			Neighborhood Park	13
AMENITY:	QTY	DESCRIPTION / NOTES		
Tennis Court	2	Fenced, Lighted; Very Good		
Practice Wall	2	Fenced, Lighted; Good		
Restroom	1	Poor		
Open Play Field	1	1 Acre; Good		
Parking	21	Very Good		



Google Street View of Pebblepocket Park



Google Street View of Pebblepocket Park

FACILITY NAME: Lake Peachtree Spillway Park		<i>Neighborhood Park</i>	14
ADDRESS: 110 Kelly Drive			
ACRES: 9.5; 1.5 Acres of Greenspace			
AMENITY:	QTY	DESCRIPTION / NOTES	
Open Lawn Area	1	1 1/3 Acres; Fair	
Fishing Pier	1	Fair	
Spillway of Lake	1		
Trail – Paved	650	Lf; Good	
Parking	8	Off-Roadway; Good	
Bench	2	Good	
Picnic Table			



Lake Peachtree Dam & Spillway Park

Facility Name: Luther Glass Park (Three Ponds)		<i>Neighborhood Park</i>	15
Address: 269 S Peachtree Parkway			
Acres: 28; 22 Acres Of Greenspace			
Amenity:	Qty	Description / Notes	
#1 Pond	0.75	Acres; Excellent	
#2 Pond	2.75	Acres; Excellent	
#3 Pond	1.50	Acres; Excellent	
<u>Total</u>	<u>5.00</u>	Acres	
Gazebo / Pavilion	1	Good	
Bench	6	3 Good, 3 Fair	
Picnic Area	1	Good	
Tot Lot / Playground	1	Good	
Fishing		Allowed	
Walking Path – Around Ponds	0.5	Miles	
Parking	25	Cars	



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



FACILITY NAME: Picnic Park / Luther Holt All Children's Playground		<i>Neighborhood Park</i>	16
ADDRESS: 157 Willowbend Road			
ACRES: 5; 1 AC of Greenspace			
AMENITY:	QTY	DESCRIPTION / NOTES	
Openspace Lawn	.05	Acres; Good	
Playground / Play Structure / ADA	1	Fenced; Very Good	
Picnic Area	1	Good	
Lg Picnic Pavilion	1	Good	
Restrooms	1	Good	
Pedestrian Bridge to Library	1	Very Good	
Parking Lot	64	Very Good	
Fishing Allowed			
Site Observation Notes:			
2017 SPLOST project to connect the open lawn area behind the playground area via the pedestrian bridge to Drake Field.			



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



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

Facility Name: Planterra Ridge Tot Lot Address: 251 Terrance Ridge Acres: 0.25; 0.12 Ac Of Greenspace		<i>Neighborhood Park</i> 17
Amenity:	Qty	Description / Notes
Tot Lot / Play Structure	1	Very Good
Bench	2	Good
Picnic Table	1	Good
Parking	0	Accessible To Carts Only



Planterra Ridge Tot Lot - Playground Structure

Facility Name: Rockspray Pond Address: 115 Crosstown Drive Acres: 10.9; 2.5 Ac Of Greenspace		<i>Neighborhood Park</i> 18
Amenity:	Qty	Description / Notes
Pond	1	3 Acres; Excellent
Bench	3	Fair
Tot Lot / Play Structure	1	Good
Bench	2	Fair
Swing	1	Good
Picnic Table	1	Poor
Water Fountain	1	Good
Paddleboard Dock	1	Fair
Parking	10	Cars
Fishing Allowed		



Google Image by N. Rosario of Rockspray Pond



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

Facility Name: Rubicon Tot Lot Address: Holly Grove Road Acres: 0.25; 0.12 Ac Of Greenspace		<i>Neighborhood Park</i> 19
Amenity:	Qty	Description / Notes
Tot Lot / Play Structure	1	Fair - Poor
Swing	1	Fair
Bench	4	Good
Picnic Table	1	Fair - Good
Water Fountain	2	Fair - Good
Cart Access		No Cars



Rubicon Tot Lot

Facility Name: Sutton Cove Tot Lot		Neighborhood Park	20
Address: 308 Coronado Drive			
Acres: 1; 0.75 Ac Of Greenspace			
Amenity:	Qty	Description / Notes	
Tot Lot / Play Structure	1	Poor	
Bench	2	Good	
Picnic Table	1	Fair - Good	
Trash Can	2	Fair	
Parking	0	Accessible To Carts Only	
Site Observation Notes:			
In Poor-Fair Condition And Remote. No Vehicular Access. Only Access By Walking Or Golf Carts. The Multi-Use Path Cuts Through Between Two Houses. Walk 200+ Feet To Reach The Playground Area. Picnic Table Is Only Accessible By Taking Foot Path Through Woods To Water's Edge The Signage To Get To Park Is Not Very Clear. Bottom Step Of Play Structure Is Loose/Wobbles. Nice Views To Lake.			



Sutton Cove Tot Lot & View of Lake Kedron

Facility Name: Timberlake Tot Lot (The Oaks) Address: 98 Merrywood Lane Acres: 0.50; 0.25 Ac Of Greenspace		<i>Neighborhood Park</i> 21
Amenity:	Qty	Description / Notes
Tot Lot / Play Structure	1	Good
Bench	2	Good
Swing	1	Fair
Parking	0	



Google Image by D. Giddings of Timberlake Tot Lot

Facility Name: Village Green Disc Golf Course Address: 204 Willowbend Road Acres: 9.60; 8 Ac Of Greenspace			<i>Neighborhood Park</i> 22
Amenity:	Qty	Description / Notes	
Disc Golf Course	9	Holes; Very Good	
Bench	3	Good	
Cart / Pedestrian Bridge Access	1		
Parking		Available At All Children's Playground	
Open Lawn Area	1		



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

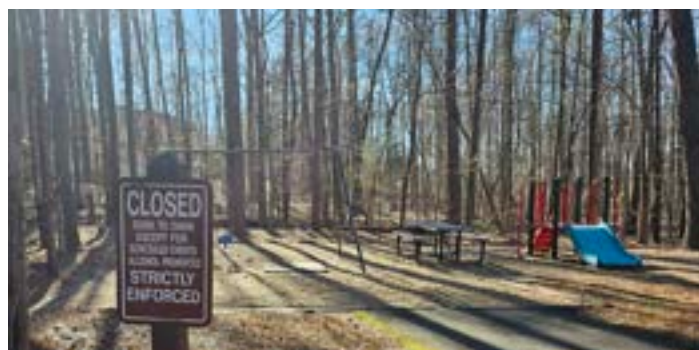


Google Image by D. Holley of Village Green Disc Golf Course



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

Facility Name: Smokerise Park & Tot Lot Address: 69 Smokerise Point Acres: 3.75; 2.75 Ac Of Greenspace		<i>Neighborhood Park</i> 23
Amenity:	Qty	Description / Notes
Tot Lot Play	1	Poor - Fair
Swing Set	1	Fair
Bench	3	Good
Picnic Table	1	Fair
Tennis Court	2	Good
Basketball Court – Half Court	1	Fair - Good
Parking	8	Fair - Good
Site Observation Notes: The Basketball Court Was Very Close To The Tennis Courts. Pavement Was Cracking In Lots Of Areas. Tennis Fenced In With Two Courts, Had Pickle Ball Striping Overlaid Onto The Tennis Layout. Pine Trees Surrounding The Play Area Might Be Problematic, With Limbs Overhanging The Play Structure. Lots Of Limbs Are Starting To Overhang Tennis Courts.		



Smokerise Park & Tot Lot

Facility Name: Ralph Jones Boat Ramp (Pinecrest)		<i>Neighborhood Park</i>	24
Address: 109 Pinecrest Drive			
Acres: 0.81; 0.50 Ac Of Greenspace			
Amenity:	Qty	Description / Notes	
Boat Ramp	1	Good; Non-Gas Powered Boats	
Small Dock	1	Good	
Picnic Table	1	Excellent	
Bench	1	Excellent	
Trash Can	2	Poor	
Open Play Lawn	0.20	Acres; Fair	
Parking	2	Parking On The Ramp	
Parking	6	On The Street Shoulder	
Park Sign	1	New, At Dedication	
Fishing Allowed			



Ralph Jones Boat Ramp

Facility Name: Spyglass Island - Natural Area		Special Use	1
Address: Battery Way Boat Ramp - Trailhead			
Acres: 7; 6.5 Ac Of Greenspace			
Amenity:	Qty	Description / Notes	
Pedestrian Bridge Connection Ada	1	No Lights (Dawn To Dusk Sign); Good	
Security Camera	1		
Picnic Table	2	Good	
Seat Wall	50+	Lf	
Walking Path On Island	0.4	Miles; Good	
Gravel Parking @ Dock	15-20	Cars (Refer To Battery Way Boat Ramp Notes)	
Fishing		Ptc Residents Only	
Open Area	1	Lawn; Poor	
Site Observation Notes:			
Golf Carts Have Destroyed Open Field / Interior Of Park Loop.			

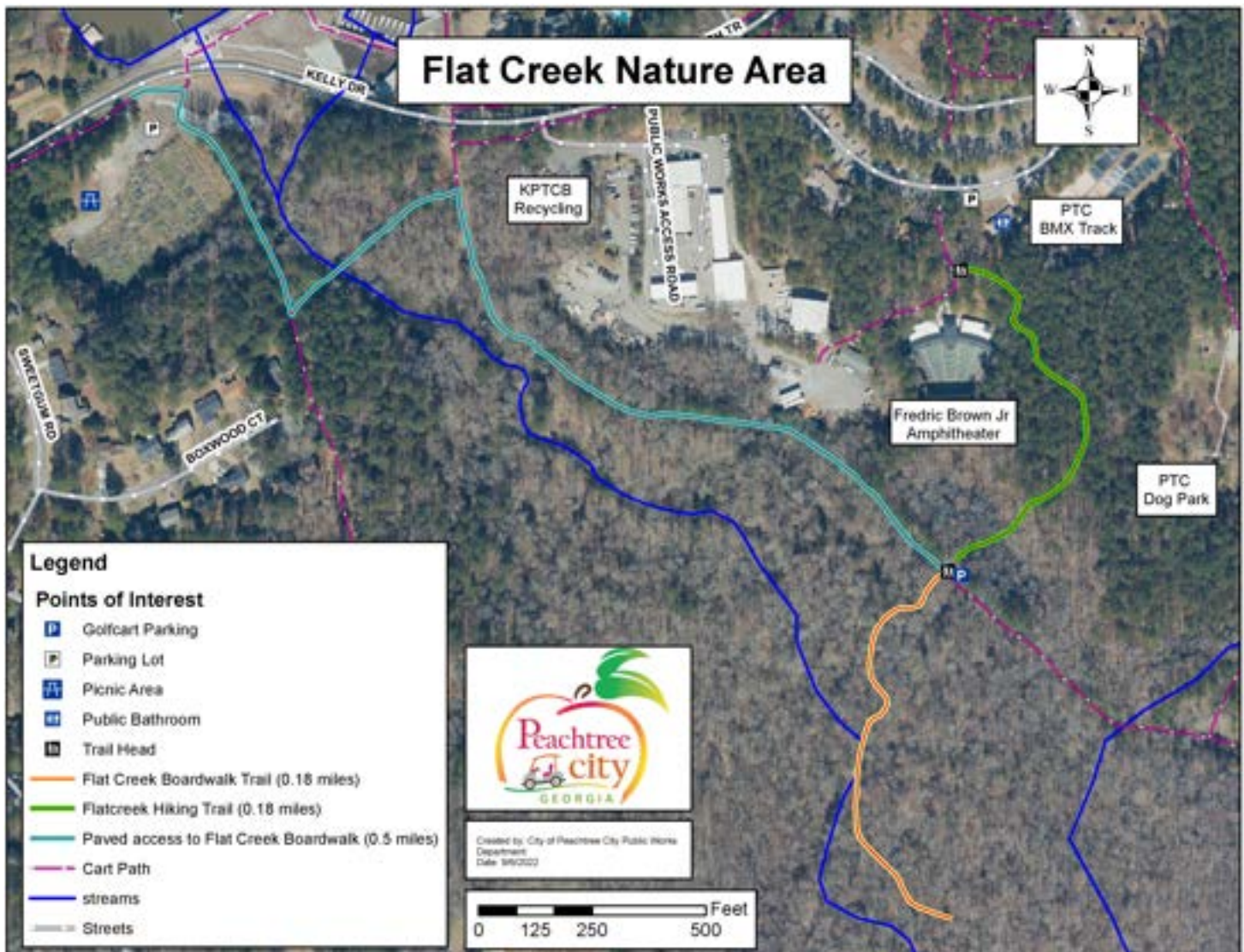


Map Courtesy of Peachtree City, Source: <https://peachtree-city.org/1407/Nature-Areas>



Spyglass Island Trail

FACILITY NAME: Flat Creek Nature Preserve (McIntosh Trail Recreation Complex) <i>Special Use</i> ADDRESS: 198 McIntosh Trail ACRES: 513 AC; 512 AC of Greenspace			2
AMENITY:	QTY	DESCRIPTION / NOTES	
Flat Creek Nature Preserve Start		513 Acres	
Trail Head		512 Acres Greenspace	
Paved Access Trail	0.5	Miles; Good	
Boardwalk	1200	Lf; Fair	
Viewing decks	3	Fair	
Hiking trails	0.18	Miles; Good	
Trails	3.5	Miles; Along Flat Creek; Good	
Cart Paths	0.5	Good	
Devils Loop / Dare Devils Leap			



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

Peachtree City Parks & Recreation Master Plan 2024

FACILITY NAME: Line Creek Nature Area ADDRESS: Hwy 54 @ MacDuff Parkway ACRES: 70; 66.6 AC of Greenspace		Special Use	3
AMENITY:	QTY	DESCRIPTION / NOTES	
Restroom	1	Good	
Trail	3	Very Good	
Sm. Amphitheater	1	Good	
Pond	1	Very Good	
Fishing Dock	1	Good	
Gazebo	1	Good	
Bench	0		
Picnic Area	1	Good	
Gravel Parking	50	Cars; Poor	



Facility Name: Somerby Woods Address: 300 Rockaway Road @ Senior Living Center Acres: 40; 38 Ac Of Greenspace		Special Use	4
Amenity:	Qty	Description / Notes	
Trails	2	Miles; Good	
Small Pond	1	1 Acres; Good	
Overlook	1	Good	
Parking	0	No Cars (Park at Meade; Enter from Cart Path)	



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

Peachtree City Parks & Recreation Master Plan 2024

Facility Name: Landrum Mill Address: Cul-De-Sac End Of World Drive Acres: Part Of The Local Common Space		<i>Special Use</i>	5
Amenity:	Qty	Description / Notes	
Historical Site	1	Cotton Mill Foundation; Fair	
Old Cemetery	1	Landrum Family; Poor	
Scenic Viewing Deck	1	Fair	
Trail	1	Dirt Trail From Cul-De-Sac To Deck; Poor	
Parking	0	No Cars (Some Parking Cul-De-Sac)	



Google Image by Bryan of Landrum Mill



Google Images by Terry Cato of Landrum Mill

Facility Name: Tinsley Mill		<i>Special Use</i>	6
Address: 406 Tantallon Way (Approximate Location For Pedestrian Path Entry)			
Acres: Included In Cart Path Acres			
Amenity:	Qty	Description / Notes	
Historical Site	1	Grits Mill Foundations; Poor	
Bench	1	Fair	
Historical Marker	1	Poor	
Picnic Table	1	Fair	
Trash Can	1	Poor	
Parking	0	No Cars (Some Parking Cul-De-Sac)	
Site Observation Notes:			
The Concrete Slab For Picnic Area Appears To Have Settled And Created Uneven Pavement, Tripping Hazards. Natural Boulders Throughout. Graffiti Is A Problem On Structures And Raised Pipes Nearby. Interpretive Signs Would Be Good To Tell The History Of The Site And Significance To The Remaining Pillars. Steps That Lead Down To The Creek Overlook Need Handrails Possibly. Golf Cart Parking/Accessible, Not Accessible By Vehicles.			



Photos of Tinsley Mill courtesy of T. Kirby

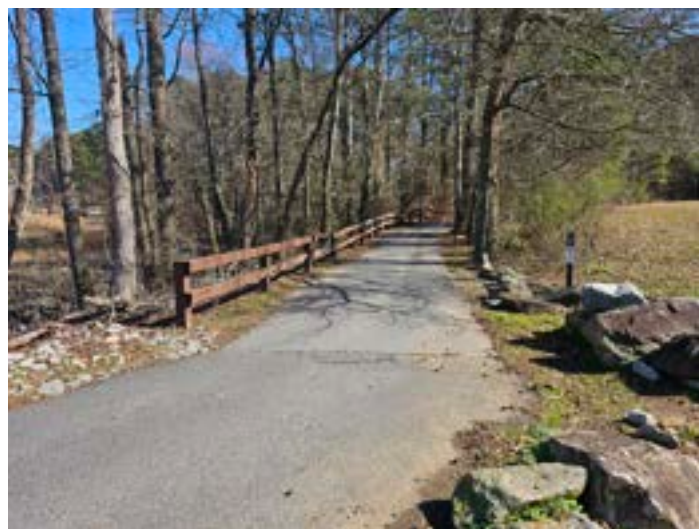


Google Photo of Tinsley Mill by M. Richard



Google Photo of Tinsley Mill by B. Martin

Facility Name: Kelly Drive Park Address: 112 Kelly Drive Acres: 9.5; 8.5 Ac Of Greenspace		Special Use	7
Amenity:	Qty	Description / Notes	
Open Lawn Area	1.5	Acres, To Be Used For Future Events; Poor	
Shelter	1	Poor	
Gravel Parking	40	Poor	
Trail Access	1	Flat Creek; Poor	
Across From Peachtree Lake Spillway #14			



Kelly Drive Park

FACILITY NAME: Peachtree City Cart Path System		<i>Special Use</i>	1
ADDRESS: City-wide			
ACRES: 134.75			
AMENITY:	QTY	DESCRIPTION / NOTES	
Cart Path – Paved	111	Miles; Good	
Bridge	0	Good	
Tunnel	1	Very Good	

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

According to PeopleForBikes in their 2024 City Ratings, Peachtree City is ranked





number 1 in Georgia for biking communities, 16th in the Southern Region, and 207th in the U.S. The 2024 City Ratings represents the largest number of rated cities and towns in program history, having included 2,579 cities. By comparing the best cities for biking, local leaders, decision makers, and advocates can act on key lessons to build more safe, fun, and connected places to ride across the U.S. The ranking for Peachtree City reflects investments in bike infrastructure, adjustments to speed limits, and data quality improvements throughout the City.

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

A 2022 study has recommended extensive connectors and improvements to the system.

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





Luther Holt All Children's Playground Courtesy of Peachtree City
Peachtree City Parks & Recreation Master Plan 2024

6.0: GAP ANALYSIS

PEACHTREE CITY GAP ANALYSIS

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

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

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

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

METHODOLOGY

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

A NEED FOR STANDARDS

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

Baseline NRPA Acreage Standards:

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

- Total Park Acreage - 1,206.83 acres
- Total Openspace/Natural Areas (Greenspace) Acreage - 985.15 acres
- Total Local Close-to-Home Space - 342.75 acres

Park Acreage Standards:

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

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

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

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

Peachtree City, with a total park acreage of 1,206 acres and a 2024 population over 38,000 has 31.7 acres per 1,000 residents. This compares very favorably to the average of 13 acres for similar agencies across the country. Excluding the 513 acres occupied by Flat Creek Nature Area, Peachtree City still affords residents with 18 acres of parkland per 1,000 residents.

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

As the City may have the opportunity to expand active parkland, a Local Close-To-Home standard of 7.0 acres per 1,000 residents is suggested. This will allow for the ability to accommodate additional active facilities throughout the ten-year planning period. Responses to the public and professional input solicited in the initial planning phases indicated a significant desire for a sports complex, aquatic center, small amphitheater, performing arts center, additional greenspace and extending the cart path system. Therefore, an overall park acreage standard of 30 acres per 1,000 residents is suggested.

NRPA Facilities Standards:

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

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

Currently, NRPA publishes the NRPA Agency Performance Review, which includes level-of-service statistics categorized by jurisdiction size and population served per facility type. The most recent Review depicts population per both outdoor and indoor facilities for municipalities of a size between 20,000 - 49,999, as follows:

• Playgrounds	1 : 3,000	• Football Fields	1 : 19,000
• Basketball Courts	1 : 7,000	• Golf Courses (18 Hole)	1 : 34,000
• Youth Baseball Fields	1 : 5,000	• Driving Ranges	1 : 28,000
• Adult Baseball Fields	1 : 19,000	• Multi-Purpose Turf Fields	1 : 25,000
• Tennis Courts	1 : 5,000	• Ice Rinks	1 : 13,000
• Multi-Purpose Fields	1 : 7,500	• Pickleball Courts	1 : 8,100
• Adult Softball Fields	1 : 11,000	• Recreation Centers	1 : 25,000
• Youth Softball Fields	1 : 8,500	• Community Centers	1 : 25,000
• Dog Parks	1 : 30,000	• Senior Centers	1 : 32,000
• Swimming Pools	1 : 26,000	• Amphitheaters	1 : 31,000
• Community Gardens	1 : 25,000	• Nature Centers	1 : 31,000
• Youth Soccer Fields	1 : 5,000	• Aquatic Centers	1 : 31,000
• Adult Soccer Fields	1 : 10,500	• Teen Centers	1 : 28,000
• Multi-Use Courts	1 : 15,000	• Indoor Ice Rinks	1 : 25,000
• Tot Lots	1 : 11,000	• Arenas	1 : 24,000
• Skate Parks	1 : 32,000		

These standards are used in the Gap Analysis to establish a benchmark for preparing the Needs Assessment.

Prior Peachtree City Recreation Plan Facilities Standards:

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

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

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



Glenloch Basketball Courts Courtesy of Peachtree City
Peachtree City Parks & Recreation Master Plan 2024

In assessing these 2007 - 2011 standards, it appears that several can be combined, some eliminated, and a few new standards added as part of the 2024 planning process. Park and facilities standards have been evolving in recent years, with the older NRPA ones being changed, and in some cases replaced by community-driven, self-developed standards. Together with the recent NRPA level-of-service data, and information received during the public input element of this plan, a set of realistic facilities planning standards has been incorporated to facilitate the gap analysis.

The following observations can be made from the standards:

Peachtree City's athletic fields compare favorably to existing standards.

Multi-Purpose/Turf fields lag established standards (possibly due to expense), but due to their adaptability and durability should be a future consideration.

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

Indoor facilities (recreation centers, senior centers, aquatic centers and teen centers) lag existing standards.

Open-grassed play fields offer a wide range of free play opportunities, are of minimal expense, and should be incorporated into most parks.

Walking/jogging trails should be a part of community and larger parks.

Community gardens, event lawns and amphitheaters are gathering places, and as such are beneficial to most residents and therefore should be incorporated into future planning efforts.

Maintenance/storage facilities should be a part of larger parks so that maintenance crews do not have to transport equipment from park to park.

Peachtree City-Specific Standards:

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

See Chapter 4.0 Public Input for Stakeholder and Survey data conclusions.

GAP ANALYSIS RESULTS

As a result of applying the facilities planning standards to the projected populations for 2024, 2029, and 2034, several needs were identified that can be met through the repurposing of existing

The majority of gaps occur in the categories of fixed buildings - recreation centers, senior centers, community centers, indoor aquatic centers and teen centers.

There is not a great need for additional active facilities such as athletic fields and courts.

Future development should consider multi-purpose turf fields due to their durability, adaptability, and tournament capacity.

The possible development of a single new athletic complex could accommodate many of the field and court needs, a recreation center, aquatic center, and other similar needs.

An open-grassed free playfield is nothing more than a graded, irregular shape grassed area to be used for free-play activities. Not suitable for organized sports play.

Multi-use playfields can also be utilized as small event lawns and community gathering places, as well as organized sports competitions.

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

Many existing tot lots can be upgraded or eliminated to better meet current and future needs.

A picnic area can be as simple as one or two picnic tables on a fixed concrete slab.

A walking/jogging trail should be a fixture at any park that is large enough to accommodate one.

A community center as defined herein is a 1500 - 2000 square foot building containing meeting space, a partial or full kitchen and restrooms.

A small community garden in each village would allow for a gathering place for residents with a gardening desire and could possibly evolve into a weekly market scenario.

A trailhead should include a small shelter, restroom, and charging stations.

parks and the development of a single new athletic complex around the midpoint of the ten-year planning period. More specifically, the following observations can be made:

There is no “benchmarking” in the Needs Assessment. Benchmarking is when we:

1. Use NRPA facilities standards to establish a baseline only to compare to existing inventory.
2. Meet with the Recreation Director to compare the standards presently being used and secure their input toward developing new standards.
3. Using the input received in 2., develop City-Specific facility standards.

What was done in Peachtree City was as follows:

1. Since NRPA no longer uses a table of facilities standards, a baseline of their new levels-of-service standards which have been compiled for all cities of particular population size, was used.
2. Some of the City standards used in previous plans were used, and the results of the stakeholder interviews and public survey were applied to formulate Peachtree City-specific standards.
3. None of the City facilities standards were taken from any adjacent cities.
4. No other city has the same set of standards as have been advanced for Peachtree City.

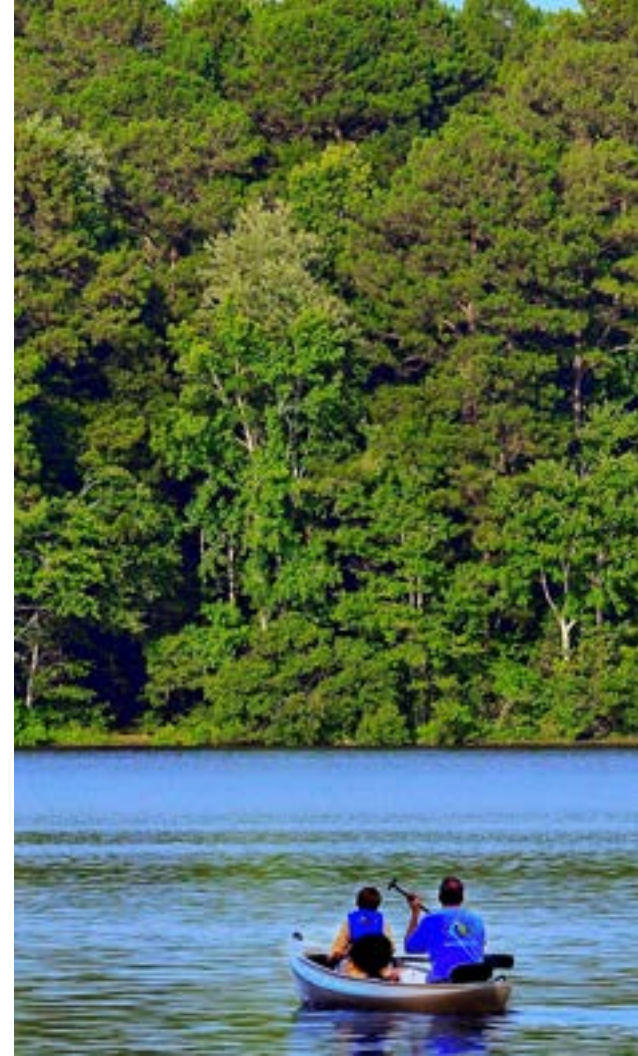
Table 6.1 depicts the quantities of facilities standards proposed for use throughout the plan time frame of 2024 - 2034. The standards advanced in Table 6.1 are next applied to the projected populations previously established for the year 2024, and for the years 2029, and 2034 to determine both present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



Kedron Fieldhouse Courtesy of Peachtree City

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

Facility Type	NRPA Population/ Facility*	Existing PTC Facilities	2024 Facilities Level Of Service
Baseball Field - Youth / Adult	1 Per 5000 / 19000	9 / 4	1 Per 4750 / 1 Per 9500
Softball Field - Youth / Adult	1 Per 8500 / 11000	4 / 3	1 Per 9500 / 1 Per 12700
Football Field	1 Per 19000	1	1 Per 38000
Soccer Field - Youth / Adult	1 Per 5000 / 10500	6 / 6	1 Per 5400 / 1 Per 5400
Multi-Purpose Field - Grass / Turf	1 Per 7500	2	1 Per 19000
Tennis Court	1 Per 5000	1	1 Per 38000
Basketball Court	1 Per 7000	33	1 Per 1150
Multi-Purpose Court	1 Per 15000	1	1 Per 38000
Pickleball Court	1 Per 8100	10	1 Per 3800
Swimming Pool (Outdoor)	1 Per 26000	2	1 Per 19000
Tot Lot	1 Per 11000	12	1 Per 3200
Playground	1 Per 3000	11	1 Per 3500
Golf Course (18 Hole)	1 Per 34000	0	0 Per 38000
Skate Park	1 Per 32000	1	1 Per 19000
Dog Park	1 Per 30000	2	1 Per 1900
Recreation Center	1 Per 25000	1	1 Per 38000
Senior Center	1 Per 32000	1	1 Per 38000
Community Center	1 Per 25000	1	0 Per 38000
Aquatic Center	1 Per 38000	1	1 Per 38000
Teen Center	1 Per 29000	0	0 Per 38000
Nature Center	1 Per 30000	1	1 Per 38000
Volleyball Court	1 Per 8000	1	1 Per 38000r
Outdoor Track	1 Per Community	5	1 Per 7600
Disc Golf Course	1 Per 25000	1	1 Per 38000
Splash Pad	1 Per Aquatic Center	1	1 Per 38000
Open Grassed Playfield	1 Per Neighborhood	1	1 Per 38000
Picnic Areas / Pavilions	1 Per 6000	9 / 17	1 Per 4200 / 1 Per 2250
Community Garden	1 Per 30000	1	1 Per 38000
Amphitheater	1 Per 25000	1	1 Per 38000
Event Lawn	1 Per 25000	1	1 Per 38000
Multi-Use Trails	1 Per Community Or Larger Park	111 Miles	N/A
Maintenance / Storage Building	Per Community Or Larger Park	2	1 Per 19000



Courtesy of Peachtree City



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

Peachtree City Parks & Recreation Master Plan 2024

7.0: NEEDS ASSESSMENT AND RECOMMENDED ACTIONS

WHAT DO YOU NEED?

The Gap Analysis in Section 6.0 gathered data to determine the scope, scale, and location of parks in Peachtree City. The Needs Assessment compares the current inventory against the new Peachtree City Standard and identifies the facilities that are needed to meet the demand. From this analysis and assessment, the team developed recommendations for Peachtree City in terms of park facilities, park improvements, and park acreage.

The 2022 Path Update Master Plan was reviewed to identify the additional trails, and connections that are already planned as part of the City inventory.

The following observations can be made from Tables 7.1, 7.2 and 7.3 on the next page:

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

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

Indoor facilities (recreation centers, senior centers, aquatic centers, and teen centers) lag behind existing standards.

- Open grass play areas offer a wide range of free play opportunities, are at minimal expense, and should be incorporated into most parks.
- Community gardens, event lawns, and amphitheaters are gathering places, and as such are beneficial to most residents and therefore should be incorporated into future planning efforts. Integrating these 3 facilities allows for a wider variety of event uses.
- Maintenance / storage facilities should be a part of larger parks so that maintenance crews do not have to transport equipment from park to park.

PEACHTREE CITY-SPECIFIC STANDARDS

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

TABLE 7.1 PEACHTREE CITY ACREAGE NEEDS 2024, 2029, AND 2034

Table 7.1 depicts the NRPA standards proposed for Peachtree City population projections for 2024 - 2034 planning period.

Year	Population	Local-Close-To-Home Standard	Local-Close-To-Home Acres Required	Overall Park Acreage Standard	Overall Park Acreage Required
2024	38,000	7.0 Ac. /1,000	266 Ac.	30.0 Ac. /1,000	1140 Ac.
2029	41,000	7.0 Ac. /1,000	287 Ac.	30.0 Ac. /1,000	1230 Ac
2034	44,000	7.0 Ac. /1,000	308 Ac.	30.0 Ac. /1,000	1320 Ac.



Drake Field Courtesy of Peachtree City
Peachtree City Parks & Recreation Master Plan 2024

TABLE 7.2 PEACHTREE CITY PROPOSED STANDARDS

Table 7.2 depicts the facilities standards proposed for use throughout the plan time frame of 2024 - 2034.

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

The standards outlined in Table 7.2 are then applied to designated populations previously established for the year 2024, and for the years 2029, and 2034 to determine both present and future needs. Some of these facilities can be combined. For example, if the City desires to develop a sports complex it can incorporate athletic fields, courts and indoor facilities within a single site. Table 7.3 identifies these needs.

Peachtree City Needs Assessment List

The Needs Assessment is determined by subtracting the supply (inventory) from the Peachtree City Standard for each identified facility. The final quantity represents the number of each facility the City needs to develop that best meets the demands for recreational facilities in the City. The needs are distributed across two five-year phases based on projected population growth trends.

TABLE 7.3 PEACHTREE CITY FACILITY NEEDS LIST

#	Facility Type	2024 Supply	2024 Need	2029 Need	2034 Need	Gap
1	Baseball Field – Youth	11	8	8	8	0
	A. Turf Existing Youth Field	0	1	2	4	4
2	Baseball Field – Adult / Youth	1*	1	1	1	1
3	T-Ball Field	1	2	2	2	1
4	Miracle Field	1	1	1	1	0
5	Softball Field – Youth	4	4	4	4	0
	A. Turf Existing Field	0	2	4	4	4
6	Softball Field – Adult	3	3	1	1	0
	A. Replace Field	0	0	1	2	2
7	Football Field	1	1	1	1	0
8	Stadium – Multi-Use	0	0	0	0	0
9	Soccer Indoor	0	1	1	1	1
10	Soccer Field – Youth	6	6	6	6	0
11	Soccer Field – Adult	6	6	6	6	0
	A. Turf Existing Field	0	1	2	4	4
12	Cricket Overlay	0	1	1	1	1
13	Lacrosse	2	2	4	4	2
14	Multi-Purpose Field	2	3	3	3	1
	A. Turf Multi-purpose Field	0	2	2	2	2
15	Open-Grassed Play Area	12	12	12	12	0
16	Tennis Court – Outdoor	21	23	23	23	2
17	Tennis Court – Clay	6	6	6	6	0
18	Tennis Court – Covered	6	6	6	6	0
19	Basketball Court – Outdoor	6	6	6	6	0
20	Volleyball Court – Indoor	2	2	2	2	0
21	Volleyball – Sand	1	2	2	2	1
22	Pickleball Court	6*	12	16	18	18
	A. Replace Court	0	6	6	6	6
23	Pickleball Court – Indoor	4	4	6	6	6
24	Outdoor Track	1	1	1	1	0
25	Track – Indoor	0	1	1	1	1

TABLE 7.3 CONTINUED

#	Facility Type	2024 Supply	2024 Need	2029 Need	2034 Need	Gap
26	In-line Hockey	1	1	1	1	0
27	Swimming Pool – Outdoor	3	3	3	3	0
28	Aquatic Center / Bubble / Natatorium	1	1	1	1	1
29	Splash Pad	1	2	2	3	2
30	Playground	11	14	14	14	3
31	Tot Lot	12	12	12	12	0
32	Picnic Area	9	19	19	19	10
33	Picnic Pavilion	17	24	24	24	7
34	Walking / Jogging Trail – Miles	11	8	8	8	0
35	Cart Path Multi-Use Trail – Miles	111	122	122	122	11
36	Mountain Bike Trail – Miles	3	3	5	7	4
37	Skate Park	1	1	1	1	0
38	Bmx Track	1	1	1	1	0
39	Dog Park	1	2	2	3	2
40	Disc Golf – Holes	9	18	18	18	9
41	Gymnasium	1	3	3	3	2
42	Multi-Purpose Court – Indoor	2	2	4	6	4
43	Recreation Center	1	2	3	3	2
44	Racquetball	0	0	0	0	0
45	Senior Center	1	1	1	2	1
46	Community Center – Small	1	5	5	5	4
47	Teen Center	0	1	1	1	1
48	Nature Center	1	1	2	2	1
49	Amphitheater	1	2	2	2	1
50	Community Garden	1	2	2	2	1
51	Event Lawn / Town Green	1	2	2	2	1
52	Restroom – Standalone	0	3	4	6	6
53	Farmers Market - Permanent	0	1	1	1	1
54	Boat Ramp – Set of Two	3	4	6	6	2**
55	Canoe / Kayak Launch	3	4	7	7	0**
56	Fishing Dock / Pier	4	4	8	8	4
57	Maintenance Building / Storage	2	4	4	4	2

NOTE: “*”= Facility will need to be relocated

“**”= Possible partnerships available to remove gap

Refer to Chapter 9.0 recommendations for in depth explanation.

POPULATION GROWTH

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

According to US Census data, Fayette County is projected to grow at a slower rate than surrounding counties, with an increase of 33% by the year 2050.

RECREATION CENTERS

The typical standards for recreation structures do not apply to Peachtree City only. The City does not have a Teen Center and only 1 Community Center, Aquatic Center, Nature Center, Amphitheater, Senior Center, and Recreation Center. Using current standards, Peachtree City would need to build 7 recreation structures, which is neither feasible nor appropriate. What is more logical is to build one or two major centers to accommodate these uses. It should be noted that the Kedron Fieldhouse & Aquatic Center is a multi-purpose facility that was constructed in 1995. The facility includes a 25-yard competitive swimming pool and a heated instructional pool. A Bubble is used to cover the pool for use in the winter months. The existing Bubble was installed in the late 1990s, and a new Bubble was installed in approximately 2012. The new Bubble has roughly a 12-15-year lifespan, so it is nearing the end. If the Bubble fails, the Kedron pool would be for outside use only and the Kedron facility could no longer be considered an “aquatic center.”



Kedron Aquatic Center Courtesy of Peachtree City

ELECTRIC CART CHARGING STATIONS

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

EVENT LAWN

In the Peachtree City Comprehensive Plan Update (2022), The top three reoccurring responses to the question, “What I would Change About Peachtree City” included Special Events; desire for more special events, and opportunities for unique community gatherings. 31% of the City is dedicated to greenspace.

GOLF COURSE

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

VILLAGES

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

PICKLEBALL COURTS

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

TRAILS

Peachtree City has a system of paths across the town and provides a secondary means of access within the City limits. These multi-use paths stretch for more than 111 miles throughout the City and accommodate pedestrians, cyclists, and carts. This currently equates to approximately 10 miles of paths per 2,600 people. The survey respondents also mentioned Trails, with 104 supporting Walking, Hiking, Jogging, Nature Trails, and Greenways, and 39 supporting Bicycle and Multi-Purpose Trails.

TOT LOTS

Tot Lots are small playgrounds for smaller children up to ages 5 or 6. There are 23 Tot Lots in Peachtree City. Some are in poor condition and need to be updated or replaced. The standards for



Courtesy of Peachtree City



All Children's Playground Courtesy of Peachtree City

Peachtree City indicate that the City could continue with less Tot Lots if all are in usable condition.

VOLLEYBALL COURT

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

MULTI-PURPOSE FIELD – TURF

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

OPEN GRASS PLAY AREA / MEADOW

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

CHILDREN'S PLAYGROUNDS

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

WALKING / JOGGING TRAIL LOOPS

There are 3 Walking / Jogging Trail Loops in Peachtree City, all associated with an existing community park. There are 8 community parks in the City, and each should be considered for a Trail Loop. In addition, a walking / jogging trail loop should be considered for every other park that is large enough to accommodate one.

MAINTENANCE / STORAGE BUILDING

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

NEEDS ASSESSMENT NARRATIVE

A complete description of each of the identified facilities listed in Table 7.3 can be found in "9.0: Final Recommendations" on page 135.



Battery Way Park Courtesy of Peachtree City



Food Truck Thursdays Courtesy of Peachtree City
Peachtree City Parks & Recreation Master Plan 2024

8.0: PTC REC & SPECIAL EVENTS DEPT

The Peachtree City Recreation & Special Events Department offers classes and programs for all ages, over 50 special events each year, supports local sports associations, maintains over 1200 acres of parks and facilities, and collaborates to expand recreational opportunities.

The Department promotes active lifestyles and fosters community engagement through various recreational programs and facilities. The 50 plus annual special events range from sports tournaments to cultural festivals, from holiday events to concerts.

RECREATION PROGRAM & ACTIVITY CATALOG

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

- Class List
- Facility Schedules
- Senior Programs
- Registration Information
- Aquatics
- Dance
- Fitness
- Martial Arts
- Sports Classes
- PTC Sports Association
- Aquatics Information
- Pool Rules
- Pool Schedules
- Gym Schedules
- Adult Sports Leagues
- Senior Programming through Fayette Senior Services (FSS)

REGULATIONS FOR FEES AND PAYMENTS

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

The Department uses an online reservation system, CivicRec! To enroll in a recreation program or to reserve a facility, all users must create an account. The Peachtree City website provides directions that describe how to set up an account and create a username and password and provide an emergency contact.

CANCELLATIONS/REFUNDS

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

STAFFING

The staff size of the department has remained relatively consistent over the past 10 years. However, in prior years the department comprised a much larger staff. The staff size was reduced following the 2008 economic downturn and additional modifications were made to the operations of the department. No significant increase in staff has occurred during this time even with the increase in facilities, programs, and general maintenance.

A city-wide review of staff salaries was conducted in 2022. Salaries in similar cities were compared to Peachtree City and increases were implemented to ensure Peachtree City is competitive in attracting top talent and retaining quality staff. Training is made available to staff to make sure they are equipped with the knowledge and skills needed to do their job.



Drake Field Courtesy of Peachtree City

Fig. 8.1. Peachtree City Georgia Recreation and Special Events Annual Calendar, 2024

PEACHTREE CITY EVENTS SCHEDULE 2024

Month	City Sponsored Events	Outside Event Organizers
January	N/A	
February	N/A	
March	Father Daughter Dance	Hops and Props Beer Festival
		Kiwanis Easter Egg Hunt
April	Food Truck Thursdays	Huddleston Hustle 5K
		Oak Grove 5K
		Bark for Life
		March for Babies
		Night Market
May	Food Truck Thursdays	Crabapples Lane Red Bird 5K
	Kids to Parks Day	
	Memorial Day Celebration	Miles for Midwest 5K
June	Food Truck Thursdays	Night Market
	Sunset Sounds	
July	PTC Parade & Fireworks	Youth Triathlon
	Sunset Sounds	
August	Food Truck Thursdays	
	Purple Heat Breakfast	
	Back to School Bash	
	Sunset Sounds	
September	Food Truck Thursdays	Sprint Triathlon
	Shakerag Festival	Dragon Boats Race
October		
	Food Truck Thursdays	Alzheimer's Memory Walk
	Fall Festival & Movie Night	Hispanic Heritage Festival
		PTC Classic
		Magnolia Arts Festival
		Atlanta Airshow
November	Food Truck Thursdays	Braelinn Elementary 5K
December	Hometown Holiday	PTC Elementary 5K

FIG. 8.2. PEACHTREE CITY GEORGIA RECREATION AND SPECIAL EVENTS ORGANIZATIONAL CHARTS

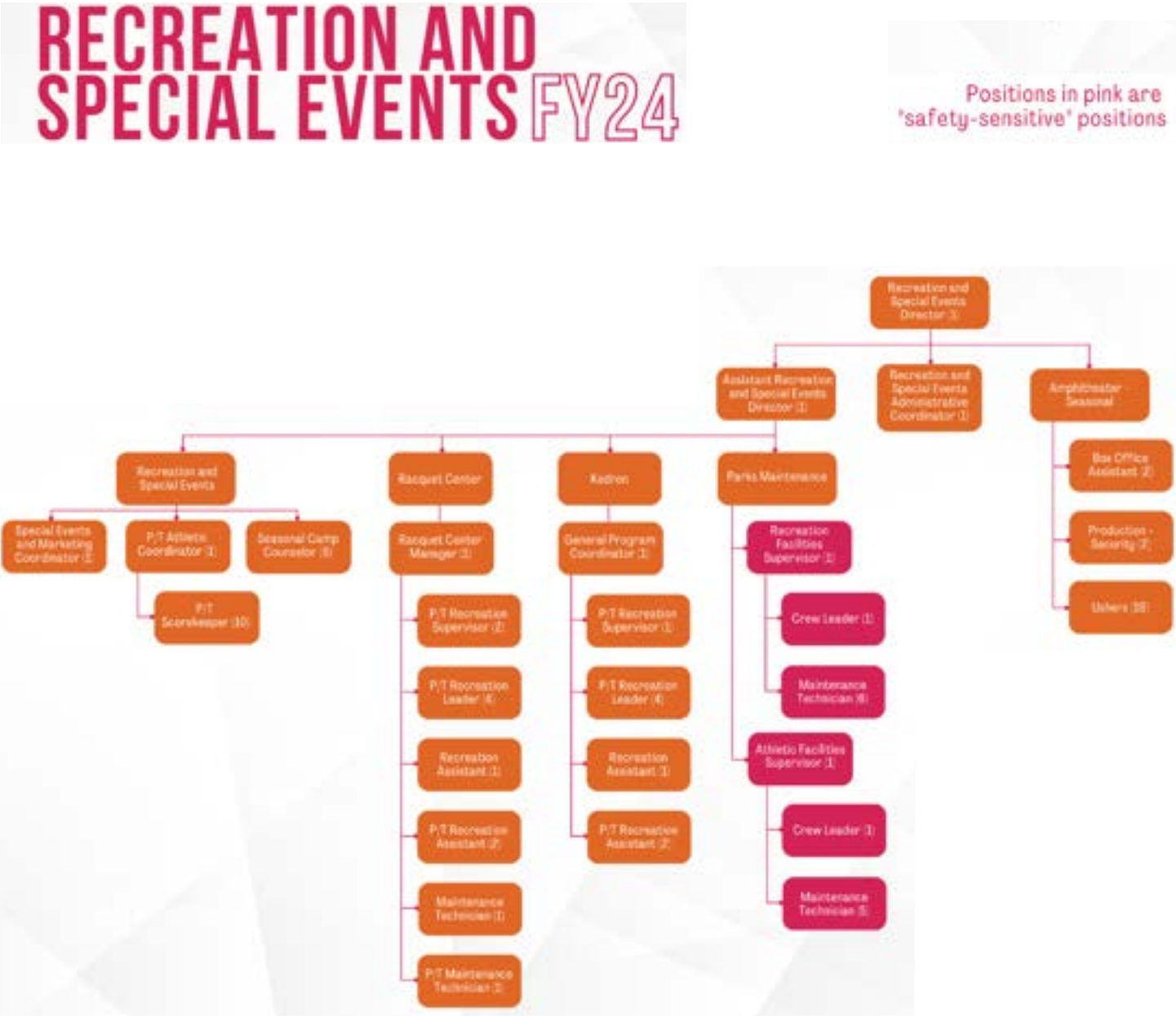


FIG. 8.3 PEACHTREE CITY GEORGIA RECREATION AND SPECIAL EVENTS DEPARTMENT ROLES (2023-2024)

RECREATION AND SPECIAL EVENTS DEPARTMENT

- Recreation and Special Events Admin. Coordinator: Complete PO's, submit invoices, complete misc. administrative tasks. Also acts as HR coordinator for our dept.
- Special Events and Marketing Coordinator: Plan city events, market events, programs, etc. for department via social media, flyers, and other platforms. Permit and coordinate non-city sponsored events.
- PT Athletics Coordinator: Plans and implements adult basketball and volleyball leagues year round. Responds to emergency calls from athletic associations during evening shifts. (M-TH 5-9pm)

Tennis Center:

- Tennis Center Manager: Manages day to day operations of Tennis Center including programming, staffing, facility maintenance, etc.
- PT Recreation Supervisor: Acts as supervisor during evening shifts when Manager is not present.
- Recreation Assistant FT & PT Position is at the front desk - answers phones, registers customers for classes, reserves courts.
- Maintenance Tech FT / PT - maintains grounds, courts, landscaping (mowing is contracted out), trash pick up, cleans restrooms and buildings.

Kedron:

- General Programs Coordinator - Coordinates programs at Kedron and Glenloch including aquatics (not swim lessons), open gym, summer camps, and routine classroom programs. Acts as supervisor of PT front desk staff and FT front desk staff- schedules these employees.
- PT Recreation Supervisor: Acts as supervisor during evening shifts when FT staff is not present.
- Recreation Assistant FT & PT- Position is at the front desk - answers phones, registers customers for classes, checks customers into gym.

Parks Maintenance:

- Recreation Facilities Supervisor: Leads facilities crew, maintains buildings, parks, playgrounds.
- Crew Leader: Assists supervisor in leading crews in daily tasks.
- Maintenance Tech - 4 responsible for buildings/parks maintenance. 2 responsible for trash / cleaning only.
- Athletics Facilities Supervisor: Leads athletics crews- maintains / mows fields, parks, works on irrigation.
- Crew Leader: Assists supervisor in leading crews in daily tasks.
- Maintenance Tech - Mow fields / parks, perform field maintenance, irrigation repairs.

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



Lake Peachtree Courtesy of Peachtree City

Peachtree City Parks & Recreation Master Plan 2024

9.0: FINAL RECOMMENDATIONS

INTRODUCTION

The following recommendations of the Needs List are generated from the Gap Analysis and Needs Assessment. The following Needs List identifies all the facilities needed by the City to meet the recreational requirement for a city the size of Peachtree City in ten (10) years. Each facility is described in the subsequent narrative based on the Peachtree City Standards that were developed into the Gap Analysis.

A. RECOMMENDATIONS:

The following narrative explains each item on the Needs List as determined by the Gap Analysis and Needs Assessment to serve the needs of the City by 2034. See Table 7.3 on page 122 in the previous chapter. The 2024 needs are based on a 38,000-person population and the 2034 needs on a 44,000-person projected population.

1. Baseball Field – Youth

Need Turf on Fields 4

- The needs assessment indicates that the City has adequate youth baseball fields with a total of three (3) fields and a practice field at Braelinn Recreation Complex and eight (8) fields, a T-Ball and a Miracle Field at the PAC. There is no need to add additional fields to the program.
- There is a need to turf at least four (4) of the youth fields to bring the PAC up to tournament level. It is preferable to turf fields numbered 1, 2, 7, and 8 so that there will be turf available for all four (4) field sizes. The City may want to modify this recommendation and add turf to one group of four (4) adjacent fields if that represents significant cost savings.
- Two (2) youth baseball fields at Braelinn are too closely butted together on the outfield fence. These two (2) need to be adjusted as part of the Braelinn concept plan.

2. Baseball Field – Adult / Youth

Need Renovated as Turf Field 1

- There is one (1) large adult / youth baseball field (315') and rectangle multi-use practice field 365' long at Braelinn Recreational Complex.
- The City currently has adequate fields to serve youth baseball and the one (1) 315' field to also meet any demand for adult baseball. However, the large field, and the baseball / soccer practice field are being removed from the Braelinn Recreation Complex with the new concept plan. One of the small baseball fields is also being relocated and renovated into a larger adult / youth field to serve the youth and adults.
- The recommendation is to renovate the one (1) relocated field in the new Braelinn concept plan to serve the youth baseball program and for adult baseball or softball. It is preferable that this field be turf because it must be rebuilt anyway.
- There is no need to rebuild the lost field. The lost practice field will be part of the Cricket overlay fields. See #14 for multi-purpose fields.

3. T-Ball Field

Need 1

- The City has an excellent T-Ball field on the south end of the City at the PAC.
- It is recommended that the City build an additional field on the north end, possibly at Blue Smoke Park.

4. Miracle Field

Need 0

- The City currently has a 'Field of Hope' which is a turf miracle field at the PAC which is adequate to meet the needs of the City.

5. Softball Field – Youth

Need 4 (Replacement)

- The City currently has a four (4) field youth softball complex at Meade Memorial Park that is slated to receive new lights. These fields are adequate for the needs of the City.
- If the City wants to attract softball tournaments, it is recommended that these four (4) fields be converted to turf.

6. Softball Field – Adult

Need 2 (Replacement)

- The City currently has three (3) adult size softball fields at Meade Memorial Park. These fields have not been in use for a few years. Two (2) of these fields may be lost to developing additional facilities at the park. See the Meade Park concept plan.
- Three (3) adult softball fields are enough to serve the City. However, two (2) fields may need to be replaced if programming needs arise, preferably in a park further from Meade Park.
- One (1) field can serve for league use and can also be used for kickball as a possible new program for adults.

7. Football Field

Need 0

- The one field at Riley Recreational Field is adequate to meet the needs of the City.

8. Stadium

Need 0

- The City recreation department has no need for a stadium field. The local high schools typically provide this when there is a need.

9. Soccer – Indoor

Negotiate Use Agreement

- A city the size of Peachtree City typically needs at least one (1) covered soccer field now and two (2) by 2034. These are especially important to minimize schedule interruptions by inclement weather.
- However, due to the presence of MOBA and its proximity to the PAC, that need can be mitigated. Although the City does not have control over the MOBA fields, the City can negotiate a use agreement to help meet the need for covered fields.
- The presence of MOBA will allow the City to spend park funds on other important non-existent facilities rather than build expensive indoor fields.

10. Soccer Field – Youth

Need 0

- The City has six (6) fields at Glenloch Recreation Center that can be subdivided into several smaller youth fields or can be marked as two (2) to three (3) adult fields. The layout of the fields allows them to be rotated or shifted to reduce wear and tear on the grass especially in the goal mouths. Due to this flexibility in field positioning, the need to consider turf for these fields is significantly reduced.
- The Glenloch Soccer Fields Complex is adequate for the current and projected needs of the City in 2034. The City may consider adding lights in the future.

11. Soccer Field – Adult, full-size

Need 0, Turf Existing Fields 4

- The PAC has six (6) very good, full sized, lighted fields that meet the current and future needs for the City. However, if the City desires to attract tournament play, it should consider converting at least four (4) of these fields to turf.
- It is recommended that the four plex of fields be converted to turf.

12. Cricket Overlay

Need 1

- Due to an increase in the population that comes from countries with a strong British influence, the demand for cricket is increasing. Cricket players are using less than adequate space to play their favorite sport.
- A full-size cricket field is six (6) plus acres, and it is difficult to dedicate the cost of that much space to a single field for a single sport. To mitigate this cost, the City can consider a cricket field overlay. The overlay arrangement places a cricket field over a minimum of two (2) multi-use competition sized athletic fields. The overlay allows for multiple sports to use the space for sport practices and play.
- The concept plan for Braelinn Recreation Complex includes a cricket pitch overlaid on two (2) multi-purpose fields that can accommodate soccer, lacrosse, and youth football. The cricket overlay also needs batting and pitching cages.
- The large openspace can also be used for ultimate frisbee, drone flying and other open field community and cultural events and activities.
- Cricket is a very social event so that the field should be accompanied by a large open shelter and food truck hookups.

13. Lacrosse

Need 2

- Lacrosse is a rapidly growing sport. It is one of the alternative sports that youth turn to outside of the more traditional sports.
- The City currently has two (2) good fields at Meade Memorial Park but needs at least two (2) more to meet the growing demand.
- Due to the heavy wear that occurs on a fixed field, the City may need to consider a group of (2) dedicated turf fields for Lacrosse. These would also attract tournaments.
- It is recommended to build two (2) dedicated turf lacrosse fields further north in the City. The land acquisition recommendations address where these may be located. Until 2 more dedicated fields are defined, the new multi-use fields at Braelinn will support.

14. Multi-purpose Field

Need 2

- A multi-purpose field is an open field not designated for any specific sport. It is large enough and flat enough to accommodate a variety of competition field sports. The City currently has one (1) grass multi-purpose field at Riley Recreational Field and one at Braelinn Recreation Complex.
- The one (1) multi-use field at Braelinn will be lost due in the Braelinn Concept Plan.
- The City needs two (2) additional fields in the future to meet the projected demand for three (3) multi-use fields.
- It is recommended the City build one to replace the lost field at Braelinn and a second new field to meet the demand for three (3). These two (2) needed fields are included as part of the Cricket overlay identified on the Braelinn Park concept plan. These two (2) new fields need to be turf.

15. Open Grassed Play Area

Need 0

- An open play area is a grassed, flexible space suitable for casual, impromptu small sports games, practices, recreational activities, and a variety of cultural and civic events. The space is not graded evenly, shaped appropriately, or large enough to accommodate competition or organized athletic games.
- The City has 12 such fields at various sizes and shapes scattered around the City at various parks. These spaces are in various sizes and at different levels of condition.
- An open play area or field can be combined with other passive facilities like an amphitheater, Farmers Market, playground, picnic area, and others so that multifaceted events can use the combined spaces.
- The concept plans for Pebblepocket Park and Kelly Drive Park include such an arrangement.
- There is no specific standard for the number of open play areas or fields, but they should be considered whenever designing for renovations of an old or new park.

16. Tennis Court – Outdoor

Need 2

- Peachtree City has an excellent Tennis Center that serves the City with twelve (12) outdoor courts, six (6) clay courts and six (6) covered courts. There are also two (2) courts at Smokerise Park, two (2) at Pebblepocket Park, one (1) at Blue Smoke and four (4) at Glenloch Recreation Center. The City has a total of 21 hard surface outdoor courts throughout the City.
- The Gap Analysis reveals that the City needs another three (3) courts to meet the current demand and another seven (7) by 2034.
- The concept plan for Braelinn Recreation Complex proposes to restore the two (2) tennis courts that were previously removed for pickleball leaving a deficit of five (5) hard surface outdoor courts.
- The recommendation to the City is to let the numerous HOA swim / tennis centers augment the demand for additional courts.

17. Tennis Court – Clay

Need 0

- The City currently has six (6) clay courts at the Tennis Center. These courts are adequate to meet the needs of the City.
- A general recommendation for the Tennis Center is repair the existing clay courts.

18. Tennis Court – Covered

Need 0

- The City currently has six (6) covered courts at the Tennis Center. Those are adequate to meet the needs of the City.

19. Basketball Court – Outdoor

Need 0

- The City currently has five (5) outdoor basketball courts. One (1) at Pebblestump Park that is in desperate need of repair. Two (2) at Braelinn Recreation Complex that are too close to a playground, so the playground needs to be relocated. One (1) at Blue Smoke Park and one (1) at Glenloch. The half (1 / 2) court is at Smokerise.
- The General Recommendations include moving the playground at Braelinn and upgrading the basketball court at Pebblepocket Park.
- The Gap Analysis indicates that six (6) courts are enough to serve the community.

20. Volleyball Court – Indoor

Need 2

- The City has no dedicated volleyball courts and only two (2) joint courts at Kedron Field house. The courts are currently striped for basketball, volleyball and pickleball. It is not recommended to permanently stripe a court for more than two sports.
- The public input survey revealed a significant interest for volleyball among youth aged 8-17, particularly among young women, making it their top choice. The City should provide a minimum of two (2) indoor courts striped exclusively for basketball and volleyball as part of its recreational offerings. The Meade Memorial Park concept plan includes a new recreation center with a gymnasium that has two (2) multi-use courts. Only one volleyball court can fit over a basketball court.
- The recommendation is that one court at Kedron have the pickleball stripes removed and one of the new courts be striped for volleyball, maintaining the City's two (2) volleyball courts but as the only alternative sport striped over the two (2) basketball courts.

21. Volleyball Court – Sand

Need 1

- The City currently has only one (1) sand volleyball court at Blue Smoke Park. The public input survey did not indicate a strong overall demand for sand volleyball, although it was highly ranked by youths between 8-17 years old.
- It is recommended that the City should consider adding another sand volleyball court at Blue Smoke. If demand increases, courts could also be considered at Pebblepocket Park or on the abandoned flat area on Shakerag Knoll in McIntosh Trail and Recreation Complex.



Courtesy of Peachtree City

Peachtree City Parks & Recreation Master Plan 2024

22. Pickleball Court – Outdoor

Need 24

- Pickleball has become a popular multigenerational sport, especially with seniors who see it as an easier substitution for tennis. The City currently has six (6) new courts at the Braelinn Recreation Complex. However, due to noise pollution to the nearby residential community, those courts are to be removed and replaced with two (2) tennis courts. That means the City effectively has zero (0) outdoor pickleball courts.
- The Gap Analysis indicates that a city the size of Peachtree City will need at least 18 courts by 2034. The public input phase of the master plan showed an unusually high interest and demand for pickleball by the local citizens.
- A concept plan for Meade Memorial Park that added the adjacent compost site includes a 24 court pickleball complex. The increased number of courts was requested by staff to host tournaments based on feedback from the local pickleball club which now exceeds over 600 members. The proposed 24 court pickleball complex at Meade Memorial Park will more than adequately meet the demand for courts in the City.

23. Pickleball Court – Indoor

Need striping 4 to 6

- Indoor pickleball courts are very popular with patrons so they can play during inclement weather. The City currently has these (2) multi- use courts at Kedron Fieldhouse striped for pickleball and volleyball over the basketball court creating three (3) sport uses on each court. It is preferable that a court be striped only for a maximum of two (2) sports.
- Basketball courts can be striped for two (2) to three (3) pickleball courts per basketball court. If volleyball is also striped, it is best to keep pickleball to only two (2) courts. The courts at Kedron are striped for one (1) volleyball and two (2) pickleball courts.
- The Gap Analysis indicates a need for at least six (6) indoor pickleball courts. The City therefore needs an additional four (4) courts. These can be developed in conjunction with a proposed gymnasium as part of a recreation center.
- When new courts are constructed, the triple sport striping can be modified at Kedron, then one court at Kedron and one new court can both be striped for two (2) or three (3) pickleball courts each, effectively providing four (4) to six (6) courts.
- The Meade Memorial Park concept plan includes a two (2) court gymnasium in the proposed new recreation / community center. The recommendation is for one court to be striped for pickleball and one for a volleyball court. The total need for striping overlay is four (4) to six (6) courts over existing and proposed courts.

24. Outdoor Track

Need 0

- There is only one (1) outdoor track laid out for competition in the City parks system.
- Competition tracks are usually provided at every high school and is not a high demand facility in a public recreation program.
- The one (1) track at Riley Recreation Field is sufficient to meet the recreational program and demands for the citizens of Peachtree City.

25. Track – Indoor

Need 1

- An indoor track is a highly desirable amenity in a community to help patrons continue their fitness programs even during inclement weather. An indoor track is usually part of a Recreation

Center. Currently, Peachtree City does not have an indoor track at any of its parks or recreation centers. Indoor tracks work best as an elevated track around at least two (2) multi-use / basketball courts.

- The Concept Plan at Meade Memorial Park includes an indoor track around the two (2) proposed multi-use courts in the proposed gymnasium.

26. In-line Hockey

Need 0

- Peachtree City has one (1) covered in-line hockey rink near the Kedron Fieldhouse. Warm climates prevent ice hockey from being a popular major sport in the south so in-line hockey does not have a sport to serve as a feeder. The current in-line hockey facility is adequate to meet the needs for in-line hockey.

27. Swimming Pool – Outdoor

Need 0

- Peachtree City currently has three (3) swimming pools. There are two (2) pools at Kedron and one (1) at Glenloch Recreation Center.
- The competition pool at the aquatic center is annually covered by a temporary roof referred to as the 'Bubble'. The 'Bubble' requires an annual expense to put it up and take it down as well as the fact that it is beginning to show significant wear and age.
- The recommendation is to discard the 'Bubble' and retain the swimming pool as an outdoor pool. The schedule for discarding the 'Bubble' should coincide with the development of a new Natatorium.

28. Aquatic (Natatorium) Center

Need 1

- The public input phase of the recreation study indicated a strong interest in an indoor pool, especially for support of the local swim teams and for use during winter months.
- The recommendation is that the City develop a Natatorium with an indoor 50-meter competition pool and a diving well.
- The concept plan for Meade Memorial Park Natatorium includes a pool and diving well as part of a proposed new 55,000 – 65,000 SF community recreation center building.
- Upon completion of the Natatorium, the 'Bubble' can be discarded.

29. Splash Pad

Need 2

- Splash pads have become increasingly popular and can serve as substitutes for swimming pools, especially for small children. The State of Georgia regulates a splash pad the same as a kiddie pool and must meet certain requirements. A splash pad must have dual restrooms within 200' of the pad. It must also have a 4' protective fence and the same filtration system as a kiddie pool.
- The City has one (1) splash pad at Glenloch Recreation Center, which requires a fee, and is proposing a free option at Pebblepocket Park. The Gap Analysis identifies the need of two (2) pads for a city the size of Peachtree City. The planning team recommends a total of three
- (3) pads due to the shape of the Peachtree City limits. Splash pads are very attractive to young children so pads should be distributed around the City. There should be a splash pad in the north, middle, and south sections of the City.
- The concept plan for Pebblepocket Park includes a new splash pad on the site of the old

swimming pool and use of the existing restrooms. This will be the north pad.

- The concept plan for Meade Memorial Park includes a new splash pad at the proposed recreation center to serve as the south pad. As long as a splash pad is separated physically by a barrier and childproof gate from other pools, there is no need for a lifeguard.
- The City should consider finding a location for a more centrally located pad.

30. Playground

Need 3

- Peachtree City has eleven (11) playgrounds for children 6-12 years old scattered around the City. The All-Children's Playground is the only destination playground and ADA accessible playground.
- There should be at least one (1) playground in each of the five (5) villages and two (2) more ADA usable playgrounds. One north of All Children's and one further south. The Meade Park and Braelinn Recreation Complex concept plans both include an ADA usable structure.
- The Cedarcroft playground should be removed or upgraded. If removed, this area could be a natural play area with swings only.

31. Tot Lot

Need 0

- Peachtree City has twelve (12) designated tot lots by name scattered throughout the City. Some of these lots are standalone facilities and others are part of a larger park. Some are in good shape and some need attention. Recommendations for the care and treatment of these tot lots are found in the General Recommendations of this report.
- NRPA standards indicate a need of 1 tot lot per 11,000 people. Peachtree City far exceeds that standard. The general recommendation is at least one tot lot per park where families will gather to participate in activities.
- Tot lots are best located near or in residential areas and as additions to picnic areas and active ballfields.
- The recommendation is to upgrade the care for these facilities, make them ADA accessible and consider new ones whenever an existing park is renovated, or when a new park is constructed. The removal of three to four tot lots is also recommended, and the City will still be within the standards needed to meet demand.
- There are several tot lots that are in poor condition and do not get much traffic annually. Because these tot lots require considerable maintenance and get little service, the recommendation is that the following tot lots be removed.
 1. Crabapple Tot Lot
 2. Sutton's Cove Tot Lot
 3. Braelinn Road Tot Lot
 4. Smokerise Tot Lot
 5. Battery Way Tot Lot
 6. Timberlake Tot Lot
 7. Planterra Ridge Tot Lot
- The General Recommendations section includes specific recommendations for each of the tot lots to remove or improve them and make them more ADA accessible.

32. Picnic Area

Per park and as Needed 10

- The City has nine (9) picnic areas associated with various parks and trails throughout the City

limits. There are no NRPA standards for picnic areas, but they are considered integral parts of most parks, especially passive parks.

- A good planning standard is to include picnic areas with tables in all parks around the edges of the facilities, preferably in the shade, out of transportation corridors, and not far from the parking lot.
- Picnic areas add extra use and value to all parks. They must be accompanied by the typical additional items as trash cans and sometimes grills.
- The General Recommendations for each City park include recommendations for picnic areas and facilities. The parks identified in the system without picnic areas or tables were 10.

33. Picnic Pavilion

Per Park as Needed 7

- The City has eight (8) large and nine (9) small picnic pavilions scattered throughout the City in parks, recreation complexes, and trails. There is no NRPA standard for pavilions, but they are considered integral parts of most parks.
- A pavilion at a baseball, soccer, or softball facility can become an important part of an athletic program. Pavilions near the fields give teams a place to meet before games, download after games, and hold events for the teams and leagues.
- It is recommended to have at least one pavilion per neighborhood park, community park, and athletic complex.
- Some are identified in the Concept Plans and some in the General Recommendations.

34. Walking / Jogging Trail – Soft Surface

Need 0

- Trails are routinely at the top of the request list. A walking or jogging trail is a soft surface trail that is easier to run on than hard surfaced trails or cart paths. Soft-surfaced trails are preferable to some joggers and runners. The City has just under 11 miles of soft surfaced trails throughout the City and is connected to the existing Cart Path System.
- A city the size of Peachtree City only needs eight (8) miles of such trails. The immediate and



Cart Path Courtesy of Peachtree City

future need of the City is adequately provided by the eight (8) miles of soft surfaced trails and is augmented by the mountain bike trails and Cart Path System.

35. Cart Path System

Need 11 miles

- The Peachtree City Cart Path System can be considered synonymous with multi-use hard surface trails in that they can be used for both activities. The City has over 111 miles of multi-use cart paths and has recently completed a 2022 Master Plan Study to extend and connect those paths / trails by building another 11 miles.
- Any additional multi-use hard surface trails needed by the City will be provided by extending the existing Cart Path System as shown in the 2022 study.
- The public input phase of the study shows extremely strong support, interest and use of the Cart Path System. The planning team reviewed the Multi-Use Path System 2022 Master Plan Update and agrees with the plan.
- It is recommended that the City proceed to develop the proposed path additions.

36. Mountain Bike Trail

Need 4 miles

- Mountain biking is a popular sport that is gaining momentum in the region. The actual support shown by public input for additional mountain biking facilities was below the top ten preferences. The activity was chosen 448 times out of 2431 surveys being 16% of residents and #25 out of 38 choices. It usually ranks higher in most surveys.
- The mountain bike map for the trails at the Mountain Bike Park at the PAC indicates there are three (3) miles of trails on site. The Gap Analysis identifies the need for another four (4) miles of trails. This is a relatively easy facility to include because local mountain bike groups routinely donate their time and materials to build the trails, if the City gives them the space.
- The CPL planning team has reviewed the Mountain Biking Master Plan for Peachtree City provided by Keith Larson of Bike-Walk Fayette. The following recommendations are proposed:
 - Adopt a Trail Project
 - CPL recommends the City to accept the Adopt a Trail project as proposed by Peachtree City Mountain Bike Working Group.
 - The City should accept the donations of labor and materials as proposed in Peachtree City Mountain Bike Master Plan Mission Analysis.
 - City grant permission for the cycling club to execute their proposed project.
 - Mountain Bike Trails:
 - SouthSide Cycling Club is willing to identify, design and construct mountain bike trails on City owned property as a donation to the City.
 - The City should adopt the Parks and Recreation Master Plan recommendation that proposes an additional four (4) miles of Mt. Bike Trails be constructed on City owned property within the City parks department assets.
 - CPL recommends City to allow the Club to proceed with recommending the best sites for the bike trails and prepare plans for approval.
 - The City should approve the proposed plans and provide permission for the Club to construct the trails.

- Location:
 - The Mountain Biking Master Plan identified six (6) locations as potential sites for additional mountain bike trails within Peachtree City:
 - PAC
 - McIntosh Trail
 - Tinsley Mill
 - Kedron Hills
 - Battery Way
 - Meade Park
- The recommendation is that the City pursue this arrangement and approach the mountain bike community to add four (4) miles of trails within the City.

37. Skate Park

Need 0

- The City currently has an active skate park at Glenloch Recreation Center. The
- recommendation is to maintain the current park and not add another skate park.

38. BMX Track

Need 0

- The William B. Davis BMX Track near the McIntosh Trail Recreation Complex is adequate to meet the needs of the City. The current track needs some improvements that are listed in the General Recommendations of this section.
- There is no need to build another track.



Courtesy of Peachtree City

39. Dog Park

Need 2

- Dog Parks are increasingly popular and growing in demand. Response to the public input survey was somewhat lower than the typical for a city of almost 40,000 people. The low response can be contributed to the extensive Cart Path System throughout the City where citizens live near a trail to walk their dogs. Dog Parks usually rank up at #2 or #3 in a public input survey, but Peachtree City was at #14.
- The City only has one (1) dog park in the McIntosh Trail and Recreation Complex which is centrally located in the City. The park is divided into a large and small dog park as every dog park should be divided.
- The recommendation is to build two (2) more dog parks. One (1) in the north and one (1) in the south section of the City as standalone parks or part of an existing or new park. One could be located at Clover Reach, Luther Glass, or Blue Smoke based on existing sites.

40. Disc Golf

Need 9 Holes

- There is a very nice 9-hole disc golf course in a dedicated park at The Village Green near City Hall. Although disc golf did not score high in the public input survey, Based on NRPA standards, it is typical for a city the size of Peachtree City to have a full 18-hole course with separate holes. The Village Green has 9 holes.
- The recommendation is to develop 18 separate holes by expanding Village Green or by building a new 18-hole course elsewhere.

41. Gymnasium

Need 2

- A gymnasium is typically part of a recreation center or in some cases just a simple stand-alone gym. The City has one (1) full gymnasium at Kedron Fieldhouse that has two (2) basketball courts. Both courts are marked for basketball, pickleball and volleyball. The total count is two (2) basketball, (2) volleyball, and four (4) pickleball.
- The City needs at least three (3) gymnasiums with one to two courts in each gym. The gymnasiums need to be included as part of the three (3) recreation centers spaced throughout the City in the north, middle, and south of the City. Kedron meets this need in the north.
- The concept plan for Meade Memorial Park includes a two (2) court gymnasium as part of a recreation center in the south. Another gymnasium with at least (1) court needs to be considered somewhere near the middle of the City.
- It is recommended to build a gym in the proposed Meade Memorial Park Recreation Center and another near the middle of the City.

42. Multi-Purpose Court – Indoor

Needed with Recreation Centers 4

- Indoor multi-purpose courts are always part of a gymnasium which is part of a larger recreation center. The City currently has one (1) gymnasium with two (2) multi-use courts at Kedron Fieldhouse. The courts are striped for three (3) different sports, basketball, volleyball, and pickleball. It is best that a court be striped for only two (2) sports and no more. Multiple stripes can make play somewhat difficult.
- The Gap Analysis reveals that the City needs four (4) additional multi-use courts, and two (2) separate gymnasiums spaced around the City. The resulting six (6) courts are all striped for

basketball while three (3) courts are striped for two (2) pickleball courts and three (3) courts are striped for one (1) volleyball court.

- The final tally would be six (6) basketball courts striped for (3) volleyball, and (4) pickleball courts. It may be possible to get a total of six (6) pickleball by striping three (3) on each court, depending on the size of the gymnasium.
- The concept plan for Meade Memorial Park meets half of this need and is on the south side of the City. Another recreation center should be considered closer to the middle of the City away from Kedron Fieldhouse.

43. Recreation Center

Need 2

- Peachtree City has one (1) recreation center at Kedron Fieldhouse that includes a gymnasium with two (2) multi-purpose courts striped for three (3) sports.
- The Gap Analysis shows a total need of at least three (3) recreation centers with two (2) courts each. That would require the development of two (2) new recreation centers.
- Another consideration is to develop one (1) recreation center for each of the five (5) villages with only one (1) court per gymnasium / recreation center. The existing Kedron and proposed Meade Centers account for two villages. The City would then need to build three (3) more recreation centers along with the one (1) for Meade Park.
- Although it may be preferable to have a dedicated recreation center in each village, it would be more cost effective to build only two (2) more recreation centers with a two (2) courts gymnasium in each.
- Kedron Fieldhouse is in the north and the Meade Memorial Recreation complex concept plan puts one in the south, the third should be somewhere in the center of the City.

44. Racquetball

Need 0

- The City currently has no racquetball or handball courts in their inventory. There were almost no requests for racquetball in the public survey. There is no recommendation to develop any racquetball or handball courts.



Courtesy of Peachtree City

45. Senior Center

Need 1

- The City currently has a Senior Center at The Gathering Place inside McIntosh Trail and Recreation Complex that is operated by Fayette County for the City. The center provides a variety of services to senior citizens but does not provide the kinds of services provided by the County such as regular meal service to seniors. The Center is affiliated with the Life Enrichment Center in Fayetteville. The Center uses a room in the Box Office to augment events and activities when they exceed the building capacity of 80 people.
- The Center is currently operating near capacity and is in need of expansion to meet the rising growth of the senior population.
- A city the size of Peachtree City should have at least one senior center that provides services and recreational opportunities to residents. The demographics and income level of the local population generates more of a social interaction and passive recreational program.
- The recommendation is to expand the current Gathering Place facility and services or build a larger building in the future. The Meade Community recreation center can also serve the senior community with programs and amenities like an indoor track and classroom / meeting space.

46. Community Center – Small

Need 4

- A Community Center is a building where residents of a particular community can gather for meetings, luncheons, activities, education and other activities. It is not a recreation center for sports, but a cultural place to come together as a specific community. Peachtree City is divided up into five (5) distinct villages. Only Glenloch Village has an existing community center.
- The recommendation is that the City consider building a small Community Center in each of the other four (4) remaining villages that includes restrooms, multi-purpose room, warming kitchen, outdoor patio / arbor, open play area, and a tot lot.

47. Teen Center

Need 1

- Peachtree City does not have a teen center. It is important that such a center be developed for teens to help address their specific and unique needs. It should be centrally located near one of the recreation centers.
- The recommendation is to consider building a teen center in conjunction with a Recreation Center near the center of the City or add a designated area at the proposed Meade Center.

48. Nature Center

Need 1

- Peachtree City has three (3) large nature areas as well as 134+ acres of green space preserved by the Cart Path System. However, there is only one nature center at Line Creek Nature Area. It can be attached to the existing canoe / kayak and fishing dock on Lake McIntosh.
- It is recommended that the City develop a second nature center at McIntosh Trail in the Flat Creek Nature Preserve.

49. Amphitheater

Need 1

- The City has an excellent outdoor 2,500 seat amphitheater at the Frederick Brown Amphitheater, "The Fred." It is a permanent structure with service and support buildings to

accommodate large events and productions. However, there is a need for a smaller more informal facility where smaller concerts and events can take place.

- The Kelly Drive Park concept plan includes a small natural amphitheater connected to a proposed Farmers Market Plaza and an open green space. These combined facilities can function independently and jointly for a variety of events.
- The City requests that some form of Military Services Memorial be included as part of Kelly Drive Park. The park is also an excellent location for an additional trail head on the Cart Path System.
- The Kelly Drive Park concept plan provides a conceptual layout of the proposed programs.

50. Community Garden

Need 1

- The City has a single large community garden at Glenloch Recreation Center. Gardening is a growing trend and becoming more popular from a health food perspective.
- There are no actual standards for the number of community gardens in a community. Due to the fact that the City has an oblong shaped city boundary, it is recommended that at least one more community garden be established to make it more convenient to local residents further south from Glenloch.
- The City might consider developing a community garden for each of the five (5) villages, placing them at the proposed community center for each village. That decision would mean developing four (4) smaller gardens rather than another large garden.

51. Event Lawn – Town Green

Need 1

- The City has a single special event lawn at Drake Field. However, drainage has an impact on its functionality.
- The recommendation is to correct the drainage or build another Event Lawn in a more central location as part of the City center.
- The General Recommendations in this section of the report include a variety of improvement recommendations for Drake Field.
- If the City opts to build a new 18-hole disc golf course, then the Village Green site would be an ideal location to develop a new Town Green / Event Lawn.

52. Restroom – Standalone

Need 6

- The need for additional standalone restrooms throughout the parks system was at the top of the improvement facilities identified in the public input process. Lack of restrooms was also associated with the Cart Path System.
- The recommendation is to create at least four (4) additional site restrooms as part of four (4) new trailheads at strategic locations on the Cart Path System at existing parks.
- Parks to be considered for small standalone restrooms are Battery Way and Kelly Drive Parks. The concept plans for Battery Way Park and Kelly Drive Park include these two (2) restrooms and their proposed locations.

53. Farmers Market – Permanent

Need 1

- The public input survey revealed a strong interest in the Farmers Market. The Peachtree City Market is a private business held in the Aberdeen Village Shopping Center parking lot every

Wednesday and Saturday 9 am – 1 pm. This is an informal market where vendors line up their trucks along the road or set up tents to offer their products. The City also hosts a Night Market on Drake Field. This is provided for outside vendors to set up at Drake Field and is operated by a private group.

- The concept plan for Kelly Drive Park includes a Farmers Market with permanent covering, stalls, and spaces with electrical power hookups. The covered structure is adjacent to a proposed outdoor natural amphitheater so the two (2) facilities can function together for additional events. The parking area will also accommodate food trucks.
- Path connections, extended Cart Path System, and a new trail head with a small shelter and restroom are included in the Kelly Drive Park concept plan to support the facilities and events.
- The recommendation is that the City develop a more permanent, partially covered Farmers Market that can be used for a variety of events as well as a Farmers Market. It needs to be sized to accommodate the current private market if they decide to relocate to this venue.
- The City has asked that a Military Services Memorial be included in the Kelly Drive Park concept plan. It could be a stand-alone monument or part of the plaza.

54. Boat Ramp – Set of Two

Need 2

- Peachtree City is very fortunate to have three (3) large lakes within its City limits. The lakes provide another layer of recreational opportunities for the residents. Neither large nor gas powered boats are allowed on the lakes, only small electric boats and paddle boats are permitted.
- Fayette County provides two (2) ramps on Lake Kedron that are available to the residents of Peachtree City.
- Most residents don't own lakefront property and have no access to the lake. Public access ramps are essential to give access to the water and to augment the City parks program. Peachtree City currently has four (4) small boat ramps located on the three (3) lakes. Two (2) ramps are on Lake Peachtree, one (1) Lake McIntosh and none on Lake Kedron.
- The recommendation is to provide a minimum of two (2) access ramps per lake with one being at each end of the lake. The recommended number may be reduced based on the ones provided by the County on Lake Kedron if the City decides not to build additional ramps on Lake Kedron. This would need to be a partnership with the County.

55. Canoe / Kayak Launch

Need 0

- Boat ramps can serve equally as well for canoe and kayak access. Canoes and kayak users along with paddle boarders and other aquatic activities are somewhat different from those who use electric boats and fish. It is recommended that at least one separate launch / dock for hand-carried lite equipment be put on each lake near a parking lot and with support facilities. The canoe / kayak launch needs to be located to prevent its use as a boat ramp.
- Peachtree City has launches at Battery Way, Drake Field, and Ralph Jones Boat Ramp on Lake Peachtree.
- The County has a boat launch on Lake McIntosh at Line Creek and one on Lake Kedron.
- The City does not own Lake McIntosh or Lake Kedron therefore the City can't construct ramps on these lakes.
- If the City wants to meet the recommended two (2) ramps per lake, they will have to collaborate with the County or omit the need to build more ramps. It is recommended that the City use their resources elsewhere and let the county handle any additional ramps into their lakes.

56. Fishing Dock / Pier

Need 4

- Fishing is a very popular pastime for adults and youth. The City currently has four (4) fishing docks, one each at Line Creek Nature Center, Huddleson Pond, Battery Way Park, and Ralph Jones Boat Launch.
- The City has three (3) excellent lakes that offer a lot of opportunity for dock and bank fishing.
- The master plan recommends a minimum of two (2) fishing docks per lake and a variety of fishing platforms around the edges. The recommendation includes placing a fishing pier or dock with support facilities at each of the existing and proposed new ramps. It is also recommended to place fishing platforms at Drake Field, All Children's, and Spyglass Island.
- It is recommended that the City consider a fishing dock at Spyglass Island and All Children's along with one (1) each at any new access ramp.

57. Maintenance Building / Storage

Need 2

- Maintenance issues were identified in the Public Input process as a top major concern. The inventory identified only one (1) maintenance building / storage compound at the PAC. The main office building is a compound at the PAC, and there is a small conex container at Glenloch, and a storage area at the Tennis Center.
- The cost of maintenance is increased when all the equipment and storage is concentrated at one location. It is more efficient to have satellite buildings and storage areas in the larger parks so staff can reduce lost time for travel to secure and return equipment and materials.
- The recommendation is to provide at least two (2) additional satellite storage shelters at Blue Smoke and Pebblepocket Park.

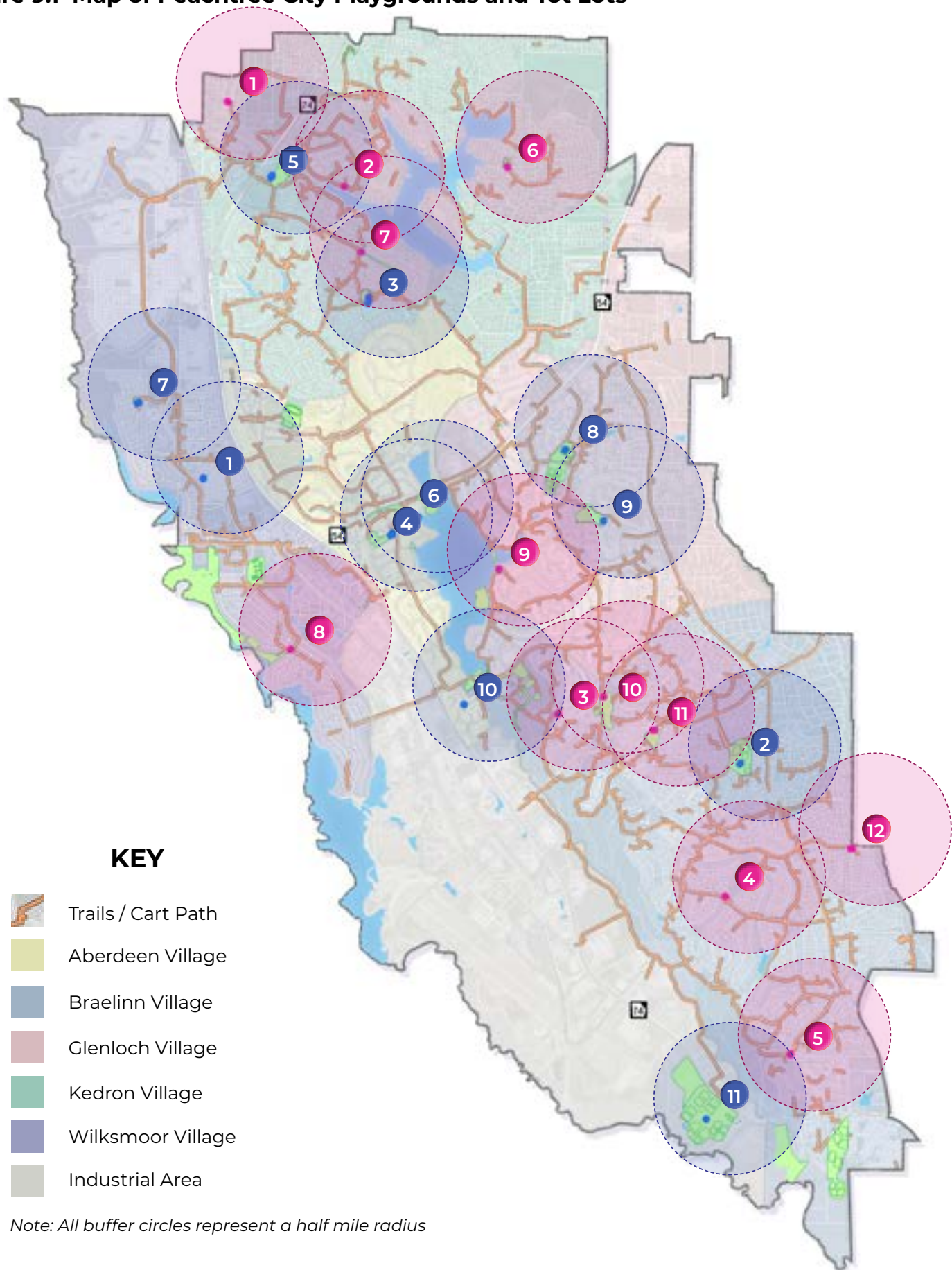
OTHER GENERAL RECOMMENDATIONS

When the inventory team visited the various parks, they took notes on what they observed on site that can be improved or added to make the parks more usable, attractive and functional. These suggested recommendations are listed under the name of each park in section C. of this chapter.



Courtesy of Peachtree City

Figure 9.1 Map of Peachtree City Playgrounds and Tot Lots



#	PLAYGROUND NAME <i>(Park Visit Counts)</i>	#	TOT LOT NAME <i>(Park Visit Counts)</i>
1	Cedarcroft Park Playground (607)	1	Crabapple Woods Tot Lot (79)
2	Braelinn Rec Center Playground (71,800)	2	Sutton's Cove Tot Lot (NA)
3	Blue Smoke Playground (17,900)	3	Braelinn Green Tot Lot (NA)
4	Pebblepocket Park Playground (16,800)	4	Braelinn Road. Tot Lot (NA)
5	Kedron Field House Playground (98,100)	5	Rubicon Tot Lot (560)
6	All Children's Playground (87,400)	6	Smokerise Park (4,000)
7	Beaver Dam Playground (5,300)	7	Windalier Ridge Tot Lot (570)
8	Glenloch Rec Center Playground (114,700)	8	Planterra Tot Lot(259)
9	Huddleston Pond Playground (16,100)	9	Battery Way Tot Lot (101,300)
10	Big Pine Park Playground (371)	10	Luther Glass Park Tot Lot (21,500)
11	Peachtree City Athletic Complex (PAC) (296,700)	11	Rockspray Tot Lot (5,100)
		12	Timberlake Tot Lot (44)

B. PEACHTREE CITY PLAYGROUNDS & TOT LOTS

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

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

Shown in Figure 9.1 to the left are Peachtree City's playgrounds and tot lots, which illustrate the broad range of amenities offered by the City and how there is a heavier concentration of playgrounds centrally located in the City Limits, and the least amount at the southern portion of the City and the northeast and west corners respectively. When looking at the map key above, park visit counts are provided by each park name using Placer.ai. Partnering with Peachtree City, the placer.ai data provided was collected during July 1, 2023 and June 30, 2024. (See Appendix 08, page 227)

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

- **Foot Traffic Analysis:** placer.ai collects anonymized GPS data from smartphones to track visitors' movements within and around parks and recreational areas. This data is used to estimate foot traffic, providing accurate visitation counts.
- **Visitor Demographics:** In addition to counting visits, placer.ai can offer insights into visitor demographics, including age, gender, and income level, based on aggregated and anonymized data.
- **Peak Hours and Dwell Time:** The tool helps facilities understand when their parks are most crowded by identifying peak visitation hours, as well as how long visitors typically stay, known as dwell time. This helps in managing capacity and resource allocation.
- **Comparative Analysis:** Facilities can compare visitation trends across different parks, track seasonal fluctuations, and benchmark against other similar locations to assess performance.
- **Impact of Events or Programs:** placer.ai can measure the impact of specific events, activities, or improvements on visitor numbers, helping parks management evaluate the success of their programming.

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

Prioritization of Park Improvements, Playgrounds and Tot Lots

- **Pebblepocket Park** - Add a new splash pad, event and shade pavilions, expand parking and play areas to the site. Upgrade playgrounds to include structures for multiple age groups.
- **Jim Meade Memorial Fields** - Potential location for a community recreation facility, providing multiple amenities and programs at one location. This site also serves the southern end of the City where many facilities are not as prevalent. The site concept suggests providing improvements to the existing fields and parking areas, with added playgrounds, a free admission splash pad, and the expansion of boardwalks and trails at the southern end of the site.
- **Outdoor Pickleball Complex** - Utilize the City Rockaway Compost Facility site adjacent to the Jim Meade Memorial Fields. Public input and the need for pickleball courts in the City is highly



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

desirable with funds set aside for this new facility. A different compost site will need to be identified to offset the service lost by positioning the new courts at this location.

- Kelly Drive Park - Add a new playground, preserve some of the open field space for special events and farmers market type events. Add a trailhead and connections to the existing trails and Cart Path System. Provide dedicated parking to the park area and add an outdoor smaller event space with natural amphitheater type seating.
- Battery Way Park & Boat Ramp - Placer.ai data indicates this to be one of the more heavily visited parks. A permanent restroom facility is needed. The existing playground structure should be modernized along with the expansion of adventure type playground equipment in the adjacent areas. Parking should also be reconfigured to provide additional marked spaces.
- Braelinn Recreation Complex - Introduce new amenities and re-organize the site's current layout to enhance functionality. The plan includes adding covered picnic tables, adding a rentable pavilion for parties and events, expanding parking, and creating a larger multi-purpose artificial turf field, which can accommodate a cricket field overlay across two rectangular fields. To achieve this, site grading at the park's northern end is necessary to accommodate the cricket field and support a variety of other sports. It is also recommended to convert the pickleball courts back to tennis, due to noise concerns for the nearby residential areas. Relocating the basketball courts closer to Log House Road and the parking area is suggested to improve visibility.

Playground Equipment Alternatives

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

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

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

C. GENERAL RECOMMENDATIONS FROM SITE INVENTORY INVESTIGATIONS

The following recommendations are the items identified by the planning team in the field during site visits to each park. These recommendations consider general ideas for specific park improvements and may or may not be part of the Final Recommendations generated by the Needs Assessment.

ATHLETIC COMPLEXES

Peachtree City Athletic Complex (PAC)

- Add Shade Trees: Plant trees in key seating areas to provide shade and relief for patrons.
- Athletic Fields: Upgrade and replace existing infields with infield mix to improve playability.
- Upgrade to artificial turf for at least two (2) of the rectangular fields.
- Install Picnic Tables: Add picnic tables near the concession stand for better user convenience. Also add picnic tables under the trees in the space between the parking lots.
- Playground Upgrade: Modernize the playground equipment. Consider new equipment for older children and install fencing for safety. Improve ADA accessibility.
- Lighting: Proceed with the lighting changes as have been designed for baseball. Add lights at field #10 and upgrade lights at field #9.
- Field of Hope: New project out for bid during the writing of this Master Plan.



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

Jim Meade Memorial Park

- Athletic Fields: Upgrade Lacrosse fields and consider replacing with artificial turf. Proceed with the Lacrosse field lighting upgrade.
- Girl's Softball Fields: Repair infields. Add fences and lighting.
- Concrete Practice Wall: Remove the rip rap and correct the drainage issues so the concrete wall is more usable. Add sport graphics to the wall to reduce the starkness.
- Shade Trees: Plant trees in patron areas and newer bleachers at the Lacrosse fields.
- Picnic Tables: Add a picnic table near each dugout for pre- and post-game meetings.
- Picnic Shelter: Set one group shelter in the trees for team meetings and events.
- Parking: Pave the gravel lot. Add more parking closer to the adult fields.
- Remove the rip rap and correct drainage issues with slope stabilization plants.
- Playgrounds: Add play areas close to patron areas.
- Park Access: Upgrade the access road and repair the cart path to the parking area. Provide clear directional signage to improve access and vehicular circulation.
- Park Amenities: Meade Memorial Park is a potential site for additional community facilities and

program offerings. The City should consider expanding into the nearby City Rockaway Compost Facility site for a new pickleball complex.

- Add multi-use trails throughout the forested site for a nature preserve. The site will require boardwalk trails in the flooded areas and at stream crossings for minimal disturbance of the wetlands and low-lying areas.

Refer to Jim Meade Memorial Park concept plan on page 186 - page 187 for further recommendations.

Refer to the Pickleball Complex concept plan on page 182 - page 183 for further recommendations.

Kedron Fieldhouse, Aquatic Center, Park, and Hockey Rink

- Connections and Access: Consider adding a traffic security gate and improve pedestrian access from the school. The unsecured entrance gate with a dual entry into the pool area at the Aquatic Center building allows users to access the pool without checking in. There is currently no control access to confirm if someone has paid the daily fee. There is open access from the pool to the locker room area so someone can access it from the exterior without ever going by the front desk. During peak visiting hours, staff cannot verify if a person has already paid and checked in. This is a serious safety concern and financial issue.
- General Maintenance: Restrooms and showers at the Aquatic Center are dated that need a deep cleaning and upgrading. The restrooms and concessions building by the in-line hockey rink need a deep clean and modernization of equipment and / or fixtures.
- Pool: Eliminate the Bubble and develop an outdoor heated pool. Consider a Natatorium in a more central location in the City.
- In-line Hockey Rink Site and Play Area: The large slope on the left side of building, which leads to the playground area, has erosion problems where debris builds up in the concrete swale channel. The existing slope and position of the play area could integrate as a natural land slide built into hillside. New play structures are recommended. The site could be designed for an obstacle course / adventure play area where existing outdated and underused structures exist.
- Rink Shelter: Some of the plexi-glass panels need replacing for better viewing from the spectator seating areas.
- Fieldhouse Building: An older facility that needs some updating in the next few years. There was a fire in the building and some renovation work was done to repair the fire damage, but that was several years ago.

Riley Field Complex

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



Courtesy of Peachtree City

Peachtree City Tennis Center

- Upgrade the clay courts. Replace topping on interior courts. Upgrade the landscape in front of the complex.
- Consider using the space near Planterra Way to develop additional courts.

COMMUNITY PARKS

Braelinn Recreation Complex

- Plant Shade Trees throughout the site.
- Add several small shelters / shade structures around the park.
- Rebuild the 3 youth baseball fields.
- The fields have poor drainage in the outfield areas (Field #3 in-field is very poor)
- Pickleball courts need to be removed from the residential areas.
- Replace pickleball courts with tennis courts.
- Basketball courts: Fence the basketball courts. The existing two courts are too close together for safe play. Add a shade structure nearby for the basketball players.
- Relocate the playground away from the basketball courts and closer to the view of parents at the fields.

Refer to the Braelinn Recreation Complex concept plan on page 180 - page 181 for further recommendations.

Glenloch Recreation Complex

- The open play field by the Community Garden is in poor condition. The lawn is worn from overuse.

- Community Building: There are no exterior windows looking out at the pool area or tennis courts, causing lack of visibility to these areas by operations staff. The building is dated, and the interior needs upgrading.
- Create better access to the skate park and basketball by adding adjacent parking. Improve pedestrian access to the community garden from the existing parking areas.
- Playground: There is a need for more shade structures and shade trees. Close proximity of the basketball courts and skate park is concerning.
- The basketball court needs a protective fence on the skate park side. Add fence and backstop behind basketball goals.
- Upgrade two (2) fields as turf from the six (6) soccer fields
- Parking And Traffic Flow: Consider a 2nd entrance to the soccer parking area off Scatterfoot Drive. Add on-street parking along Scatterfoot Drive at the south end of the fields.

McIntosh Trail Recreation Complex

- The various site elements should be connected by trails so patrons can walk between the various uses.
- Signage identifying each element in the area is critically needed.
- Dog Park: Expand the size of the dog park out under the trees to spread the impact and provide shade. Give users of the dog park more direct pedestrian access from the parking, BMX, and Amphitheater. Improve the directional signage to the dog park. Add more parking spots under the trees at the dog park. Designated parking is critical for a good dog park. Add benches around the interior edges of the dog park in the shaded areas.



Glenloch Playground

- Redevelop Kelly Drive Park and connect it to the system. Connect the Cart Path to the Flat Creek Trails without having to cross the parking lot.
- Renovate the Gazebo into a usable, rentable space.
- Amphitheater Ticket Office: The ticket office is used on concert days and as staff offices. The basement is leased to American Legion and Seniors use the first-floor room for cards.
- Visitor Center: Provide literature about the parks system and programs. Create an updated parks and tot lot / recreation map of the City.
- BMX Track: PTC BMX Association manages the facility. Consider changing layout of the big track to form a continuous loop. The smaller track needs upgrading and repair from wear. Bleachers and picnic tables need replacement and added landscape would improve the overall appearance.
- Flat Creek Nature Center: The gazebo appears to be abandoned but has great potential as a rentable facility. Provide more small picnic shelters and tables in the trees near the parking. Provide sidewalks and steps in the parking area so people can navigate walking to the various facilities. The trail should be tied to other elements without crossing the parking lot.
- Add a small shelter near the Kelly Drive Park entrance as a trailhead. Add refuge shelter midway along the Flat Creek trail.

NEIGHBORHOOD & OTHER CITY PARKS

Battery Way Park & Boat Ramp

- Playgrounds: The existing play structure needs upgrading or removal with the placement of more picnic tables. Consider adding a play structure for older children.
- Shade Trees: Plant trees near benches by the trail.
- Remove or replace the benches by the playground area.
- Add a permanent restroom.

Refer to the Battery Way Park concept plan on page 190 - page 191 for further recommendations.

Beaver Dam Park Tot Lot

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

Big Pine Tot Lot

- This small, local tot lot is in good shape and gets a lot of use due to its location. The lot is not ADA compliant because the play surface is not ADA usable nor is there any ADA equipment in the lot. Because this lot is so small and serves a small orbit of residences, it may not be cost effective to bring this lot up to ADA requirements. To do so would require adding a solid playing surface, paved access walk, and ADA equipment. It does not make sense to just add ADA equipment without also adding the surface and walks.
- The tot lot sits on a corner with vehicles and parking very close on two sides. The recommendation is that a 3' high fence be placed around the perimeter to contain small children so parents can relax and not worry about their children escaping into the parking or roadways.

- The City should consider a small shelter over the picnic table for protection when patrons want to have a birthday party or picnic in the park.
- Arborist inspection: Have a local arborist inspect the trees adjacent to the lot to ensure that there are no dead or dying trees or branches that can fall onto the tot lot. Tot lots in the forest should be annually inspected and after every major storm to ensure that such hazards are removed.
- Inspect the equipment every three (3) years by a Certified Playground Safety Inspector (CPSI).

Blue Smoke Park

- Parking Area: The parking lot needs to be re- striped and configured to hold more parking.
- Lighting: The park is currently a Dawn to Dusk park only, where additional lighting would activate the space more where there are courts.
- Open Field: There are concerns with the current condition of the grass field and the drainage / erosion issues observed throughout the park. The field area needs to be scraped and leveled for safer play.
- Shade Trees: Plant trees in key seating areas to provide shade and relief for patrons.
- Playgrounds: Equipment needs upgrading and modernizing. Add a play structure for older children and consider adding adventure / obstacle play equipment. Remove the homemade obstacle course set up in woods beyond the playground that is a safety concern.
- Seating: Add bench seating in the play areas. Add more picnic tables and smaller shelters in the wooded areas.
- Basketball Court: Add fencing around the court perimeter. Proximity to the younger children's playground area is a concern.

Braelinn Green Tot Lot

- Playground: Equipment is outdated and needs to be replaced. The openspace near the playground area could provide more natural play with boulders or interactive play features that make this more of a destination play area for patrons.
- Park Access and Connections: Car / Cart parking is on the street. ADA access is challenging and should be improved with a better walkway / ramp to the play area.
- General Maintenance: Erosion and washout under the trees has exposed tree roots which can become tripping hazards and a safety concern for children running and playing. There are multiple tree limbs overhanging the main play structure. Remove dead tree limbs and dead trees present on site. Proximity to the wooded area and drainage ditch creates problems for mosquitoes and pests which should be monitored and treated regularly.
- The openspace adjacent to the playground could be more natural play with boulders or interactive natural structures.

Braelinn Road Tot Lot

- Accessibility for car access and nearby parking is not present. Patrons access the tot lot by the Cart Path System.
- The playground is dated and needs to be upgraded or removed all together due to its more remote location.
- Introduce a natural play area with swings only.

Cedarcroft Park Tot Lot

- Playground: Consider abandoning or replacing / modernizing the equipment entirely.
- Picnic Area: Convert the playground area into a picnic spot and / or natural area for the neighborhood.
- Shade Trees: Plant trees for better shade protection.
- General Maintenance: Maintaining the manicured landscape around the play area is daunting on a regular basis. Consider removing hedge shrubs and ornamentals. Recent tree removal work left exposed stumps that are hazardous and attract critters.

Crabapple Woods Tot Lot

- Playground: Currently in poor condition and some features missing or inoperable. Consider abandoning the play structure or replace entirely.
- Shade Trees: This corner site is very hot and bright. Plant trees to provide shade and relief for users.
- Bus Stop Area for High school and / or Middle school Students: Consider switching to backless benches at the stop to allow users to engage with both the bus stop and playground area seamlessly, making it functional for people waiting for the bus or supervising children at the playground.
- Cart Path access is present. The City should improve safer places for cart parking or provide a dedicated area for on-street parking.

Drake Field

- Clear out rocks and widen the perimeter sidewalk to 8' wide.
- Upgrade the abandoned building for practical use.
- Add picnic tables near the beach area.
- Consider adding fishing decks along the bank of the lake.
- Wildlife management: Resolve the Geese problem.
- Add a restroom.

Huddleston Pond

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

Lake Peachtree Spillway Park / Kelly Drive Park

- Add bench swings overlooking the lake.
- Add shade trees along the bank.
- Add fishing decks along the bank.
- Add a small picnic shelter and tables.
- Kelly Drive Park: The City has a \$1 million SPLOST budget to redevelop this park. Create additional parking for Spillway Park and for the Flat Creek trail. Add a trail link to Flat Creek trails and to the McIntosh Recreation Area. Develop a trailhead with restrooms, shelter, and parking. Develop a new use for the openspace.

Refer to the Kelly Drive Park Concept Plan on page 192 - page 193 for further recommendations.

Luther Glass Park

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

Pebblepocket Park

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

Refer to the Pebblepocket Park concept plan on page 188 - page 189 for further recommendations.

Pebblestump Park

- Basketball Court: Add new vinyl fencing and lights.
- Add small shelter near basketball court.
- Wooden edge needs repair.
- ADA access needs to be improved.

Refer to the Pebblepocket Park concept plan on Pages 174 - 175 for further recommendations where areas of Pebblestump are shown.

Picnic Park / Luther Holt All Children's Playground

- Popular open lawn area behind the playground. Bridge over to Drake Field is in process (2017 SPLOST Project).
- Add Fishing decks along the banks.

Ralph Jones Boat Ramp

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

Planterra Ridge Tot Lot

- Need better ADA access to play area.
- Remove if unable able to update play area.

Rockspray Pond

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

Rubicon Tot Lot

- The tot lot is in marginal condition. The existing mulch bed needs work and is not ADA compliant.
- Not accessible by car. Provide better ADA access to the play area.

Smokerise Tot Lot

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

Suttons Cove Tot Lot

- The tot lot is in poor condition and remote. Consider removing or replacing the equipment entirely. A loose bottom step on the existing play structure is unsafe and the landscape timber edging needs replacement. Add an ADA ramp to play areas.
- The tot lot is not accessible by car. Improve signage for clearer direction to the tot lot. A walking path currently runs between two houses, connecting to the Cart Path System that runs behind the homes.
- Location of public play area feels as though it is intruding on the houses that back up directly to the tot lot. Add evergreen screening from the nearby houses.
- Consider creating a natural seating area by adding picnic tables and open views to the lake.

Timberlake / The Oaks Tot Lot

- This semi-remote tot lot is in good condition and gets a lot of use due to the Cart Path and its location near a residential area. The lot is not ADA compliant because the play surface is not ADA

usable nor is there any ADA equipment in the lot. There is not an ADA compliant access walk from the cart path to the surface of the play area.

- ADA: Because the lot does not have vehicle access, it does not seem reasonable to bring the entire lot up to ADA standards.
- ADA Swing: This lot does have room to expand, so it may be cost effective to add an ADA swing over a small solid surface with access from the cart path.
- Add a picnic table adjacent to the proposed ADA space so patrons can hold a birthday party or picnic.
- The City should consider a small shelter over the proposed picnic table for protection when holding a birthday party or picnic.
- Arborist Inspection: Have a local arborist inspect the trees adjacent to the lot.

Village Green / Disc Golf Course

- Add some benches around the course in strategic viewing locations.
- Add a small post up shelter between #1 green and #9 tee for gathering before and after games.
- Consider moving the disc golf to a location where the City can develop 18 holes.
- If disc golf is moved, consider the site as a new multi-use Town Green.

Windalier Ridge / Lake Kedron Tot Lot

- Not accessible by car but by the Cart Path only. Stone steps to reach the play area make it not ADA accessible. Users experience very steep slopes and worn paths with erosion issues, making this not very accessible for patrons or for maintenance.
- Playground Equipment: The tot lot structure is in marginal condition needing attention and repair. Consider adding more swings or natural play equipment, adventure, or obstacle courses which would be better suited here, making this more of a destination playground.



Courtesy of Peachtree City

- Stone materials and the specialty compass rose pavement add character to this space. Overall, the play area appears to be well maintained.
- Add directional signage to improve wayfinding.

SPECIAL USE AREAS & TRAILS

Peachtree City Athletic Complex (PAC) Bike Trails

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

Spyglass Island

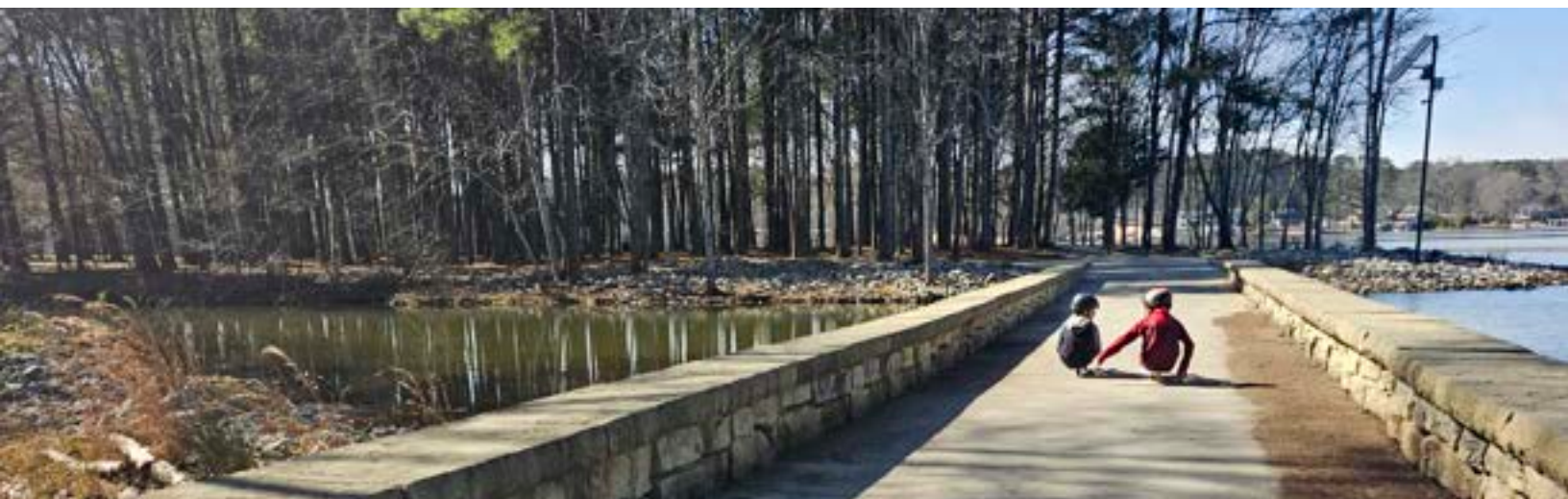
- Carts have destroyed the open fields / interior of the loop trail.
- Eliminate cart access to the island and implement signage or additional barriers to keep carts off grassy areas.
- Add fishing decks along the lake edges, add a fishing pier that also serves as a convenient access point for canoers or kayakers to disembark and explore the island.
- Add a small gazebo / shelter with a view of the lake.
- Add benches and bench swings along the water's edge and trail with views to the lake.
- Add waterfowl enhancement areas for nesting and roosting.

Flat Creek Nature Area

Refer to page 72 for the McIntosh Trail Complex notes and recommendations for the Flat Creek Nature Area on page 100.

Line Creek Nature Area

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



Spyglass Island

Somerby Woods

- If there are no dedicated parking spaces, some need to be provided or negotiate a joint use agreement.
- Create a trailhead with a small shelter, table and benches.

Landrum Mill

- Install vehicle directional signage from Joel Cowan Parkway to the cul-de-sac at World Drive.
- Install directional signage from World Drive to the overlook deck.
- Conduct a cleanup of the area alongside the trail.
- Install interpretive signage at the site.
- Install a bench along the Cart Path on the site to serve as a waiting / rest area.
- Install a bike rack on the cart path in proximity to the overlook deck.
- Clean up the cemetery and add informational signage. Consider a small fence and gate on the perimeter.

Tinsley Mill

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

Library

- Libraries have become safe havens for children in recent years. They are also places where youth at risk can get counseling and study help from various volunteers and government programs.
- The planning team recommends that an outdoor, fenced and secure area be developed at the library on the lake side of the building as an outdoor terrace for youth. It must be secure and accessible only through the building. The team also recommends that a public school bus stop be added at the library for students who can catch a specific bus from the schools to the library.

General Tot Lot Recommendations

- All facilities should be ADA compliant as much as possible, however remote tot lots without vehicle access are not as likely to be visited by ADA users. Therefore, ADA upgrades should not be considered a priority for some sites. That should be reserved for tot lots that are adjacent to or very close to parking with ADA spaces.
- It is not reasonable to make remote tot-lots without parking ADA accessible because their location makes them unlikely to attract frequent use. The remoteness also adds significantly to the cost of upgrading the areas to meet ADA standards.
- Inspection by Certified Playground Safety Inspector (CPSI) at least every 3 years.
- Tot lots under tree cover should be inspected by an arborist at least one a year.
- Tot lots adjacent to vehicular traffic should have a 3' protective fence.

- All tot lots should have at least one picnic table.
- A small shelter should be included at all remote stand-alone tot lots for weather protection.
- All tot lots should use plastic or rubber mulch instead of organic mulch.

D. PARKS & GREENSPACE

Greenspace is an essential component of modern parks and recreation departments. The parks and recreation department is typically the largest public land management steward in a community, as they manage parks, greenspace and natural areas as well.

Adequate resources to maintain these properties is critical. Although there are no specific national standards for natural resource management, NRPA benchmarks recommend that a parks and recreation department that manages Greenspace should have:

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

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

Value of Greenspace

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

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

- Research found that a 20-minute walk on a trail resulted in improved concentration among youth diagnosed with attention deficit hyperactivity disorder (ADHD).¹ National studies have found that contact with nature not only improves overall physical health, but also helps people recover faster from injuries or illness.¹

Further, contact with nature also improves psychological health by decreasing stress, improving coping skills, and promoting social interaction.

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

- Provide critical habitat and wildlife corridors essential for animal and plant diversity.

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

- Provide rainwater filtration, reduce flooding, provide floodwater storage, and retain critical moisture needed in dry summer months.
- Play a key role in maintaining or improving water quality by filtering runoff before it enters a stream.

A 2017 NRPA² study found that:

- 82% of Americans indicate it is important for local government to set aside land for the sole purpose of preserving natural landscapes.
- 66% of people indicate that preserving the natural environment is extremely important.

These two (2) statistics are validated in Peachtree City by public input survey question #14 with 68% of Peachtree City citizens wanting to preserve greenspace.

Creating a Greenspace Acquisition Team

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

Determining What Properties to Acquire:

Establish preferred acquisition criteria to include:

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



Huddleston Pond Courtesy of Peachtree City

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

Finding High Quality Properties

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

- Overstory / cover types and the presence of wildlife habitats. Infrared imagery is helpful as well. Imagery is available via: <http://gio.ga.gov/high-resolution-statewide-imagery-now-available-to-all-georgia-government-employees/>.
- Buffers and environmentally sensitive areas (ex: floodplains, wetlands, swamps, etc.)
- Lidar maps (Digital Elevation) – provides information on land formations and past / current land uses.
- Steep slopes and soil types.
- “Legacy Forest” – forest that have been present for 80-100+ years.
 - Historic Imagery is available through: United States Department of Agriculture Farm Services Agency (<https://www.fsa.usda.gov/>)
 - University of Georgia Digital Library System (https://dlg.usg.edu/records?ut-f8=%E2%9C%93&q=hall+county+aerial+photo+graphy&search_field=all_fields&collection_record_id=dlg_gaph)
- Historic or culturally important resources; information available through local historic groups and the University of Georgia College of Environment + Design (<https://ced.uga.edu/psd/findit/>)
- Potential for the presence of rare, unusual, threatened, or endangered species.

Establishing Permanent Protection

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

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

Funding Sources

Examples include:

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

Peachtree City currently has the following facilities:

5 Athletic Centers	3 Community Parks	31 Neighborhood and Other Parks	1 City Wide Cart Path System
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40 total parks throughout the town center and City limits

Park Facilities 1206 Acres	Path System - 134.75 Acres	Lakes And Water - 17.62 Of Those Acres Are Water (Not Including The 3 Large Lakes)	Greenspace - 985.14 Of Those Are Greenspace
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Total Lakes & Greenspace Acreage is 1002.76 acres of the park system.

Conclusion:

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

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

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

TABLE 9.1 PEACHTREE CITY GREENSPACE INVENTORY GREENSPACE SUMMARY

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

#	Peachtree City Parkland And Greenspace	Parkland Acres	Greenspace Acres
I.	Five (5) Athletic Complexes		
1	PAC Baseball/Soccer Complex	95	67
2	Jim Meade Memorial Fields	60	16.5
3	Riley Field Complex	18.5	2
4	Kedron Fieldhouse/Aquatic Center/Hockey Rink	20.1	8.1
5	Peachtree City Tennis Center	14	1.5
II.	Three (3) Community Parks		
1	McIntosh Trail Rec Complex/Dog Park	50.5	40.2
2	Glenloch Rec Complex	21.8	2
3	Braelin Rec Complex	19.4	0.5
III.	Thirty-Two (32) Neighborhood And Other City Parks :		
1	Battery Way Park & Boat Ramp	3.7	1.2
2	Beaver Dam Park	1.75	1.2
3	Big Pine Park	0.5	0
4	Blue Smoke Park	10.3	8
5	Braelinn Green Tot Lot	0.17	0
6	Braelinn Road Tot Lot	0.25	0
7	Cedarcroft Park	0.5	0
8	Crabapple Woods	0.8	0.2
9	Drake Field	7.5	4
10	Huddleston Pond	10	4
11	Kedron Park(Windalier Ridge)	0.25	0
12	Pebblestump Park	2	1.5
13	Pebblepocket Park	4	1
14	Lake Peachtree Spillway	9.5	1.5
15	Luther Glass Park (3 Ponds)	28	22
16	Picnic Park/Luther Holt All Children Park	5	1
17	Planterra Ridge	0.25	0.12
18	Rockspray Pond	10.9	2.5
19	Rubicon Tot Lot	0.25	0.12
20	Suttons Cove Tot Lot	1	0.75

#	Peachtree City Parkland And Greenspace	Parkland Acres	Greenspace Acres
21	Timberlake / The Oaks Tot Lot	0.5	0.25
22	Village Green/Disc Golf Course	9.6	8
23	Smokerise Tot Lot	3.75	2.25
24	Ralph Jones Boat Ramp (Pinecrest)	0.81	0.5
IV.	Nature Areas & Trails		
1-A	PAC Trails	22	21
25	Spyglass Island	7	6.5
26	Flat Creek Nature Area	513	512
27	Line Creek Nature Area	70	66.5
28	Somerby Woods	40	38
29	Landrum Mill	0	0
30	Tinsley Mill	0	0
31	Kelly Drive	9.5	8.5
V.	One (1) City Wide Cart Path System		
32	Peachtree City Cart Path System	134.75	134.75
	Total	1206.83	985.14



Glanloch Tennis Courts Courtesy of Peachtree City

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

- 1. **Protect existing Greenspace / cart path system.**
- 2. **Develop more connective multi-use trails to the current system.**
- 3. **Develop more trail heads with Restrooms and charging stations.**

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

Greenspace

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

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

Greenspace Program Calculations

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

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

Lake Peachtree	270 acres (City owned)
Lake Kedron	240 acres (County owned)
Lake McIntosh	650 acres (County owned)
Total	1160 acres or 1.8 square miles

Peachtree City has a total land area of 26 square miles of which 1.8 sq. miles is the three (3) large lakes. The remaining 24.2 square miles at 640 acres per square mile translates into 15,500 acres of land within the city limits. To preserve 20% of the land within the City as natural greenspace, the City needs to preserve 3,000 acres of land within its city limits. There are no publicly owned county, state, or federal greenspace lands identified within the Peachtree City Limits to offset this recommendation.

Peachtree City currently owns 1206+ acres of parkland and 17 acres of small lakes. Within this acreage there is 985+ acres of public Greenspace within City limits.

TOTAL 985+ acres of preserved greenspace

Recommendations:

To meet the Georgia Community Greenspace Program recommendation of 20% greenspace, the City would have to purchase an additional 800 acres of greenspace. This may not be practical in that most of the land within the City has been developed. The planning team recommends that the City continue to pursue available greenspace and expanding the trail system as much as is practical.

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



Flat Creek Nature Area Courtesy of Peachtree City

E. OVERALL OPERATIONS

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

Programs & Offerings

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

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

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

Staffing

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

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

- Maintenance – 1 full-time and 2-3 part-time seasonal positions
- Special Events – 1 full-time assistant
- Programming / Athletics – 2 full-time programmers / coordinators
- Tennis Center – 1 full-time maintenance position

- Part-time Site Monitors / Supervisors – as needed at heavy use facilities, evenings / weekends

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

Proposed new facilities that will need additional staff:

1. Meade Memorial Park – Community Center and Natatorium
2. New Outdoor Pickleball Complex

Maintenance

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

Many recommendations in this plan address the need for maintenance solutions. To make up for the difference in the maintenance backlog, not only will staffing need to increase, but also the maintenance approach. Being reactive instead of proactive to maintenance needs is not sustainable and will continue to result in a maintenance deficit.

Maintenance staff should be divided into two groups, proactive and reactive. One crew would focus on addressing immediate needs and one crew would focus on general routine maintenance issues. By taking a dual approach to maintenance the department can stay caught up on daily tasks while also addressing unplanned, immediate issues that arise. Logistical issues also plague maintenance solutions. Having maintenance centers on site at the larger parks or spread throughout high use areas of the City will cut down on time lost traveling between the parks and facilities.



Courtesy of Peachtree City

Peachtree City Parks & Recreation Master Plan 2024

Budgeting & Finances

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

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

After a review of the fee schedule for recreation facility rentals, the resident fees are lower than similar municipalities. The recommendation would be to make an adjustment to the current rates and to round fees to the nearest five (5) dollar increment so that the fees are more easily manageable for staff and for the public to remember and understand. Some fees for the premier facilities like pools, gymnasiums, or entire facilities are well below market rates for these amenities and should be increased to cover overhead costs. After the resident rates are adjusted, the corresponding non-resident and commercial rates should be adjusted accordingly as well.

A thorough analysis of direct costs (directly related to a product or service) and indirect costs (not related to a product or serviced, fixed) should be conducted to determine modifications that could be made to generate more revenue or lower expenditures going forward.

Another recommendation is to plan for maintenance equipment replacement on a revolving schedule. Set depreciation limits for all equipment and capital inventory. Set standards for the type of equipment used so that parts and materials can be readily available for repairs or replacement.



Tennis Center Courtesy of Peachtree City

Peachtree City Parks & Recreation Master Plan 2024

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

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

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

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

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

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

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

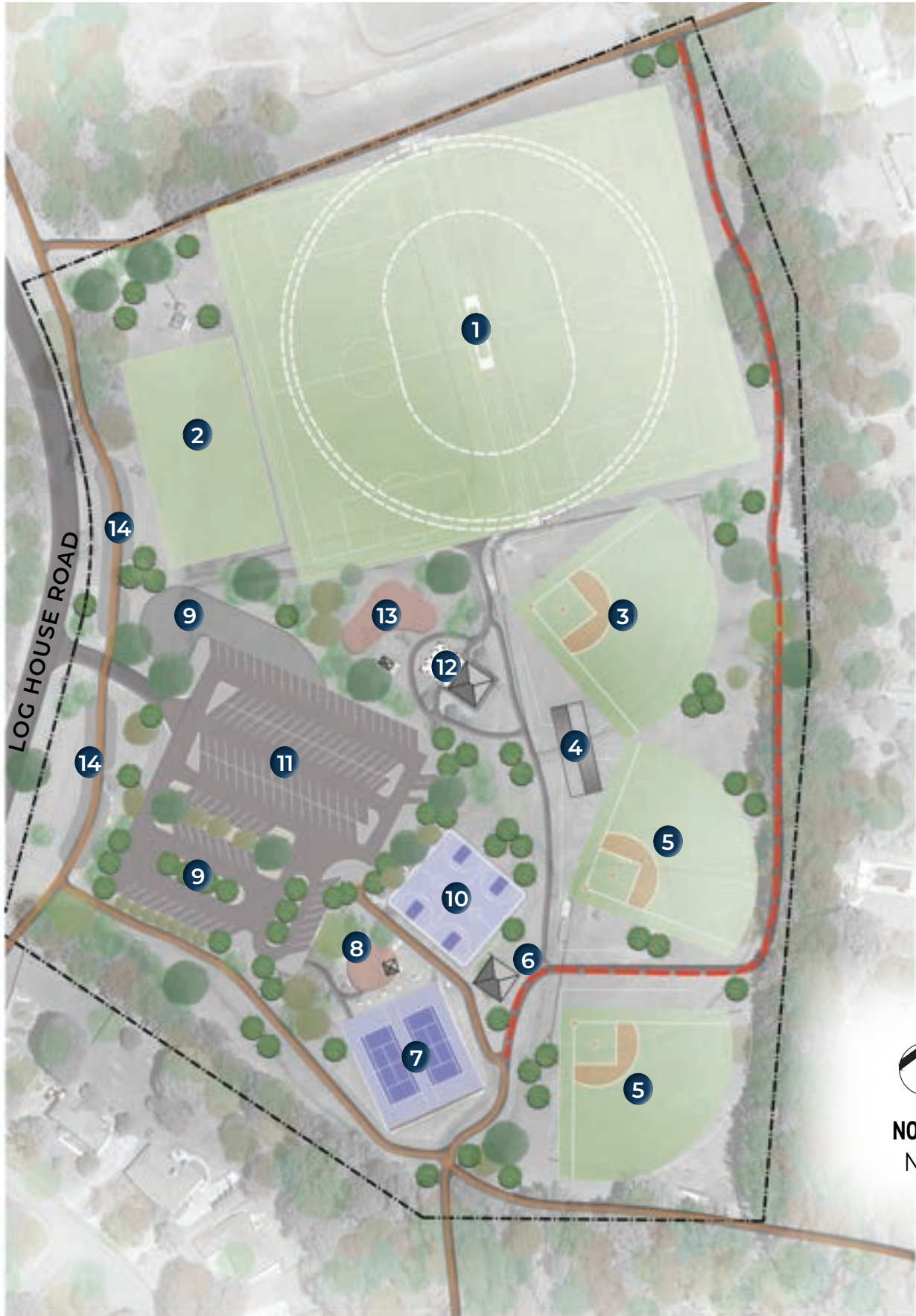
F. OPERATIONS - NEXT STEPS

For Next Steps, Peachtree City needs to address current staff deficiencies, maintenance backlog, and current limitations from unrecovered expenses. By conducting a thorough review of program and event offerings, maintenance and staffing needs, and opportunities to reduce expenditures and increase revenues, Peachtree City will be able to sustain its standard of uncompromised excellence for the recreation and special events department. Peachtree City is doing an excellent job of addressing most of its citizens' park and recreation needs.

PARK CONCEPTS

The following pages show concept plans that were developed for park renovations and new facilities that were identified as high priority during the planning process. Cost estimates are associated with each plan and will be included in a supplemental report.

BRAELINN RECREATION COMPLEX CONCEPT PLAN



NORTH
NTS

BRAELINN RECREATION COMPLEX - CONCEPT NARRATIVE



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

Two proposed picnic pavilions - one 30' x 60' (6) and the other 35' x 35' (12) - are located in high traffic areas for optimal use. Basketball courts are located in the same space due to already planned renovation. A playground with overflow parking / cart parking is located near the multipurpose fields and near the proposed pavilion.

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

The updated design for this Complex is organized to allow multiple recreation activities to occur at the same time.

KEY

- 1

Athletic Field Platform
- Two Multipurpose Fields (Soccer/Lacrosse/Football)
- Alternate Cricket Layout
- Artificial Turf (Recommended)
- 210' x 360'
- 2

Warm Up/Openspace
- 120' x 220'
- 3

Baseball Field (200')
- 4

Baseball and Cricket Cages
- 2 Lanes (14' x 70')
- 5

Baseball Fields (180')
- 6

Proposed Pavilion
- 30' x 60'
- 7

Tennis Courts
- Remove Existing Pickleball
- 8

Proposed Playground
- Existing Shade Structure
- 9

Proposed Additional Parking
- Approximately 35 Spaces
- 10

Renovated Basketball Courts
- 11

Existing Parking Area
- 12

Existing Restrooms
- Pavilion/Facility Expansion
- 35' x 35'
- 13

Proposed Playground
- Relocation of Existing
- 14

Proposed Overflow/Cart Parking
- Cart Charging Station

 Existing Multi-Use Cart Path System

 Proposed Multi-Use Cart Path Addition

ROCKAWAY COMPOST FACILITY SITE - OUTDOOR PICKLEBALL COMPLEX



OUTDOOR PICKLEBALL COMPLEX - CONCEPT NARRATIVE



The concept plan for a new pickleball complex is proposed on the site of the Rockaway Compost Facility in the southeastern part of the City. The proposed complex includes 24 courts, including a main stadium court, clubhouse with restrooms, patio and lawn as a relaxing, inviting place to play.

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

The main court (mentioned above) is located adjacent to the Clubhouse and has seating available for opportunities to watch an important match or socialize. Pedestrian walkways connect the courts to the cart parking, main parking, and multi-use path system.

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

KEY

- 1

Pickleball Courts (24)
- 2

Cart Parking (41 Spaces)
- 3

Parking Lot (91 Spaces)
- 4

Clubhouse with Restroom
- 5

Electric Cart Charging Station
- 6

Existing Cell Tower
- 7

Picnic Area
- 8

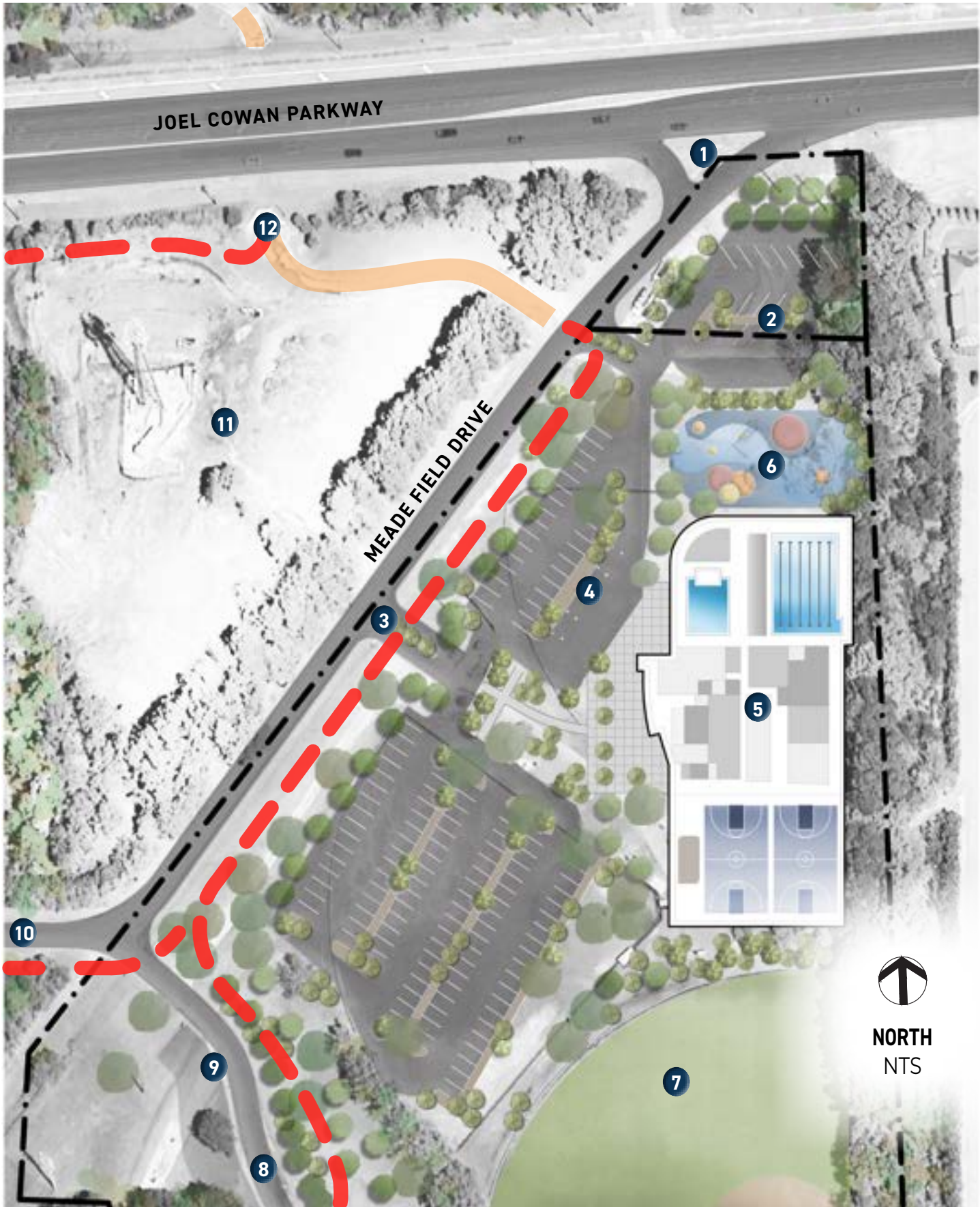
Proposed Commercial
- 9

Existing Cart Path Tunnel
- 

Existing Multi-Use Cart Path System
- 

Proposed Multi-Use Cart Path Addition

JIM MEADE MEMORIAL SITE - COMMUNITY RECREATION CENTER



Peachtree City Parks & Recreation Master Plan 2024

JIM MEADE MEMORIAL SITE - COMMUNITY RECREATION CENTER - CONCEPT NARRATIVE



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

Three parking lots are along the western edge of the site. The northern most parking lot includes a Charging Station (2) for electric carts. The parking lots all connect to Meade Field Drive, which connects to Joel Cowan Parkway with a right-in/ right-out intersection. The parking lots can also be used for patrons of the lacrosse / softball fields to the south, and for major events at the proposed pickleball complex to the west.

A multi-purpose cart path connects the site over to the adjacent pickleball complex and down to the sports fields to the south. An existing cart path tunnel passes under Joel Cowan Parkway.

KEY

- 1

Proposed Access to/from Joel Cowan Parkway
- 2

Electric Cart Charging Station and Bus Parking
- 3

Proposed North Parking Area Entrance and Drop Off
- 4

Proposed ADA Parking Area and Entrance Plaza
- Existing Multi-Use Cart Path System
- Proposed Multi-Use Cart Path Addition
- 5

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

Proposed Splash Pad- 12,500 Sq. Ft.
- 7

Renovated Adult Softball Field
- 8

Access to Lacrosse/Softball Fields
- 9

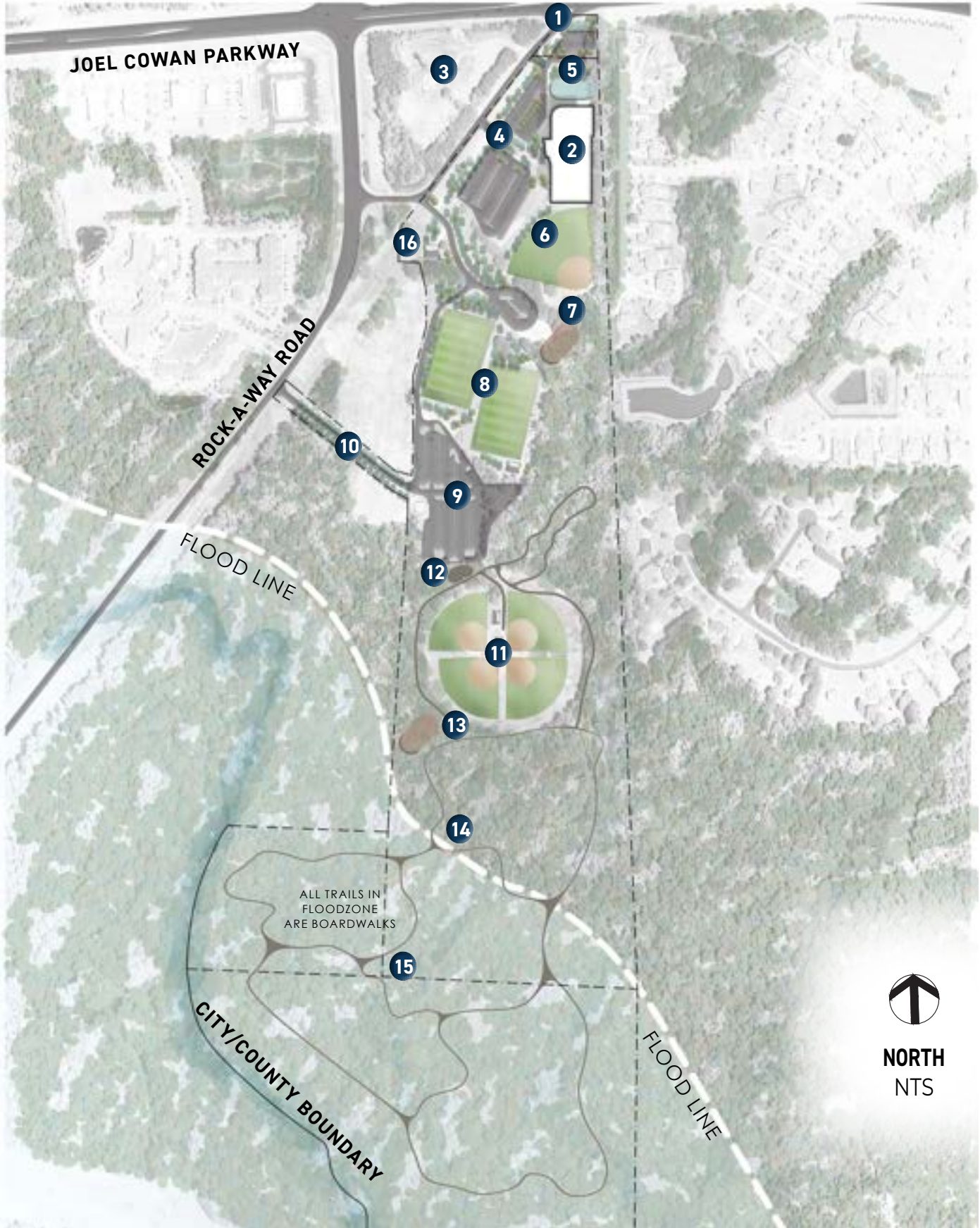
Overflow Parking Area
- 10

Access to Rock-A-Way Road
- 11

Proposed Pickleball Complex
- 12

Existing Cart Path Tunnel

JIM MEADE MEMORIAL FIELDS - CONCEPT PLAN



JIM MEADE MEMORIAL FIELDS - CONCEPT NARRATIVE



This concept plan addresses the southern portion of the Jim Meade Memorial Fields Complex. The northern portion (shown on previous pages) includes a 55,000+ square foot Recreation Center with splash pad and parking, and is connected to the proposed 24 court pickleball complex to the west (3).

The concept includes a proposed playground (7), two existing lacrosse fields (8), existing softball fields (11), and a proposed trailhead leading to a series of nature trails and boardwalks through the forests and open wetlands. These trails provide access to an adventure play area (13), a proposed outdoor classroom/learning area (14), and a proposed treehouse/observation tower. A picnic group shelter is included in the small group of trees as an event meeting shelter for families and teams.

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

KEY

- 1

Access to/from Joel Cowan Parkway
- 2

Multi-Purpose Community Center (55,000-65,000 SF)
- 3

Pickleball Complex (24 Courts)
- 4

Electric Cart Charging Station and Parking (150 Spaces)
- 5

Splash Pad
- 6

Upgraded Adult Softball Field
- 7

All-Age Playground
- 8

Existing Lacrosse Fields - Existing Facilities
- 9

Existing Parking Area (350 Spaces)
- 10

Access Easement
- 11

Existing Softball Field - Existing Facilities
- 12

Trailhead - Approximately 2.5 Miles
- 13

Adventure Play Area
- 14

Outdoor Learning Area
- 15

Observation Treehouse/ Tower
- 16

Picnic/Group Shelter
- Existing Multi-Use Cart Path System

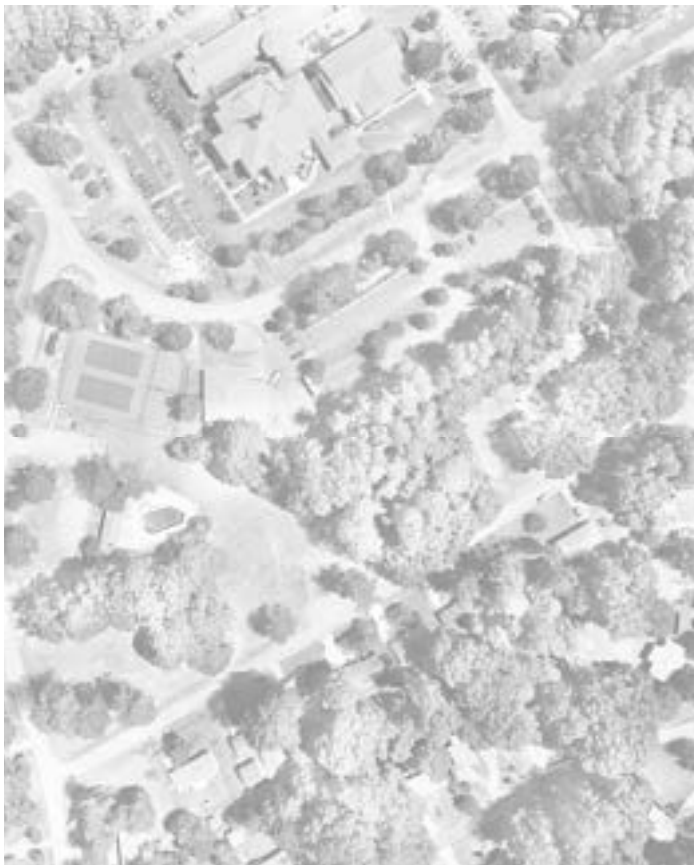
Proposed Multi-Use Cart Path Addition

PEBBLEPOCKET PARK - CONCEPT PLAN



NORTH
NTS

PEBBLEPOCKET PARK - CONCEPT NARRATIVE



The plan for Pebblepocket Park updates the existing park by adding new facilities and enhancing existing facilities in the park. The biggest enhancement is the addition of a splash pad and new parking areas on the western portion of the site.

The splash pad is approximately 3,000 to 3,500 square feet and provides welcome relief from hot Georgia summers. The splash pad is fenced for safety and connects to the existing restrooms adjacent to the pad.

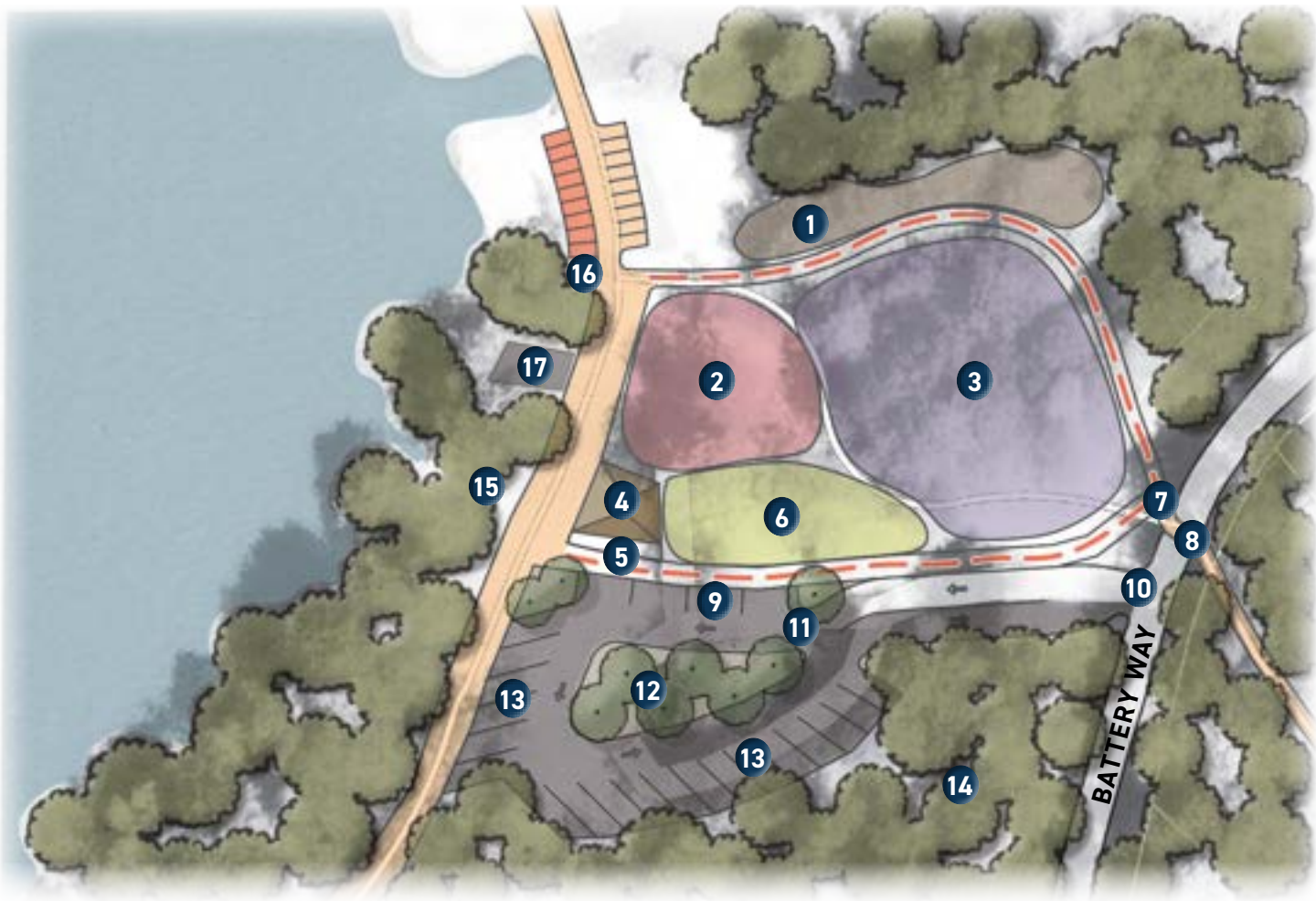
West of the restrooms is an expanded parking lot that includes bus parking and a link to additional parking to the southwest. The lower parking (6) connects to Pebblestump Point Road. There is also additional parking along Pebblestump Point Road. Additional Parking at the corner of Pebblestump Point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

The existing basketball court (9) is enhanced with a new surface and new goals. The expanded playground is modified with additional equipment to accommodate older kids and create a more challenging play opportunity. A new playground (3) is developed closer to the existing tennis courts (1) and the proposed splash pad (4) for younger children.

KEY

- | | | | |
|----------|---|---|---------------------------------------|
| 1 | New Tennis Shade Pavilion | 9 | Existing Basketball Court |
| 2 | Picnic Pavilion | 10 | Expanded Playground (Older Children) |
| 3 | Playground (Younger) | 11 | Electric Charging Station |
| 4 | Splash Pad |  | Existing Multi-Use Cart Path System |
| 5 | Bus Parking |  | Proposed Multi-Use Cart Path Addition |
| 6 | Expanded Parking In The Trees |  | Pavilion/Shade Structure |
| 7 | Pavilion/Picnic Area Under The Tree Canopy | | |
| 8 | Open Play Area (With Potential for Sand Volleyball) | | |

BATTERY WAY PARK - CONCEPT PLAN



NORTH
NTS

BATTERY WAY PARK- CONCEPT NARRATIVE



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

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

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

KEY

- | | | |
|--|--|---|
| 1 Seating/Picnic Area | 8 Crosswalk | 15 Viewing Area |
| 2 Open Play Area | 9 Parallel Parking | 16 Electric Cart Charging Station and Parking |
| 3 Adventure Playground | 10 Two-way Entrance - Connect to Existing Road | 17 Existing Boat Ramp/Launch |
| 4 New Restroom Building | 11 One-way Loop Road | |
| 5 Bicycle Parking/Rack | 12 Tree Island | |
| 6 Existing Play Equipment | 13 Angled Parking Spaces | |
| 7 Connection to Existing Multi-Use Cart Path | 14 Tree Conservation and Protection | |
-
- Existing Multi-Use Cart Path System
- Multi-Use Cart Path Addition

KELLY DRIVE PARK - CONCEPT PLAN



KELLY DRIVE PARK - CONCEPT NARRATIVE



The Kelly Drive Park concept plan is developed from the need for a farmer's market, food trucks, performance area, playground, and outdoor play area.

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

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

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

KEY

- | | | | |
|--|-------------------------------------|----|----------------------------------|
| 1 | Farmer's Market/Covered Plaza Area | 8 | Electric Cart Charging Station |
| 2 | Performance Area/Stage | 9 | Preserved Natural Woodland Areas |
| 3 | Natural Amphitheater with Seatwalls | 10 | Existing Boardwalk |
| 4 | Veteran's Memorial Plaza | 11 | New Cart Path Trailhead |
| 5 | Parking Area (50 min. spaces) | 12 | Nature Playground |
| 6 | Open Play Area | 13 | Potential Cart Parking |
| 7 | Restroom Building | | |
|  Existing Multi-Use Cart Path System | | | |
|  Multi-Use Cart Path Addition | | | |



Lake Peachtree Dam & Spillway Park

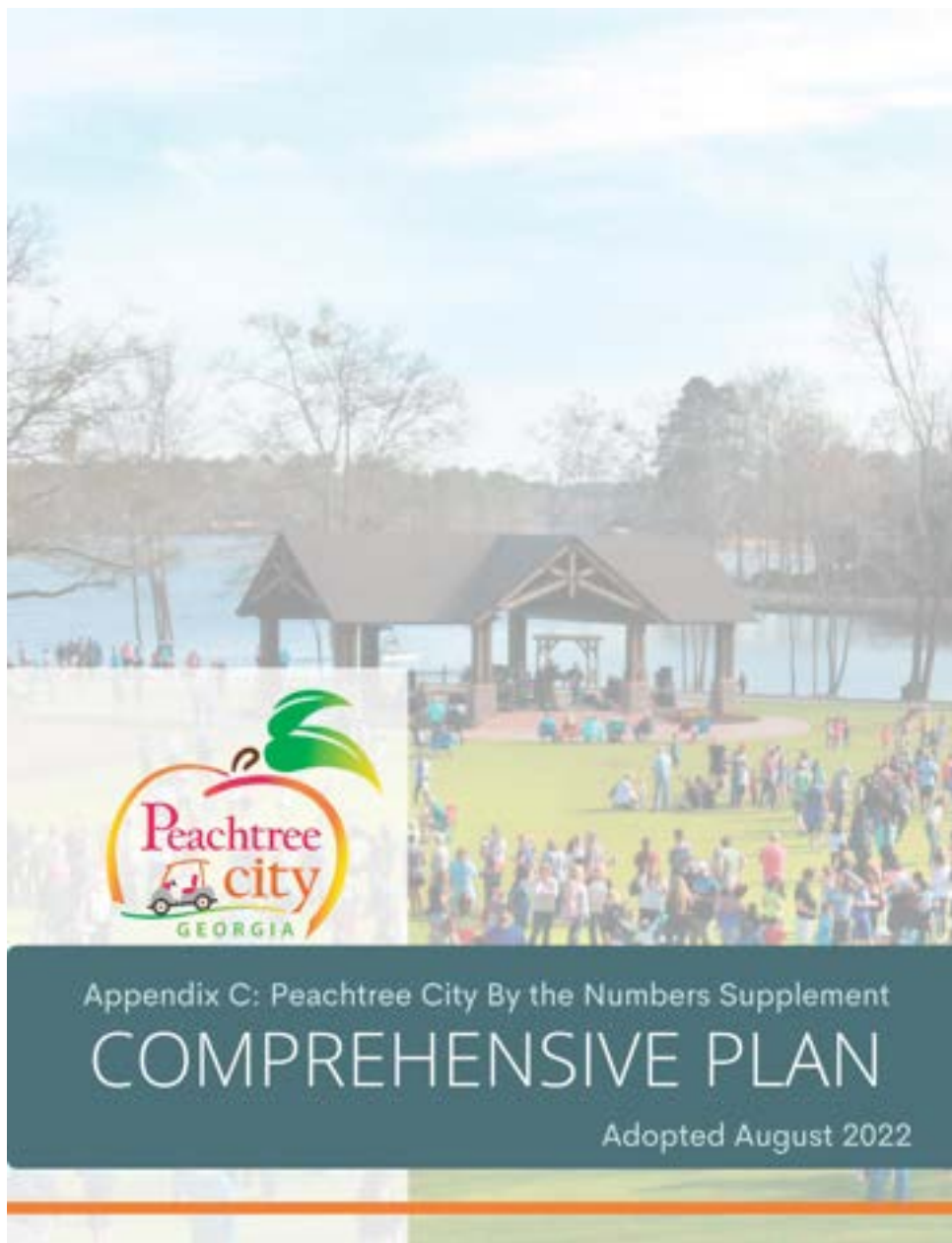
Peachtree City Parks & Recreation Master Plan 2024

10.0: APPENDICES (APP)

CONTENT INCLUDED:

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APP 01: COMPREHENSIVE PLAN



Supplemental Data

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

EMPLOYMENT BY INDUSTRY

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

TOP EMPLOYERS IN PEACHTREE CITY

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

source: Business Wise 2021, D&B&Hoovers

POPULATION BY RACE



RENTAL DEMOGRAPHICS



APP 02: PUBLIC INPUT SURVEY

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

**Parks & Recreation
Master Plan Survey**



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

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

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

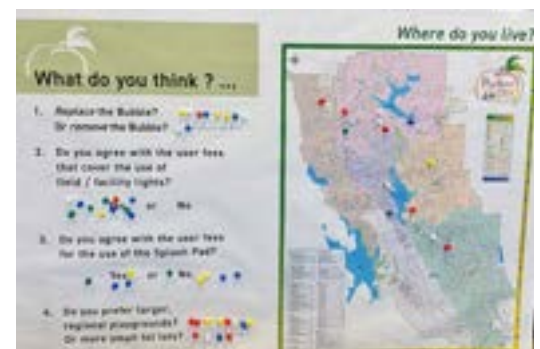


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Peachtree City Parks & Recreation Master Plan 2024

**PEACHTREE CITY
PARKS & RECREATION MASTER PLAN
PUBLIC INPUT SURVEY- *Your Parks, Your Say!*
FINAL DRAFT**

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

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

Demographics:

- A. Are you a resident of Peachtree City?** ☐ Yes ☐ No
- B. Your Zip Code in Peachtree City: (See map above)**
 30269 Other
- C. Your ethnicity/race:**
 ☐ African American ☐ Asian ☐ Caucasian ☐ Latin ☐ Prefer not to identify
- D. Your Gender:** ☐ Male ☐ Female ☐ Prefer not to identify
- E. How many people live in your household?** persons
- F. Your personal age category;**
 8 -12 yrs, 13-17 yrs, 18-25 yrs, 25-45 yrs, 45-65 yrs, 65+ yrs,

City Park Facilities:

1. How do you rate your satisfaction with the existing Parks & Recreation facilities?
- ☐ Very Satisfied
☐ Satisfied
☐ Neutral
☐ Unsatisfied
☐ Very Unsatisfied
☐ Don't Use Any
2. Please rank the following in the order of importance to you regarding your local City parks and facilities (top 3 choices only)
- ☐ Maintenance / Appearance
☐ Personal Safety
☐ Accessibility / Parking
☐ Variety of Activities
☐ Unique Features
☐ Variety of Parks/Activities
☐ Greenspace / Natural Areas

3. On average, how often do you (or your family members) **visit** a park, playground, trail or facility?

RECREATION FACILITY

- ☐ Daily
☐ A few times a week
☐ Once a week
☐ A few times a month
☐ Once a month
☐ A few times a year
☐ Once a Year
☐ Less than once a year
☐ Never

NATURAL SURFACE HIKING/BIKING TRAIL

- ☐ Daily
☐ A few times a week
☐ Once a week
☐ A few times a month
☐ Once a month
☐ A few times a year
☐ Once a Year
☐ Less than once a year
☐ Never

PARK

- ☐ Daily
☐ A few times a week
☐ Once a week
☐ A few times a month
☐ Once a month
☐ A few times a year
☐ Once a Year
☐ Less than once a year
☐ Never

PLAYGROUND

- ☐ Daily
☐ A few times a week
☐ Once a week
☐ A few times a month
☐ Once a month
☐ A few times a year
☐ Once a Year
☐ Less than once a year
☐ Never

4. Please identify which recreational facilities, parks, or greenways are **important** to you and your family.

- ☐ Amphitheatre
☐ Baseball / Softball Fields
☐ Basketball Courts (*Outdoor*)
☐ Canoe/Kayak Launch
☐ Community Centers
☐ Community Gardens
☐ Cross Country Running Courses
☐ Disc Golf Courses
☐ Dog Parks
☐ Drone / Model Airplane Fields
☐ Football / Soccer / Lacrosse / Multi-Purpose Fields
☐ Fishing Piers
☐ Fitness Stations/Areas
☐ Event/Festival Fields / Open Play Areas
☐ Recreation Center / Gymnasium / Indoor Multi-Use Courts
☐ Historic or Cultural Facilities/Sites
☐ Indoor Multipurpose Rooms / Event Space
☐ Lighted Athletic Fields/Facilities
☐ Mountain Bike Trails
☐ Passive Spaces and Open Play Areas
☐ Pickleball Courts
☐ Picnic Shelters
☐ Playgrounds, 2–5-year-olds
☐ Playgrounds, 6-12-year-olds
☐ Playgrounds, Inclusive

- ☐ Racquetball Courts
- ☐ Sand Volleyball Courts
- ☐ Senior Centers
- ☐ Shooting Range
- ☐ Skate Park / Bike Park
- ☐ Splash Pads
- ☐ Swimming Pools (Indoors)
- ☐ Swimming Pools (Outdoors)
- ☐ Teen Center
- ☐ Tennis Courts
- ☐ Trails: Bicycle, Multi-Purpose / Hard Surface
- ☐ Trails: Walking, Hiking, Jogging, Nature Trails, and Greenways
- ☐ Other (*please specify*) _____

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

- ☐ Personal Car
- ☐ Golf Cart
- ☐ Bicycle
- ☐ Taxi or Uber
- ☐ Walking
- ☐ Other (*please specify*): _____

6. Do you have children/youth between **5 & 17** years old at home? ☐ **Yes** ☐ **No**

If **Yes**, how do you rate the current **Children/Youth** programming offered by the City?

- ☐ Very Satisfied
- ☐ Satisfied
- ☐ Neutral
- ☐ Unsatisfied
- ☐ Very Unsatisfied
- ☐ I do not participate in youth programming.

7. Are you an Adult between **18 to 55** years old? ☐ **Yes** ☐ **No**

If **Yes**, how do you rate the current **Adult** programming offered by the City?

- ☐ Very Satisfied
- ☐ Satisfied
- ☐ Neutral
- ☐ Unsatisfied
- ☐ Very Unsatisfied
- ☐ I do not participate in adult programming

8. Are you a Senior over 55+ years old? ☐ **Yes** ☐ **No**

If **Yes**, how do you rate the current **Senior** programming offered by the City?

- ☐ Very Satisfied
- ☐ Satisfied
- ☐ Neutral

- ☐ Unsatisfied
- ☐ Very Unsatisfied
- ☐ I do not participate in senior programming

9. Which of the following items prevent you from using existing Parks and Facilities? (*select all that apply*)

- ☐ Facilities too far from my home/residence
- ☐ Preferred facilities or programs not currently available
- ☐ Poor condition and maintenance of facilities
- ☐ Do not participate in youth sports
- ☐ Fees are too high
- ☐ Not safe in the parks
- ☐ Not enough parking
- ☐ No ADA Accessibility
- ☐ Other (please specify): _____

Recreation Programming

10. **Activities:** Please check ALL activities in which you or your family **DO** participate or **WOULD LIKE** to participate if offered.

Passive Activities:

- | | |
|-------------------------------|-------|
| Arts / Crafts / Ceramics | _____ |
| Aerobics / Fitness | _____ |
| Archery | _____ |
| Biking | _____ |
| Bingo, Cards, and Group games | _____ |
| Boating | _____ |
| Bocce | _____ |
| Canoe / Kayaking | _____ |
| Climbing | _____ |
| Cooking Classes | _____ |
| Dance / Ballet | _____ |
| Dog Walking / Activities | _____ |
| Fishing | _____ |
| Flying Drones / Models | _____ |
| Gardening | _____ |
| Horseback Riding | _____ |
| Horseshoes | _____ |
| Jogging / Running | _____ |
| Mountain Biking | _____ |
| Nature Study / Watching | _____ |
| Outdoor Photography | _____ |
| Ping Pong | _____ |
| Public Art | _____ |
| Theater / Performance | _____ |
| Therapeutic Recreation | _____ |
| Tours / Group Trips | _____ |
| Walking / Hiking | _____ |
| Other: | _____ |

Special Events

Arts and Crafts Festivals	_____
Boating Events	_____
Holiday Events	_____
Cultural Performances/Plays	_____
Farmers Market	_____
Fishing Tournaments	_____
Food / Drink Festivals	_____
Health / Fitness (ex. 5K, 10K)	_____
Special Olympics	_____
Movies in the Park	_____
Mother Son Dance	_____
Plays / Theatrical Performances	_____
Concert Series	_____
Fred Brown Amphitheatre Concerts	_____
Father Daughter Dance	_____
Kids to Parks Day	_____
Memorial Day	_____
Sunset Sounds	_____
4 th of July Parade and Fireworks	_____
Back to School Bash	_____
Shakerag Arts and Crafts Festival	_____
Fall Festival and Movie Night	_____
Hometown Holiday	_____
Other:	_____

Active Recreation and Sports

Baseball / softball	_____
Basketball	_____
Boxing	_____
Cheerleading	_____
Cricket	_____
Cross Country	_____
Disc Golf	_____
Flag Football	_____
Football	_____
Golf	_____
Indoor Soccer	_____
Lacrosse	_____
Martial Arts	_____
Mountain Biking	_____
Pickleball	_____
Racquetball	_____
Sand volleyball	_____
Skateboard / Bikes	_____
Soccer	_____
Summer Camps	_____
Swim Team	_____
Track and Field	_____
Tennis	_____
Volleyball	_____
Ultimate Frisbee	_____
Other:	_____

11. What service facilities would you increase in the existing City parks? *(Select all that apply)*

Bathrooms	_____
Charging stations cell / laptop	_____
Charging stations golf carts	_____
Children's play areas	_____
Concessions	_____
Natural passive areas	_____
Parking	_____
Park Wi-Fi	_____
Shade and Trees	_____
Trash cans	_____
Remote Workstations	_____

12. Which choices to expand parks and facilities would you choose? *(Select all that apply)*

- ☐ Consolidate existing aging playgrounds into more regional playground sites
- ☐ Repair/Replace existing playgrounds and leave as smaller facilities
- ☐ Build a City Sports Complex / Indoor Center
- ☐ Build a new Indoor Aquatic Center
- ☐ Develop more trails/greenways to connect the City and parks
- ☐ Provide more multi-use athletic fields and courts
- ☐ Develop more neighborhood pocket parks
- ☐ Other (please specify): _____

13. Funding will have to be increased to build and upgrade the parks.

Which options would you prefer to raise funds for parks and facilities? *(Select all that apply)*

- ☐ Create a special recreation tax assessment for all real property
- ☐ Charge an annual park user fee per county household
- ☐ Increase rental fees for park facilities
- ☐ Increase program user fees
- ☐ Charge higher non-resident fees
- ☐ Build revenue-generating facilities *(indoor or tournament facility)*
- ☐ Sponsor tournaments and Special Events to generate revenue
- ☐ Raise property tax millage to support recreation
- ☐ Pass a Bond Referendum
- ☐ Continue the SPLOST initiative for Parks
- ☐ All of the above
- ☐ None of the above
- ☐ Other (please specify): _____

14. If you support charging an annual household fee to invest in parks, what amount would you be willing to pay *(per year, per household)*?

- ☐ Do not support the idea
- ☐ \$12-\$50
- ☐ \$60-\$100
- ☐ \$110-\$150
- ☐ \$160-\$200
- ☐ \$200-\$500
- ☐ More than \$500

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

- ☐ Billboards & Posters
- ☐ Email Notifications
- ☐ Facebook/Social Media
- ☐ Homeowners Associations
- ☐ Magazines – local
- ☐ Newspaper - local
- ☐ Programs flyers and handouts
- ☐ Radio and Television announcements
- ☐ Website
- ☐ Word of Mouth – Family / Friends

16. Do you **leave** Peachtree City to participate in recreation programs? ☐ Yes ☐ No

If Yes, please indicate why.

- ☐ City facilities too far from my home
- ☐ Programs I want are not offered by the City
- ☐ Facilities are not offered by the City
- ☐ Fees are too high in the City.
- ☐ Family or friends are in different City
- ☐ Poor condition of facilities

☐ Other _____

To which City/County do you go?

- Coweta County ☐
- Fayette County ☐
- Fayetteville ☐
- Henry County ☐
- Spalding County ☐
- Other: _____

Your Thoughts and Ideas:

17. Provide your thoughts on Peachtree City Parks & Recreation? (*Please be candid – 50 words or less*)

Submit Survey X

Thank you for completing the full survey. There are also a series of Public Meetings planned to discuss the Parks Master Plan. Contact the Peachtree City Recreation & Special Events Department for more information.

Raffle:

As a “thank you” for participating in the Parks Master Plan survey, you are eligible to enter our raffle, where you will have the chance to win a prize of your choosing! Five (5) lucky winners will be randomly selected from the list of survey participants! The winners will select a prize of their choice from the following prize options:

1. One annual pool pass
2. 2 tickets to a 2024 Fred Amphitheatre Concert
3. \$25 gift card to a Foxtail Coffee Company

Winners will be randomly selected at the end of the survey period. Thank you for taking the time to complete the survey. Our purpose is to serve you, and your voice is important to us. We appreciate hearing from you!

If you wish to enter a Raffle, please enter your email address and you will be contacted if you win.

Email: _____

Come play with us!

We make it easy and fun to keep up with all the latest news, events, and happenings at Peachtree City Recreation & Special Events! Find the information you need to know about us on our website. Join the fun and keep up with all the latest happenings on our Facebook Page!

APP 03: YOUR PARKS SURVEY



City of Peachtree City

Parks and Recreation Master Plan -
Public Input Survey Update

City Council Meeting
March 21, 2024



Team Organization



Kevin McInnis, PE
Director in Charge



Cyndee Bonacci, CRRP, CISA
Project Manager



Mark Cain, RLA, CLAS, LEED AP
Senior Advisor,
Parks Department



Robert (Bob) Bels
Parks & Recreation Specialist



Survey Process

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

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

Initial Data Retrieved - March 1, 2024

Survey Ends - April 30, 2024



Survey Goals

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

Your Parks, Your Say

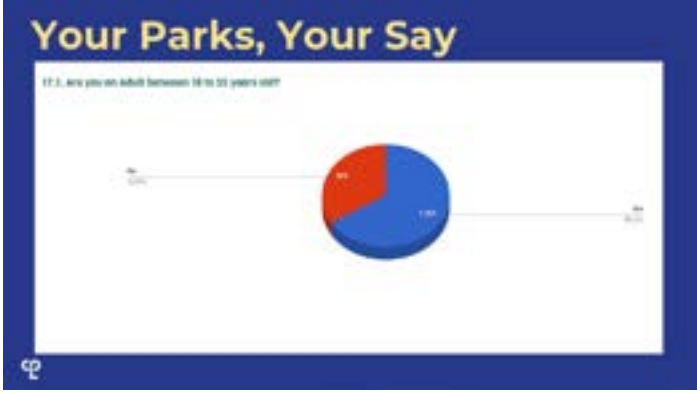
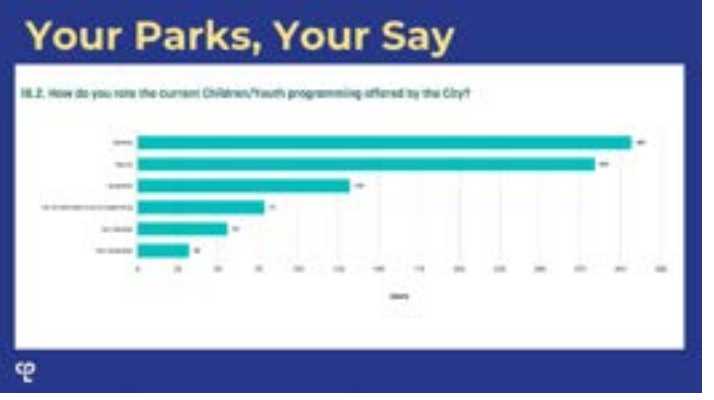
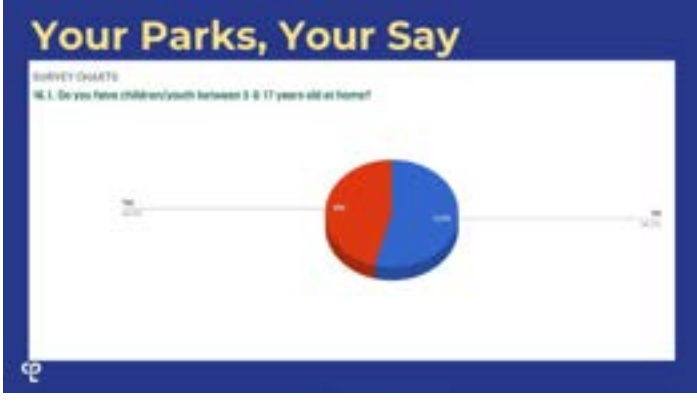
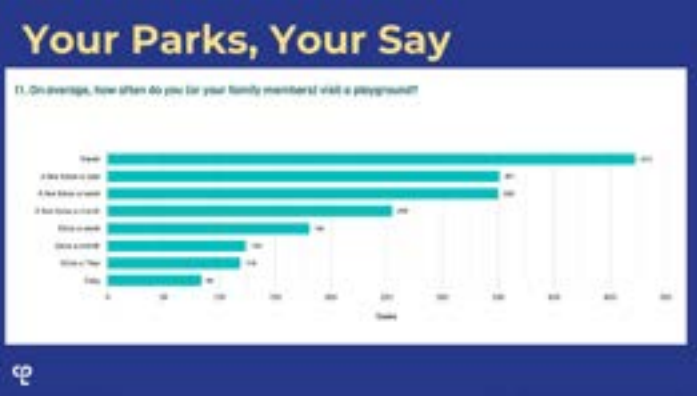
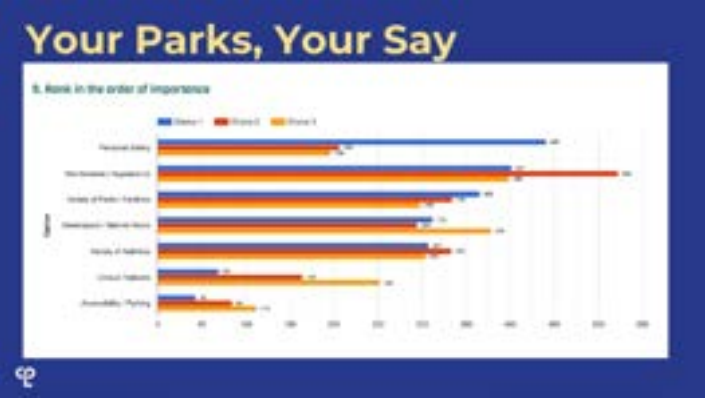


Survey Filters

Data can be filtered by:

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

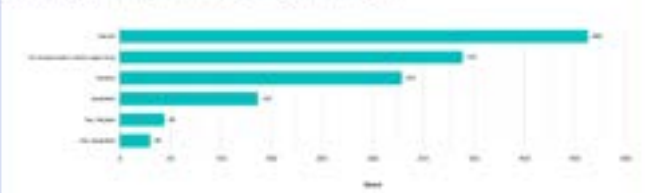




Your Parks, Your Say

SURVEY CHARTS

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



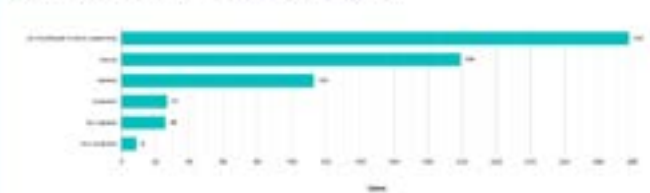
Your Parks, Your Say

18.1. Are you a Senior over 55 years old?



Your Parks, Your Say

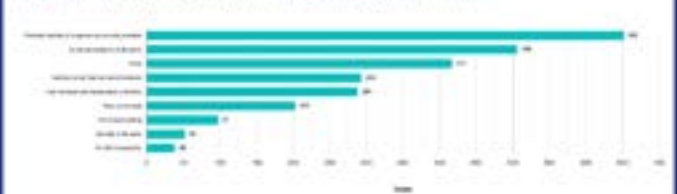
18.2. How do you rate the current Senior programming offered by the City?



Your Parks, Your Say

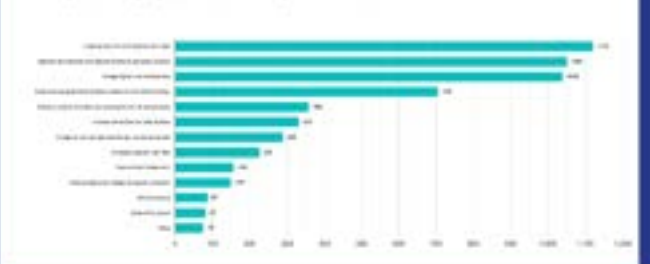
SURVEY CHARTS

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



Your Parks, Your Say

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



Your Parks, Your Say

SURVEY CHARTS

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



Your Parks, Your Say

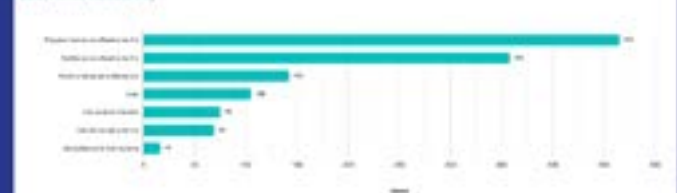
22.1. Do you leave Peachtree City to participate in recreation programs?



Your Parks, Your Say

SURVEY CHARTS

22.2. Please indicate why



Your Parks, Your Say

Top Ten - Recreational Facilities, Parks, Greenways:

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



Your Parks, Your Say

Top Ten - Passive Activities:

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



Your Parks, Your Say

Top Ten - Active Activities:

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

Ages 26-45

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

Ages 6-17

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

Ages 18-25

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

Ages 46-55

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

Ages 66+

- Pickleball
- Golf
- Other
- Tennis
- Disc Golf



Your Parks, Your Say

Top Ten - Special Events:

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



Your Parks, Your Say

Next Steps:

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



Questions

Community Doesn't
Just Happen



APP 04: STAKEHOLDER INTERVIEWS

Peachtree City - Stakeholder Questions January 2024

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

#	PEACHTREE CITY STAKEHOLDER INTERVIEWS ASSESSMENT TALLY		
1	What do you see as Peachtree City's greatest assets in Parks and Recreation?		
	Quantity is good	7	
	Cart paths	5	
	Variety	5	
	Amenities (pool / gym)	3	
	People	3	
	Staff	2	
	Tennis Center	2	
	Drake Field	2	
	Greenspace	2	
	Amphitheater	1	
	All Children's Playground	1	
	Kedron Boat Dock	1	
	Lake Peachtree	1	
	Meade Field	1	
	Millennial population	1	
	Passive Parks	1	
	Pickleball	1	
	Splash Pad	1	
	Volumes of offerings	1	
	Well Maintained	1	
	TOTAL RESPONSES	42	
2	What do you see as the City's greatest weakness/need in Parks and Recreation?		
	Maintenance	14	
	Lack of staff	8	
	Outdated facilities	4	
	ADA access	3	
	Activities needed	2	
	Leadership	2	
	Need unique facilities	2	
	Drainage infrastructure	2	
	Fees too high	1	
	Basketball program	1	
	Contractor programs	1	
	Lack Variety	1	
	No Themes	1	
	More passive greenspace	1	
	Pickleball	1	
	Teen Activities	1	
	Tot Lots inaccessible	1	

	Update tots and play area	1
	Website poor	1
	TOTAL RESPONSES	48
3	What are the most significant issues facing Parks and Recreation in the City?	
	Maintenance	11
	Lack of Staffing	5
	Fees too high	5
	Updating facilities	5
	Budget / Funding low	5
	Lighting	3
	Direction needed	2
	More events needed	2
	ADA access	1
	Activities more	1
	Artificial Turf	1
	Aging population	1
	Focus on Families	1
	Gym	1
	Naysayers	1
	Needs uniqueness	1
	Pickleball needed	1
	Pool all year needed	1
	Safety	1
	Teen needs	1
	TOTAL RESPONSES	50
4	Should Parks and Recreation play a role in Historic, Arts, and Cultural programs?	
	Yes	15
	No	6
	Historic Mills	5
	Maybe	3
	Space only	3
	Arts	2
	Partnerships	2
	Cultural arts is needed	2
	Festivals	1
	Libraries	1
	Leadership didn't ask	1
	Theme needed	1
	TOTAL RESPONSES	42
5	How important is Greenspace for the City and what roll should P&R play?	
	Top Priority	23

Passive spaces	3
Mixture of open spaces	2
#2 Issue in Comp Plan	1
Define Expectation	1
Don't take away parks	1
Destination point	1
Environmentalism on staff	1
Fields not connected	1
No More Needed	1
TOTAL RESPONSES	35

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

Enough of each	7
Passive	6
Active	5
Address maintenance first	5
Better mix of uses	5
Greenspace	3
Need more on southside	2
Too many parks	1
Too many playgrounds	1
Move pickleball	1
Name cart path system	1
Make Spyglass destination	1
Teens	1
Passive not used	1
Disc golf	1
Turf fields	1
Community garden	1
Performing arts	1
TOTAL RESPONSES	44

7 What new programs and events should be implemented into existing offerings?

Events - add more & space	10
Night Market	6
Need staff first	3
Activities	2
Street dances	2
Lakes - use them	2
Pickleball events	2
Tennis - leave alone	2
Aquatics	1
Adult Softball	1
Cricket	1

Drive in movie for carts	1
Food Trucks	1
Gathering spaces	1
K-Mart Conversion	1
Music festival	1
Nature programs	1
Remote control race cars	1
Rugby	1
Tournaments - sports	1
Youth camps	1
Water Polo	1
No more	1
TOTAL RESPONSES	44

8 What segment of the population is the most underserved in Peachtree City?

Teens	11
Young Adults	3
Seniors	3
African American	3
Hispanic	3
Asian	2
Don't Know	2
Handicapped - ADA	2
Children	1
Dogs	1
Indians - Asian	1
Low income	1
TOTAL RESPONSES	33

9 Does PTC need an indoor Sports Complex, Performing Arts Center, Aquatic Center?

Sports Complex	19
Aquatics Center	16
Art / Performing Center	10
None	5
Maintenance first	3
Community Center	3
Teen Center	1
Senior Center	1
Don't know	1
TOTAL RESPONSES	59

10 Do you think the Bubble should be replaced or removed?

Replace with new facility	21
Remove as outdoor pool	5

	Need more information	1
	TOTAL RESPONSES	27
11	The City is now operating the Tennis Center, what changes should be made?	
	No complaints	6
	Maintain better	6
	Add pickleball	2
	Add store items	1
	Add leagues	1
	Clay courts need care	1
	Better Pro	1
	Fee structure	1
	Make inclusive	1
	PC residents only	1
	No Pickleball	1
	Requestball	1
	Futsal	1
	TOTAL RESPONSES	24
12	How do you feel about fees for the lights or the splash pad?	
	No fees	15
	OK with fees	10
	Use timer	5
	Pay but no cards	4
	Annual pass / flat fee	4
	Non Residents pay	2
	New Splash pad	2
	New lights	1
	TOTAL RESPONSES	43
13	Are the current conditions of City owned facilities adequate?	
	No	22
	Yes	4
	TOTAL RESPONSES	26
14	Is the recreation department adequately staffed?	
	No	19
	Yes	0
	Don't know	7
	TOTAL RESPONSES	26
15	What are the top 3 issues you would address as a decision maker?	
	Staffing	13

	Maintenance backlog	12	
	Adequate budget	4	
	TOTAL RESPONSES	29	
16	How do you think the City should fund improvements?		
	SPLOST	15	
	Bonds	8	
	User fees	5	
	Don't know	3	
	General Fund	2	
	No tax increase	2	
	Raise millage rate	1	
	Tax assessment	1	
	Pay for maintenance	1	
	Lower reserves	1	
	Sponsorships	1	
	Fayette County	1	
	Tournaments	1	
	TOTAL RESPONSES	42	
17	Is the Fayette County subsidy adequate to cover non-residents use?		
	Not enough	21	
	Don't know	1	
	TOTAL RESPONSES	22	
18	What other issues do you want to bring up ?		
	All Issues were unique	37	

Top Responses

APP 05: MAPS

2022 Master Plan Update Peachtree City, Georgia



As of March 2022

- Legend**
- Status2022**
- Complete
 - Existing
 - Proposed
 - Removed
 - 90 Path Project Number

#	Project Name	2022 Update Status & Notes
1	SR 14 Bridge & connection	Proposed
2	S. Peachtree Pkwy. North Rd	SPLOST 17 project # 10
3	Indian Village intersection	Complete, SP 17 # 21
4	N. Peachtree Pkwy. South Rd	Proposed
5	S. Peachtree Pkwy. Parkway Dr	Proposed, SP 17 # 10
6	Brookhaven Pk (PH 1)	Proposed
7	Brookhaven Pk (PH 2)	Proposed
8	Summer Road	Proposed
9	SR 14 E. multi-lane bridge	Proposed, Phase 1 relocation of bridge
10	SR 14 E. Phase 2	Urban outgrowth on SR 14
11	SR 14 E. (Phase 3)	Proposed, SP 17 # 8
12	Proctor Road	Removed from plan
13	Stevens Ferry	Adjusted adjacent to speed limit
14	S. Peachtree Pkwy. Pkwy Dr. Rd	Complete, SP 17 # 13
15	Brookhaven - Indian Farm	Complete, SP 17 # 21
16	SR 14 E. bridge replacement	Proposed, SP 17 # 22
17	Indian Rd	Removed from plan
18	Brookhaven Road - Camp Dr Rd	Adjusted adjacent to speed limit
19	Brookhaven Road - Crockett Dr	Complete
20	Police Station	Partial Complete to Brookhaven Rd
21	Brookhaven Business Park	SPLOST 17 project # 10
22	Brookhaven Court	Removed from plan
23	Brookhaven Dr. - Indian Farm	Removed from plan
24	Brookhaven Dr. - Indian Farm	Complete, SP 17 # 13
25	Brookhaven Dr. - Indian Farm	Complete, SP 17 # 13
26	SR 14 East Side Rd	Complete
27	S. Peachtree Pkwy. (Phase 3)	SPLOST 17 project # 11
28	Brookhaven Road - The Summit	Proposed
29	Brookhaven Rd. - The Summit	Proposed
30	S. Peachtree Pkwy. (Phase 3)	project to be after City boundaries
31	Brookhaven Road (Phase 3)	Proposed
32	Brookhaven Road (Phase 3)	project to be after City boundaries
33	Brookhaven Road - The Summit	Proposed
34	Brookhaven Road	Proposed
35	SR 14 S. S. Rd connection	Complete or construction/phase
36	SR 14 S. S. Rd connection	Proposed
37	SR 14 S. S. Rd connection	Proposed
38	Brookhaven Road/Indian Farm	Complete
39	Brookhaven Road/Indian Farm	Complete
40	SR 14 S. S. Rd connection	Complete
41	SR 14 S. S. Rd connection	Proposed
42	SR 14 S. S. Rd connection	Proposed
43	SR 14 S. S. Rd connection	Proposed
44	SR 14 S. S. Rd connection	Proposed
45	SR 14 S. S. Rd connection	Proposed
46	SR 14 S. S. Rd connection	Proposed
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98	SR 14 S. S. Rd connection	Proposed
99	SR 14 S. S. Rd connection	Proposed
100	SR 14 S. S. Rd connection	Proposed

APP 06: U.S. 2020 CENSUS DATA

Population estimates, July 1, 2023, (V2023)	40,193
Population	
Population estimates, July 1, 2023, (V2023)	40,193
Population estimates base, April 1, 2020, (V2023)	38,257
Population, percent change - April 1, 2020 to July 1, 2023, (V2023)	5.1%
Population, Census, April 1, 2020	38,244 *
Population, Census, April 1, 2010	4,364
Age and Gender	
Persons under 5 years, percent	3.4%
Persons under 18 years, percent	23.9%
Persons 65 years and over, percent	19.7%
Female persons, percent	52.0%
Race and Hispanic Origin	
White alone, percent	74.3%
Black or African American alone, percent(a)	9.1%
American Indian and Alaska Native alone, percent(a)	.1%
Asian alone, percent(a)	8.2%
Native Hawaiian and Other Pacific Islander alone, percent(a)	0.4%
Two or More Races, percent	6.3%
Hispanic or Latino, percent(b)	7.8%
White alone, not Hispanic or Latino, percent	70.9%
Population Characteristics	
Veterans, 2018-2022	2,730
Foreign born persons, percent, 2018-2022	15.1%
Housing	
Housing Units, July 1, 2023, (V2023)	X
Owner-occupied housing unit rate, 2018-2022	74.5%
Median value of owner-occupied housing units, 2018-2022	\$435,300

Median selected monthly owner costs -with a mortgage, 2018-2022	\$2,331
Median selected monthly owner costs -without a mortgage, 2018-2022	\$654
Median gross rent, 2018-2022	\$1,841
Building Permits, 2023	X

Families & Living Arrangements

Households, 2018-2022	14,598
Persons per household, 2018-2022	2.61
Living in same house 1 year ago, percent of persons age 1 year+, 2018-2022	87.8%
Language other than English spoken at home, percent 5 years+, 2018-2022	16.6%

Computer and Internet Use

Households with a computer, percent, 2018-2022	97.1%
Households with a broadband Internet subscription, percent, 2018-2022	94.1%

Education

High school graduate or higher, percent of persons age 25 years+, 2018-2022	97.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2018-2022	59.6%

Health

With a disability, under age 65 years, percent, 2018-2022	6.6%
Persons without health insurance, under age 65 years, percent	8.2%

Economy

In civilian labor force, total, percent of population age 16 years+, 2018-2022	59.0%
In civilian labor force, female, percent of population age 16 years+, 2018-2022	50.4%
Total accommodation and food services sales, 2017 (\$1,000)(c)	167,757
Total health care and social assistance receipts/revenue, 2017 (\$1,000)(c)	161,075
Total transportation and warehousing receipts/revenue, 2017 (\$1,000)(c)	150,959
Total retail sales, 2017 (\$1,000)(c)	825,384
Total retail sales per capita, 2017(c)	\$23,356

Transportation

Mean travel time to work (minutes), workers age 16 years+, 2018-2022	9.4
--	-----

Income & Poverty

Median household income (in 2022 dollars), 2018-2022	\$111,850
Per capita income in past 12 months (in 2022 dollars), 2018-2022	\$57,849
Persons in poverty, percent	5.8%

Businesses

Total employer establishments, 2022	X
Total employment, 2022	X
Total annual payroll, 2022 (\$1,000)	X
Total employment, percent change, 2021-2022	X
Total nonemployer establishments, 2021	X
All employer firms, Reference year 2017	1,283
Men-owned employer firms, Reference year 2017	699
Women-owned employer firms, Reference year 2017	286
Minority-owned employer firms, Reference year 2017	181
Non-minority-owned employer firms, Reference year 2017	887
Veteran-owned employer firms, Reference year 2017	134
Nonveteran-owned employer firms, Reference year 2017	876

Geography

Population per square mile, 2020	1,521.1
Population per square mile, 2010	1,400.4
Land area in square miles, 2020	25.14
Land area in square miles, 2010	24.54
FIPS Code	1359724

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

Fact Notes

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

Value Flags

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

APP 07: FACILITIES

Facility

- Administration/Operations
- Acres of Park Land
- Acres of Water
- Acres of Openspace/Natural Resource Areas
- Gated Access

Aquatics

- Swimming Pools, Outdoor - Competition
- Swimming Pools, Outdoor
- Swimming Pools, Indoors - Competition
- Swimming Pools, Indoors
- Splash Pad
- Swim Beach (lakefront)

Athletics Courts and Fields

- Basketball courts, Outdoor (2016 NRPA Field Report)
- Multi-use Courts: Basketball/Volley Ball, (indoor)
- Diamond Fields: Softball Fields, Adult (200-300' fence)
- Diamond Fields: Softball Fields, Youth (150 - 200' fence)
- Diamond Fields, Baseball, Adult (300"+ fence)
- Diamond Fields: Baseball, Youth (200 - 300' fence)
- Youth Diamond Fields: Tee-Ball (Generally 150')
- Diamond Fields: Baseball, Practice Fields,
- Artificial Turf diamond Fields
- Field/Multipurpose: Football/Soccer/lacrosse Overlay
- Pickleball: Outdoor Courts
- Pickleball: Indoor Courts
- Soccer, Indoor Facility (fields)

Athletics Courts and Fields Cont

- Rectangular Fields: Multipurpose
- Rectangular Fields: Football Field
- Rectangular Fields: Soccer Field, Adult
- Rectangular Fields: Soccer Field, Youth
- Rectangular Fields: Lacrosse Field
- Synthetic Rectangle Turf Field
- Tennis Courts, Outdoor
- Tennis Courts, Indoor
- Track, Outdoor
- Volleyball, sand

Non-Traditional Facilities

- Disk Golf Course
- Ropes Course - Low Ropes
- Rock Climbing Wall
- Skate Park
- Ultimate Frisbee Area
- Unmanned Aerial Vehicles Area (a.k.a. Drones)
- Zip Line

Other Outdoor Facilities

- Dog Parks
- Festival Field/Open Play Area
- Pavilions, Large
- Pavilions, Small
- Picnic Areas, Open
-

Facility

- Administration/Operations
- Acres of Park Land
- Acres of Water
- Acres of Openspace/Natural Resource Areas
- Gated Access

Aquatics

- Swimming Pools, Outdoor - Competition
- Swimming Pools, Outdoor
- Swimming Pools, Indoors - Competition
- Swimming Pools, Indoors
- Splash Pad
- Swim Beach (lakefront)

Athletics Courts and Fields

- Basketball courts, Outdoor (2016 NRPA Field Report)
- Multi-use Courts: Basketball/Volley Ball, (indoor)
- Diamond Fields: Softball Fields, Adult (200-300' fence)
- Diamond Fields: Softball Fields, Youth (150 - 200' fence)
- Diamond Fields, Baseball, Adult (300"+ fence)
- Diamond Fields: Baseball, Youth (200 - 300' fence)
- Youth Diamond Fields: Tee-Ball (Generally 150')
- Diamond Fields: Baseball, Practice Fields,
- Artificial Turf diamond Fields
- Field/Multipurpose: Football/Soccer/lacrosse Overlay
- Pickleball: Outdoor Courts
- Pickleball: Indoor Courts
- Soccer, Indoor Facility (fields)
- Rectangular Fields: Multipurpose
- Rectangular Fields: Football Field
- Rectangular Fields: Soccer Field, Adult
- Rectangular Fields: Soccer Field, Youth
- Rectangular Fields: Lacrosse Field
- Synthetic Rectangle Turf Field
- Tennis Courts, Outdoor
- Tennis Courts, Indoor
- Track, Outdoor
- Volleyball, sand

Non-Traditional Facilities

- Disk Golf Course
- Ropes Course - Low Ropes
- Rock Climbing Wall
- Skate Park
- Ultimate Frisbee Area
- Unmanned Aerial Vehicles Area (a.k.a. Drones)
- Zip Line

Other Outdoor Facilities

- Dog Parks
- Festival Field/Open Play Area

- Pavilions, Large
- Pavilions, Small
- Picnic Areas, Open
- Playgrounds (tot lot, 2-5 year olds)
- Playgrounds (6 - 12 year olds)
- Playgrounds, Destination
- Playground, Accessible (ADA)
- Playgrounds, Universal (includes special needs features)
- Playground, unspecified (HCRD inventory)
- Playground, Swing set only (HCRD inventory)

Golf

- Driving Range
- 18 hole golf course

Indoor - Facilities

- Courts, Racquetball
- Courts: Handball (4 wall)
- Fitness Center
- Gymnasium
- Indoor Track
- Recreation Center
- Teen Center

Natural Areas and Related Activities

- Archery Range
- Boat Ramp or Dock
- Canoe/Kayak Launch or docks
- Community Gardens
- RV Camp Sites, Hook-ups/Dump Station
- RV Camp Sites,
- Campsites, Tent - Primitive
- Campsites, Tent - with Comfort Station
- Fishing Facilities
- Marina
- Trails, Natural Surface (miles)
- Trails, Paved, multi-use or walking (miles)
- Trails, Mountain Bike (miles)

Specialty Facilities

- Amphitheater
- Miracle Field
- Nature Center/Science Center
- Senior Center
- Performing Arts, Dance
- Performing Arts Theater
- Visual Arts
- Stadium
- Town Green/Event Space (designated)

APP 08: PLACER.AI



Metrics

PTC Recreation Facilities
Custom Chain

Visits	1.5M	Avg. Monthly Visits	127.1K
Avg. Visits / Location	35.5K	Avg. Monthly Visits / Location	3K
Locations Showing Visits	43	Avg. Weekly Visits	29.2K
Locations Coverage	N/A	Avg. Weekly Visits / Location	678
Avg. Dwell Time	76.7 min		

Jul 1st, 2023 - Jun 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

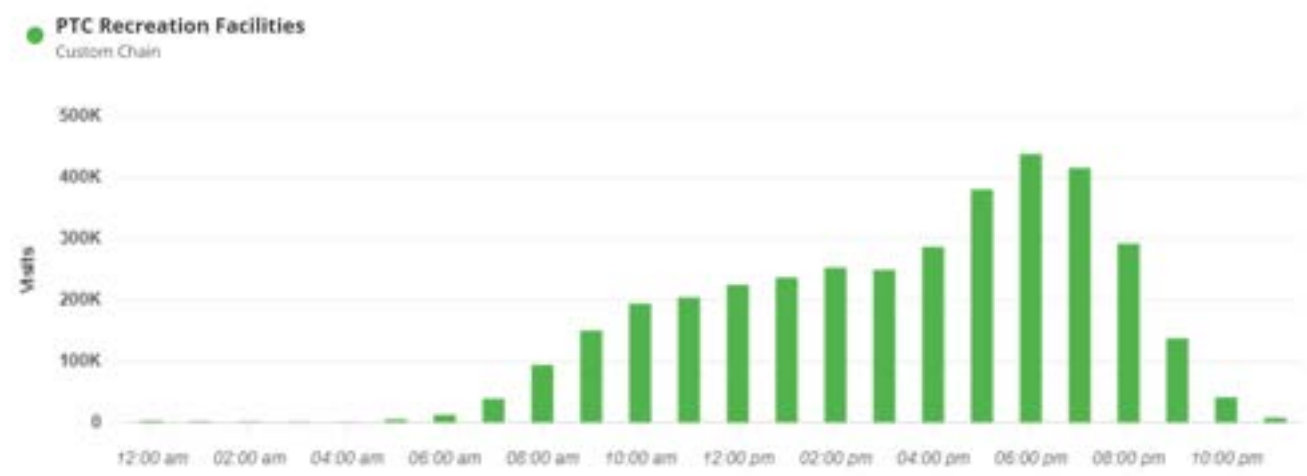


* Chain coverage percentages should be taken into account when comparing absolute numbers

Weekly | Visits | Jul 1st, 2023 - Jun 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Hourly Visits

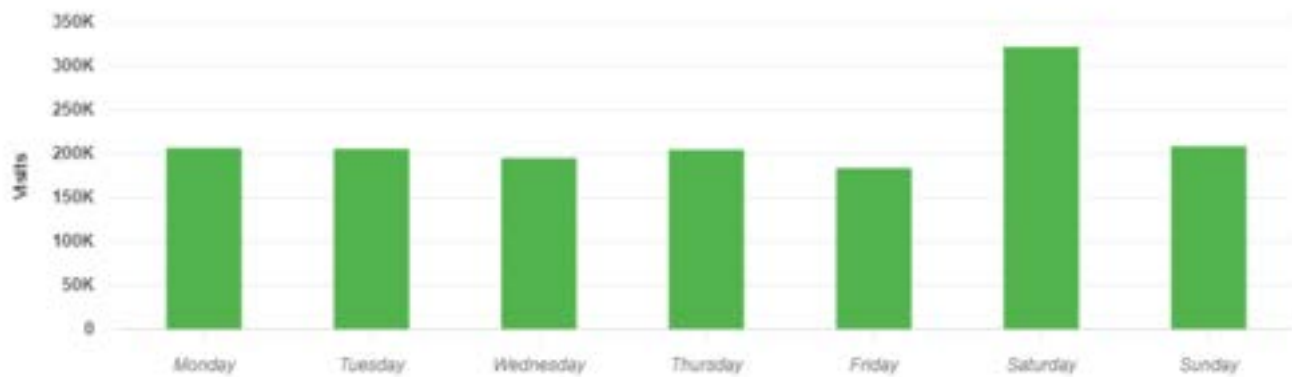


Visits | Jul 1st, 2023 - Jun 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Daily Visits

PTC Recreation Facilities
Custom Chain

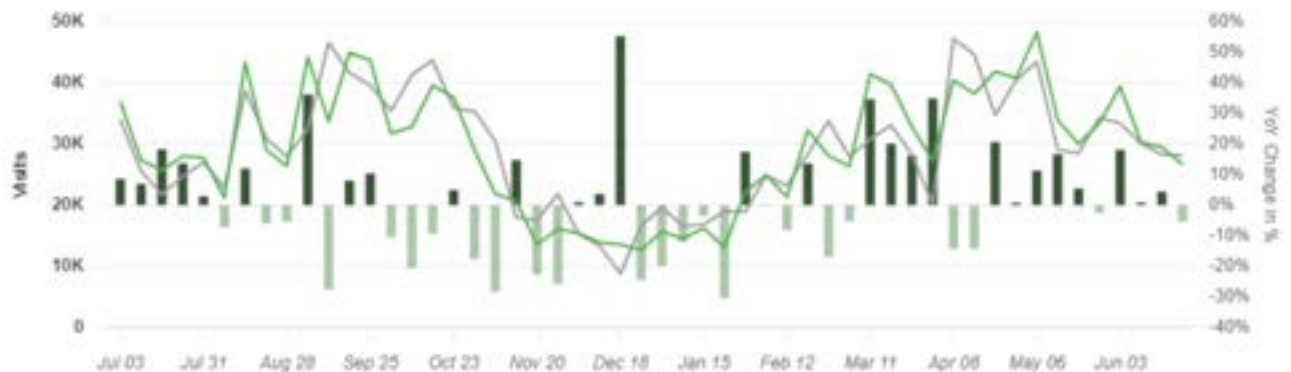


Visits | Jul 1st, 2023 - Jun 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Visits - Year Over Year

PTC Recreation Facilities
Custom Chain



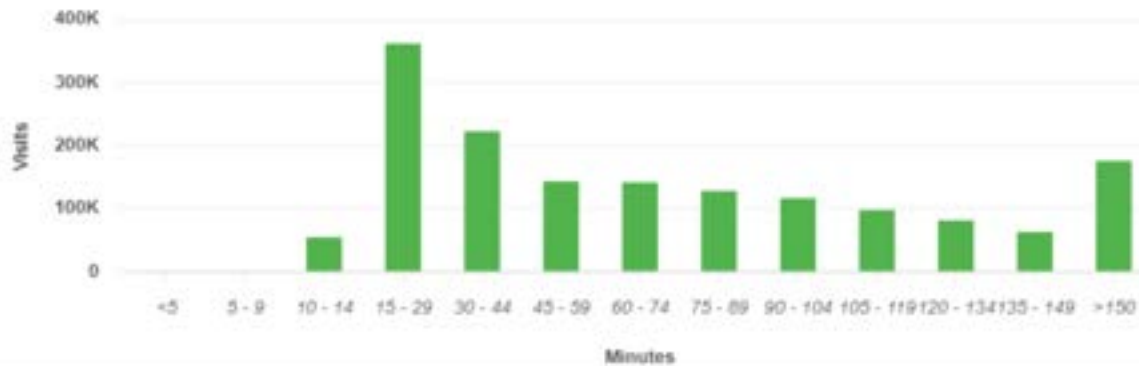
Weekly | Visits | Jul 1st, 2023 - Jun 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Visit Duration

PTC Recreation Facilities
Custom Chain

Average Stay 76



Visits | Jul 1st, 2023 - Jun 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Audience Overview

Summary

Chain	Median Household Income	Bachelor's Degree or Higher	Most Common Ethnicity	Persons per Household
PTC Recreation Facilities Custom Chain	\$117.2K	48.9%	White (69.9%)	2.71
United States	\$76.1K	34.4%	White (58.1%)	2.55

Jul 1st, 2023 - Jun 30th, 2024 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)



Ranked Locations

PTC Recreation Facilities / Custom Chain		
Rank	Name	Total Visits
1	Peachtree City Athletic Complex / Hwy 74 S, Peachtree City, GA	296.7K
2	Drake Field / Willowbend Rd, Peachtree City, GA	130.7K
3	Glenloch Recreation Center / Stevens Entry, Peachtree City, GA	114.7K
4	Battery Way Park and Boat Ramp / Battery Way, Peachtree City, GA	101.3K
5	Kedron Fieldhouse and Aquatic Center / Fieldhouse Dr, Peachtree City, GA	98.1K
6	Jim Meade Memorial Athletic Fields / Meade Field Drive, Peachtree City, GA	93.6K
7	Picnic Park/All Children's Playground / Willowbend Road, Peachtree City, GA	87.4K
8	Peachtree City Library / Willowbend Road, Peachtree City, GA	77K
9	Line Creek Nature Area / Highway 54, Peachtree City, GA	72.7K
10	Braelinn Recreation Center / Log House Rd, Peachtree City, GA	71.8K
11	Peachtree City Tennis Center / Planterra Way, Peachtree City, GA	62.5K
12	Riley Recreation Field / Wisdom Rd, Peachtree City, GA	57.6K
13	Peachtree City Multi-Purpose Rink / Fieldhouse Dr, Peachtree City, GA	43.8K
14	Peachtree City Dog Park / McIntosh Trail, Peachtree City, GA	27.1K
15	Frederick Brown Jr Amphitheatre / McIntosh Trail, Peachtree City, GA	22.3K
16	Luther Glass Park / S Peachtree Pkwy, Peachtree City, GA	21.5K
17	Peachtree City BMX Track / McIntosh Trail, Peachtree City, GA	21K
18	Blue Smoke Park / Blue Smoke Trail, Peachtree City, GA	17.9K
19	Pebblepocket Park / Willow Rd, Peachtree City, GA	16.8K
20	Huddleston Pond Park / Windgate Rd, Peachtree City, GA	16.1K
21	Spyglass Island / Peachtree City, GA	15K
22	Fayette Senior Services, Inc. Peachtree City / McIntosh Trail, Peachtree City, GA	13.8K

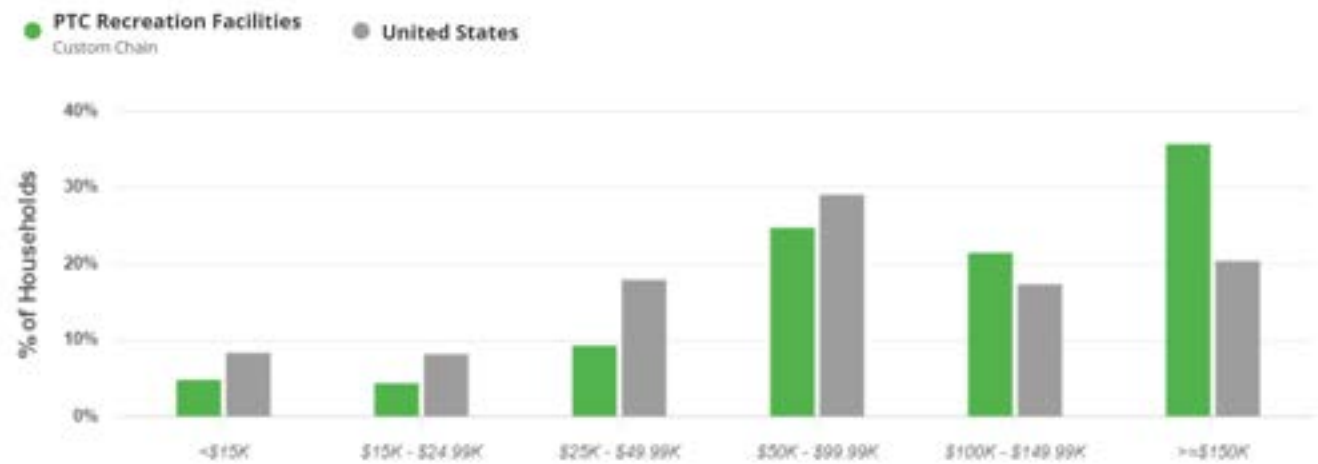
PTC Recreation Facilities / Custom Chain

Rank	Name	Total Visits
23	Lake Peachtree Spillway / Peachtree City, GA	6.7K
24	Village Green / Willowbend Rd, Peachtree City, GA	6.7K
25	Beaver Dam Park / Beaver Dam Rd, Peachtree City, GA	5.3K
26	Rockspray Pond Park / Crosstown Drive, Peachtree City, GA	5.1K
27	Pinecrest Boat Ramp / Pinecrest Dr, Peachtree City, GA	5K
28	Kelly Drive Park / Kelly Drive, Peachtree City, GA	4.9K
29	Smokerise Park / Peachtree City, GA	4K
30	Flat Creek Boardwalk / Peachtree City, GA	2.2K
31	PAC Trails / Joel Cowan Parkway, Peachtree City, GA	1.4K
32	Tinsley Mill / Peachtree City, GA	1.4K
33	Kedron Playground / Fieldhouse Drive, Peachtree City, GA	720
34	Cedarcroft Park / Blackburn Ln, Peachtree City, GA	607
35	Windalier Ridge Tot Lot / Peachtree City, GA	570
36	Rubicon Tot Lot / Peachtree City, GA	560
37	Big Pine Park / Sweetgum Rd, Peachtree City, GA	371
38	Planterra Tot Lot / Peachtree City, GA	259
39	Somerby Woods Nature Area / Peachtree City, GA	86
40	Crabapple Woods Tot Lot / Briarleigh Drive, Peachtree City, GA	79
41	Timberlake Tot Lot / Peachtree City, GA	44

Total | Nationwide | Jul 1st, 2023 - Jun 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



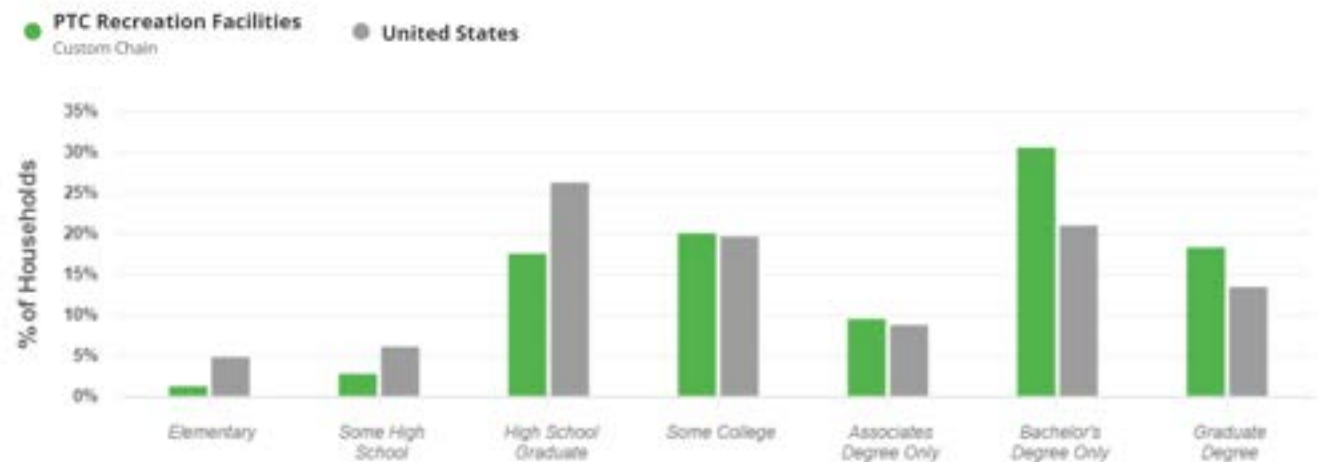
Household Income



Jul 1st, 2023 - Jun 30th, 2024 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)



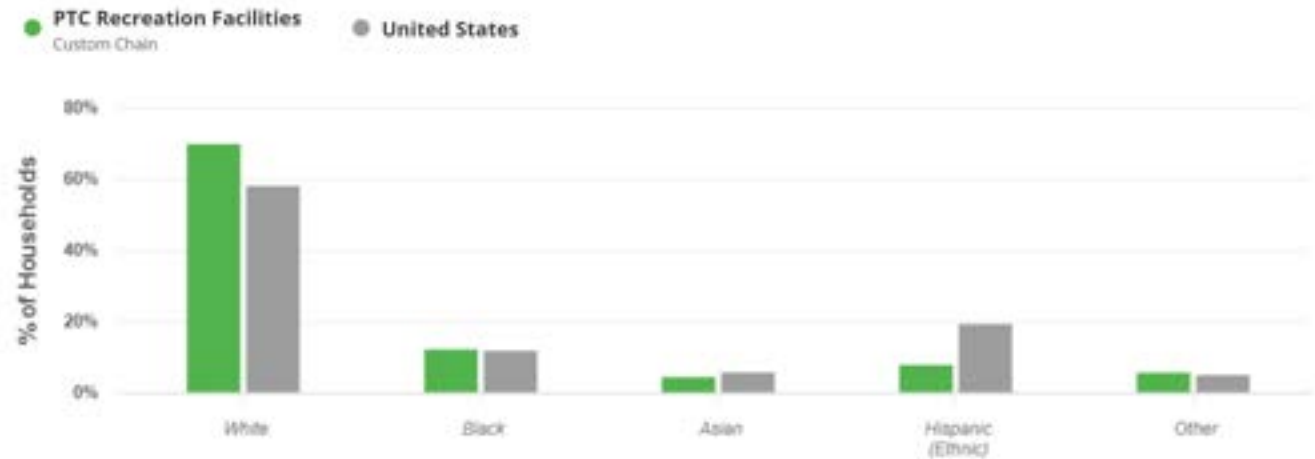
Education



Jul 1st, 2023 - Jun 30th, 2024 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)



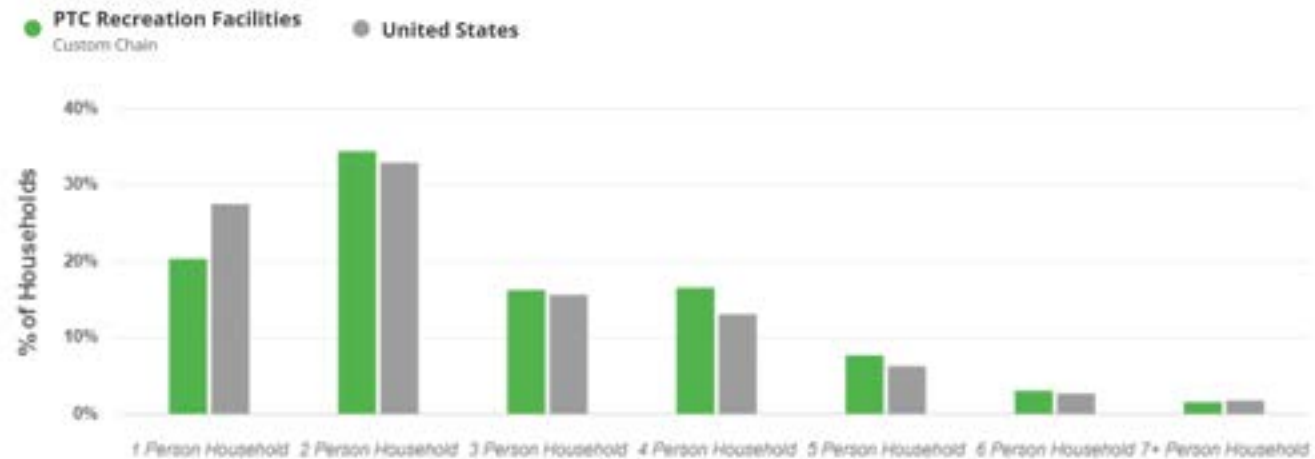
Ethnicity



Jul 1st, 2023 - Jun 30th, 2024 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

Household Size



Jul 1st, 2023 - Jun 30th, 2024 | Data Source: STI: Popstats
Data provided by Placer Labs Inc. (www.placer.ai)

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ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

3011 Sutton Gate Drive
Suite 130
Suwanee, GA 30024

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council
VIA: Justin Strickland, City Manager
FROM: Justin Strickland, City Manager 12/27/2024
DATE: January 2, 2025
SUBJECT: Update of Discharging Bows Ordinance

Recommendation:

No action requested as of this time.

Discussion:

Concerns have been raised by members of our Council and residents regarding the noticeable increase in the presence of deer within Peachtree City. After research, the City has found that state law supersedes a local city ordinance in regards to allowing bow hunting on private property within the city limits. As such, staff is bringing a revised version of the ordinance to Council to consider for adoption. Changes to this ordinance are to comply with state laws that already exist.

Budget Impact:

N/A

Attachments:

1. Sec._50_19.___Discharging_weapons_restricted_

Sec. 50-19. Discharging weapons restricted.

- (a) No firearms, including air rifles and pellet guns, are to be discharged within the city limits except as specified in subsections (a)(1) and (2):
- (1) The discharge of firearms is permitted in the act of self-defense, ~~or~~ the protection of private property, or as otherwise permitted by Georgia law.
 - (2) The discharge of firearms is permitted in areas designated by the city council as firing ranges. Such firing range must be designated by means of permit issued by the city council. A permit will be issued only after the applicant has provided satisfactory evidence, in writing, that all safety aspects pertaining to the range and its operation have been assured. Continued compliance with these safety aspects is a necessary condition for the permit and hence, the designation to remain valid.
- (b) Firing ranges must be designed, located, constructed, operated, maintained and controlled in a manner so as to protect the citizens of the city from the accidental or irresponsible act of discharging a firearm.
- (c) Inspection of the firing range facilities by the city police department may be conducted at random times to evaluate the compliance with all conditions of the permit. In cases where physical or operational deficiencies exist which are of such magnitude as to cause concern for the welfare of citizens, further operation shall be suspended until the deficiency is corrected. Violation of such suspension shall cause the city council to revoke the permit. In addition, permits shall be revoked at such time as the permittee is no longer willing or no longer able to provide for the continuing safe operation of the firing range facility.
- (d) The intent of this section is to protect the welfare of the citizens of the city from the accidental and irresponsible act of discharging a weapon within a congested area. It is not the intent of this section to prohibit anyone from possessing weapons as prescribed by general law.
- (e) It shall be unlawful for any person within the corporate limits of the city to discharge any arrow of any kind or character from a bow ~~with a pull greater than five pounds or 30 inches in length or from any crossbow regardless of size~~, except ~~as that such discharge is~~ permitted by Georgia law in the act of hunting provided that g as prescribed by the State of Georgia in O.C.G.A. § 27-1-3, § 27-3-1, and § 27-3-4 (a)(1) with all proper state licenses obtained, and for self-defense or the protection of private property. Nothing in this subsection shall be construed to prohibit the use of bows and arrows at any established archery range under the supervision of a person at least 18 years of age provided such archery range has been approved by the mayor and city council.

(Code 1980, § 14-20)

State law reference(s)—Discharge of firearm on or near highway, O.C.G.A. § 16-11-103; discharge on property of another, O.C.G.A. § 16-11-104; reckless conduct, O.C.G.A. § 16-5-10; discharging a firearm on Sunday, O.C.G.A. § 16-11-105; carrying concealed, O.C.G.A. § 16-11-126.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Jonathan Miller, Public Works Director 12/27/2024
Chris Hobby, Assistant City Manager 12/27/2024
Justin Strickland, City Manager 12/27/2024

DATE: January 2, 2025

SUBJECT: Transportation Advisory Group Changes

Recommendation:

No action requested at this time.

Discussion:

With a recent resignation on the Transportation Advisory Group (TAG), it gives the opportunity to Council to update the ordinance for the TAG to be more in line with what was done for the Recreation Advisory Group (RAG) with less defined qualifications which will lead to more applications, at which time qualifications can be evaluated. It also gives the opportunity to remove the Public Works Director as a voting member and add one more citizen seat as a voting member to match the RAG. The Public Works Director would still be an ex-officio member of the Group but would be non-voting, like the Recreation Director has been written for the RAG.

Budget Impact:

N/A

Attachments:

1. Revised - December - Transportation Advisory Group Creation Ordinance (003)

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF PEACHTREE CITY, GEORGIA, AS AMENDED, FOR THE TRANSPORTATION ADVISORY GROUP; TO REPEAL CONFLICTING ORDINANCES EXCEPT AS HEREIN EXPRESSLY PROVIDED; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; 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. Article V, Boards, commissions and authorities; Division 7, Service Delivery Review Panel; of Chapter 2, Administration, of the Code of Ordinances of the City of Peachtree City, Georgia, be amended as follows:

Secs. 2-484—2-489. - Reserved.

Section 2. Article V, Boards, commissions and authorities; Division 8, Transportation Advisory Group; of Chapter 2, Administration, of the Code of Ordinances of the City of Peachtree City, Georgia, be read as follows:

Division 8.- TRANSPORTATION ADVISORY GROUP

Sec. 2-490. - Established, organization.

~~To establish a Transportation Advisory Group. The group shall consist of six persons serving without pay and one ex-officio voting member. Members shall meet one of the following qualifications:~~

~~(a) — Seat 1: Voting member shall be a resident of Peachtree City, who shall represent a bicycle advocacy organization.~~

~~(b) — Seat 2: Voting member shall be a resident of Peachtree City, who shall represent a running and/or walking advocacy organization.~~

~~(c) — Seat 3: Voting member shall be a resident of Peachtree City, who shall represent Americans with Disabilities (ADA)~~

~~(d) — Seat 4: Voting member shall be a resident of Peachtree City, who shall represent the over 65 community.~~

~~(e) — Seat 5 & 6: Voting members shall be residents of Peachtree City, at least one (1) who, when appointed, shall be a parent or guardian of a teenage driver between the ages of 12-17, and at least one (1) who, when appointed, shall be a parent or guardian of a minor between the ages of 0-11.~~

~~Seat 7: Voting member shall be the Public Works Director or Assistant Public Works Director. There is established a tTransportation aAdvisory gGroup. The group shall consist of seven appointed persons serving without pay and one ex-officio non-voting member.~~

(1)-Ex-officio non-voting member shall be the pPublic wWorks dDirector or assistant pPublic wWorks dDirector.

(f)

Sec. 2-491. - Terms

The terms of office shall be (3) three years, or until their successors are appointed, except that the initial term of Seat 1 and Seat 4 of such Group first appointed shall be for one year; Seat 2 and Seat 5 of such Group first appointed shall be for two years; Seat 3, ~~and~~ Seat 6, ~~and~~ Seat 7 of such Group first appointed shall be for three years. Immediately after their appointment, tTransportation aAdvisory gGroup members shall meet and organize by electing a chairman and vice chairman. The chairman and vice chairman shall be selected by the group members annually by a majority vote, at the first meeting in January. The advisory group shall serve at the pleasure of the mMayor and the cCouncil. Members of the group may be removed, or the group may be disbanded at any time by a majority vote of the cCouncil.

Sec. 2-492. - Duties.

The tTransportation aAdvisory gGroup shall solicit comments, concerns, and advice from Peachtree City residents regarding the impacts, conflicts, and benefits associated with the multi-use path system, road system, and other means of transportation throughout the city. The group will serve to evaluate citizen concerns and proposals to better develop recommendations that are prioritized based upon feasibility, safety, potential liability, and funding parameters. The tTransportation aAdvisory gGroup has no binding authority over cCity sStaff or cCity cCouncil for any recommendations or proposals presented or votes taken.

Sec. 2-493. - Recommendations to city council generally.

The group may make recommendations to the mMayor and cCouncil and cCity staff for new or changes to the path system projects and traffic related issues that have been referred to them by the cCity mManager or cCity staff, including, but not limited to:

- (a) Recommending measures to mitigate safety concerns throughout the multi-use path system.
- (b) Recommending measures to mitigate safety or traffic concerns on city-maintained roadways throughout Peachtree City.
- (c) Recommending promotional and educational strategies for transportation awareness and safety.
- (d) Locating and advising staff of potential upgrades to path transitions, crossings, tunnels, ridges, and areas for traffic calming measures.
- (e) Reviewing path pavement condition index ratings and street resurfacing annually.
- (f) Collaborating with staff for an annual prioritization of path reconstruction.
- (g) An annual review with staff regarding recommended changes, additions, or deletions to the pPath sSystem mMaster pPlan with the final adoption being the responsibility of the cCity cCouncil.

- (h) An annual review with staff regarding recommended changes, additions, or deletions to the city's Americans with Disability Act Transition Plan with the final adoption being the responsibility of the cCity cCouncil.

Sec. 2-494. - Reports to Council; funds

The group may solicit or receive any gifts or bequests of money or other personal property or any donation to be applied, principal or income, for either temporary or permanent use for transportation purposes. All gifts, properties, and donations must be accepted by city council. Such funds will be maintained in a separate account for transportation purposes under established guidelines and shall be subject to the city's annual audit.

The ex-officio member of the tTransportation aAdvisory gGroup shall represent the group and will present reports and recommendations to the mMayor and cCouncil, or the Fayette County tTransportation cCommittee, on behalf of the group at least once per calendar year.

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.

This _____ day of _____ 2025~~24~~.

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 12/27/2024
Justin Strickland, City Manager 12/27/2024

DATE: January 2, 2025

SUBJECT: FY2025 Budget Amendment - Pension Trust Interest

Recommendation:

Approve the attached budget amendment 25-06 and transfer of funds to the Pension Trust to account for interest earned and the catch-up of contributions.

Discussion:

Interest accrued on specific investments allocated to the Pension Trust has been reviewed and calculated for transfer. These adjustments will ensure the Pension Trust is accurately funded in accordance with fiduciary responsibilities, ensuring compliance with relevant procedures.

Budget Impact:

The proposed budget amendment will increase both revenues and expenditures in fund 100 with revenue coming from interest earnings and fund balance.

Attachments:

1. Budget Amendment - 25-06 Pension Interest

[illegible]

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Clint Murphy, Fire Chief 12/27/2024
Angela Egan, Purchasing Manager 12/27/2024
Kelly Bush, Assistant Finance Director 12/27/2024
Justin Strickland, City Manager 12/27/2024

DATE: January 2, 2025

SUBJECT: EMS billing vendor's contract has moved to annual auto-renew contract.

Recommendation:

No action is required at this time.

Discussion:

A request for proposals was issued in 2021 to qualified EMS billing companies. Three companies submitted proposals. Staff evaluated proposals based on the following criteria:

- Responsiveness to the RFP,
- ability to meet schedule,
- ability to perform services,
- references,
- fees, unique features.

The City's current agreement expires in 2024, with an annual auto-renewal clause built in and continuing until the City decides to no longer renew. Staff is pleased with this company's ability to perform the services, communicate with both EMS customers as well as city staff, in addition to their favorable fee structure. Staff will continue to monitor this industry and if staff determines there may be a better option for the city, will begin the request for proposal process immediately in preparation for the next year.

Budget Impact:

Budget impact will continue to be positive

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 12/27/2024
Justin Strickland, City Manager 12/27/2024

DATE: January 2, 2025

SUBJECT: Recommendation for Benefits Broker

Recommendation:

No action is required at this time.

Discussion:

The Human Resources department issued an RFP for benefit broker services on November 5, 2024 to three brokers. An evaluation committee was formed consisting of city staff from the Financial and Administrative Services and Human Resources departments. Two proposals were received, and after evaluating each proposal, the committee invited consultants from the top two brokers to present in-person. NFP Corporate Services was the highest scoring proposal, and is being recommended by the committee to serve as benefits broker for Peachtree City.

Budget Impact:

No budgetary impact. Funds are budgeted

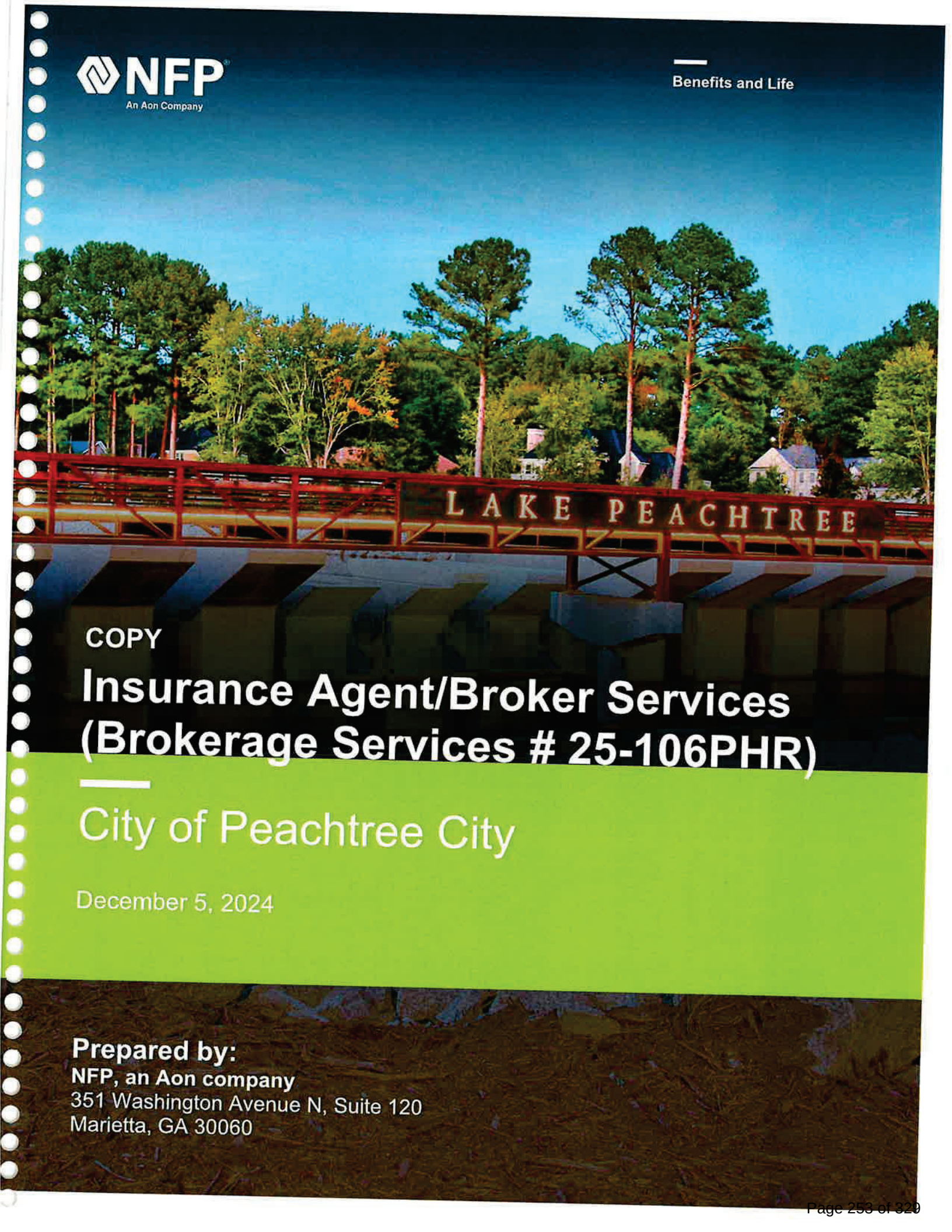
Attachments:

1. NFP Corporate Services



City of Peachtree City
Insurance Agent/Broker Services
(Brokerage Services #25-106PHR)
December 5, 2024





LAKE PEACHTREE

COPY

Insurance Agent/Broker Services (Brokerage Services # 25-106PHR)

City of Peachtree City

December 5, 2024

Prepared by:
NFP, an Aon company
351 Washington Avenue N, Suite 120
Marietta, GA 30060



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Appendix

Attachment A.....	Required Forms
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Any information regarding insurance coverage contained herein is intended only to provide you with a brief overview, not a comprehensive list of policy exclusions, limitations, and conditions. The insurance policy, including the endorsements, issued will contain the specific terms, conditions, and exclusions of the coverage. NFP is not responsible for decisions or actions of any insurance company or intermediary, including those related to premium rates, coverage interpretations, claims handling, or otherwise. Insurance services provided through licensed subsidiaries of NFP Corp. Neither NFP nor its subsidiaries or affiliates provide tax or legal advice.



Introduction Letter

December 5, 2024

Angela Egan, Purchasing Manager
City of Peachtree City
151 Willowbend Road, Peachtree City, GA 30269

Subject: Proposal for Insurance Agent/Broker Services

NFP appreciates this opportunity to present how NFP can partner with the City of Peachtree City (the City) to effectively manage your benefit plans. For over 50 years, ShawHankins was a leading consultant and broker for public entities in Georgia. Now, as a part of NFP, an Aon company, we are an industry leading insurance broker and benefits consultant that specializes in delivering a comprehensive suite of customer service to mid-market clients across the State of Georgia.

The ShawHankins team and service model have now been infused with industry leading resources to provide the best client experience available in this market segment. This enhanced service capacity enables us to efficiently address day-to-day administrative requirements while empowering your dedicated service team to focus more on what is truly important: your employees. We are now able to provide an unmatched level personalized customer service and successful strategies to our clients.

We successfully provide our clients with customized group benefits and unmatched consultative services, now backed by the breadth and depth of a global company that is dedicated to your success. These additional resources assist with but are not limited to:

- Preferred pricing
- Compliance and regulatory support
- Contract audits
- Underwriting/claims analytics
- Technology
- Actuarial modeling
- Benchmarking
- HR Consulting

We pride ourselves on creating meaningful relationships with our clients and rely heavily on organic referral-based growth. With an average client size of 300 employees, we remain committed to providing excellence in service to public entities such as the City because we truly care about our clients and their employees. We urge you to contact our references regarding their level of satisfaction with our services and commitment to them as long-standing clients. This commitment is reflected in every aspect of what we do: from our superior client service teams to our comprehensive service model, to the technology we provide, to our deep resources and expertise, as well as to our involvement and support of your organization's onboarding activities, employee appreciation functions, and wellness initiatives.

We are confident that we will provide creative, innovative approaches to the issues facing your organization. We believe that we have an excellent track record – with proven successes – of maintaining quality programs that aid in the attraction, engagement, and retention of employees.

On behalf of the NFP team, thank you for the opportunity to provide this overview of our service model and to give detailed answers to your questions.

Sincerely,

Bart Shaw
Assistant Vice President

City of Peachtree City Insurance Agent/Broker Services

Minimum Firm Qualifications

This section lists the criteria to be considered in evaluating the ability of insurance agencies or insurance brokers interested in providing the services specified. Specific responses to each must be provided in the accompanying Response Form. It is expected that the successful insurance agent or insurance broker will exceed these qualifications.

- Be licensed in the State of Georgia to offer agent/broker services.*

Confirmed. NFP is licensed in the State of Georgia to offer agent/broker services.

- Be licensed in the State of Georgia to sell various employee benefit insurance products.*

Confirmed. NFP is licensed in the State of Georgia to sell various employee benefit insurance products.

- Provide a bank reference statement and/or a copy of the most recent, audited, financial statement indicating solvency.*

NFP is a wholly owned subsidiary of Aon. Our financial statements are available online at <https://ir.aon.com/quarterly-and-annual-reports>.

- Have the ability to cooperate with and be in good standing with the State of Georgia Insurance Commissioner's office.*

Confirmed. NFP is in good standing with the State of Georgia Insurance Commissioner's office.

- Have been the agent of record or broker for similar size municipalities for at least three (3) years (submit reference letter) OR submit written document that explains why the agent/broker has the ability and knowledge to provide such service.*

Confirmed.

- Have extensive experience in dealing with a self-insurance medical health insurance program administered by a third party.*

Confirmed.

- Provide the resume of the agent/broker that will have direct day-to-day responsibility for the City's business and the resumes of any other agency/brokers that will have responsible working with the City.*

Resumes for our proposed team are included in our response to Question 7.

Our completed response form and other required forms are provided in the appendix as **Attachment A**.



Proposal Submission

1. Organization Details

- *State the full name and home office address of your organization.*

NFP, an Aon company
13 North Main Street, Suite 201, Marietta, GA 30060

- *Describe your organizational structure.*

NFP's brokering services and advice offerings are structured in three areas of focus: Property and Casualty, Benefits and Life, and Wealth and Retirement. NFP maintains a unique corporate structure that allows us to blend the large technical expertise of a global consulting firm with the concierge service and support of a boutique broker. Our offices and the team that we will dedicate to the City have full autonomy to manage services and team members and deploy resources to ensure our clients receive the service and support they need. Additionally, we are supported nationally with best-in-class data analytics, a fully staffed actuarial team, leading industry data scientists, claims attorneys and claims specialists, and our own venture fund (Distributed Ventures).

PROPERTY AND CASUALTY	BENEFITS AND LIFE	WEALTH AND RETIREMENT
• Commercial • Personal Risk • Specialty Programs	• Employee Benefits • Executive Benefit Plans • Human Capital Solutions • Life Insurance	• Wealth Management • Retirement Plan Advisory • Institutional Investment Consulting • Business Management Solutions

- *If incorporated, include the state of incorporation*

NFP is incorporated in the State of Delaware.



City of Peachtree City Insurance Agent/Broker Services

2. Board of Directors

- List the names and occupations of individuals serving on your Board of Directors.

Doug Hammond
Chief Executive Officer

Mike Goldman
President and Chief Operating Officer

Ed O'Malley
Executive Vice President, Head of Insurance Brokerage and Consulting

Evan Michael
Executive Vice President and General Counsel

Kimberly Bell
Executive Vice President, Head of Health and Benefits

Mike James
Executive Vice President and Chief Sales Officer

Eric Boester
Executive Vice President, Chief Marketing Officer and Head of Sports and Entertainment

Suzanne Spradley
Senior Vice President, Chief Compliance Officer and Associate General Counsel

Brett Woodward
President, Personal Risk

Brett Schneider
Executive Vice President and Chief Financial Officer

Ginnette Quesada-Kunkel
Executive Vice President and Chief Human Resources Officer

Carl Nelson
Executive Vice President, Mergers and Acquisitions

Henry Lombardi
Executive Vice President, Property and Casualty

Mark Grosvenor
Executive Vice President and Chief Technology Officer

Pamela Wheeler
Chief Diversity and Inclusion Officer

Mary Steed
Chief People Officer

Mike Walsh
President, Commercial Property and Casualty

Jared Solomon
Chief Operating Officer, Property and Casualty

Tom Gillingham
President, Totalis Program Underwriters

3. *Ownership Information*

- *Identify any entity or person owning ten percent (10%) or more of your organization*

NFP is a wholly owned subsidiary of Aon. Below is an organizational chart of our ownership structure.





Broker Proposal Questionnaire

The proposal response must clearly demonstrate the required qualifications, expertise, competence and capability of the vendor. Please provide a concise description of your firm's ability to provide the services required in the scope of the document. Include the answers to the following questions. Please be sure that information references each question by number.

4. *Describe your organizational structure (i.e. publicly held corporation, partnership, etc.).*

NFP, an Aon company, is a publicly held corporation.

5. *Confirm you are a licensed broker in the State of Georgia and provide documentation. Confirm you serve as a broker, independently, and are not employed by any insurance company, third- party administrative agency, or provider network.*

NFP is a licensed broker and consultant, and we are licensed to do business in all 50 states and the District of Columbia.

6. *Briefly provide an overview of your company's history including when your organization began providing brokerage services, a description of your philosophy and management, as well as your entire company's organizational flow (with job categories of management, sales, technology, customer service, and any other departments of your company).*

NFP is an organization of consultative advisors and problem solvers helping companies and individuals address their most significant risk, workforce, wealth management, and retirement challenges. With colleagues across the US, Puerto Rico, Canada, UK, and Ireland, we serve a diversity of clients, industries, and communities. Our global capabilities, specialized expertise, and customized solutions span property and casualty insurance, benefits, wealth management, and retirement plan advisory.

Since its founding in 1999, NFP has grown from an insurance consulting/brokerage startup to a sophisticated financial services firm specializing in insurance, risk management, wealth management, and retirement plan advisory. Headquartered in New York City, with a full-service resource center in Austin, TX, the company continues this evolution through organic growth and acquisitions all with consistent focus on expanding our capabilities and impact. In April 2024, NFP was acquired by Aon. NFP is a wholly owned subsidiary and an independent but connected platform within Aon.

With more than \$2.5 billion in annual revenue and more than 7,700 colleagues in the US, Puerto Rico, Canada, UK, and Ireland, NFP is among the world's largest insurance brokers, benefits consultants, wealth managers, and retirement plan advisors. Our agility, ever-growing resources, specialized expertise, and deep relationships drive the global capabilities and solutions that benefit clients.

We serve a diversity of clients, industries, and communities through our global capabilities and solutions. Together, we put people first, prioritize partnerships, solve problems, and continuously advance a culture we're proud of.

Mission Statement

NFP's mission is to deliver global capabilities and solutions to a diversity of clients, industries, and communities by putting people first, prioritizing partnerships, solving problems, and continuously advancing a culture we're proud of.

7. *Indicate the individuals that will make up the dedicated team that will support the immediate and ongoing needs of the City within your organization, including specific roles to our staff and a brief professional history for each individual.*

The service team for the City has been selected based on their ability to offer you exceptional industry and market expertise. The team consists of professionals that have an intimate understanding of your industry and benefits product lines, as we represent clients with similar needs. The team not only has the relevant expertise but the time and experience available to commit to your needs to ensure you receive exemplary service across all aspects of your program.

Within our highly collaborative team environment, we coordinate and synchronize all resources under one chain of command with hands-on management. We believe the right combination of internal and external resources, closely and appropriately supervised, produces optimal results and maximum cost benefits for our clients. We differentiate ourselves by being both disciplined and entrepreneurial, going beyond traditional boundaries to help clients succeed.

Our office is adequately staffed to handle the City account and will not be constrained by current or potential future support activities performed on behalf of any other client. Our intent is to saturate our clients with exceptional service and exceed their expectations. Our team includes:

Bart Shaw
AVP, Sr. Benefits Consultant



Bart has over 20 years of employee benefits experience. He provides client management and maintains relationships with the industry marketplace to ensure his clients are aware of the most current products, technology, and trends in the benefits field. As a member of the NFP Benefits Partners Practice Management focus group, he studies industry trends regionally and across the country.

Bart graduated from the Culverhouse College of Business at The University of Alabama with a degree in business management. Bart has served in a variety of capacities in respect to civic, service, and non-profit boards in both Alabama and Georgia. Most recently, he served as President of his local Rotary Club as well as President of the South Talladega County University of Alabama Alumni Association Chapter.

Johnathan Shaw, GBDS
AVP, Public Sector Practice Leader



Johnathan has worked exclusively with public sector clients for his entire 17-year career. Johnathan serves as our public sector practice leader to help other NFP offices improve the delivery of their services to current and prospective public sector clients. As a Statesboro resident, Johnathan's primary responsibility revolves around plan consulting and employee communication while serving as the primary on-site representative of our team.

Johnathan currently chairs the Bulloch County Foundation of Public-School Education (BCFPSE) and mentors two Georgia REACH scholarship recipients. This board works diligently on initiatives to help support further investment into public education and local funding for innovation and scholarships. The BCFPSE also supports the STAR Student, STAR Teacher, Bulloch County Teacher of the Year, and five REACH scholarship recipients each year. Johnathan earned a degree in marketing with an emphasis in sales and sales management from Georgia Southern University in 2007. He earned Academic All-American status in 2006 while graduating Magna Cum Laude.



Melodee Lewis
Senior Vice President



Melodee is Senior Vice President of Consulting and Practice Leader for our Marietta office and public sector business. A 37-year veteran of the insurance industry, Melodee oversees the day-to-day management of the Marietta office and, along with our experienced producer group, has overall responsibility for our client relationships.

Melodee has deep experience in the group benefits industry. Throughout her tenure at NFP, she has held multiple leadership roles and has led client teams in all segments of the market. Melodee's specialization includes pharmacy management, data analytics, benefits administration, HR systems technology, employee communications, and cost containment strategies.

NFP has a rich tradition as a leader in the public sector market. Melodee's vast knowledge and experience elevating our team and helping to continue to build our market-leading presence. Combining her expertise in large market consulting and collaborative style of leadership, Melodee is a driving force in creating positive client outcomes.

Ebony Marbury
Well-Being Consultant



Ebony is a vital component in the development, implementation, and analysis for all well-being plans and on-site clinics. Having been a wellness coordinator for almost 10 years, Ebony has seen first-hand the benefits of employee well-being programs.

As our well-being consultant, Ebony works as a client resource to design and implement worksite well-being programs and on-site health clinics which are cost effective and provide optimal results. She guides the client through all aspects of program design by assisting with vendor selection, providing ongoing support and communication, and evaluating outcomes to provide a complete well-being package.

Ebony previously led well-being efforts for Presbyterian Homes of Georgia, the Midtown Family Wellness Center, the Weston Group, and Aegis Therapies.

Nicole Kristine
Account Manager



As an experienced professional with a strong background in business administration and employee benefits, Nicole Kirstine holds a Resident Agent License in Georgia, specializing in accident and sickness, as well as life insurance. Currently serving as an Account Manager, Nicole has a proven track record of success in customer service and employee benefits, with previous experience as a client support specialist at NFP.

Prior to NFP Nicole served as an administrative professional in bookkeeping, accounting, payroll, human resources, and customer service.

Nicole is known for her strong multitasking skills, and attention to detail. She is self-motivated, organized, and excels in both team environments and independent work.

Tori Smith
Client Support Specialist (CSS)



Tori has 20 years of experience in the industry, specializing in customer service. She excels in assisting clients with benefit questions related to medical, dental, life, and disability insurance. With extensive knowledge and experience working with multiple municipalities, Tori brings a wealth of expertise and dedication to every client interaction.

As a Client Support Specialist, Tori assists with client services, claims resolutions, and day-to-day contact with clients and carriers. She is licensed in Georgia for health, life, and accident insurance, as well as holding a Texas whole life license. Throughout her career in the service center, Tori has taken on multiple roles, showcasing her versatility and commitment to excellence.

Additional Resources

Each of these dedicated team members plays a specific role and is vital in delivering quality service pertaining to the administration, education, development, service, and support of your employee benefits package.

- **Consultants** – The consulting broker's responsibility is to analyze, evaluate, and work with each client to ensure measurable solutions are implemented to reduce and stabilize costs while ensuring that a quality benefit plan structure is in place.
- **Placement** – Our placement department provides analytical support to our broker consultants. This team specializes in developing RFPs, marketing products, and analyzing results for clients annually.
- **Account Management** – Your dedicated account executive is the main daily contact for the City's administrative staff. Your account manager is responsible for administrative support for your benefits team for billing, audits, eligibility, communications, open enrollment, and claims assistance.
- **Client Support** – Our account managers are supported by client support specialists. They update insurance carrier systems for specified changes; collect and process qualifying event documentation; process new hires and termination data to payroll and carrier systems; process open enrollment documentation; assist in the resolution of claims; and provide broad support to your service team.
- **Compliance and Regulatory Support** – Our dedicated team of in-house compliance professionals aggregate, interpret, disseminate, and provide specific action steps for each piece of legislation. Our compliance team, which works closely with our consulting team, is well-versed in a variety of benefits compliance topics, including ACA, HIPAA, COBRA, etc.
- **Technology** – We have an internal technology staff that focuses solely on our clients' online enrollment and data collection systems. These individuals are responsible for building and customizing employee sites, managing electronic data feeds (EDI) with insurance carriers, developing enrollment portals, and managing the employee benefit communication center for clients. With this in-house technology team, we can customize your online education and enrollment system much more efficiently than our competition.
- **Employee Service Center** – Our service center will serve as the main contact point for most of your employees. These dedicated specialists act as an advocate for your employees and assist in the understanding of benefits, resolution of claims, appeals assistance, ordering new ID cards, online enrollment support, providing confirmation statements, and other general benefit assistance.
- **Enrollment Support** – Our team of salaried benefits enrollment counselors provide enrollment support with brokers and account managers.



- **Actuarial Support** – Our team of actuaries and support staff provide actuarial services and financial guidance including consultations, analyses, and valuations related to all employee benefits programs and plans.
- **Human Capital Solutions** – The dedicated team works with clients to assess workforce practices, policies, and technologies while creating solutions to enhance their organizational efficiency and effectiveness. We offer guidance and expertise on a wide variety of HR-related topics, including employee relations, policies/procedures, and audits/compliance.
- **Well-Being Services** – We employ a full-time well-being consultant (Ebony Marbury) to design and implement worksite well-being programs that are cost-effective and provide optimum results. She guides our clients through all aspects of program design, marketing, and implementation.

8. *Provide detail of all employee benefit services offered by your firm.*

Benefits Services

Our proposed services are extensive. We are prepared to provide the City our expertise and support with the following six areas of service:

Strategic Planning	Financial Management	Benefits Administration	Health Risk Management and Well-Being	Teammate Engagement	Compliance and Legislative Support
Assist company with development and implementation of short- and long-term strategic plan.	Ensure company is making the correct benefit decisions based on our financial insight.	Build and maintain core platform for our NFP-preferred technology solutions partners.	Strategies for claims prevention, monitoring, and early intervention.	Optimize communications solutions for employee needs and company goals.	Assist client with managing plans according to federal and state guidelines.
- Assess current plans and identify goals and objectives to develop benefits strategy - Conduct renewal analysis and negotiate with carriers - Plan design modeling and contribution strategies - Competitive benchmarking - Rx Solutions	- Project and build budget assumptions - Track gross and net costs. Claim and biometric integration - Claims reporting and analytics - IBNR reporting - In-house actuarial team - Pharmacy analysis - M&A support and analysis	- HRIS RFP services - Vendor implementation and support - Annual system configuration - Benefits support team - Claim advocacy - Carrier EDI management - Day-to-day support and troubleshooting	- Provide client support before and after claims occur - Medical management - Trigger diagnosis tracking - Stop loss coalition management - High-cost claim intervention - Gaps in care - Well-being programs - Vendor selection	- Full suite of customized education services - Print and electronic formats available on all tech mediums - Proactive and targeted outreach - Decision support - Support open enrollment meetings - Quarterly newsletters	- Compliance checklist - Consistent regulatory and legislative updates - Monthly and biweekly updates - Webinars and print - ERISA team staffed with in-house attorneys - Healthcare reform updates - COBRA, HIPAA, FMLA, etc.



9. Describe your contractual relationships, if any, with organizations or entities necessary to your proposal's implementation (i.e. actuarial services, data information services, etc.).

Actuarial Services

NFP's Actuarial Services Team provides our clients with the precision required in today's complex benefits landscape. Their services include consultations, analyses, and valuations related to all employee benefits programs and plans. Our actuarial staff is committed to assisting in implementing the financing, risk, administration, and marketing of healthcare arrangements.

Data Information Services

We utilize several different data information services and claim analytic systems, all of which are designed to provide our team and clients with actionable data to make proper recommendations and innovative ways to enhance benefits and/or decrease costs.

10. How many public sector clients does your firm currently provide brokerage services to?

Your proposed service team currently serve more than 50 public entities across the state of Georgia.

11. Please provide a list of four verifiable public sector references, all of whom are able to comment on your organization's relevant experience. Please include group name, contact name, email, and telephone number. Please furnish:

1. Services you provided
2. Benefit programs addressed
3. Time period covered
4. Number of covered employees
5. Contact name and phone number

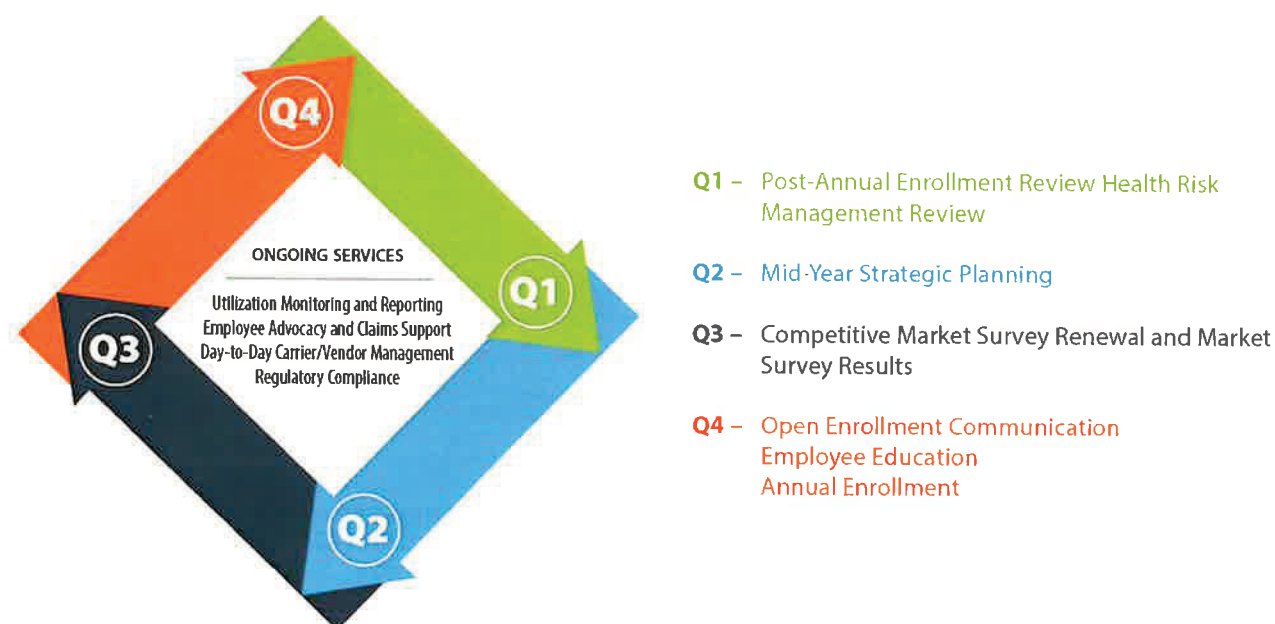
It is the vendor's responsibility to provide valid reference information and the City reserves the right to use reference checks in its evaluation of proposals.

	City of Albany	City of Douglasville	City of Marietta	City of Roswell
Name	Towanna Howard, MSHRM, CHRM	Dr. Bryan Westfield, GPHR, SPHR, PHR, CLRP, LSSBB	Keisha Register, SHRM-CP, MPA	Linda G. Warren, MA, CHRN
Title	Human Resources Director	Human Resources Director	Director of Human Resources and Risk Management	Director of Human Resources
Email	Thoward@albanyga.gov	Bwestfield@douglasvillega.gov	Kregister@mariettaga.gov	Lwarren@roswellgov.com
Phone Number	229-302-1546	678-449-3094	770-794-5567	770-594-6440

	City of Albany	City of Douglasville	City of Marietta	City of Roswell
Services Provided	Self-Funded Medical, Dental, Vision, Life, DI, and Voluntary Benefits	Self-Funded Medical, Dental, Vision, Life, DI, and Voluntary Benefits	Self-Funded Medical, Dental, Vision, Life, DI, and Voluntary Benefits	Self-Funded Medical, Dental, Vision, Life, DI, and Voluntary Benefits
Length of Relationship	16 years, established relationship in 2008	13 years, established relationship in 2011	10 years, established relationship in 2014	3 years, established relationship in 2022
Number of Employees	1,406 Active and Retirees	364 Active and Retirees	1,208 Active	647 Active

12. Detail how your organization assists clients in developing a strategic benefit plan.

NFP's benefit management process is a customized continuum of events, processes, and tasks — including in-depth analysis and strategic planning — aimed at ensuring your objectives are met year after year. In addition to key benefit cycle milestones, we include comprehensive support services provided by your NFP consulting team throughout the entire year.



At the onset of our engagement, we will conduct a comprehensive environmental analysis that will examine every nuance of your benefit program at a granular level. This comprehensive review of your program will serve as a road map for both your short- and long-term strategic plans. Once this report is complete, we will present it to your executive team, prioritize the findings and create both short- and long-term action plans. On an annual basis, at our Mid-Year Strategic Planning Meeting, we will establish a game plan for the upcoming renewal based upon your short-term goals and the evolving marketplace and simultaneously update our long-term strategic plan.

To ensure that we maintain focus on the execution of the strategic plan as well as the overall management of your program, NFP will hold meetings throughout the year.

City of Peachtree City Insurance Agent/Broker Services



Once we have gathered enough data and information to recognize the trends impacting the current plan year, we hold a Mid-Year Strategic planning meeting. Utilizing this information in conjunction with normative data specific to plans of your size, NFP will conduct a detailed analysis of your existing program and propose program changes and items for consideration. This can include standard areas such as network performance, funding analyses, plan design changes, carve-out strategies, and implementation of health management and well-being programs. It can also include innovative strategies such as high-performance networks, value-based plan design, patient-centered medical outcomes, and accountable care organizations. Once we identify areas for analysis and implementation, we will add these items to the benefit blueprints.

At the end of the second quarter, armed with six months of performance data, NFP will conduct a Pre-Renewal Meeting. At this meeting, we will project plan costs for the next year using our internal underwriting models. This will help us determine our plan marketing strategy. We will also be able to project the general impact of any proposed changes to the current plan design, including dynamic contribution and plan design modeling. We will also conduct a full network discount and provider disruption analysis.

Approximately six to eight weeks after the Pre-Renewal meeting, we will conduct a Renewal Meeting where we will review the marketing results and finalize plan design, contribution strategies, and pricing. At this meeting, we would also implement the employee communication plan, outlining any plan design changes, as well as an enrollment process for the upcoming plan year. Following the meeting, we will set up and conduct (if desired) employee enrollment meetings, coordinate vendors, and prepare employee communications. We will ensure the enrollment process is completed in a timely and accurate manner.

Post-enrollment, at the start of the following plan year, we will hold a Stewardship Meeting. At this meeting, the NFP account management team and your HR staff will review plan performance for the recently concluded plan year. We will review the progress and success of any strategic initiatives. We will also take this opportunity to review any issues raised during the enrollment meetings and set the agenda for any employee meetings or seminars to be conducted during the current plan year.

At each of these meetings, we will analyze current plan performance, comparing it to prior year and plan projections. In addition to these structured meetings, NFP will create a comprehensive calendar and timeline that outlines the key planning initiatives, timing to complete those initiatives, and responsibility within the team to ensure success.

For your review, we have included a sample timeline that was developed for a public entity client of similar size with a July 1 renewal date.

Target Date	Action Elements	Responsible Party
Feb 1	Pre-renewal strategy meeting	Client/NFP
Feb 16	Placement team develops and releases RFP	NFP
March 29	Initial market analysis due	Carriers
April 1	Early renewal release from incumbent	Carriers
April 5	NFP presents alternatives and recommendations	NFP
April 15	Council approval	Client
April 16	NFP works with selected carriers to initiate implementation	NFP
April 16-31	Updated census and salary information due	Client
April 16 – May 15	NFP develops member communications and benefits administration site	NFP
May 15	Enrollment guide approved	Client

Target Date	Action Elements	Responsible Party
May 15 – May 17	Enrollment site testing	NFP
May 20 – May 24	On-site employee education	NFP
May 27 – May 31	Open enrollment	NFP
June 6	Post-enrollment audit complete	NFP
June 7	Enrollment sent to carriers	NFP
June 7	Deductions provided to client	NFP
June 25 th	ID card receipt	Carrier
July 1	Effective date of coverage	Carrier
July 15	Post-enrollment meeting	NFP/Client
September 10	Quarterly claims review	NFP/Client
November 15	Eligibility audit	NFP
January 15, 2025	Quarterly claims review	NFP
February 1, 2025	Pre-renewal strategy meeting	NFP

We set this annual strategic calendar for our clients at the onset of the plan year. While this can be a fluid document, since the needs of our clients change daily, we believe outlining timeframes and deliverables is a crucial component to a successful benefit plan. In the strategic calendar, all aspects of the above items are addressed with deadlines and timeframes.

NFP is committed to meeting your standards for responsiveness, quality, and stability. We have implemented specific processes and procedures to ensure our quality standards relating to the accuracy, completeness of and client satisfaction with our work and performance.

Our Approach



We have simplified the explanation of our approach to providing consulting and brokerage services as our Methodology and Approach.

- **Discovery** – Collecting vital information about your company, current benefit plans, and employees
- **Gap Analysis** – Identifying missing plan elements and ways to improve performance
- **New Strategy** – Providing recommendations to optimize the plan
- **Product and Service Selection** – Reviewing and selecting the best product and service mix for you
- **Implementation** – Managing, administering, and communicating changes to your benefits plans
- **Service Model** – Acting as an extension of your HR/Finance team for you and your employees
- **Ongoing Service and Performance Monitoring** – Creating opportunities for feedback to ensure optimum impact on the organization, plus regulatory training and compliance



STEP 1

Discovery

NFP will work with you to understand the City's philosophy about employee benefits, your current benefits, and the goals you have for your benefits plan and for your organization. We want to understand your employees – not just their claims history, but also their needs and expectations from a benefits program and other factors such as their tolerance for change and benefits they are requesting.

Understanding Your Benefits Philosophy

Gaining an understanding of your competitive position and your benefits philosophy creates the basis for building a strategic direction for the future. From what we have read and derived, our assumption at this stage is that the City is looking to take an active approach in designing a benefits program that enhances the City's culture, mission, and ability to attract more individuals. Like us, you see benefits as an investment into your employees' physical, mental, and financial well-being as they serve as key components in the attraction and retention of talent. We understand that benefits and retirement are two major components of your employee's total compensation, and it must be protected through all measures available.

Assessing Your Current Benefits Position

We will review your benefit offerings, plan design, current carriers, service providers, administration, and funding. In addition, we will review your communications strategy and look for opportunities to ensure your employees understand the breadth of benefits and services that are available to them.

STEP 2

Gap Analysis

After reviewing the necessary information in the Discovery phase, we will conduct an in-depth analysis of your overall benefits package and make recommendations based on our findings. As part of this process, we provide detailed and thorough analysis in specific areas, including in-depth claims analysis, network analysis, and benchmarking reports.

Ultimately, we will help you determine what is important to the success of your plan, assist you in setting appropriate goals, and then help you achieve those goals.

STEP 3

Set New Strategy

We will provide you with formal recommendations to set the new strategy for your organization's benefits. Considering both your financial and cultural objectives, the needs of your employees, your competitive position, and your strategic plans, we will prepare recommendations to include opportunities for savings, alternate plan design considerations, employee engagement options, and new products or services not currently being offered. Your NFP team will partner with you to evaluate plan designs in the context of emerging industry trends and changing regulations, in

addition to the other factors already noted.

The focus areas will vary depending on our analysis and the feedback received during the Discovery and Gap Analysis steps but may include additional items.

As your consulting brokerage team, it would be unusual for us to recommend a "total overhaul" of your benefits for the first plan year. Because we have a long-term partnership mindset, we will build a strategy to be implemented over a three- to five-year timeframe. We will begin to address the primary cost drivers immediately and will phase in other changes over time.



STEP 4

Product and Service Selection

Your NFP team will work with various insurance carriers, Third-Party Administrators (TPAs), pharmacy benefit managers, and other vendors to create the optimum plan design for the products to be offered to your employees.

There are many viable, A-rated carriers and vendors available in the benefits market. Due to our overall block of business and experience in the insurance marketplace, NFP has developed "preferred broker relationships" with multiple carriers that have proven themselves to be service-oriented, creative, flexible, and consistent. We effectively leverage these relationships to create a competitive situation that ultimately results in improved pricing, higher guaranteed-issue amounts, and lower participation requirements.

NFP doesn't consider any firm to be an exclusive carrier or vendor because we will not limit our flexibility in providing you the best, unbiased, options for your benefit. Our responsibility is to leverage our relationships on your behalf to secure the products and solutions that provide the most value for you and best meet your needs.

Once we have established the type of plans, products, and services to be included in your benefits package, we begin the process of soliciting bids from the appropriate carriers and service vendors. We prepare and submit RFPs and analyze the responses to those RFPs. Throughout this process, we also negotiate with carriers and vendors to obtain the most competitive price and performance guarantees available. We gather all the carrier and vendor proposals, then we present their proposals in a format that allows you to easily compare the details of each.

Based on your preferences, past experience, and our industry insight, we will select the appropriate products and services and negotiate contracts to meet the needs of the organization and your employees. We will work with each selected carrier to develop an implementation timeline. To make certain that you continue to have the optimum plan, your NFP team performs marketing efforts and analysis on an annual basis.

It is not our intention to frequently change the carriers or TPAs utilized by your organization. Our preference is to use competitive data from the marketplace to leverage your renewal with the incumbent carriers unless there is an issue with the service provided.

STEP 5

Implementation

At NFP, we understand that our clients are searching for more efficient methods to manage, administer, and deliver employee benefits to their employees. They are not only looking for cost-effective solutions, but also user-friendly tools and resources that heighten the employee experience. Our philosophy is to arm your benefits team with as many resources and your employees with as much information as possible to allow each person to make an educated decision regarding the optimum benefit plan election for their family situation. We think employee education is extremely important in today's market and, because of this, education will be the first major component of our implementation process.

Comprehensive Benefits Education and Communication

To ensure your employees fully understand their options, we will meet with various groups to explain each line of coverage in detail. We prefer to conduct these educational meetings on-site as they are designed to provide access to the information for all employees.

On-Site Enrollment Counseling

Once these educational meetings have been completed, our team of salaried enrollment counselors are available for one-on-one enrollments.

The benefit management system brought to you by NFP will help you reduce costly errors, eliminate paperwork and other manual processes, allow your administrative staff to be more effective, and give your employees the

right tools at the right time to enroll in their benefits in a safe and secure manner. We are confident that our system provides the tools you need for smooth implementation and ongoing administrative support.

The major components of our benefits management system include enrollment, EDI, benefits administration, employee communication, and reporting.

STEP 6

Service Model

The NFP service model is focused on providing a level of service that you will consider exceptional. That service starts during the implementation phase, but once enrollment has concluded, we handle claims issues, benefit questions, and all other forms of customer service for the employees of our clients. We seek to provide you with unparalleled service by acting as an extension of your human resources and payroll departments, giving you the ongoing support capabilities needed to administer your benefits efficiently and effectively. We will serve as a liaison between you and the various insurance carriers and service vendors, offering assistance as needed with any claims, billing, or general service issues.

Our model provides service from a team where each consultant works with several account managers for different clients, and the same is true for client support specialists. This flexible “matrix” structure allows us to create the most effective team for your needs.

Your service team is led by an account manager. These are employees that have risen in our organization based on their communication skills, service skills, and attention to detail. Account managers have responsibility for the overall satisfaction and retention of our clients.

Each service team includes a dedicated client support specialist (CSS). The CSS is responsible for processing applications and confirming eligibility for employees of their assigned clients, for billing reconciliation, and data transmission to carriers, as well as for answering employees’ claims questions and resolving other escalated service issues.

Our service teams, coupled with our employee advocates with support from our service center, are integral to our service model and represent another advantageous, defining differential when comparing NFP’s service capabilities to other companies in the employee benefits field.

STEP 7

Ongoing Service and Performance Monitoring

At NFP, we know that our job does not end after your annual open enrollment period. To be your partner for long-term strategic success, we must have transparent, ongoing communication with your HR/finance team. We will meet with them throughout the year to evaluate the success of the benefit plan strategies we have put in place and to address any needed change. We are here for you at any time to assist you and your employees in any way we can.

The feedback loop works as we question various stakeholder groups – including the carriers and other vendors – listen and come to understand the issues that arise, administrative challenges, changes in strategy or organizational dynamics, or other impactful circumstances related to your organization and benefits. E then discuss the impact and any necessary changes for our team, communication with your employees, or plan of service by the carriers and vendors.

Carrier/Vendor Review

We will have regular meetings (quarterly, annually, and as needed) to discuss claims experience, exposure changes, and general administrative matters that affect overall plan performance. We will also provide reports on a monthly, quarterly, and annual basis.

13. How does your firm assist the City in developing plan specifications? Explain your process for providing plan recommendations to your clients.

When it comes to addressing the complex challenges of escalating healthcare costs, there are no “magic wands.” However, NFP offers an intelligent, methodical, customized approach to stratifying and managing program costs. By analyzing your specific utilization data our internal experts will identify risk management opportunities and develop a multi-faceted strategic approach for the City to manage healthcare costs.

As illustrated below, NFP's cost control strategies can be categorized into three distinct buckets: 1. Shifting, 2. Extraction, and 3. Avoidance.



The following is an overview of our “Shift, Extract, Avoid” evaluation and planning process:

ACTION	METHODOLOGY			TIME HORIZON		
	Shifting	Extraction	Avoidance	Short >	Mid >	Long
Financial Management and Claims Analytics						
Strategically Adjust Plan Design						
Strategically Adjust Contributions, Rate Equivalents, Cost Sharing						
Utilize Optimal Funding Arrangement						
Enhance Network Performance Including Discounts, Fees, Etc.						
Enhance PBM Arrangements and Rx Utilization						
Increase Purchasing Efficiency on Commodity Items						
Utilize Predictive Modeling and Claim Analytics Processes						
HR Administration						
Increase HR and Benefit Administration Efficiency						
Manage Risk and Address Compliance						
Strategically Manage and Ensure Accurate Eligibility						
Vendor Management						
Ensure Vendor Accuracy and Performance (Audits)						
Improve Fixed Cost Contractual Provisions						
Health and Wellness						
Promote Consumerism Where Possible						
Utilize Targeted Wellness Strategies When Appropriate						
Bolster Disease and Case Management Where Appropriate						
Communications						
Implement a Comprehensive and/or Targeted Communication Strategy to Address Costly Areas and Overall Utilization Patterns						

Plan Design

NFP's process of plan consultation and recommendations starts with the most critical element: data. We work with our clients closely to understand how the proposed changes impact the overall benefits strategy and our process includes the following:

- Compare our projections to the carriers' projections
- Establish the pros/cons of each proposed solution from both the employer and employee perspective
- Measure the impact of the change from both a quantitative and qualitative standpoint
- Utilize employee surveys and/or HR feedback to measure employee understanding and satisfaction

NFP quantifies the financial impact of plan changes by performing sensitivity analyses to evaluate plan design strategies, comparing your plan's performance to existing benchmarks and developing financial projections.

NFP is constantly evaluating new plan designs and benefits plan concepts and has introduced/presented several of these options over the past few renewals, including:

- Private exchanges
- Alternative funding, including minimum premium and/or self-insuring
- Aggressive models, that are not right for every client or ever geographic market, such as Captives and Reference Based Pricing

NFP is committed to providing the best service solutions to our clients and developed the following proprietary plan modeling tool:

NFP | **MedFactor**

Developed in partnership with Milliman, NFP's MedFactor modeling tool is a proprietary plan value modeling tool that enables your account team, in NFP Connect, to estimate the relative value of plan design changes. Using this tool, your account team can enter major plan features into a template, easily create a comparison plan, and then review the estimated percentage change in the actuarial value between plans.

Through MedFactor, your Account Team can consider:

- Employer goals – save money, better benefits, more control, etc.
- Financing mechanisms – fully insured or self-insured evaluation
- Quality of carrier or administrator
- Cost of product delivery
- Administrator service capabilities

14. *Describe how your firm will help the City with the competitive marketing and placement of our plans, including the development of marketing specifications, identification of market conditions, evaluation of proposals, negotiations, and placement of insurance contracts for annual renewals.*

Establishing a timeline reflecting the benefits program needs and the City's calendar is a top priority. Determining the City's preferred communications strategy and enrollment preferences will be another priority.

NFP will work with you to understand the City's philosophy about employee benefits, your current benefits, and your goals for attraction and retention of employees. Additionally, we will review your current communications strategy and look for opportunities to ensure your employees understand the breadth of benefits and services available to them.

Most competent brokers can develop and provide carriers with comprehensive RFP questionnaires. This has been the cornerstone of the traditional broker for years. Our value in this process is demonstrated by our ability to turn raw data results into useful, actionable recommendations.

Selecting best-in-class benefits program designs and vendors requires an effective game plan that is consistent with establishing and understanding your objectives. Clients typically look to us to facilitate and support the entire process.

Using our robust RFP database, we can effectively draw from a wide variety of benefit lines and carrier-specific questionnaires and scorecards to begin the process. Entirely independent from all insurance carriers, our process includes the following:



- Select benefit line and carrier-specific RFP from our database and customize to meet client needs
- Utilize industry experience and client feedback to determine the list of vendors that will receive the RFP
- Aggressively manage the RFP process and hold carriers to firm deadlines
- Aggregate data and prepare a scorecard, which is designed to weigh different elements of the RFP according to the client's desires and our counsel
- Utilize market leverage, plan analysis, and in-house underwriting to negotiate the most competitive offering
- Perform contract and carrier due diligence (client site meetings and/or carrier site meetings)
- Evaluate and select a provider with client and prepare for implementation

RFP Scorecard

Based on client priorities, we present the results of our RFP to clients in a clear, concise, and easy-to-understand manner. This allows us to discuss the pros and cons of each alternative with respect to several critical factors:

- | | |
|---------------------|--|
| • Cost | • Technology |
| • Service | • Comparable clients |
| • Administration | • Investment options (if appropriate) |
| • Brand recognition | • Value-added resources (well-being, disease management, etc.) |
| • Network access | • Client compatibility |
| • Financial rating | • Communication |

Plan Design

Each year in February, NFP will meet with you in our pre-renewal meeting to discuss carriers, rate guarantees, and product satisfaction to determine the level of marketing required. We also ensure our clients are on the



leading edge of tracking benefits trends — what is prevalent, what is changing, and how effectively these plans are meeting the needs of public-school employees.

Part of the selection process includes the identification of competitive practices and plan design alternatives. We will list and describe the various features and options available in the marketplace. Utilizing our actuarial modeling tools to quantify the impact of such design alternatives can have an impact on carrier selection and is critical to the process.

We then survey the marketplace and make alternative proposals. Our first goal is to always optimize your current carrier arrangements; however, obtaining alternative proposals remains an effective strategy during the renewal process. Upon completion of our internal and external analysis and armed with the appropriate level of intelligence, we will coordinate meetings with the respective carriers.

Negotiation

Marketing results from carriers are presented to the City on April 1st to evaluate and choose carriers and products. Once negotiations begin, the extensive underwriting, financial, and analytical ability of our staff enables us to identify opportunities and challenges other brokers and consultants miss. This puts us at a distinct advantage when negotiating with carriers and vendors on your behalf. We can dive into the financial components driving a rate and intelligently negotiate it at the best price.

NFP has built a database of all marketing and renewal information. In addition to tracking individual client renewals and carrier rate concessions, we also track performance guarantees, plan design decrements, plan design attributes and associated costs (tied to geographic region and demographics), and carrier data reporting availability. This data is updated throughout the year as we renew client business. This helps us to negotiate the best possible deal for each of our clients.

NFP has a proven ability to effectively negotiate with carriers and deliver the best possible value to our clients.

Our first goal is always to optimize the client's current carrier arrangements; however, obtaining alternative proposals remains an effective strategy during the renewal process. Upon completion of our internal and external analysis and armed with the appropriate level of "intelligence," we will coordinate meetings with the respective carriers.

15. How does your firm create benefit packages that help us with recruiting new talent, and at the same time, retaining our most valuable tenured employees?

As detailed previously in our response to Question #9, attracting and retaining talent is key to the overall success of our client's future. To facilitate overall success, NFP manages the benefits process closely to meet the City's current employee benefit needs, as well as any prospective future needs. NFP recommends strategically timed client meetings intended as a forum for you to identify and communicate to us your needs regarding your employee benefits program. It also provides NFP the opportunity to discuss options, new concepts, and available programs that will accomplish those goals.

An additional way we can support your efforts to attract and retain talent is through NFP's Human Capital Solutions. Your people are the most critical determining factor to your organization's overall success which is why HR strategies are integral to fostering workplace culture, employee engagement, and productivity. We launched our Human Capital Solutions practice to support employers with the real problems they are facing today.

NFP's Human Capital Solutions

We have compiled a team of international experts with decades of experience to deliver a full suite of comprehensive solutions that drive HR and business performance while creating a positive employee experience. Our service offering includes:

- Career Transition and Outplacement
- HR Operations



- International HR
- Strategic HR
- HR Technology
- People Development
- Total Rewards and Compensation
- Recruiting

We work with leaders to strategize, plan, and implement cost-effective, people-first programs that add long-term value and improve individual and organizational performance with exemplary support. Whether it is securing talent, operations, technology, development, or total rewards, our team can help you make the most of your resources.

Our mission is to align HR with your company's strategic goals to ensure overall business success. NFP's Human Capital Solutions has the expertise, insight, and capabilities to meet the challenges that extend beyond attracting, retaining, and engaging employees and can help elevate your business to the next level.

16. What is your process for evaluating benefits in the marketplace? Describe your firm's methodology for insurance product selection and implementation, including your company's experience and expertise in this process.

As referenced in our response to questions 9, 10, 11 and 12; NFP will work with you to understand the City's philosophy about employee benefits, your current benefits, and your goals for attraction and retention of employees. Additionally, we will review your current communications strategy and look for opportunities to ensure your employees understand the breadth of benefits and services available to them.

Using our robust RFP database and experience with other public sector clients, we can effectively draw from a wide variety of benefit lines and carrier-specific questionnaires and scorecards to begin the process. Based on client priorities, we present the results of our RFP to clients in a clear, concise, and easy-to-understand manner.

Part of the selection process includes the identification of competitive practices and plan design alternatives. We will list and describe the various features and options available in the marketplace. Utilizing our actuarial modeling tools to quantify the impact of such design alternatives can have an impact on carrier selection and is critical to the process. We then survey the marketplace and make alternative proposals.

Our first goal is to always optimize your current carrier arrangements; however, obtaining alternative proposals remains an effective strategy during the renewal process. Upon completion of our internal and external analysis and armed with the appropriate level of intelligence, we will coordinate meetings with the respective carriers.

17. Are there any products your firm has worked to create specifically for our market?

Yes. We have many proprietary tools that we can offer the City. Some of these tools, which are described throughout this RFP, include:

- **MedFactor** – A plan value modeling tool that enables us to estimate the relative value of plan design changes.
- **TPNet** – An analytics tool we utilize to aggregate data, benchmark providers, facilities, and carriers, and deliver pricing transparency to employers.
- **NFP's Proprietary Benefits Plan Benchmarking Database** – Provides benefits plan data details representing NFP employer groups (deductibles, copays, co-insurance percentages, premiums, and more) so we can analyze and compare benchmark reports by employer size, industry classification, and region.
- **NFP Connect** – Unified, enterprise-wide, cloud-based platform built to support all audiences and business lines by offering a user-friendly and data-driven experience.



- **PeopleEQ** – A total engagement platform to help drive engagement by clearly communicating with employees to drive engagement, improve well-being, and reduce healthcare costs.
- **NFP's Compliance Checklist Review** – A comprehensive, customizable evaluation tool we utilize when conducting a benefits compliance audit.
- **SPARQ** – A portal comprised of questions and answers so your account team has immediate access to reliable information and often with case studies included.

18. What is your experience with self-funded and alternative-funded plans, including your ability to set reserves, report experience, and project funding levels?

NFP has a detailed understanding of all available financial funding arrangements. NFP's account management team is comprised of former stop-loss sales representatives and underwriters, in addition to full access to an actuarial team. Our team has years of experience dealing with alternative funded plans such as level premium plans, partially self-funded plans, minimum premium, and ASO plans. NFP's experience and expertise allows us to deal directly with local and national ASO carriers, stop-loss providers, TPAs, and carriers through our own internal centers of excellence to negotiate aggressive pricing leveraging our national volume.

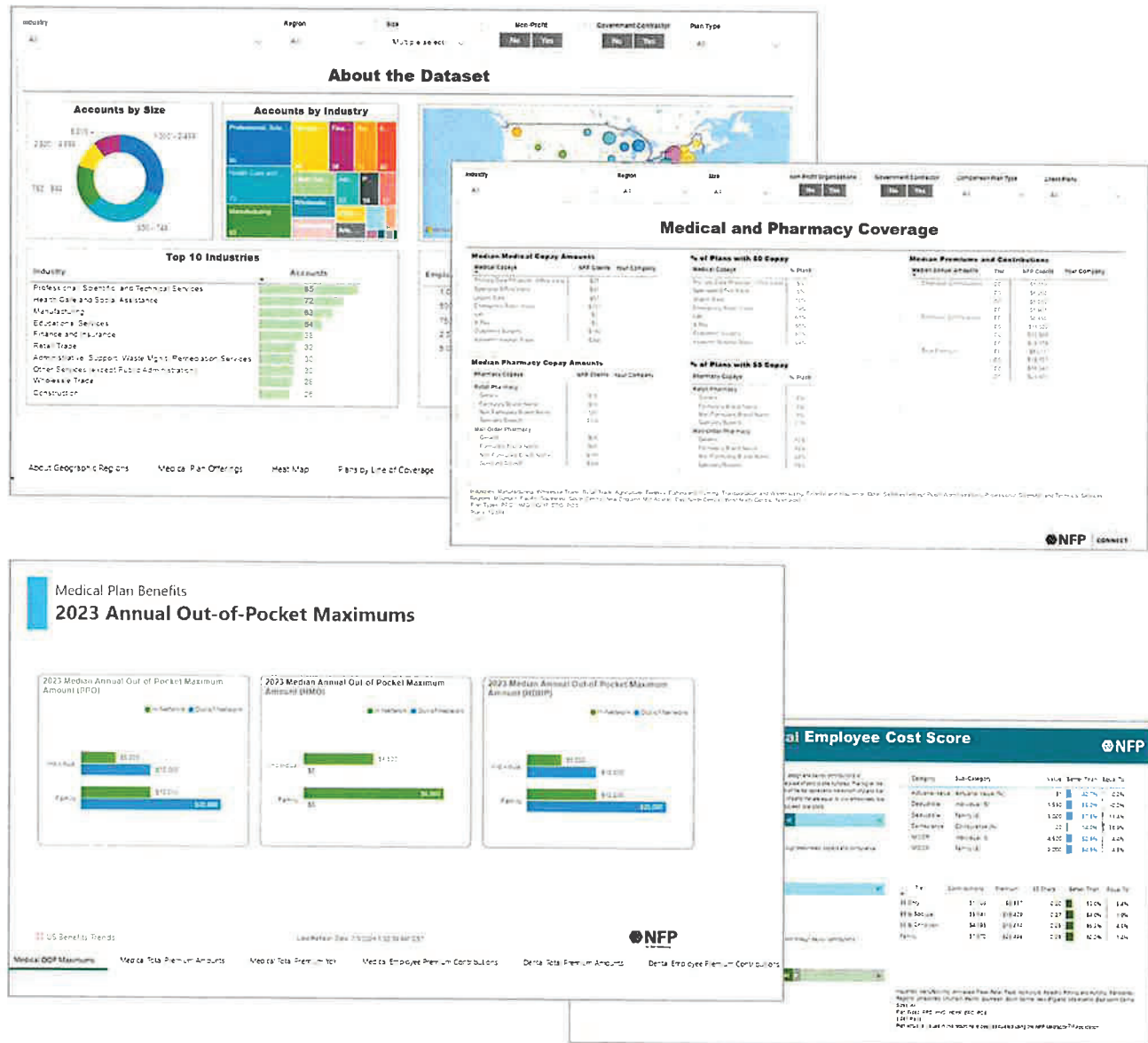
19. What sort of benchmarking data can you provide?

The NFP benchmarking process helps you determine how your benefits plans compare to others in your competitive marketplace, while also showing you ways to potentially control costs. NFP would be able to provide the City benchmarking insights through the following channels:

- **NFP's Proprietary Benefits Plan Benchmarking Database** – Provides benefits plan data details representing NFP employer groups (deductibles, copays, co-insurance percentages, premiums, and more) which are entered by NFP advisors. From there, we can run and compare benchmark reports by employer size, industry classification, and region. The reports pull from a dedicated NFP database with information from more than 2,500 employer groups located in 45 states, including the District of Columbia, with more than 442 unique NAICS classifications.
- **Industry-Specific Normative Database** – To supplement our hands-on experience in the marketplace, our research teams obtain current reports and data on your industry from various national sources, including Kaiser Family Foundation's *Employer Health Benefits Annual Survey* and Willis Towers Watson's yearly *General Industry Employee Benefit Policies & Practices Report*. Depending on the scope of the benchmarking project, we will pull from the most appropriate sources.

The benchmarking process uncovers the prevalence of various benefits practices, cost-sharing arrangements, eligibility requirements, and plan provisions, while also quantifying the value of those plan provisions. The dataset includes information on the prevalence, costs, and provisions of different benefits types, and can be reported by:

- Company size
- Industry
- Geographic region
- Plan design specifications
- Contribution levels



Successful benefits benchmarking will support:

- Increased awareness about plan performance, including relative strengths and weaknesses
- A higher level of confidence in developing and managing benefits plans
- Greater involvement and motivation of HR staff in effective cost controls
- Increased willingness to share solutions to common problems and build consensus about what is needed to accommodate changes
- Better understanding of the big picture and a broader perspective of the interplay of factors that facilitate the design of a competitive benefits package



20. Please provide a list of the vendors you have relationships with regarding Health, Dental, Vision, Life, Disability, and other Ancillary/Voluntary, insurance plans.

NFP is 100% independent and agnostic, meaning we are able to work with any insurance carrier, TPA, or stop-loss vendor that best meets our clients' objectives. Our experience working with all of the major carriers and vendors provides us with insight into the strengths and weaknesses of each, including their customer service capabilities, account operations, national scale, hidden fees, and supplemental services.

NFP values, and is dedicated to managing, all of our relationships — including vendors. We treat all vendors fairly and our evaluations are objective. We are uniquely positioned to partner with the City to manage your health and welfare vendors, making sure we provide the best solution for your employees. This approach has earned us vendors' respect because they know our decisions are integrity based.

Throughout the year, NFP meets with our primary vendors on a systematic basis, reviewing service, communications, and any challenges that may exist. This process includes monitoring the financial performance of plans, interpreting data and making recommendations, defining new measures/setting goals for new plans and programs, as well as monitoring critical milestones. We are fortunate to have the privilege of maintaining preferred broker status with many insurance providers, as well as the majority of the national supplemental line vendors.

On a national level, NFP meets with vendors to provide feedback on behalf of all of our clients. We address trends in cost management, customer service, account management, as well as reviewing overall performance against performance guarantees. We are continually looking at the market to identify opportunities for enhancements with current or preferred vendors, as well as negotiating agreements that will add additional vendors to the preferred vendor list.

To provide additional reassurances, we have reviewed your benefits arrangements, and we confirm we have strong relationships with all vendors and carriers the City is currently utilizing.

21. Are there any restrictions regarding insurance carriers with whom your firm can work with? If yes, explain.

No. As we mentioned in our previous response, NFP is 100% independent and agnostic, meaning we are able to work with any insurance carrier, TPA, or stop-loss vendor that best meets our clients' objectives.

22. Describe how you build an understanding of the direction and priorities of the City's Employee Benefits Program and how you would utilize this information to recommend changes and project future trends.

As mentioned in our response to number 9, our approach begins with client discovery. During this initial meeting, NFP will work with you to understand the City's philosophy about employee benefits, your current benefits, and the goals you have for your benefits plan and for your organization. We want to understand your employees — not just their claims history, but also their needs and expectations from a benefits program and other factors such as their tolerance for change and benefits they are requesting.

Your account team will set a strategic planning/benefits audit meeting where we will gain a better understanding of your culture, employee demographics, employee benefits programs, the perceived value of the benefits programs, and any challenges or issues that you currently face or expect to encounter in the near future as they relate to employee benefits.

As a result of this strategic planning/benefits audit meeting, NFP will summarize and recommend an action plan, establishing short- (one year), mid- (three years), and long- (five or more years) term goals. This information will be provided to your benefits team, addressing immediate and future action items for consideration. Recommendations may include evaluation of carriers, exploring alternative funding arrangements, implementing plan design changes, benefits communication plans, well-being initiatives, employee surveys, and/or evaluating new benefits for your associates.



Careful strategic planning includes ongoing evaluation of your plan's characteristics to ensure a comprehensive and competitive benefits package is offered to your employees. We approach strategic planning by defining your objectives and developing an organized action plan based on meeting those objectives. Our approach is to coordinate the research, design, and implementation of your employee benefits programs to align with your employment culture and financial goals. Our process consists of the development, implementation, and management of a multi-year, long-term benefits strategy that incorporates the following:

- Determine objectives
- Benchmark, diagnose, analyze, and identify core cost drivers
- Proactively identify and evaluate recommendations
- Implement and communicate
- Review, analyze, and refine
- Closely manage problem areas and adjust processes

Our ability to provide clients with proven strategies while being flexible enough to adjust the process to their specific needs is vital to the achievement of our clients' goals and the success of our relationships.

23. Describe how your organization strives to streamline benefits administration for your clients. Include any services you provide for automation of the benefits process (i.e. electronic capabilities, outsourcing options). Attach any associated costs for these services on a separate fee schedule.

Our team has an internal staff that focus solely on our clients' on-line enrollment and data collection systems. These individuals are responsible for building and customizing employee sites, managing electronic data feeds (EDI) with insurance carriers, developing enrollment portals, and managing the employee benefit communication center for clients. With this in-house technology team, we can customize your online education and enrollment system much more efficiently than our competition.

We are vendor agnostic, offering completely unbiased expert advice on which solutions will work best for you. We capitalize on our team's vast experience with administrative processes, technology, and outsourcing solutions within the health and welfare benefits and human resources environment. As such, we enable our clients to implement the right technology to cost-effectively solve their communication and administration challenges.

Our Georgia-based team currently have more than 50 public sector clients utilizing our technology representing over 60,000 members and counting. Our technology will streamline the administrative processes to help you reduce costly errors, eliminate paperwork and other manual processes, allow your administrative staff to be more effective, and give your employees the right tools at the right time to enroll in their benefits in a safe and secure manner.

The major components of our benefits management technology are enrollment, EDI capabilities, employee communications, benefits administration, and reporting.

Enrollment

Comprehensive enrollment system that offers a wide range of options that can be tailored to fit all of your needs for open, new hire, life event, and special (individual) enrollments.

EDI

An EDI is an automated process of transmitting information directly to insurance carriers, other vendors, and even back to your own HR/Payroll system.



Employee Communication

Through our benefits administration system, your employees have access to a suite of benefits communications ranging from summary plan descriptions to detailed employee benefits videos.

Benefits Administration

Through our system, your dedicated service team will assume responsibility for many of the everyday services currently bogging down your HR department to include but not limited to: billing reconciliations, premium reconciliations, deduction audits, dependent audits, deduction changes, etc.

Reporting

Our system offers over 300 standard reports including census reports, billing reports, pending enrollments, overage dependents, and many more. Reports can be customized and downloaded into Excel or .csv format

There are no additional fees for this system or these services as they are included in our flat fee proposal for your consideration.

24. Detail how you develop a benefit communication strategy with your clients. Include what tools or resources you have available to assist your clients in effectively communicating, not only the specific plan details but also the value of the benefits offered. What tangible solutions, online resources, and electronic deliverables will be available for employee education?

Our philosophy is to arm your benefits team with as many resources and your employees with as much information as possible to allow each person to make an educated decision regarding the optimum benefit plan election for their family situation. Employee benefits are more complex than ever, and the impact of making a poor choice can be devastating to an individual employee. Making benefits decisions from a wide array of increasingly complicated and costly health care plans and voluntary benefits can be overwhelming. Different employees have different coverage needs. To assist you employees, we provide the following forms of employee benefit communication for our clients:

- Customized enrollment guides
- On-site employee education
- On-site employee enrollment support
- Total compensation statements
- Benefit specific videos
- Voiceover PowerPoint presentations
- Voiceover version of digital enrollment guide

Using the link below, you can review a sampling of our work by accessing our client's Benefit Resource Center:
<https://shawhankinsbenefits.net/CCG/>



25. Describe the open enrollment process and your company's capabilities with different forms of enrollment (i.e. paper enrollment, one-on-one enrollment, online systems, phone support, etc.). Describe your proposed plan for enrolling employees in the first year and subsequent years.

Open enrollment is a stressful time of year for employers and employees. NFP is committed to not only providing hands-on support during this challenging time, but much needed employee education.

Once the City has selected its benefits and the enrollment platform has started to be built in conjunction with the enrollment guide, we then work with the benefits administration staff in April to organize the enrollment process.

Education materials to be used are then ordered from the respective carriers.

If benefits education videos are needed, this is quickly established and produced for approval by the City benefits administration team. Additionally, if on-site education meetings are needed, this is discussed.

In May, we would establish the locations, dates, and times to be on site for employee enrollment. This is determined by your benefits team working with the City's administrators to determine the best date based on current activities and training. Typically, enrollments are coordinated with the enrollment dates for the last two weeks of October and first week of November. The enrollment period can be adapted to your preferred time.

Some systems use virtual enrollment while others like to use on-site enrollment. We support on-site enrollment to improve employee education and familiarity with their personal benefits and updated beneficiary designations. Additionally, we have found that many classified employees may not have the skill set to self-enroll. One other option is we can enroll through our call center.

Our enrollers are paid a set daily amount and NOT paid based on sales. This encourages the enroller to be more of a counselor on benefits rather than come across as "sales like." We always want employees to be engaged and aware of their benefits and often when they are mandated to see an enroller, they feel pressured. Our enrollments are never required unless an employer requires the meeting as we respect the instructional environment.

With enrollment dates and sites set, NFP can build out an enrollment calendar for employees to sign up to meet with benefits counselors at their location. This allows for expedient enrollment sessions that typically last no longer than 20 minutes and reduces waiting time for employees. This calendar is made available about two weeks prior to enrollment and helps NFP to effectively staff the enrollment.

An enrollment session lasting 20 minutes will verify employee demographics, dependents, and current coverages. The next step is to go through the benefits and confirm or change the benefit coverage or tier. The employees can see a running total of their benefits and what impact it has on their take-home paycheck. Once this is done, beneficiaries are confirmed or changed, and then the employee confirms coverages are correct, and a confirmation statement is provided to them for comparison to their December paycheck.

26. Describe your proposed plan for enrolling new hires throughout the year.

NFP can accommodate your needs to educate and enroll new hires throughout the year. We have our call center available for new hires to call into and enroll during the year. Additionally, we can come to your location and conduct a monthly new hire meeting and enrollment. Other clients that have us do this usually schedule it after new hires have been approved. Typically, if this is done, a list of new hires is provided to NFP, and they are entered into the benefits administration system prior to the education/enrollment meeting.



27. Describe your proposed plan for terminations throughout the year.

Employees terminated throughout the year are termed inside the electronic benefits enrollment solution by the City or NFP. Once the termination is entered, an electronic feed notifies the COBRA vendor to process COBRA notices to the respective terminated employee for their voluntary benefits.

The terminated employee may then submit their premiums to the COBRA vendor who in turn processes and forwards the premiums to the client to be paid to the carrier for continuation of coverage.

NFP absorbs the cost of COBRA administration.

28. Identify the primary individual responsible for managing the City's account. Include a detailed description of his/her qualifications and experience.

Please see our previous response to Question 4.

29. What is your process for ensuring customer satisfaction?

At the core of our service philosophy is accountability; we are fundamentally accountable not only for our own work but also for your overall satisfaction with your benefits program. As such, we work hard to anticipate both your needs and opportunities for improvement. This proactive approach lends itself to clients who rely on us to guide them through the increasingly complicated world of healthcare and benefits.

At the same time, we focus on clear and orderly communication. Each member of the account team has specific responsibilities, so there is never any confusion about who is performing which task. Most clients prefer to have a primary point of contact, with other account members providing support, so we coordinate resources and service delivery on our end. We use our annual delivery calendar, which is specific to your needs and requirements, to ensure all deliverables are met in a timely fashion.

We strive to exceed our clients' expectations with the following approach:

- **Contact** – We are highly responsive on day-to-day interactions and strategically proactive by meeting with clients regularly to ensure all aspects of their benefits programs are meeting expectations.
- **Education** – We assist at the level appropriate for your workforce providing custom communication and educational resources for all employees.
- **Advocacy** – We work on behalf of our clients to bring an unbiased perspective to all situations, with no allegiance to any specific carrier or vendor.
- **Personnel** – We hire and retain a professional, experienced staff and ensure they are up to date on all the latest trends and information, cybersecurity practices, and client management techniques.
- **Training** – Internal and external training and development are important to our "People First" culture. Employees are required to advance their benefits knowledge during the year. Content is pushed through our LMS platform, AcadaMe. Team members are also required to attend industry events and seminars as part of their performance benchmarks.
- **Information** – We possess the information and expertise to allow us to negotiate comprehensive, competitive benefits programs; we know where to find the answers to any of your insurance, employee benefits, and human resources questions.

In addition to our service philosophy outlined above, the success of any partnership rests in the parties' ability to work openly and collaboratively while producing results. Consequently, NFP encourages communication throughout the year and commits to respond to ALL requests from HR within 24 hours, often much sooner.



Additionally, we provide the following:

- **Semi-Annual Stewardship Meeting** – During the semi-annual Stewardship Meeting – which occurs after the start of the new plan year and at the mid-point of the plan year – we specifically review client satisfaction. Prior to the start of each year, we will jointly define the goals and targets we are seeking to exceed. We will then compare actual performance to our originally stated objectives and goals.
- **Quarterly Meeting** – During the quarterly meeting, the agenda focuses on service issues, new vendor initiatives, and introducing innovative ideas and strategies so that the City is informed of programs that you may want to consider in the future.
- **Ongoing Feedback** – While the stewardship meetings are a nice checkpoint for customer satisfaction, the most effective partnerships are based on open communication, honesty, and real-time feedback. It is not uncommon for our team to check in with our clients after implementations, projects, etc. to confirm alignment multiple times throughout the year.

Our platform approach to managing clients' data and systems ensures the best opportunity for continuity of service when new team members are added. By centralizing client information and processes on a unified platform, new team members can seamlessly access and familiarize themselves with the comprehensive dataset and workflows. This approach minimizes the learning curve, promotes standardized procedures, and facilitates collaboration. Additionally, a platform offers consistent and up-to-date data, reducing the risk of errors or outdated information. This continuity enhances efficiency, maintains service quality, and ensures that client interactions remain smooth and uninterrupted, even as new team members join the organization.

30. What training resources does your organization provide to assist your clients in educating and training their benefit staff?

We provide various educational and training programs for our clients, including informative seminars and frequent webinars that focus on compliance and legislative topics. The topics are chosen to reflect timely issues of interest to our clients.

	Compliance Corner	Bi-weekly e-newsletter has sections on healthcare reform and federal and state updates. It also contains an FAQ section on current developments in benefits compliance.
	White Papers	In-depth analyses of trending benefits compliance topics from white papers by our Benefits Compliance team.
	Webinars	The Benefits Compliance team holds monthly webinars that give you insights into timely employee benefits issues.
	Podcasts	Delivers the Benefits Compliance team's thoughts on emerging policies, the latest coming out of Washington, DC, industry trends, and more.
	Latest Insights	Articles, tools, white papers, charts, and FAQs to educate and assist on state and federal legislation, regulations, and rules.

Recent webinar examples include:



Compliance Best Practices for Required Group Health Plan Notices

Employers and plan sponsors are tasked with distributing a range of required notices to employees and participants at various points in the employee life cycle. Join NFP's Benefits Compliance team as we walk through employer obligations, including what notices are required, when distribution should take place, who should receive them, and best practices for distribution.



Asking for a Friend: MHPAEA Edition

The Mental Health Parity and Addiction Equity Act (MHPAEA) continues to be an enforcement priority for the Department of Labor, yet many compliance questions remain. Join us for a conversation on MHPAEA requirements and practical compliance insights as we address the questions employer plans may be too embarrassed to ask.



Let's Continue to Talk About COBRA

Administering COBRA can feel like one of the most challenging aspects of benefits compliance. Even with a vendor in place, employers should understand the rules involved with COBRA. Join us as we outline the requirements under the law, provide tips on how to remain compliant, and discuss interactions between COBRA and other benefit laws.

These programs have been approved for general recertification credit hours toward PHR, SPHR, and GPHR recertification through the HR Certification Institute. (For more information about certification or recertification, visit the HR Certification Institute website at www.hrci.org.)

31. Describe your firm's current billing and reconciliation process. What is your solution to enhance the efficiency of billing, payroll, and generating reports on a monthly basis?

Our team assumes responsibility for the data provided to you for payroll and to the carrier for coverage each month. Your team simply needs to import the file we provide on the cadence in which you request it to be provided (weekly, bi-weekly, semi-monthly, monthly, ad hoc).

We utilize a four-tiered auditing system to ensure the accuracy of our client's payroll system. An accurate benefits administration system is crucial to success as it serves as the system of record for employee benefit elections. This is why we feel our in-house technology team is vital to our ability to successfully serve a group of your size. There is a heavy emphasis on these audits before and after open enrollment and new hire orientation.

During the first quarter of our relationship, while EDI feeds are being designed with your insurance carriers, we conduct comprehensive audits to ensure our benefits enrollment/administration software employee elections and deductions match with your payroll system, the carrier's administrative system, and the most recent carrier bill.

Once EDI feeds are successfully established, the audits become much easier and quicker to perform as the likelihood of errors drops exponentially. Our team will develop customized files that can easily be imported into the system each month or as needed.

The most efficient way to successfully administer the number of benefits you currently offer your employees is to minimize human interaction through EDI and payroll imports and to utilize self-bill administration whenever available. Our benefits enrollment/administration software can easily format and generate self-bill statements for



your team that allow us to apply credits and adjustments in real time. Self-bill plan administration also lets us capture changes in eligibility, qualifying events, terminations, retirement, and dependents aging off the plan.

Our experienced account management staff works closely with carriers and clients from implementation through day-to-day administration and have developed long-standing professional relationships. We routinely and aggressively intervene on the client's/member's behalf to resolve billing issues or problems.

NFP's ongoing account management and service will directly support your benefits administration team to allow you to focus on those daily payroll and benefits services you expect. Our service includes monthly bill reconciliation assistance and claims handling. A dedicated customer service representative will be available to you for consistent communication and processing needs.

NFP will provide an electronic benefits administration solution that includes open enrollment and new hire access to their benefits year-round. The benefits administration solution includes employer access to invoices, eligibility, and employee demographics, while creating ease of use for monthly bill reconciliation. There is no cost to the City for this electronic enrollment and administration solution.

The benefits enrollment and administration solution can be used to add new employees and terminate them for billing purposes. This same process initiates an electronic COBRA administration notification to terminated employees. There is no charge for the COBRA services.

32. Describe the claims administration process and the service model for handling disputed claims for employees.

Claims disputes and other benefits-related questions or concerns are handled directly by our team on the employee's behalf. We serve as advocates and actively research and resolve issues efficiently and proactively. Client calls and emails are responded to in no less than 24 hours. Members can contact the employee service center (located in Marietta) or the dedicated service team for assistance with anything related to their employee benefits. Most issues are resolved quickly but others can certainly take some time to conclude. A regular cadence of communication will be established with the members for our team to keep them informed on progress or additional requirements.

The NFP service model is focused on providing an exceptional level of service. Your dedicated local service team handles claims issues, benefit questions, and all other forms of customer service for the employees of our clients. We seek to provide you with unparalleled service by acting as a direct extension of your human resources and payroll departments, giving you the ongoing support capabilities needed to administer your benefits efficiently and effectively. We will serve as a liaison between you and the various insurance carriers and service vendors, helping as needed with any claims, billing, or general service issues.

Your service team is led by an account manager. These are employees who have risen in our organization based on their communication skills, service skills, and attention to detail. Each service team includes a dedicated client support specialist (CSS). The CSS is responsible for processing and confirming eligibility for employees of their assigned clients, for billing reconciliation and data transmission to carriers, as well as for answering employees' claims questions and resolving other escalated service issues.

Our service center will be the main contact for most of your employees. These dedicated specialists act as an advocate for your employees and assist in the understanding of benefits, resolution of claims, appeals assistance, ordering new ID cards, online enrollment support, providing confirmation statements, and other general benefit assistance.

These local service teams, coupled with our employee advocates with support from our service center are integral parts of our service model and represent another defining difference between NFP's service capacity when compared to other companies in the employee benefits field.

33. *How does your firm provide continuing education to ensure each broker is educated on current market trends and legislative developments? How is this information communicated to your clients?*

NFP Training and Development

NFP offers a comprehensive training and development program for our employees, as we believe it is vital to maintain a people-centric culture. As it relates to ensuring each employee is educated on current market trends and legislative developments, our internal training program includes:

- AcadaMe – NFP's learning portal for professional development, industry knowledge, leadership development, live virtual and traditional classes, and curated external educational content.
- Through internal communication platforms (such as Workplace by Facebook), NFP communicates with our employees globally on new ideas and vendors, as well as foster introductions with organizations who are developing forward-thinking programs.
- Ninjo – monthly cyber security awareness training that uses engaging, micro-learning "Hollywood storytelling episodes" to empower NFP's employees, executives, organizations, and their families to become defenders against cyber security threats.
- Compliance webinars on emerging regulations.
- Monthly staff in-house training sessions are held on regulatory and compliance issues such as Healthcare Reform, HIPAA, and FMLA. In addition, every two weeks our compliance team distributes *Compliance Corner*, a newsletter containing state and federal updates and addressing important topics.
- NFP requires continuing education in benefits systems, Zoom, Excel, and other systems applications that better enable us to service our clients and be more efficient in our internal process.
- Most NFP staff is Life and Health licensed and must attend continuing education classes to keep their licenses active and current.

NFP supports this educational process both financially and through the provision of up-to-date compliance information in the form of newsletters, bulletins, webinars, and periodic national and local training. Certain internal compliance policies also require annual training and/or certification of compliance, which are regularly monitored by our administrative staff.

Compliance Updates

NFP has a dedicated, in-house compliance team that monitors regulatory and legislative developments at both the state and federal levels related to employee benefits and human resources. This compliance and regulatory support department includes industry attorneys and former HR professionals led by Suzanne Spradley, Senior Vice President, Chief Compliance Officer, Associate General Counsel, Legal & Compliance. Suzanne oversees NFP's Benefits Compliance Department, which provides consulting services on all aspects of employee benefits compliance to NFP and its clients.

Suzanne and her team continually monitor regulatory and legislative developments to provide compliance updates in the form of bi-weekly *Compliance Corner* emails, white papers, newsletters, webinars, and speaking engagements. Additionally, they design and develop compliance tools to assist employers and plan sponsors with maintaining compliance in an ever-evolving regulatory environment.

In addition to the previous level of legal and compliance oversight, Todd visits the state legislature during the open session to get insights on education legislation being sponsored and voted on that affects public education.

NFP Trend Report

NFP is committed to providing information and analysis to help our clients make benefits decisions that align better with their goals, cultures, and budgets. Clients want to know what we think of developments in the marketplace and changes that affect them, from new legislation to issues emerging from the global pandemic. This requires us to stay on top of evolving trends, build teams with specialized expertise that help us assess various factors, and create solutions that are meaningful and sustainable for our clients.

Every client is different, so being thoughtful in formulating options is essential. It starts with listening to employers to understand their challenges and objectives, what their employees want and need, and how the organization views benefits in the context of their competitiveness and growth. This understanding helps us identify gaps and formulate tailored solutions, enhancing their ability to attract and retain talented professionals while also supporting the well-being and engagement of their workforce.

Data is at the heart of our efforts, and we strive to help clients make data-driven decisions. Our expanding scale extends to our data analytics, so as we serve more clients across a variety of industries, we have more information and a more detailed perspective. This helps our team be even more precise in identifying needs and meeting those needs with the right benefits programs.

Our expertise, data, and analysis can be found in articles, white papers, media interviews, and conference presentations throughout the year. NFP also publishes an annual trend report to look at the current landscape and help our clients chart a course toward better outcomes. The report, a clear reflection of our industry leadership, features perspectives from NFP subject matter experts, analysis of statistics year over year, and actionable insights across a variety of topics, including healthcare, benefits compliance, pharmacy, digital transformation, legislation and regulation, voluntary benefits, and well-being and engagement. This centerpiece of our expertise and insight is [available](#) to all current and future NFP clients.



NFP also invests strategically in innovation, connecting our clients' biggest problems with the ideas of entrepreneurs have for solving them. Our network of product manufacturers, technology providers, startups, and venture firms keeps us up to date on emerging developments and new concepts that we can connect to what we hear from employers. We take a "what if" to each challenge, harnessing the power of collaboration in a community of big thinkers motivated by making a meaningful difference for individuals and families. NFP is actively involved with a variety of companies working on everything from fertility to gastrointestinal health, reinsurance software, or a benefits platform for gig workers.

In every area, we strive to provide timely data and information, relevant analysis, and actionable insight that positions our client for continued success.

Updating Our Clients

We help our client-partners stay current on benefit trends, best practices, and important compliance issues through a variety of channels, including:

- **Webinars and Training** – Educational programs conducted either via webcasts or in-person seminars designed to keep you current regarding new regulatory guidelines and requirements, benefits administration issues, and benefits trends. Topics have included Healthcare Reform, Well-Being/Population Management, HIPAA privacy procedures, COBRA, FMLA, and Section 125 discrimination testing.
- **Email Updates/Client Alerts** – Periodic email communications designed to inform clients on key industry issues. Topics have included the impact of Civil Union legislation on benefit plans, year-end reporting, HIPAA, nondiscrimination rules related to healthcare, and well-being programs.

- **Strategic Planning Meetings** – Annual planning meetings and comprehensive reports that include an educational component in which we examine benefits trends and key industry issues relevant to your organization. Topics have included consumer-driven healthcare, well-being programs, voluntary benefits and emerging prescription drug trends, and best practices.
- **Employment Practice** – Education on key practices with exclusive access to background checks, drug testing, ethics and compliance hotlines, and exit interviews.
- **Employee Communications** – Including well-being articles, educational content on health, insurance, financial and work/life topics, and a glossary.

34. *What solutions do you provide for ACA management and/or reporting? What are the costs and/or fees associated with these services?*

We assist companies every day with ACA compliance issues, including employer mandate offer and affordability for full-time employees and reporting at no charge. We offer full turnkey ACA reporting services for forms 1094/1095 to include employee distribution and transmittal at \$7.50 per form.

35. *Please detail your administrative capabilities on benefits plan compliance issues. Describe your procedure for the timely communication of changes and/or proposed changes in federal statutes and regulations that may impact employee benefit plans.*

The level of support required in the area of compliance continues to grow and evolve rapidly. This is an area in which we have made a significant investment and have the capability of handling clients with unique challenges under any federal or state benefits-related law. Some of the compliance resources we offer include:

Compliance Team	In-house attorneys and compliance specialists who are well-versed in ACA, COBRA, FMLA, etc. They report on current trends and provide timely legislative updates
Compliance Toolkits and NFP Connect	Comprehensive tool that assists with compliance efforts with federal notice and filing requirements under the ACA, ERISA, COBRA, HIPAA, FMLA, Non-discrimination, and Section 125
Compliance Checklist Review	A complete and customizable benefits compliance checklist review
Newsletters and White Papers	Keep abreast of new legislation and learn about new trends in HR
Seminars and Webinars	Education and clarification regarding complex compliance topics

Compliance Team

Our dedicated team of in-house attorneys and compliance specialists aggregate, interpret, disseminate, and provide specific action steps for each piece of legislation. Our compliance team, which works closely with our consulting team, is well versed in a variety of benefits compliance topics, including ACA, HIPAA, COBRA, etc. Our team is entirely focused on keeping up to speed with the rapidly changing legislative and regulatory environment and ensuring content is provided to our consultants in a timely manner. We will provide clients with ad-hoc industry update notices when significant events take place.



Compliance Toolkits and NFP Connect

Our Benefits Compliance Toolkits—available through NFP Connect—are comprehensive tools that assist employer plan sponsors with their compliance efforts with federal requirements under the ACA, ERISA, COBRA, HIPAA, FMLA, Non-discrimination, Section 125, Transparency in Coverage and No Surprises Act, and MHPAEA. Each requirement is identified on a checklist, and the checklist contains model notices, a description of the employer's obligation, timeline for compliance, and penalties for noncompliance. While available directly to you through NFP Connect, your NFP account team will communicate compliance deadlines and provide comprehensive materials (including model notices) to help you comply with the relevant requirements throughout the year.

Compliance Checklist Review

Using NFP Connect, your NFP account team works with you to conduct a complete benefits compliance review that is customized by size and employer/plan types. The compliance checklist review was designed to assist in responding to an actual IRS/DOL audit.

Newsletters and White Papers

Our regular compliance newsletter, *Compliance Corner*, is distributed on a bi-weekly basis updating clients on changes in the legislative and regulatory environment — at the federal and state levels. While this is not meant to be the sole source of compliance communication to our clients, the email's format was created based on feedback from our clients to ensure we are giving you quick updates of the most noteworthy and timely items.

In addition, *Washington Update* is an ad hoc email notification that is issued promptly after major developments impacting employer-provided group health plans, including the release of new federal or state legislation, court rulings, or major regulatory (e.g., IRS or DOL) guidance.

Seminars and Webinars

Regular online seminars and webinars on complex compliance topics help you gain a thorough understanding of legislation, with the ability to answer your questions live. We also provide you with one-on-one compliance training, when requested or as needed.

36. How will you help with the management of insurance, including monthly (or quarterly) supervision and/or preparation of claims activity reports from carriers; executive summary reports; underwriting analysis for annual renewals; annual financial projections for budgeting purposes; and alternative funding analyses?

Our benefits management process is quantitatively based and supported by a full-service analytics team, including experienced and credentialed actuaries. We provide a wide range of actuarial and financial management services, including:

- Rate equivalents and COBRA rate development
- Incurred but not reported (IBNR) reserve analysis
- Plan design modeling
- Claim analytics (financial and clinical)
- Rx creditability testing
- Financial forecasting/budgeting
- Internal underwriting and pre-renewal calculations
- M&A due diligence financial implications
- ACA valuation
- Alternative funding analysis (self-funding, fully insured, combinations, etc.)
- Stop-loss simulation and alternative analysis
- Ongoing reporting (as outlined below)



- Employee contributions (by tier, well-being, etc.)

In order to provide the services above, we must be able to aggregate and analyze data with the intent of drawing meaningful and actionable conclusions. We accomplish this through our ability to create data transparency and identify cost drivers. Unless you can turn raw insurance carrier data into useful information, health plan decision-making is nothing more than guesswork. Our process will increase your ability to better manage healthcare costs by creating the necessary level of data transparency to make educated and effective decisions.

We start the process by constructing a client-specific data warehouse built with direct feeds from the insurance carrier. Once the data is aggregated, we offer our clients a comprehensive reporting package with a focus on actionable outcomes and dashboard/executive reports. Performance is measured versus normative benchmarks and prior year data. Trends, risks, gaps, etc. are identified through this process and solutions are offered when appropriate.

We will then have regular meetings (quarterly, annually, and as needed) to discuss claims experience, exposure changes, and general administrative matters that affect overall plan performance. The level of detail included in each of these reports varies depending on the amount of claims experience available but may include the following reports:

Monthly Reports	Quarterly Reports
• Claims analysis • Budget performance analysis • Inflationary trend information	• Financial overview • Claim utilization • Claim trend analysis • Reserve analysis • Stop-loss deductible and attachment point tracking
Mid-Term Reports	Year-End Reports
• Budget projections • Rate promulgations • Reserve adjustment analysis • Actuarial opinions	• Full financial review • Reserve calculation with actuarial opinion • Cost comparisons (historical and industry wide) • Budget and rate update and review • Deficit/Surplus analysis

NFP has managed medical benefits programs for hundreds of employer groups in an effort to keep costs below comparable levels. Our aggressive management technique includes a number of internal medical management and preventive health initiatives. As the healthcare industry continues to change, NFP has remained ahead of the game. With leading-edge technology, we are able to obtain meaningful information that helps us evaluate cost drivers, trends, and savings opportunities associated with our clients' medical benefits.

We believe the best decisions regarding your health plan design will be based on careful observations of trends, utilization patterns, and normative comparisons over multiple years. We are confident our claims data analysis services will help us produce the results necessary to consistently meet your employee medical benefits objectives.



37. Describe your organization's anticipated involvement in the annual renewal process. Include information regarding process timeframes, negotiation of rates and vendor selection. NOTE: the City current plan year for benefits is November 1st to October 31st.

A benefits renewal is a year-long process, not just a once-per-year process. At NFP we meet with clients throughout the plan year to discuss information such as ongoing claims experience and the potential impact it will have on the renewal, and ideas for the upcoming plan year that could benefit the City. From a technical point, for a group of the City's size, we negotiate 120-day rate renewal notices. We believe the more time you review your renewal options, the better. Working together with more time on our side we can develop the strongest plan of benefits for the City at the most reasonable cost.

Work plans differ based upon the size of the organization and the carriers. We will base our work plan on what is best for the City. The following is a sample plan:

Once the pre-renewal meeting is conducted in February with the City, we take the notes from this meeting back to our placement team to build plan designs that represent the City's employee needs. NFP's placement team is staffed by three industry seasoned individuals with extensive experience preparing carrier RFPs and bids for employee benefits. NFP prefers to have multiple year rates guarantees to avoid carrier changes and product design changes. This minimizes the benefits education required and creates stability.

The results of the bids are then put into a useful format by carrier and product to share with the City. These results are shared in April with the City benefits administration staff and thoroughly discussed highlighting the pros and cons of each bid. Plan premiums, design improvements, and service ability of carriers are reviewed to determine the best value for the school systems employees and administrative and payroll impacts.

Once the City has selected the carriers and products the next step for NFP is to begin the process of building out the benefits enrollment/administration electronic solution and create an enrollment guide for approval.

38. What tools can you provide the City to help implement/continue our wellness program? Can you provide examples of low-cost wellness tools?

NFP provides a wide-ranging menu of services to establish a successful employee well-being program.

We offer support when establishing a worksite well-being program or we can help enhance your existing program. Our tools include:

- Employee surveys and communications
- Education and awareness campaigns
- Program design
- Proprietary RFP platform
- Mission statements
- Challenges and initiatives
- Newsletters and blogs

Our experience has taught us that the most essential factor contributing to your organization's ability to achieve its well-being goals is communication. NFP will facilitate your ability to communicate with your employees and their families beyond annual enrollment. Our experience has taught us that consistent year-round health and well-being messaging keeps healthy living at the forefront while effective communication brings lasting culture change.



39. Does your firm provide an Employee Assistance Program at no cost to the City? If so, please note who the provider is and how you communicate this to our employees.

We typically work with the Employee Assistance Programs (EAP) available through our relationship with disability insurance and life insurance carriers. On top of these counseling services, we layer additional education through "Lunch and Learn" events and other communications. We also include EAP vendors at well-being events and health fairs. Additionally, just as we can bring outside vendors for FSA or COBRA administration, we can also conduct an RFP process for you to search for local/regional EAP providers to work with your group.

40. Explain your compensation model for services rendered and your recommendation for commission and/or fees to be borne by the selected insurance carriers as broker/agent compensation.

In accordance with strict organizational guidelines, our compensation model is 100% transparent. We require formal "sign off" (compensation disclosure) among all parties. Compensation transparency is vital. We offer a flexible compensation structure designed to meet the needs of our clients. We propose a hybrid compensation model designed to remove commissions from health insurance related premiums as a means to cap and stabilize our compensation.

We don't want, nor do we deserve, a raise if our client's health insurance costs go up. We see that as a clear conflict of interest.

Our fee is all-inclusive as we do not believe in add-in fees for things like travel, lodging, actuarial services, etc. We propose the services referenced below and throughout our response at the following terms.

- | | |
|--|--|
| • Benefits administration | • Administrative support |
| • HIPAA/COBRA/Section 125 administration | • Beneficiary management |
| • Dependent audits | • Compliance services and regulatory support |
| • Actuarial services | • Benefits enrollment guides |
| • Benefits videos | • Benefit resource center |
| • On-site open enrollment support | • Onsite employee education |
| • Employee administrative support | • Employee service center access |
| • Telephonic enrollment assistance | • Employee advocacy |
| • Wellness plan services | • Plan marketing |
| • Employee total compensation statements | • ACA reporting* |

** The only optional fee included in our proposal is ACA reporting. If you wish to utilize our team to maintain, develop, mail, and transmit your required ACA reporting an additional fee of \$7.50/form will apply.*



Current Benefits	Commission Percentage	Monthly Fee
Health Insurance Consulting and Services Fee	0%	\$20 Per Enrolled Employee Per Month
Stop-Loss Insurance	0%	No Commission
Dental Insurance	0%	No Commission
Vision Insurance	15%	N/A
Life Insurance	10%	N/A
Disability Insurance	10%	N/A
Supplemental/Voluntary	State Filed and Variable	N/A

41. *What makes your organization unique from other organizations that may submit proposals for the City consideration please note if there are any other services your firm provides that are not previously discussed in this questionnaire.*

NFP has a deep bench of experienced specialists who stand out from other brokerages. NFP has dedicated resources to specific core services such as compliance and legislative support, communication and education, vendor selection and support, plan operations, plan analysis and reporting, and strategic planning.

NFP's success differentiates us from our competitors because of our ability to be flexible and act as an extension of your benefits department. Our regional and national leverage gives us the ability to negotiate best-in-class competitive pricing and contracts.

NFP sets the standard for strategic consultation, customer service, leadership across chosen markets, and charitable actions in communities where we do business.

NFP is unlike other brokerages: We are strategic in our solutions, accountable for implementation, and responsible for all outcomes. We listen, learn, and leverage to go beyond the expected and deliver results.

NFP can service the City from our Marietta office. The account manager that will be assigned to you lives nearby and is familiar with the community. We feel our proximity to the City elevates our ability to service you and your employees significantly.

How We're Different



Specialized expertise across industries and risk practices, informed by our deep understanding of clients' specific goals and challenges

A boutique offering, supported by local service and insight, flexible access, customized solutions, and global resources, that aligns with client needs and drives an exceptional customer experience

Problem solving mindset that prioritizes listening and encourages creativity

Consultative approach that gets the right people in the room at the right time

Service agility, driven by empowerment and accountability, that enhances the client experience

Global capabilities to serve businesses and individuals no matter where they are

Collaborative, people-first culture focused on partnering with clients to enhance outcomes

42. Describe any tools or technology offerings by your firm to clients.

NFP's Transparent Pricing & Network Analysis (TPNet)

The Consolidated Appropriations Act of 2021 (CAA) imposed new transparency rules and guidelines to allow consumers visibility to billable charges. It was designed to allow access and visibility to provider medical/Rx charges across the healthcare continuum with the intention of providing greater transparency in the American healthcare system.

Recently, hospitals, carriers, and other payers for group health insurers began posting specific contracted pricing information on public sites for covered items and services. Access to this hospital and carrier/payer allows NFP advisors to support clients to design, create, and manage the best healthcare offering for their employees. While access to this data is a great start, it is only half of the equation. Aggregating, supplementing, and normalizing the petabytes of data is the science that makes it truly viable for public use.

NFP's TPNet tool allows NFP to utilize this new data to benchmark providers, facilities, and carriers and deliver the long-anticipated transparency that employers have been after. For the first time, employers will have the most complete view of the cost of their healthcare offering and be able to compare and contrast negotiated pricing across the universal healthcare landscape.

There are three modules available, the combination of two of the modules is proprietary to NFP.

NFP Connect

NFP Connect is a unified, enterprise-wide, cloud-based platform built to support all audiences (consultant, administrator, and employee) and all business lines. There are several features of NFP Connect we'd like to highlight:

- First, it organizes the many solutions that come together to support your comprehensive employee benefits strategy. Your benefits administration system, your HCM/HRIS platforms, your carriers, your flex administrator, our account management team, our advocacy team, compliance, well-being, the list goes on. We believe having one site to go to (as opposed to several different URLs) and access this kind of information is just easier. We also believe this single point of entry is critical as the insurtech boom continues and more point solutions are adopted.
- Second, it provides you with 365/24/7 access to your policies, contacts, plan designs, presentations, and any other document that we maintain to support our engagement. This is not a push toward self-service — we are still happy to email you what you need when you need it, BUT we do understand that we live in an instant access world, so providing you the ability to pull documents when you want is critical.
- Finally, it aggregates and enriches your data and helps turn that data into information. Census data, plan data, rate and contribution data, claims data, benchmark data, etc.

We live in a personalized, data-driven world. With the adoption of more and more point solutions, this data set will become even larger. But data by itself is useless; it's when it is brought together it becomes information. Information that can help us help you make better business decisions — and that's our job.



NFP Connect also provides an employee-facing portal that is mobile-optimized. Like your employer portal, the employee portal organizes the various tools they access to manage their benefits, providing a better, more seamless user experience. It provides:

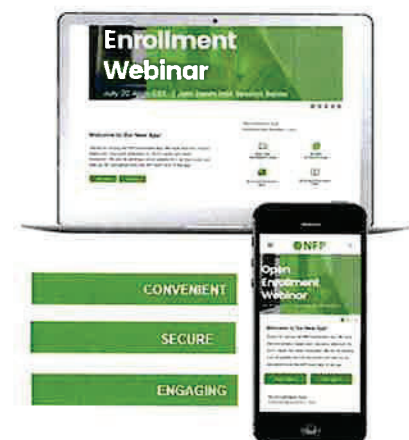
- A digital wallet where ID cards can be uploaded.
- A branded “My Employer Benefits” section where all the employer-sponsored plans and resources are organized. A section for benefit summaries, benefit guides, forms, newsletters, links to carrier websites, links to your enrollment site, vendor contact information, and tips promoting well-being.
- An Individual Digital Marketplace containing a menu of products and solutions crafted to complement your group offering. Individually owned, these products can be made available 365/24/7 and are billed directly to the workforce eliminating any administrative burden whatsoever.

We believe that by providing your employees with a personalized, user-friendly, and data-driven experience we can help improve engagement and drive better outcomes.

Virtual Open Enrollment Via NFP Connect

NFP offers an interactive landing page for our clients to help ensure their employees are educated, engaged, and enabled through processes such as open enrollment. In a world where we are more virtual than ever, these customized landing pages help clients deliver convenience, accessibility, personalization, and cost-effective communications to all of their employees across the globe. Easily accessible by each of your employees via computer or mobile device, each page is configurable to include a variety of images, messages, links, and functionality, including:

- Benefits guides
- Announcements and messages from HR
- “What’s New” information and links to webinars and employee meetings
- Educational videos and content
- Virtual health fair information
- Contact information (call centers/hotlines)
- Links to enrollment systems and carriers/vendors



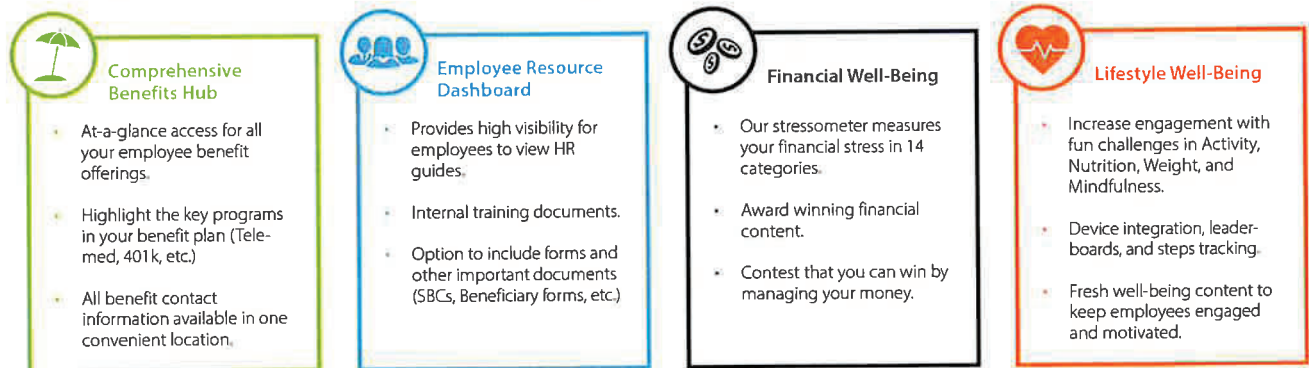
NFP recognizes that now more than ever a virtual enrollment platform is necessary for a successful enrollment season. Our virtual open enrollment platform includes:

- **NFP Connect Custom Landing Page** – All your enrollment information in one place that is easy to access. Customized with your group information and logo and full integration with your ben admin platform, benefit guide, and enrollment videos.
- **Communications Hub** – Allows you to send push notifications, email campaigns, and resources all relevant to your enrollment.
- **Mobile Interface** – The mobile interface is accessible on all mobile devices with a unique login for each employee.

PeopleEQ

PeopleEQ™ Our PeopleEQ Total Engagement Platform helps drive engagement by clearly communicating with your employees so they understand that their participation in your well-being program can help keep them healthy, contribute to reducing their need for medical care, and potentially lower the cost of their healthcare benefits.

Engagement and well-being are keys to employee performance and productivity. Employers want to give their employees easy access to their benefits information and, at the same time, address their physical, mental, and financial well-being as efficiently as possible. PeopleEQ addresses those needs by combining a benefits and communications hub and lifestyle well-being program into one comprehensive platform. PeopleEQ provides:



PeopleEQ's communications capabilities include:

- **A primary landing page**, which can house the City's news, updates, benefits, and employee resources. These can be tailored to groups of employees with the same benefits package.
- **The City's company announcements**, which can be loaded per "group" so your offices can communicate more precisely and effectively.
- **Various documents**, which can be loaded into each benefits groups' dashboard in their primary language, etc.

PeopleEQ is recommended to our clients who are interested in moving the needle on employee communication, well-being, and engagement, but do not have substantial budgets, headcount, or the desire to implement a third-party solution. With PeopleEQ, you can attract and retain talent, increase employee productivity and engagement, and take better care of your greatest asset.

43. *Describe your contractual relationships, if any, with organizations or entities necessary to your proposal's implementation (i.e. actuarial services, data information services, etc.).*

Please see our previous response to Question 6.

44. *How many and what type of public sector clients does your organization presently have?*

Please see our previous response to Question 7.

45. *Describe the roles, responsibilities, and years of experience of the consulting and service team members that you propose for our organization.*

Please see our previous response to Question 4.



46. Briefly describe the level of service and support provided to the City by your broker/consultant(s) on a day-to-day basis.

Our service model delivery dictates that we become an extension of your HR department. As a client, the City would work with a dedicated team of consultants who will partner with you through every phase of your benefits program. We take great pride in the extremely low client-consultant ratio we maintain. We go to great lengths to ensure our consultants can dedicate significant portions of their time to their clients.

We do not use a "functional" approach to client partnership. This means, we do not send your work to a remote department that has no first-hand knowledge of your organization. Moreover, we do not assign low level account managers to handle the "heavy lifting" of your program administration.

The day-to-day service provided by our consulting teams is extensive and results oriented. Our substantial tenure in the industry and corresponding familiarity with the inner workings of carrier administrative processes allows our consultants to identify the root cause of systemic service issues and correct them at their source rather than react on a situational basis.

Your core consulting team will work with you on every aspect of your program management. Our ongoing service support includes, but is not limited to:

- Assisting with all aspects of plan management
- Addressing and resolving carrier/vendor issues
- Resolving billing and claim issues
- Answering questions posed by the City's HR Department
- Publishing and distributing timely regulatory compliance updates
- Providing guidance on regulatory compliance issues specific to the City
- Hosting informative webcasts on meaningful topics
- Attending senior staff meetings to present summary information regarding employee benefits
- Providing strategic support during collective bargaining process
- Providing advocacy services to the City's employees

47. Detail how your organization would assist the City in developing a strategic benefit plan based on an understanding of the direction and priorities of the City.

As detailed in our response to Question 19, at the onset of our engagement, NFP will conduct a comprehensive review and examine each aspect of your benefits program. This review will serve as a roadmap for both your short- and long-term goals. Upon completion, the report will be presented to the City and prioritize the findings. At the annual pre-renewal meeting, we will establish a timeline and discuss the current benefits rate guarantees and carrier/product satisfaction to determine how much marketing is required if any is needed.

48. What resources do you use to analyze medical and pharmacy claims?

Predictive Modeling – A Robust Claims Analytics Tool for NFP's Self-Funded Clients

NFP uses a web-based decision support system emphasizing the use of the plan's various data components to provide a more comprehensive and ongoing evaluation specifically targeting the underlying cost drivers. Plan data is secured by a monthly file-feed from all of the necessary and various components of the plan. Typically, this



includes information from medical, Rx, and well-being vendors and, if desired, may also include payroll system and workers' compensation data.

NFP uses the Predictive Modeling platform to secure, combine, and analyze these various data feeds to give a complete understanding of employee, spouse, and dependent costs. This data analytics tool allows us to drill down by disease state, member type, and more to target engagement levels and project future cost drivers within your benefits program. By using the most current data to isolate these cost drivers and forecast what you will spend in the future, you will:

- Get ahead of the spending curve by seeing a 360-degree view of your whole population — not just a small population that attended biometric screenings last year.
- Identify prevention treatment compliance and gaps in care, and apply a risk stratification to your population, identifying those at high risk.
- Have an important resource tool for coordinating with your well-being vendor or to support other employer initiatives to engage the right members at the right time.

In addition to the comprehensive health analytics resources, Predictive Modeling also includes benchmarking and plan modeling capabilities — two very important tools to help elevate your decision-making process to the next level. The cost for Predictive Modeling is determined based upon the scope and customization necessary to meet the objectives of the City.

49. Describe your organization's anticipated involvement in the annual renewal process. Include information regarding process timeframes, negotiation of rates and vendor selection.

Please see our previous response to Question 11.

50. Describe how your organization strives to streamline benefit administration for your clients. Include any services you provide for automation of the benefit process (i.e. electronic capabilities, outsourcing options). Attach any associated costs for these services on a separate fee schedule.

Please see our previous response to Question 20.

51. Describe your process for the following:

- a. Open Enrollment*
- b. Newly Hired Employees*
- c. Renewal*

In short, NFP is committed to providing a strategic and comprehensive approach to open enrollment to include on-site employee education, benefits guides, benefits videos, and one-on-one enrollment assistance with a team of salaried enrollment counselors to make the process as smooth as possible for the City. We are prepared to provide educational sessions at different times and locations to provide access to all employees, departments, and shifts.

NFP can accommodate your needs to educate and enroll new hires throughout the year. We have our call center available for new hires to call into and enroll during the year. Additionally, we can come to your location and conduct a monthly new hire meeting and enrollment. Other clients that have us do this usually schedule it after new hires have been approved. Typically, if this is done, a list of new hires is provided to NFP, and they are entered into the benefits administration system prior to the education/enrollment meeting.



52. Describe the services available to assist with administration of COBRA, FSA, Retiree Administration. Is the cost of these services included in your pricing or is it separate?

Our HR Technologies and Benefit Administration Services team will partner with the City to determine your ancillary program needs and manage an RFP process to elect the vendor best suited from a service and cost perspective. NFP is a best-in-class employee benefits consulting firm. We have spent years investing in our process and people to ensure we deliver the best possible consulting services. It is to this end that NFP has made a conscious decision not to become an administrator of various benefits-related services (COBRA, FSA, EAP, etc.). We have found repeatedly that firms trying to do non-technology benefits administration "in house" more often than not offer inferior services at inefficient price points.

53. Detail how you develop a benefit communication strategy with your clients. Include the tools or resources you have available to assist your clients in effectively communicating not only the specific plan details but also the value of the benefits offered.

Please see our previous response to Question 21.

54. What resources does your organization provide to assist your clients in educating and training their benefit staff?

Please see our previous response to Question 27.

55. Detail the wellness plan services your company provides. Describe the firm's views on the role wellness plans have in controlling healthcare costs.

Well-Being & Engagement Center of Excellence

NFP has a robust well-being-consulting platform. Our mission is to provide a suite of integrated health management programs and resources to our clients and their employees that promote a culture of health and well-being. This culture leads to positive lifestyle behavior changes, heightened personal performance, and reduced health expenditures, creating a healthy long-term work/life balance.

Our Purpose

At the base of workplace well-being and engagement lies one crucial piece of an organization's success: its people. NFP's Well-Being and Engagement Practice is a human-centric center of excellence focused on one not-so-simple task: making work better by elevating employee well-being. The complexity of this task is directly correlated to the complexity of its foundation – people are complicated. Well-being means something different to everyone, and companies are facing the most diverse workforce to date. We are here to help implement well-being, and in turn, create positive, meaningful change for you and your employees.

We recognize that this is easier said than done. The process of change can be messy, intimidating, and difficult to measure. Companies who are willing to do this work transform from an organization that simply practices well-being into a well company. Well companies enjoy key elements of success, including productivity, retention, engagement, attraction, appreciation, and innovation. They also own the satisfaction of caring for their greatest asset: their people.

Our Practice

To reach as many employees as possible, we recommend a holistic approach. We will work with the City to review all of the various facets of well-being:



NFP will generate fresh, relevant content to support your well-being initiative, at no additional cost to the City. We support both HR and employee education, training, and resources centered around helping the City's workforce thrive in every area of their life. Throughout the year, we promote and notify you of offerings that include:

- **Monthly Newsletters/Weekly Tips/Infographics** – Ready to share with employees
- **Virtual Seminars** – Featuring various well-being topics and speakers
- **Annual Health Promotion Calendar** – A brainstorming catalyst with sample programming
- **Workplace Well-Being Trends Report** – A look at the top trends in the market
- **Well-Being Launch Pad** – A comprehensive resource for starting a movement

Our Consulting Services

When clients are ready (committed with leadership buy-in), willing (have the budget), and able (have the time and resources), we are available to develop strategies, policies, communications, and programming that will transform their workplace into a well company with a human-centric, healthy culture. Well-being is now a business imperative – not a “nice to have.” We pride ourselves on having the experience and expertise to help the City clarify your needs and chart a path forward to accomplish your goals with empowering and innovative insights and strategic proficiency.

As your strategic partner in promoting a culture of health and well-being, we will help guide the City to integrate resources, tools, and benefits that enable your employees to do their jobs effectively and live a happier life. We will leverage all available data sources to make critical decisions for strategically solving organizational challenges and measuring the success of initiatives. Our process includes:

The goal of our people-first approach is to strategies that positively impact the lives of the employee population.



NFP can also carefully create and curate relevant materials and events that are available to the City and your employees at no added cost. This includes:

- Virtual events throughout the year for clients and their employees
- Annual workplace well-being trends training
- Annual calendar with monthly materials aligning with health promotional topics
- Proprietary collection of resources to launch your well-being program
- Wise & Well Training Center – resources for your employees to build resilience, improve focus and handle life's stressors

We also maintain connections with market leaders to match clients with the right vendor partners based on goals, culture, demographics, and budget.

We know how well-being can be challenging to discuss. Since well-being is now considered a business imperative, we are positioned through this practice to help the City improve the lives of your employees and the health of your organization. No matter where the City is at on your well-being and engagement journey, we can help you take the next step in realizing the power of having a healthy, connected, high-performing organization.

The Return on Investment (ROI)

The traditional metrics for ROI as it relates to employee well-being programs are program enrollment, participation rates, healthcare cost-savings achieved, and other standard areas of interactivity. While these metrics are important, they aren't the only factors worth measuring.



When evaluating ROI, we encourage our clients to take a people-centered approach to benefits and include the value to employees and return on health of well-being initiatives. Value to employees' well-being can include employee absenteeism, productivity, workers' compensation claims, and other outcomes of the well-being programs that connect to your business. These types of metrics are part of the bigger picture and ROI is just one piece of it. Each client has its own program and criteria for success because they implement programs in different ways and for different reasons, which is why outcomes vary. NFP will review metrics for you and your company to determine the value you and your employees are getting out of your program.

Evaluating Your Initiatives

Well-being programs are growing in popularity because of the continuing trend around employers' understanding the value of human capital and how health and well-being fits into the overall business strategy. Health and well-being is not just a nice thing to do for employees — it is good for business. Healthy and well employees have a positive impact on productivity, energy and efficiency of the workforce. Yes, healthcare costs are a driver as well, but the shifting healthcare model is making that less of a leading priority.

We believe that well-being initiatives are most effective and provide the greatest return on investment when targeted to the specific needs of the employee population. Targeted well-being programs that incorporate campaigns to educate and change employee behavior as it relates to treating medical conditions, practicing preventive measures, and being smart consumers will have the greatest impact on claims management.

NFP will also help assess the group's overall readiness level for well-being initiatives and determine the programs or messages that will work best. By evaluating the culture of the organization, the demographics, well-being resources inherent in the organization, and available communication methods, NFP can help the City create a truly cost effective, targeted approach that will provide results.

NFP can conduct a preventive health analysis by reviewing claim data and develop a campaign to improve utilization of these valuable plan benefits.

Depending on the above information, we can assist you with creating a well-being program specific to your needs. We've had success with well-being initiatives that incorporate a health risk assessment and targeted programs that are tied to an overall financial incentive. This can be an effective first step in introducing the concept of well-being to associates to raise the awareness of the importance of living healthy. Biometric screening can be included when well-being is first introduced or can be added later as a program enhancement. By reviewing the aggregate results of the health assessment and biometric screening, on-site well-being plans become proactive and identify medium- to high-risk individuals that may otherwise go unattended — this can truly help to prevent potential future high claims.

NFP spends significant time clearly defining what is meant by well-being, evaluating critical factors (such as claims, risk factors, treatment compliance, demographics, culture, etc.), examining potential pitfalls (cost, employee turnover, employee perception, lack of management buy-in, etc.), and reviewing data to determine if the claim numbers can be positively impacted by well-being. Once the upfront analysis is complete, NFP will develop a business plan for well-being.

In addition, we have access to nutrition and physical fitness campaigns, including promotions and program material. We will assist you in identifying the low-cost resources best suited to meet your needs. In addition to utilizing the resources available through your health insurance provider, we have also coordinated with the American Cancer Society, American Diabetes Association, American Heart Association, American Lung Association, individual nutritionists, and fitness experts to provide on-site seminars, education, and health fairs.



56. What makes your organization unique from other organizations that may submit proposals for the City's considerations?

NFP's business approach is one in which our client's best interests are considered above all else. We are uniquely qualified to provide health and welfare consulting/brokerage services by offering a commitment to customer service, an experienced and dedicated staff, and an ability to support a comprehensive suite of services. Knowing that the client's financial needs, business objectives, and employee satisfaction are the most important factors in the development of a sustainable strategy, we take an extraordinary amount of time and care to ensure our clients receive the best value for their benefits dollars. Our superior work product translates to increased savings for our clients and a higher perceived value for our clients' employees.

Our delivery model is based on three key aspects that allow us to deliver a superior level of work product as compared to our competition:

People

The vast majority of our consultants are former employees of insurance carriers, a large portion of which are former underwriters — many with extensive account management experience. NFP's technical and analytical approach to benefits consulting is what differentiates us from the competition. To maintain our competitive edge and support our unique business model, we have selectively hired experienced individuals, primarily with financial/underwriting backgrounds and a strong commitment to customer service to staff our consulting teams. These are highly compensated experts with a passion for their work. Our consultants take pride in delivering a work product worthy of the NFP name.

Resources

Our consultants' health and welfare expertise is augmented by our specialty practices in the areas of benefits administration, compliance, employee communication, employee advocacy, and well-being/population health management. Having these internal resources allows your core consulting team to leverage the expertise of specialists in various disciplines on an as-needed basis. This allows your consulting team to focus on the management of your program while still delivering holistic support in all aspects of your plan.

Time

At NFP, our approach is truly to become an extension of your HR department. This entails maintaining an extraordinarily low client-to-consultant ratio specifically to allow our consultants the time to fully dedicate themselves to their clients.

57. Provide any additional information regarding your organization or services that you feel would be beneficial in helping the City select a benefits broker.

NFP Rx Solutions

Skyrocketing prescription drug prices stand out as the fastest rising healthcare-related cost for employers. These costs also remain among the most difficult to manage. Gross prescription prices have increased 4-8% annually for the past five years, but through NFP Rx Solutions' contract negotiations and clinical programs, net prescription prices for our clients have actually decreased 1-4% annually over the same period. We're driving positive outcomes, but with specialty drug costs eclipsing 50% of the total pharmacy spend, headwinds are strong.

The NFP Rx Solutions team will assist the City account team by developing ideas and recommendations to manage expenses and utilization. Rx Solutions manages prescription drug benefits costs through vendor selection, pharmacy plan audits, clinical management, plan design, and sophisticated analytics. The team of

pharmacists, managed care veterans, and data analysts are experienced in designing and implementing successful strategies.



With customized analytical tools, the Rx Solutions team focuses on prescription drug plan financial stability and the quality of member care, driven by robust data analysis. Scope of services include managing all phases of a competitive Pharmacy Benefit Management (PBM) selection process, negotiating new or renewal contract terms and language, overseeing prescription plan implementation and clinical initiatives, financial and clinical analysis, and evaluation of PBM services and programs (including results against performance guarantees).

A strong focus on quality and safety defines our clinical services, distinguishing us from other consulting organizations. Rx Solutions works closely with the client and PBM to monitor formulary and clinical management programs in conjunction with the client's drug utilization; recommend clinical initiatives to manage specific therapeutic classes more effectively; offer ad hoc clinical support for employee claims issues; and serve as the subject-matter expert on all Rx-related issues. Rx Solutions' team is a great resource for the human resources and benefits team.

The services offered by our pharmacy team include:

- Provide comprehensive Rx consulting services (clinical/administrative/benefits design)
- Market pharmacy benefit administration/PBM RFPs
- Provide and present comparative bid analysis based on RFP results
- Negotiate final administrator and contract terms for clients
- Assist with implementation process for groups with new administrator
- Assist in transition of clinical programs to new vendor and lead clinical install calls
- Support in final contract review
- Review key prescription drug cost and clinical metrics quarterly by phone conference and annually on site
- Provide ad hoc clinical support and intervention, guidance, and support on clinical issues
- Recommend options for benefits design
- Interpret and evaluate new PBM or carrier offerings
- Serve as resource to HR and Benefits team for elevated service issues and account management
- Assistance with questions or issues arising from PBM administration of the plan



NFP Stop-Loss Center of Excellence (COE)

The NFP Stop-Loss COE is an in-house resource dedicated to providing self-insured clients with the best stop-loss insurance options and services. The NFP Stop-Loss COE offers a streamlined process and a dedicated claims and service team that will alleviate the complexities associated with a third-party stop-loss vendor. Using NFP's market size and leverage, we are able to provide clients options with A-rated insurance carriers, annually renewable contracts with no lasers, renewal rate caps and typically 15-25% annual savings compared to the market.

NFP Voluntary Benefits Center of Excellence (COE)

NFP formed its VB COE leveraging our voluntary benefits specialists, expertise, and relationships to create a groundbreaking support system for a holistic benefits offering. From inception and implementation, engagement to measurement, our VB COE removes the barriers that often discourage employers from offering a robust employee benefits program.

The VB COE features two components: 1) the quoting platform and 2) the enrollment and engagement services. Employers can engage with either component – or both – to ensure they have the confidence to establish and support the plan that works for them.

Our VB quoting panel efficiently provides competitive and meaningful supplemental health plan quotes, including critical illness, accident, hospital indemnity, and permanent life (with/without LTC) coverage, with additional options – identity theft, legal, and pet insurance – to be added as the VB COE matures.

Our enrollment and engagement services connect employees to offerings through communication and streamlined benefits administration and enrollment. NFP clients can choose from on-site benefit counselors, call center benefit counselors, and an open enrollment communications site with product videos, AI-driven decision support, links to a self-elect enrollment platform, texting/email platforms, and a scheduler for call center support. However our clients want to engage with the VB COE, the intention is to improve employee's enrollment experience, help improve their benefit literacy and ensure they make smart enrollment decisions that have a positive financial impact on them and their families.

When engaging with our VB COE, you can expect:

- A dialogue with your benefits leadership team to identify the right benefits partner for your organization
- An analysis of your organization and workforce makeup to help you determine the right approach for employee engagement and communication
- A quote on your customized strategy

The VB COE manages the process between NFP teams and voluntary benefits partners, streamlining interactions between you, our experts, and benefits and engagement vendors.

58. Provide a complete schedule that details all the fees associated with your services, including any brokerage fees, expenses, travel and fees for additional services. Describe your proposed form of compensation. If commissioned, how is the commission determined?

Please see our previous response to Question 37.

59. Provide a sample of the contract you would expect to enter into with the City if you are chosen as their Broker/Consultant. If such document is not available, please provide explanation.

NFP does not require clients to enter into binding contractual obligations. We feel that our work speaks for itself, and a client should have the right to make a consultant change at any time.



Pricing

It is the City's expectation that brokerage fees and commissions will be borne by the selected insurance provider. If additional brokerage fees are expected of the [organization], or if your firm offers additional fee-supported services which are supplemental to your proposal, please clearly outline costs and services on a separate fee addendum.

Brokers shall indicate whether they intend to be compensated on a commission basis, fee basis or combination thereof; The cost proposal should be transparent in nature and is to include a cap. Detail any additional fees for services not covered by your proposed fee.

Health Insurance Consulting & Services Fee	\$20 Per Enrolled Per Month
Stop-Loss Insurance	0% Commission
Dental Insurance	0% Commission
Vision Insurance	15% Commission
Life and Disability Insurance	10% Commission
ACA Reporting Services	\$7.50 per 1095-C
Service Proposal Overview	
Benefits administration system	Actuarial services and reporting
Benefits administration site development, management, and maintenance services	Employee service center support (Marietta, GA)
Employee communications (guides/videos/meetings)	Wellness consulting
Year-round support for employees, staff and leadership	Dependent and eligibility audits
On site employee education and enrollment support	Self-bill generation and administration
On site enrollment support	NFP Connect
Monthly detailed claims reporting and analytics	Four-Tiered Audit Services (Billing/Carrier/Payroll/Ben Admin)
Compliance services and consulting	COBRA, HIPAA, Section 125 administration
Annual plan marketing, negotiations, and vendor maintenance	Human Capital Solutions
Optional Service: ACA Management	



Appendix



Attachment A

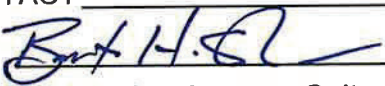
**CITY OF PEACHTREE CITY
REQUEST FOR PROPSALS
INSURANCE AGENT/BROKER SERVICES**

All agency/broker firms interested in proposing MUST provide the following requested information on these pages and return with any supplementary materials. Responses are due NOT LATER than 3:00 p.m. Thursday, December 5, 2024, and must be submitted to the attention of: Angela Egan, Purchasing Manager, City of Peachtree City, 151 Willowbend Road, Peachtree City, GA 30269. To facilitate completion, this page may be scanned but must retain this format. Late proposals will not be accepted and will not receive consideration for final award.

The undersigned, on behalf of the Proposer, certifies that: (1) this offer is made without previous understanding, agreement or connection with any person, firm, or corporation making a proposal on the same project; (2) is in all respects fair and without collusion or fraud; (3) the person whose signature appears below is legally empowered to bind the firm in whose name the proposal is entered; (4) the signer has read the complete Request for Proposal and does understand all provisions; (5) if accepted by Peachtree City, this proposal is guaranteed as written and amended, will be implemented as stated, and will become a part of any final completed contract; and mistakes in writing of the submitted proposal will be the responsibility of the Proposer.

AGENCY/BROKER NAME NFP

AGENT CONTACT Bart Shaw PHONE 678.535.6399

SIGNATURE  TITLE AVP, Atlantic Region

ADDRESS 351 Washington Avenue, Suite 120

CITY/STATE Marietta, GA ZIP 30060

EMAIL bart.shaw@nfp.com

AGENCY/BROKER COMPANY TAX I.D. NUMBER 58-2517257

GENERAL NATURE OF BUSINESS Insurance Broker

NUMBER OF LOCATIONS 268

NUMBER OF PERSONS EMPLOYED 7,700

AGENCY WEBSITE ADDRESS NFP.com

EMAIL bart.shaw@nfp.com

INSURANCE COMPANY WEBSITE ADDRESS NFP.com

We acknowledge receipt of the following addenda: Addenda No. 1 and 2

Our comprehensive proposal, in accordance with the guidelines of this RFP is attached, including cost proposal (including hours and hourly rates) for service fees paid directly by Peachtree City and/or commission proposal with percentages of commissions on insurance products.

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A. § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with

O.C.G.A. § 13-10-91, attesting as follows:

- a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;
- b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;
- c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;
- d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;
- e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);
- f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10-91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and
- g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

043 754 674

Federal Work Authorization User Identification Number

August 23, 2013

Date of Authorization

Bart Shaw

Name of Contractor

Brokerage Services # 25-106PHR

Name of Project

NFP

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on DECEMBER 5, 2024 in MARIETTA (city), GEORGIA (state).

[Signature]
Signature of Authorized Officer or Manager

Bart Shaw, AVP

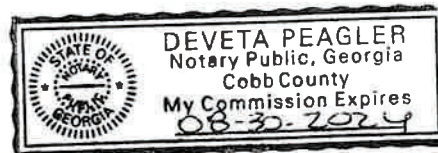
Printed Name and Title of Authorized Officer or Manager

SUB

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 4 DAY OF December 2024

[Signature]
NOTARY PUBLIC

August 30, 2024
My Commission Expires:



SUBCONTRACTOR AFFIDAVIT UNDER O.C.G.A. § 13-10-91(b) (3)

By executing this affidavit, the undersigned subcontractor verifies its compliance with § O.C.G.A. 13-10-91, stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services under a contract with _____ (name of Contractor) on behalf of Peachtree City has registered with, is authorized to use and uses federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in § O.C.G.A. 13-10-91.

Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the sub-contractor with the information required by § O.C.G.A. 13-10-91 (b).

Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice of receipt of an affidavit from any sub-subcontractor that has contracted with a sub-subcontractor to forward, within five business days of receipt, a copy of such notice to the contractor. Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number

Date of Authorization

Company Name / Subcontractor Name

Not Applicable

Name of Project

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, _____, 20____ in _____ (city), _____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

Subscribed and sworn before me
on this the _____ day of _____, 20____

Notary Public

My Commission Expires: _____





CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Justin Strickland, City Manager 12/27/2024

DATE: January 2, 2025

SUBJECT: Resolution #01162024-XX-XX Call for 2025 Municipal Election for Mayor, Post 3, and Post 4 and Setting of Qualifying Fees

Recommendation:

No action required at this time.

Discussion:

Peachtree City's Charter establishes four-year terms for the Mayor and City Council Members and further determines the date of the municipal general election as the Tuesday following the first Monday in November of odd numbered years, in accordance with state law. The current terms for these seats end December 31, 2025.

This resolution sets the qualifying dates of August XX, 2025, and the run-off election date of December 2nd, also prescribed by the state, if required.

Finally, this resolution designates the Fayette County Board of Elections as the Superintendent of the election. A separate agreement with the County will be presented to Council later in the year for approval.

The State Election Code governing municipal elections requires that Council set and publish qualifying fees no later than February 1 of any year in which an election is to be held. The law also requires a fee of three percent of the total gross salary paid for the elected position in the year preceding the election.

Budget Impact:

Staff will include funding to cover the anticipated costs of the election and any necessary run-off in the FY2026 budget.

Attachments:

1. Resolution Calling for Election

RESOLUTION # 01162025 - XXX

**RESOLUTION ESTABLISHING DATE FOR CITY ELECTIONS FOR THE PURPOSE
OF ELECTING A MAYOR AND COUNCIL MEMBERS FOR POST 3 AND 4;
ESTABLISHING FEES AND DATE FOR QUALIFYING OF CANDIDATES;
ESTABLISHING DATES FOR VOTER REGISTRATION AND FOR OTHER
PURPOSES**

- WHEREAS:** A municipal general election shall be conducted on November 4, 2025, for the purpose of electing a Mayor and Council Members for Post 3 and 4; and,
- WHEREAS:** Candidates who are elected in said election shall serve for a term of four years; and,
- WHEREAS:** Persons eligible to become candidates for said election shall be at least 21 years of age and be a qualified elector of the City who shall have continuously resided and maintained his or her domicile in Peachtree City for at least six months immediately preceding the election; and
- WHEREAS:** Candidates for said election shall qualify with the City Clerk in City hall. Qualifying shall open at 8:30 a.m. on the XXth day of August, 2025, and close at 4:30 p.m. on the XXth day of August, 2025; and,
- WHEREAS:** Voter Registration for said election shall close at 5:00 p.m. on the XXth day of October, 2025; and,
- WHEREAS:** The date for a run-off election, if required, shall be the 2nd day of December, 2025; and,
- WHEREAS:** The City Council does hereby declare that the qualifying fee for Mayor shall be \$648.00 and the qualifying fee for Council Post 3 and Council Post 4 shall be \$432.00.

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of Peachtree City that the general election is hereby authorized pursuant to the rules and regulations set out in this Resolution and pursuant to the Georgia Municipal Code as amended.

FURTHER, the Superintendent of Elections and Absentee Ballot Clerk shall be the Fayette County Board of Elections, who is hereby authorized to provide an appropriate number of poll workers to conduct said election. Polling places within Peachtree City shall be open from 7:00 a.m. to 7:00 p.m. on the day of the general election and the day of the run-off election, if required, and advance voting shall be scheduled in accordance with the Georgia Municipal Election Code.

Adopted this 16th day of January, 2025

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: Justin Strickland, City Manager 12/27/2024

DATE: January 2, 2025

SUBJECT: Resolution 01162025-XX-X Indemnification of Public Officials

Recommendation:

No action is requested for the Work Session.

Discussion:

Each year, Council adopts a resolution indemnifying officials and employees and agreeing to defend and pay judgments rendered against them for acts or omissions performed or neglected to be performed by them in the course of their employment or association with the City. This indemnification does not apply to individuals who act outside of the scope of their duties or authority, or act oppressively, maliciously, corruptly, or without authority, nor does it apply to City authorities that function autonomously and have their own liability coverage.

Budget Impact:

Other than as outlined, legal representation for this type of claim is included under the umbrella of the City's Liability Insurance Policy.

Attachments:

1. 2025 Indemnification Resolution

RESOLUTION # 01162025-XXX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY
REGARDING POTENTIAL LIABILITY OF CITY ELECTED OFFICIALS,
APPOINTED OFFICIALS AND EMPLOYEES**

WHEREAS: The City of Peachtree City is a municipal corporation duly chartered and incorporated by the State of Georgia; and,

WHEREAS: As a result of certain decisions by State and Federal Courts, elected and appointed officials and employees of the City may be subject to suits seeking to hold these persons personally liable for damages; and,

WHEREAS: Elected and appointed officials, employees, and other individuals may be subject to formal complaints under the City Code of Ethics; and

WHEREAS: The City Council deems it to be in the best interest of the City to indemnify, defend, and protect City elected and appointed officials and employees from certain liability.

NOW, THEREFORE BE IT RESOLVED THAT:

The City of Peachtree City shall indemnify, defend and pay any and all judgments rendered against any City elected official or appointed official (with exception of officials of authorities) or employees for any and all suits brought against them for any acts or omissions performed or neglected to be performed by them in the course of their employment, or association with the City.

The City of Peachtree City shall provide legal counsel to any elected official, appointed official, employee, or other individual who is investigated under the City's Code of Ethics (with the exception of officials of authorities) for representation before the Hearing Officer, the investigation conducted by the Hearing Officer, and any action taken by Council. Such legal counsel shall be selected by the individual requesting representation and be reimbursed by the City at a rate not to exceed the approved hourly rate of the City Attorney plus 20%.

The indemnification shall not apply to those individuals who acted oppressively, maliciously, corruptly, or without authority of law as defined under O.C.G.A. §36-33-4.

The resolution shall remain in full force and effect until such time as it may be amended or repealed by a subsequent resolution of the City Council.

SO RESOLVED, in open session assembled pursuant to law, this 16th day of January, 2025.

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: Justin Strickland, City Manager 12/27/2024
DATE: January 2, 2025
SUBJECT: Legal Organ - Fayette County News

Recommendation:

No action required as of this time.

Discussion:

Each year, the City of Peachtree City must designate the official legal organ in which notices of public hearings, millage rate, and other ads required by state law and City Ordinance will be displayed.

County legal organs are designated by the Probate Court Judge, Sheriff, and Superior Court Clerk. State law specifies that certain public notices be advertised in the County legal organ. The designated Fayette County legal organ for 2025 will remain the Fayette County News.

Staff is recommending that City Council again designate Fayette County News as the legal organ for 2025 to ensure proper placement of legal ads in compliance of state law.

Budget Impact:

No additional budgetary impact as legal ads have been budgeted accordingly for FY-2025.

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 12/27/2024
Justin Strickland, City Manager 12/27/2024

DATE: January 2, 2025

SUBJECT: FY2025 Budget Amendment and Acceptance of Donation toward the Kedron Pool Boiler Replacment

Recommendation:

Approve the attached budget amendment 25-05 accepting and budgeting for the \$150,000 donation from the Peachtree Aquatics Clubs to go toward the replacement of the Kedron Pool Boiler.

Discussion:

The Peachtree Aquatics Club received a generous contribution from a Kedron Pool swimmer to be donated to the city and earmarked toward the replacement of the Kedron Pool Boiler

Budget Impact:

The proposed budget amendment will increase both revenues and expenditures in fund 335.

Attachments:

1. Budget Amendments for 25-05 Donation - Kedron Pool Boiler

[illegible]