



CITY COUNCIL

Kim Learnard, Mayor

Clinton Holland, Mayor Pro Tem | Laura Johnson, Post 1

Suzanne Brown, Post 2 | Frank Destadio, Post 4

SCAN FOR AGENDA
PACKET



Revised Regular Meeting Agenda

April 17, 2025 | 6:30 PM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Announcements, Awards, Special Recognition**
 - A. **Arbor Day Proclamation**
4. **Public Comment**
5. **Agenda Changes**
6. **Minutes**
 - A. March 20, 2025 City Council Meeting Minutes
 - B. March 20, 2025 Executive Session Minutes
 - C. April 3, 2025 City Council Work Session Minutes
7. **Quarterly Reports**
 - A. First Quarter 2025
8. **Consent Agenda**
 - A. Police Department evidence storage solution - SPLOST
 - B. Police Department digital radio replacement - SPLOST
 - C. Merrywood Lane stormwater pipe lining
 - D. FY25 Budget Amendment - IT Software consolidation
 - E. Resolution to call for special election
9. **Old Agenda Items**
10. **New Agenda Items**
 - A. 04-25-03 Station 85 Project Manager (Clint Murphy, Kevin Baggett)
11. **Public Hearings**
 - A. 04-25-04 Variance Request to allow a 6-foot fence in front yard, 422 Daker Drive (Shayla Reed)
12. **Council/Staff Topics**

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 74

13. Executive Session

14. Adjourn

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities 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 Council of Peachtree City
Meeting Minutes
Thursday, March 20, 2025
6:30 PM

Call to Order

The City Council of Peachtree City met in regular session on Thursday, March 20, 2025 at City Hall. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members present were Suzanne Brown, Clinton Holland, and Laura Johnson. Councilman Frank Destadio was absent.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

None

Public Comment

Michelle Bahr expressed her excitement about the proposed new City pickleball complex included in the Recreation Master Plan and urged Council to get started as soon as possible.

Keith Larson said he had been advocating for public park restrooms since 2016. He requested Council consider using reserve funds in 2026 to cover permanent restrooms at Battery Way Park to replace the rented portable units.

John Riley, whose home was in proximity of the Braelinn pickleball courts, also urged Council to proceed as soon as possible with the pickleball complex at Meade Field.

Agenda Changes

Brown moved to remove item B from the Consent Agenda for follow up discussion. Johnson seconded. Motion carried unanimously.

Brown moved to remove item C, Proposed Text Amendment - Cosmetic Tattooing and Microblading Services, from the New Agenda items. She said the vote to place the item on the agenda was taken at the March 6 Work Session when there was no quorum present. Holland seconded. Motion failed with a 2-2 vote; Holland and Brown voted in favor, and Learnard and Johnson voted in opposition.

Minutes

Holland moved to approve the February 6, 2025 City Council Work Session minutes, the February 6, 2025 Executive Session minutes, the February 10-11, 2025 City Council and Executive Leadership Team Retreat minutes, the February 13, 2025 City Council Meeting minutes, and the February 13, 2025 Executive Session minutes. Brown seconded. Motion carried unanimously.

A. February 6, 2025 City Council Work Session Minutes

(Approved 4,0)

B. February 6, 2025 Executive Session Minutes

(Approved 4,0)

C. February 10-11, 2025 City Council and Executive Leadership Team Retreat Minutes

(Approved 4,0)

D. February 13, 2025 City Council Meeting Minutes

(Approved 4,0)

E. February 13, 2025 Executive Session Minutes

(Approved 4,0)

Consent Agenda

Johnson moved to approve Consent Agenda items A and C-J. Brown seconded. Motion carried unanimously.

The Mayor called for discussion of item B, but there was no staff member from Human Resources to make a presentation. City Attorney Ted Meeker suggested a motion to move it to the April 3 Work Session, and Brown made that motion, with Holland seconding. Motion carried unanimously.

Learnard noted that they had appointed three new members to the Transportation Advisory Group (TAG), Blake Hayes, Amanda Toronto, and Patrick James.

A. Memorandum of Understanding with Southern Crescent Technical College and Strayer University

(Approved 4,0)

B. Personnel Policy revision

(Removed from Consent)

Motion to move the item to the April 3rd agenda. (Approved 4,0)

C. Replacement of a F350 Dump Truck for Grounds

(Approved 4,0)

D. Replacement of two Kubota RTV units for Public Works

(Approved 4,0)

E. Reclassification of Logistics Coordinator (110) to Fire Logistics Coordinator (301)

(Approved 4,0)

F. Ordinance #1235 Administration of Officer Oaths

(Approved 4,0)

G. Police Vehicles - accessories bid award

(Approved 4,0)

H. FY2025 Budget Amendments

(Approved 4,0)

I. FY2025 Budget Amendment and Acceptance of Sponsorship and Donation

(Approved 4,0)

J. Appointment of members to the Transportation Advisory Group

(Approved 4,0)

Old Agenda Items

None

New Agenda Items

A. 03-25-01 Fayette County Recreation Program Agreement Termination

Assistant City Manager Chris Hobby said Fayette County had previously paid Peachtree City \$150,000 per year for access to recreation programs. The Master Plan called for that fee to be raised, and the County was not willing to do so. He was asking Council to terminate the agreement, which would trigger another action at a later date. Holland asked if the County had been willing to negotiate, and Hobby said they were not interested in any increase.

Brown moved to approve New Agenda item 03-25-01, Fayette County Recreation Program Agreement Termination. Holland seconded. Motion carried unanimously.

B. 03-25-02 Recreation IGA with Fayette County Board of Education

Assistant Recreation Director Harold Layton asked for approval of an intergovernmental agreement (IGA) with the Fayette County Board of Education. The City would be allowing McIntosh High's baseball team to use a field at the Peachtree City Athletic Complex (PAC) while theirs was being renovated. In exchange, the BOE would let Peachtree City use the gym at the Center of Innovation for events on Fridays and Saturdays.

Brown moved to approve New Agenda item 03-25-02 Recreation IGA with Fayette County Board of Education. Johnson seconded. Motion carried unanimously.

C. 03-25-03 Proposed Text Amendment - Cosmetic Tattooing and Microblading Services

Meeker said the memo was self-explanatory in terms of why staff was bringing this to Council. There had been citizen inquiries into the current ordinance, adopted in 2010, that grandfathered in existing tattoo parlors and put regulations in place regarding locations of future tattoo parlors. Since then, cosmetic tattooing had become more prevalent, and some practitioners were already operating in the City.

He felt this was something Council needed to decide if they wanted to act on or

not. Tonight there would not be the approval of an ordinance amendment, Meeker explained, just a go-ahead to initiate the amendment process. It would have to go before the Planning Commission, then come back to Council.

Johnson asked if there was a problem with what they did at the work session, and Meeker replied that no vote was taken to put this on an agenda because there was not a quorum present. Meeker noted the first sentence of the ordinance approved last year stated that items could be put on the agenda by staff with the approval of the City Manager.

Brown said her objection was to staff moving forward with an issue without Council having the opportunity to first discuss it and decide if there was interest in pursuing it. She thought the process was better if the issue came up and Council decided to proceed, then staff did the research and brought it back to Council.

Learnard said she wanted Brown to be comfortable with the process, and Brown said when a citizen brought a problem to staff that might result in the change of an ordinance, Council should be consulted before staff invested time into the amendment.

Holland then said they talked a lot about priorities, and cosmetic tattooing had never come up. He thought they should follow the rules and bring things to Council first. Also, he said there were other issues far more important than this. Brown stated that there had been ample time to bring this up in Council/Staff Topics.

Meeker told Holland that they did follow the rules; staff could put an item on the agenda with the approval of the City Manager. He said this was not that different than other items that had come before them and recalled a few weeks ago when a citizen contacted staff about a pipe that had collapsed. Staff went out and got proposals to fix the problem, then came to Council. That was a citizen-led complaint that went through staff and ultimately to Council. There was a joint access driveway extension at Take 5 Oil Change brought to staff by the property owner and put on an agenda. He also listed the Wickerhill land lease and the alcohol brokerage license. Meeker mentioned that the Planning Commission brought to staff a request for alternate members to vote and that got on an agenda. Another citizen-generated item was the revision to Lake Peachtree access and prohibited activities ordinance. The cosmetic tattooing text amendment was not extremely different from any of these, he stated. Holland again said his problem was that cosmetic tattooing was a low-priority issue, and Council set the priorities.

Learnard confirmed with Meeker that proper procedures were because staff could put items on the agenda with the approval of the City Manager. If Council wanted a different procedure, Meeker said, that would require an amendment to the ordinance.

Learnard stated there were two parallel paths to getting an item on the agenda.

They had just heard one; the other had to do with Council. If someone brought something to them, they could bring it up in Council/Staff topics and decide if they wanted to make it a Council meeting agenda item. She said staff had to be able to put something on the agenda. Things came up all the time that Council did not know about until it was on the agenda, and they got to hear it in public and make a decision.

Brown said when a citizen came to a staff member with an issue that was not an emergency, she felt staff should instruct the citizen how to bring the issue forward instead of staff doing it all for them. Meeker replied that it would be setting up staff for failure to require them to interpret when that should happen. Holland said perhaps the City Manager could decide, and Meeker told him that is what the ordinance said right now.

At any point in the last six months, Brown commented, staff or the City Manager could have brought this up. Meeker said he agreed, but discerning when that was supposed to happen was difficult. Holland mentioned that Council rejected Take 5's first proposal, and Meeker said that was correct, but Take 5 was on an agenda because they came to staff, and the City Manager approved it to go on an agenda.

Brown said two days ago she found four places in the City that were doing cosmetic tattooing and microblading.

What did they need to decide now? Learnard asked. Meeker said they should decide if they wanted to move forward with the text amendment and send it to the Planning Commission. Learnard told Brown they should ask staff to follow up on those businesses that were flouting the law. In the meantime, it was up to them to decide if they wanted to initiate amendments to the ordinance.

Holland suggested they decide whether to pursue this at a work session, but Learnard said she felt it was imperative to start work on this because of the businesses owners who wanted to make this service part of their businesses. Holland countered that microblading was just one of many services these businesses offered.

Serving the citizens should be a priority, Johnson stated. If she was a business owner and came to the City and staff told her she had to do it on her own, she would feel disadvantaged. Why would they not want business owners to not have the help of City staff? They should have professional help from the people they paid with their taxes. What would it hurt for them to vote tonight to send this to the Planning Commission for discussion? She said she would be inclined to vote for this and help business owners.

Brown said she did not mean the business owners were on their own. She said if they applied for a business license and were told their business was banned, there were ways for them to address that grievance. She said a prior Council adopted an

ordinance to ban tattoo parlors, and she had no desire to change that ordinance other than to add language that banned cosmetic tattooing and microblading, although she acknowledged she could change her mind.

Learnard said she felt sure most of the business owners who were offering these procedures had no idea they were not allowed. She thought they could solve this if they moved forward.

Holland said he wanted to make it clear that he supported all Peachtree City businesses that followed the rules. They might have to stop these services and wait as this amendment made its way through the process.

Johnson made the point that cosmetic tattooing was done in a spa and was a very different thing from what was done in a tattoo parlor. She wanted to make sure her fellow Council Members felt comfortable with this, so if they wanted to table this, she was okay. Holland said he leaned towards that but noted that Brown felt this had not been done the right way.

Had it been placed on the agenda the right way? Learnard asked Meeker, who replied that the question had been asked and answered. It was done the proper way. Holland said he did not want to commit and say yes or no to this. Learnard said she did not see the point in waiting until April 3, but she could agree to that for the reasons Johnson had said. She noted they would not be deciding the issue that night. Brown said moving it to the Planning Commission would give the public, business owners, and the Planning Commission the chance to speak.

After a couple of attempts from Brown, Meeker stepped in to suggest a motion to initiate an amendment to include both that which was before them as well as an amendment to ban cosmetic tattooing. Holland made that motion, with Johnson seconding. Motion carried 4-0.

Public Hearings

A. 03-25-04 Variance Request from front setback, 1601 Moba Drive

Planning and Development Director Shayla Reed showed the location on a zoning map, saying it was zoned General Industrial (GI), which required a front setback of 50 feet. The applicant was requesting this be reduced to 30 feet along Moba Way and Moba Drive to allow for parking and building encroachment. The 60-foot tree save landscape buffer along SR 74 would remain intact.

The applicant, Chuck Ogletree of Southtree Commercial Development, said he was working with Osmose Utility Services on relocating. They had been in Peachtree City about 10 years, but when their lease came up, they decided to downsize and had to move to Newnan because there was nothing suitable in Peachtree City. He said he had been working with them for the past five months to get them back.

This was lot 5 in the Moba Industrial Complex. Ogletree said having road frontage on three sides made development difficult. Part of what Osmose Utility Services did was test utility poles, he continued, and one of their priorities was to be able to screen the testing area with the landscape buffer along the highway. He said they could shift the building and parking lot to the east and south to accomplish this, and this was similar to what they had done on other lots in this vicinity.

Ogletree explained that the testing consisted of treating the poles to see how long they lasted in the ground. They had equipment that created torque on the poles to see when they would break.

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

Brown, saying she always worried about fire risk when a buffer was reduced, asked what would be in the warehouse? Ogletree said it would be used to store materials used on the trucks, such as guy wires and transformers.

Holland asked if the poles came in pre-treated, and Ogletree said he did not know. Holland also was concerned about chemicals washing into the storm sewers. Was there a way to treat the water? There was never a heavy concentration of poles being tested at one time, Ogletree replied. They were mainly testing the strength of the poles, not different types of chemicals.

Ogletree said he owned the property and would be leasing it to Osmose. Holland asked if there were any issues with waste and disposal of these chemicals? Ogletree told him an environmental study showed no issues at the previous site. Brown asked if Fire Chief Clint Murphy heard anything that was of concern to him, and he said there had been no issues at the previous campus and expected none here.

Johnson moved to approve Public Hearing item 03-25-04, Variance Request from front setback, 1601 Moba Drive. Brown seconded. Motion carried unanimously.

B. 03-25-05 Variance Request from front setback, 1800 Moba Drive

This was lot four in the Moba Industrial Complex, and the request was to have the 50-foot setback in the cul-de-sac reduced to 30 feet to allow for additional parking.

Ogletree said he was working with a potential end-user for this parcel and thought a variance was needed whether this came to fruition or not. At four acres, he continued, this parcel was small for an industrial site and being on a cul-de-sac made the frontage very narrow. There was a steep slope in the rear and a sharp drop-off to the east. They wanted to leave the existing buffer there along the cart path. He said the building would remain pushed back towards the rear of the property.

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

Johnson said she was glad the buffer would stay intact.

Brown asked if the existing path was constructed by the City or by a developer? City Engineer Dave Borkowski said the City was involved in building the part that went down by the sewer plant and maintained it. Ogletree mentioned there were two large force mains that ran through the area that took away part of their property. Brown noted that the path was steep there and would have issues in complying with the Americans with Disabilities Act (ADA).

Holland said the plan showed a veterans indoor training facility as the potential tenant, but Ogletree said that might not work out.

Brown asked if there was any other way to do this without the variance? Ogletree said this particular user required a good deal of parking. He again said only a few parking spots would encroach into the building setback.

Johnson moved to approve Public Hearing item 03-25-05, Variance Request from front setback, 1800 Moba Drive. Brown seconded. Motion carried unanimously.

C. 03-25-06 Variance Request to allow a curb cut onto a collector road, 405 Robinson Rd.

Reed said the properties in this area were once one large lot but were subdivided and rezoned in 1995. The rezoning included an easement for a driveway that would be accessible for two adjacent properties. The northern property had been developed with a driveway in that easement, but this property had not.

A septic survey had been conducted to allow this structure to have a septic tank, and the best placement would require the shared driveway to pass over the septic tank. The applicant was therefore requesting a new driveway off Robinson Road, hence the request for the curb cut. Staff had worked with the Engineering Department to recommend conditions if approved, and they were:

1. A licensed engineer shall certify that adequate site distance exists at the new curb cut location per the latest edition of the "Policy on Geometric Design of Highways and Streets" by the American Association of State Highway Transportation Officials (AASHTO). The property owner was to provide the engineer's report at the time of submission for a building permit.
2. Curb cut shall be a minimum of 20 feet, measured from back of curb, to any property line, as stated in Sec. 803 - Design/construction standards of the Peachtree City Land Development Ordinance.

The property owners, Shawn and Megan Campbell, explained they were seeking a variance in order to centralize their driveway and give their neighbors to the north and south unrestricted access to their own driveways.

The Mayor opened the public hearing, asking first who wished to speak in favor of this request?

Jim Savage said he lived for 40 years along Robinson Road. He pointed out an existing curb cut a short distance to the south. Would that go away if this one was granted? If so, he continued, moving it was the logical thing to do.

David Wray of 403 Robinson said he understood the need for restricting curb cuts but noted that sharing the driveway would negatively impact both of their property values. He was also concerned that the placement of the driveway could impact where the septic system was installed and, therefore, impact his property.

Nick McCullough of 413 Robinson Road said the curb cut was right beside his existing driveway, and there had been several accidents there, so he did not support using it. He supported moving the curb cut to the center of the Campbell property.

No one else wished to speak, either in favor or opposition, and Learnard closed the public hearing.

Brown asked Campbell why they could not put the septic system on the southwest corner where the perc test results were almost as good? He said they wanted to eliminate any issues with a lake on an adjacent property, and that the best perc was where it was where the driveway was currently intended.

In response to a question from Learnard, Campbell said the driveway was basically centered on the house. It was a narrow lot, so it was difficult. McCullough's driveway was just south of the existing curb cut, and Campbell offered to make the drive exactly centered, if required.

Holland asked Borkowski why this area was chosen when there were two choices. Borkowski said it appeared they picked the Pacolet soil because there were no groundwater issues, but Holland said that was true for both areas. Why could they put this on the southwest corner? Campbell said the Pacolet had the best perc rate, but Holland said the difference was negligible. Borkowski said you did want the quicker rate.

Holland said he would prefer they connect to the existing driveway, but perhaps they could use the existing curb cut. Campbell said that curb cut was in violation of the existing ordinance because it was within 20 feet of the property line. Campbell said they could use the curb cut he was asking for and get rid of the other one. Or they could use the one that they had the easement for, Brown suggested.

Would the proposed driveway comply with the 20-foot rule? Johnson asked, and Campbell said it would. Would the path ever be out of commission due to

construction? It would not, Campbell stated.

Brown commented that Robinson was a collector road, and that meant they could not approve new curb cuts when there was an existing curb cut that could be used.

Learnard said it was her opinion that a property owner needed to get to their house and that required a driveway and a curb cut. There was rationale for the location, and there were two conditions that would take care of any concerns. She noted that it was rare to have three people to speak in favor of something, and she thought they had room to support the citizens.

Johnson told Campbell she appreciated the thoroughness of his narrative. She then moved to approve Public Hearing item 03-25-06, variance request to allow a curb cut onto a collector road, 405 Robinson Road, with the two conditions from staff and also a requirement to remove the additional curb cut. Learnard seconded. The motion failed, 2-2, with Learnard and Johnson voting in favor, and Brown and Holland voting against.

D. 03-25-07 Special Use Permit to allow golf cart rental, sales and service, 1001 Moba Drive

This site was in the Moba Industrial Complex, and Reed showed the lot on a zoning map, saying it was zoned GI. The applicant was asking for a golf cart business for rentals, sales, and repair. For a use to qualify for a Special Use Permit in a GI zoning district, the use must be permitted in the Light Industrial District (LI), and this was, Reed reported.

This would share the building with Let's Go Pickleball. Botera Golf Carts needed a larger facility, and the applicant, again Chuck Ogletree, said he had been working with them. He mentioned there were no golf cart sales facilities on the south side of the city. Other businesses in this park included Earl's Automotive and Moon Valley Nursery. He thought this use would be complementary.

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

Holland asked where the golf carts would be parked. Ogletree pointed to an area that would be fenced and screened. Most, he noted, would be stored inside.

Brown asked if a special use permit would continue under another owner? Reed said it would not.

Holland moved to approve Public Hearing item 03-25-07, Special Use Permit to allow golf cart rental, sales and service, 1001 Moba Drive. Brown seconded. Motion carried unanimously.

E. ~~03-25-08 Variance Request to exceed maximum parking, 100 Market Place Blvd.~~ **Withdrawn by applicant**

Council/Staff Topics

A. Georgia Municipal Association's City of Civility designation renewal discussion

Hobby said Council approved this two years ago, and it was time for it to be renewed. If they decided to renew this, he would have a document ready to vote on in April.

Learnard said she certainly hoped Council could serve as an example of collaboration and cooperation.

Holland said he would like to have the entire civility document attached or inserted into the minutes. He also wanted to delay voting on this until Destadio could be present.

Brown read a statement in which she said she had witnessed Council Members being uncivil to each other over the last two years. Two members of the prior Council had attacked other members and a citizen, she said, adding that she had received emails and had in-person conversations that fell short of civility with Council members who signed the statement. Therefore, she said, she felt adopting this document meant nothing.

Johnson noted that they all had their agencies to act as they saw fit but had an obligation to the citizens to strive for civility in their relations. This did not mean there would not be uncivil moments in the future, but this could serve as a means to hold each other accountable. She said she had no problems with adopting it. She said she believed Destadio would support it but would agree to wait.

Meeker pointed out that they were not adopting anything at this meeting; they were deciding if it would be on a future agenda.

Holland said he had no problem with putting it on a future agenda, but he also wanted the document included in the minutes and Destadio to be present.

Holland moved to put this on the April 3 work session agenda. Johnson seconded. Motion carried 3-1, with Learnard, Holland, and Johnson voting in favor, and Brown in opposition.

Brown asked if they could move the May 1 work session to May 8 because she would be having knee surgery in late April. Meeker asked if they wanted to vote on this at the April 3 meeting? They agreed to do this.

Holland referred back to Larson's comments, and said they needed to get moving on the restrooms at Battery Way and Drake Field.

Holland mentioned that he wanted to begin the budget process in April, and Learnard said they had already decided to start the conversation at the April 3 work session.

Executive Session

Brown moved to adjourn to executive session at 8:18 p.m. to discuss real estate and pending or threatened litigation. Holland seconded. Motion carried unanimously.

Brown moved to reconvene in regular session at 8:32 p.m. Holland seconded. Motion carried unanimously.

Adjourn

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

The meeting adjourned at 8:32 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

City Council of Peachtree City
Meeting Minutes
Thursday, April 3, 2025
9:30 AM

Call to Order

The Mayor and Council of Peachtree City met in regular work session on Thursday, April 3, 2025. Mayor Kim Learnard called the meeting to order at 9:30 a.m. Council members attending: Laura Johnson, Suzanne Brown, Clinton Holland, and Frank Destadio.

Public Comment

Jeff Williams asked Council to make haste with the new pickleball courts and urged them not to under-build, pointing out the amount of money brought to the City by visiting players.

Joseph Smith said a prayer walk was scheduled for April 13 when participants would pray for local government leaders.

Jill Church was concerned about the proposal for regulated deer hunting by archery on City property and asked Council to make sure they had all the facts about the effectiveness of this harvesting.

It was time for a first-class aquatics center in Peachtree City, Jackie DiPietre commented, and Council should be looking into different sources of funding to make this happen. There were plenty of citizens willing to help, she remarked.

Felicia Stoney spoke about the annoyances of neighbors who frequently burned things in their yards and asked Council to ban backyard burning.

Mary Plant told Council that an aquatics center would benefit far more citizens than would pickleball courts. She urged them to look at other communities and talk to people who knew how to put money together for such a large project.

Awards, Announcement & Recognition

A. Avive Cardiac Save

Fire Chief Clint Murphy said two people had been saved from full cardiac arrest in the past year with the help for automatic external defibrillators (AED). He showed a video that Avive, the manufacturer of the devices Peachtree City used, had created about one of these events.

Work Session Discussion Items

A. Police Department evidence storage solution - SPLOST

SpaceSaver Storage Solutions had completed a design of the long-term evidence storage room that would increase the overall storage capacities and security of physical evidence, Police Chief Janet Moon said. The increase of storage capacity would help alleviate the demand in the primary evidence room for storage of high-

risk items and provide additional storage for the foreseeable future. Spacesaver held the Georgia State Contract for this rolling rack storage system, and Patterson Pope was the exclusive local area contractor.

The evidence solution project was funded with special purpose local option sales tax (SPLOST) funds, and Moon said she would be asking Council to approve this project at their next meeting for a cost of \$67,442.92.

B. Police Department Digital Radio Replacement - SPLOST

Moon said this purchase would complete the swap from Motorola to Kenwood digital radios and would equip the SRT Team. This purchase would move the Police Department to a unified radio platform, and Fayette County Dispatch and RadioOne personnel were capable of programming, updating, and maintaining the Kenwood radios.

The purchase was budgeted with SPLOST funds, and the cost would be \$74,237.35. Moon said she would be bringing this back to the next Council meeting for approval.

Brown asked how many radios there would be and was told 13. Holland asked if they would keep the storage at the Police Station or move it to the gun range building. Moon said they had to keep it at the current location for security reasons.

C. Merrywood Lane stormwater pipe lining

City Engineer Dave Borkowski explained that the stormwater drainage pipes under the entrance of Merrywood Lane had failed due to severe corrosion of the material. If the road collapsed, there would be no way in or out of the subdivision, so this project had been prioritized. They could be lined with spin-cast concrete.

Quotes were solicited from eight contractors, and two were returned, with the low bid from Utility Asset Management, a firm the City had used several times before. That bid was for \$52,272, and Borkowski said Council would be asked to approve this at their next regular meeting. The funding would come from the Stormwater Utility's pipelining budget, which he said should have funding remaining for one or two more of these projects this year.

Destadio asked about the method, and Borkowski said the concrete would be sprayed inside to a depth of about 1.5 inches. Holland asked if the corrosion was internal, and Borkowski said it was. The pipe would be sprayed with a 1.5 inch layer of concrete, but if additional concrete was needed at the bottom, it would be added first. Holland wondered how much a new pipe would cost, and Borkowski told him about three times as much.

D. Burn Permit Ordinance and Process Review

Fire Marshal Jeff Felmet gave an overview of the rules and the process for obtaining an outdoor burning permit. The ordinance said a permit was required for

every day of burning. Only yard debris could be burned, and piles were limited to 75 cubic feet in size. No permits were needed for an outdoor cooking fire or an entertainment fire, such as in a fire pit, and permits were not issued during the statewide burning ban from May through October, due to air quality concerns.

A citizen seeking a burn permit could obtain it through the City website, which stated all the rules. The permit must be kept on hand, and the fire must be attended at all times and extinguished at dark. There were regulations on the distances from houses and other structures, and those were taken from suggestions made by the Georgia Forestry Commission.

Felmet said Newnan issued permits only if the fire would be at least 200 feet from all structures, which limited it to very large lots, and the Fire Marshal had to visit each site before the permit was issued. Fayetteville allowed burning without a permit during non-burning ban months. Griffin did not permit burning except for recreational and cooking fires. Fairburn allowed burning without a permit. Felmet remarked that he was not aware of any counties that banned burning, and most did not require permits. In 2021, he continued, the Georgia Forestry Department stopped issuing permits, leaving regulation up to local jurisdictions.

Over the past year, 4,881 permits were issued in Peachtree City, and, interestingly, about 50% of those were to just 137 addresses. So, Felmet remarked, about 1% of the households were doing half of the outdoor burning. He said many residents obtained permits for multiple days in a row, many days throughout the year.

Learnard thanked Felmet and said Council had the option to ask for an ordinance change. Holland asked what the Fire Department's recommendation was. Felmet replied that although Peachtree City was densely populated, he was not concerned about the fire risk if the ordinance was followed, but many people did not read the instructions. He was concerned about the environmental impact and the health impacts to neighbors. Smoke went wherever the wind took it. He thought Peachtree City should prohibit all outdoor burning and could accomplish this by ordering the Fire Department to stop issuing permits.

Felmet noted that the current permitting system could not differentiate between small lots and larger ones, and Brown asked how fixable that was. He said there was probably software that could do that, but if they went that route, he recommended charging a fee for a permit to pay for the software and possibly restricting persons who wanted to burn daily. Brown asked if there were more permits in one 12-month period than the other, and Felmet said he did not know. Brown asked about Fayette County's system, and Felmet said it was like Peachtree City's, with permits issued on the day of burning.

Laura asked about staff time spent responding to burn complaints, and Felmet said he did not have numbers. They currently sent a fire engine to any outdoor burn complaint. When they got there, they had to see the permit and determine if the

smoke was bothering other people. It was a judgement call, and if the fire met the regulations, and the smoke was not a nuisance, they would allow burning to continue. He said they had a good number of those calls, especially recently during the red flag warning days. Felmet said smoke was a major complaint, but most calls were because someone did not think burning should be allowed.

Did Felmet know how many complaint calls resulted in them having to take fire suppression actions? He said a lot of times they would just use the resident's garden hose, but he would have to look at their records. There was no differentiation in their system between a brush fire in a neighborhood and a brush fire along SR 74.

Destadio asked how many out-of-control fires they had, and Felmet said very few. He again said he was not concerned about fire risk danger, but about smoke. Since people used burning to get rid of yard debris, this seemed to be something that could be handled in another way.

Learnard noted that she had been hearing complaints about outdoor burning ever since she was first elected to Council 15 years ago. There was a facility in Peachtree City that would take yard debris, free to all residents, so there was no need to burn. She supported a prohibition on backyard burning.

Holland said he agreed, but perhaps they should work out a system where yard waste could be placed at the curb.

Johnson asked about Newnan's system, which allowed burning on large lots but required a visit from the fire marshal. Did the Fire Marshal have to visit every time? Felmet said it seemed inefficient, but he did not know if a visit was required for each permit. She also noted that several trash services offered yard debris pickup for an additional fee.

Learnard asked Council what they wanted to do, saying she would support an ordinance change to ban burning. Holland and Johnson agreed.

Brown said it seemed to be a disservice to people with large lots and lots of debris that surpassed their ability to haul to the mulch pit. Those five- to 10-acre lots were in a different category from a densely built subdivision. Maybe they could base it on how the property was zoned?

Destadio said he was not in favor of banning burning, but thought they should make information more readily available on alternatives.

Could they all agree on a five-acre lot? Learnard asked. Brown said that might be too much to require. She wanted to know if the frequent burners were those with large lots. Maybe they could limit the number of permits issued.

Learnard agreed that this information would be useful. Brown said she would be more in favor of limiting the number of permits, rather than a total ban. Felmet said the difficulty of doing any kind of enforcement would come down to software. There was currently no way to limit permits to only large lots. He noted that many people burned without permits. Limiting lot sizes would at least give the Fire Department a clear guideline to determine if a burn was legal. He said he would put together two ordinances; one would be a total ban and the other would permit burning only on larger lots.

City Attorney Ted Meeker said it should also limit permits to one every 30 days or so, but Felmet said it was hard to do. They could use the permitting system used for tree removals, but that system was not instantaneous, and people wanted to burn on the same day they decided to. It could take hours to get a permit approved or weather might interfere if they applied for the permit a few days before.

Holland asked why they were overcomplicating this, saying that there were environmental issues. Smoke could escape from a five-acre lot. He supported a total ban.

Learnard agreed. Johnson said good thoughts had been shared, but she wanted something that was enforceable. She said she would like to see what they could do about exempting the bigger lots. Learnard asked Felmet to create the two options: one a complete ban and another establishing a reasonable lot size if burning were allowed. He said he would try to find out how many lots they had over 2.5 acres.

Brown said she thought they had a method of looking at lot sizes, and Strickland said they got them from the County, but it was not always accurate. The City could measure it if needed.

Learnard said Felmet had the go-ahead, and he replied that he would try to return at the next work session.

E. Kedron Pool Enclosure Replacement Options

Assistant Recreation and Special Events Director Harold Layton said the current enclosure at the Kedron Pool was an Arizon Air Structure installed in 2012 and at the end of its life expectancy after many repairs. Layton reported it took 440 manhours to install the structure and 495 to remove it each year. Strickland remarked that equaled about \$20,000 in labor a year. Almost 16,000 people used the pool each year, and 70% were Peachtree City residents.

Next, Layton went over options for replacing the bubble. Option one was another Arizon air supported structure. The material cost would be about \$500,000. That did not include HVAC, installation, engineering/architecture, pool covering, lighting, and concrete work, which would bring the cost to more than \$1.5 million. The lifespan was estimated to be about 20 years.

Johnson asked if this would be more efficient in installation and removal than the current one, and Layton said it was essentially the same thing and would require the same number of manhours and still have the same problems.

Option two was from Open Aire Inc. and was quoted at between \$2.9 and \$3.2 million. This would be a permanent structure and had options for a retractable roof. The quote did not include foundational and structural supports, conventional construction, HVAC, electrical, and civil work, permits and bonds, final cleaning, and installation and labor.

Option three, from DynaDome Inc., was quoted at \$2.55 million, which did not cover site work prep/civil engineering, electrical, HVAC, or plumbing, lighting, and equipment hookups. It, too, was a permanent structure. Layton said he did not have an estimate for the excluded requirements, but Holland commented that they should be about the same price for all the options. Destadio pointed out that all the foundation costs would be different, though.

Option four was by Sprung Structures, and Layton said he had not received a quote, but the president of the company visited the site and estimated the materials cost at \$1.6 to \$2 million, with a total cost of \$3 million. The aluminum had a warranty of 50 years, and the wall materials, 25 to 30 years. This was an insulated structure, Layton noted. It could be configured in many ways, including with garage doors that rolled up to let in air and light. It was a permanent structure. They could probably use the footing that was already in the ground, which would save money. Johnson asked if there were options to have a more transparent fabric, and Layton said he intended to reach out to the vendor about that.

They could put the current bubble up for another year, although there were mechanical issues that needed to be corrected, such as motors for the fans.

The vendor for option four told him they would need about a month to six weeks to manufacture the materials and could install at a rate of about 1,000 square feet a day. The facility was around 17,000 square feet, so it could be installed in about 17 to 20 days. Options two and three had a 12- to 14-month lead time from materials being shipped to completion. Option one had a minimum of 10 months to get shipped and built.

Learnard asked if using option four would solve the mechanical issues, and Layton said it would. Strickland said this company had completed one of these structures in Chamblee and were working on one in Jefferson. The \$1.6 to \$2 million included the manufacturing, delivery, and installation, but did not include the HVAC system and engineering, so the price could go up to \$2.5 or \$3 million.

Learnard was concerned about having a covered pool in the summer, and Holland said he, too, would like to see the garage doors that could lift up, along with transparent fabrics. Layton noted that the more options they had, the more the cost

would rise, but Holland stated they wanted to get a good system for the taxpayers. He said this was a Georgia company, and Strickland clarified they were based in Canada, but had an Atlanta location. Layton said all materials were manufactured at their factory in Minnesota.

Destadio remarked that he did not know why they were doing this and asked how many people used this pool. Layton replied there were 15,593 total users in the past year, and 10,912 were Peachtree City residents.

Learnard suggested asking staff to continue the conversation for option four. Council needed solid numbers and questions answered.

Brown wanted an idea of the cost of an HVAC system and all the add-ons. Layton said he had asked for more detailed numbers, but a lot of the companies wanted them to start working on the architectural design so they could size the units correctly. Borkowski added that he had been told they needed to go through design before they could get an accurate bid/quote. There were constraints on this site that made it difficult to get specific. The numbers they had gotten were budget estimates just to give Council an order of magnitude price.

If they went through certain options, would they pursue a bond issue? Brown asked. Learnard said the City Manager would make a financing recommendation. Strickland said a facilities bond was an option or they could pay cash, adding that they had known for years that the bubble was at the end of its lifespan, and a decision was looming.

What were the costs involved if they used the bubble for one more year? Johnson asked. Layton said the ballpark figure was between \$20,000 and \$50,000 for the fans to inflate the bubble. Holland pointed out the costs of installation and take-down.

The Mayor said it seemed they were leaning towards getting more information on option four and suggested a trip to Chamblee or Jefferson to look at theirs. Did Council want them to get some engineering drawings and see what this would cost in total? Strickland asked. Learnard said she did, and so did Holland. Johnson agreed. Destadio noted that it looked like a Quonset hut, but he agreed they should get more information.

There was a leak in the large pool at Kedron that amounted to about 7,000 gallons over a 24-hour period, Layton reported. They had ruled out a plumbing leak. United Pools had scheduled a leak detection firm to determine the location. That test would be \$3,000. United Pools said this firm was expert in repairing leaks and asked that it do the work.

Layton said they were three to five years out on pool resurfacing, and the next time, all layers would have to be removed before replastering. He thought it would

be best to schedule this to coincide with the installation of a possible permanent enclosure.

Holland asked when the pool was shut down in the fall, and Layton said it was usually shut by October 1. Holland said it seemed they could resurface the pool and get the enclosure built concurrently.

Brown asked how much the resurfacing would cost. Layton said he did not know but could find out and report back to Council. Destadio said he was disappointed that these problems had been known, but not brought to Council, but Learnard pointed out that the pool was 30 years old and maintenance issues popped up.

The Mayor called for a brief recess.

F. Deer Management for City Property

Assistant City Manager Chris Hobby explained that Georgia Department of Natural Resources (DNR) had a highly regarded deer management program that included urban deer management. He listed some of the reasons why this needed discussion, including disease and property damage. There were more than 200 reported deer/motor vehicle collisions in Peachtree City since 1922. Fayette County ranked second in Georgia with 514 deer-related crashes.

He said Fairfax County, Virginia, had a program in place since 1998 and had seen a significant drop in collisions and property damage. Most of the program involved archery. Newton and Clayton counties in Georgia, also had archery hunts on public lands to control the deer populations. Fairfax County had no incidents of anyone being injured.

He went over what a managed hunt could look like in Peachtree City. It would be only on select public properties with licensed, experienced hunters. They would follow safety protocols from other areas and partner with the Georgia DNR and local law enforcement. Public education would be a key component.

Hobby explained that managed archery hunts were the preferred method because of the limited range. Hunters had to pass safety and proficiency tests, and hunts were conducted from elevated stands. Another option, though, was to utilize the United States Department of Agriculture (USDA) sharpshooter program, which was done at night with bait stations and suppressed rifles. The cost was higher, but it was effective in dense populations.

Data was needed on the local herd, Hobby stated. They needed to assess the herd size, geographic hotspots, and health and reproduction rates. This data provided a more scientific approach. They had gotten some proposals to do a herd study, he continued, and there was a person in Sharpsburg who could do this for \$25,000. They would fly the city with drones at night, which would give them a better idea of where to focus their attention.

Holland asked how they could assess the health of the deer, and Hobby said that would come over time as they studied the herd further.

There were 70 acres of public property at Line Creek Nature Area, 175 acres at Flat Creek, and, south of Crosstown, Flat Creek continued with 289 acres. These hunts would be separated from residential areas, and the area would be closed to the public during hunt times, Hobby commented.

DNR encouraged the use of regulated hunting as the most effective way to manage the populations of deer. Surveys showed most citizens supported it. Local governments did not have the authority to regulate hunting; that was reserved for the DNR. Archery hunting was allowed on private property.

In conclusion, Hobby stated that deer did pose a problem in Peachtree City, and successful models of deer management existed. He asked Council to consider proceeding with the herd study as a first step, and that Council ask staff to bring a full deer management program to a future meeting.

All Council members agreed to proceed with the herd study, after which, the Mayor stated, they would consider the next step.

G. Resolution to Call for Special Election

Deputy City Clerk Stacey Collins said that on November 21, 2024, Council approved a resolution requesting the Georgia General Assembly introduce legislation to allow Peachtree City to allow expanding the homestead tax exemption for senior citizens to \$30,000 of the assessed homestead. This was for residents 65 and older whose income, including their spouse's, did not exceed \$60,000. HB 703 passed the House on March 10 and the Senate on March 21 and was awaiting the Governor's signature.

The special election would be held in conjunction with the municipal election on Tuesday November 4. There should be no extra cost associated with the special election.

Brown asked if the Governor had signed this, and Collins said he had not as of the previous day. Meeker said if he did not sign a bill, it would become law on July 1.

H. FY25 Budget Amendment - IT Software consolidation

This amendment would bring information technology (IT) software that had been allocated into the departments back under the IT Department's budget, Financial Services Director Kelly Bush explained. When they got into the budget process, this move would give them a clearer idea of the IT costs.

Old Agenda Items

A. 03-06-2025-WS-B Personnel Policy revision

Dr. Teaa Allston-Bing said this was a recommendation to update the personnel policy to be clear and specific about evaluation and merit policies. She said all employees would receive a performance evaluation every year. The merit policy required that employees have at least 12 months of continuous employment, and that those evaluations be tied to merit increases approved by Council each fiscal year through the adoption of the operating budget.

Brown moved to approve the changes as outlined in the packet. Destadio seconded. Motion carried unanimously.

New Agenda Items

A. 04-25-01 May's Work Session

Strickland said two Council members would not be able to attend the May 1 work session. Learnard said she thought they already had the understanding that it would be moved to May 8. Council agreed that would be fine.

B. 04-25-02 Kedron Boiler System Replacement

The boiler system for the Kedron pools failed last year, and they had been operating with the original boiler as a backup since then, Borkowski explained, while designing a new system that could meet their needs. Four companies submitted bids, but the low bidder was disqualified due to not including the proper forms. He was asking Council to award the bid to J.M. Clayton Company, saying they had met with them to discuss the project. The total would be \$275,000, but there had been a donation of \$150,000, so only \$125,000 would have to come from the CIP contingency fund.

Holland moved to approve New Agenda item 04-25-02, Kedron boiler system replacement, in the amount of \$275,000 to J.M. Clayton Company. Brown asked if they reached out to the low bidder, and Strickland commented there was more to it than just not following procedures.

Council/Staff Topics

A. GMA's City of Civility Designation Resolution

Strickland noted that this item had appeared on several previous agendas but was postponed for various reasons. The previous Council had approved this, so Peachtree City was currently designated as a Georgia Municipal Association (GMA) City of Civility, but that designation expired this year.

Learnard said she felt renewing this resolution would be an important personal testament of each Councilmember's committee to cooperation and courtesy towards each other.

Brown read a passage from the Gospel of Matthew that said no one should swear an oath because oaths came from the Evil One. She said the City's oath of office said a Councilmember should act in a manner befitting the trust placed in them and treat subordinates, peers and constituents with respect. It ended with "so help me God," which Brown stated made it an oath to God, not the Evil One.

She said she had no desire to take the Cities of Civility pledge at this time, saying her experiences both as a citizen and as a Councilmember showed her that civility was an intermittent occurrence. There were no consequences to not signing this, she continued, and she again said she felt it was an oath that came from the Evil One. Brown noted that just 135 of the GMA's 537 member cities had signed.

She proposed that this Civility pledge be synchronized with the beginning of each two-year Council cycle, and that they wait until January 2026 to re-consider it. There could be up to three new Council members then. This would mean the ones who voted on the civility resolution would be the ones who were affected by it.

Brown moved to table this item until January 2026. Holland seconded.

Johnson asked if they could vote now, then renew it in January? She thought syncing it with the new Council was a good idea. Strickland said he could ask GMA, but if they lost the designation for a few months, they could get it back just by passing the resolution.

Johnson said she wanted to clarify if this was this an oath or a resolution. Strickland said it was a resolution, and she remarked that they commonly passed resolutions, and there was no oath associated with them. If this resolution meant nothing because it was just a piece of paper, did that apply to other resolutions? She thought they all were important, and this was a good resolution that promoted civility and unity, values she wholeheartedly supported.

Destadio said he supported this, although he had been the victim of un-civil behavior from two Councilmen who had since departed. He said he would like to see them adopt this now, then review it again in January.

Holland said he, too, had been the target of incivility, but said the designation was effective through 2025, so he would like to wait to take it up in January with the new Council. Collins pointed out there was a letter from the GMA in the Council packet that said the designation expired in May. Brown again pointed out that most cities had not signed the resolution.

The Mayor called for a vote on Brown's motion to postpone a decision until January 2026. The motion carried 3-2, with Brown, Destadio, and Holland voting in favor, Johnson and Learnard, against.

B. FY26 City Council Budget Priorities

Strickland said there were some controversy last year about the budget process, so he wanted to get a head start on things this year. At about halfway through the fiscal year, 46% of the budget had been spent, Strickland reported, and some revenues, including franchise fees and sales tax, were coming in higher than projected. Fuel prices were coming down, too.

Peachtree City opted in to House Bill 581, which would freeze assessments on all homesteads for tax purposes, although Brown pointed out there were exceptions. Next year, inflationary capping would take effect. Strickland said FY 2026 would be the harshest year.

He said they were not intending to ask for new positions other than three new firefighters as they geared up to open new Station 85. The Consumer Price Index (CPI) was currently 2.8%, and the personnel policy called for matching the CPI if feasible for Cost of Living Adjustments (COLA).

Strickland said he wanted to hear from Council about their priorities on the items discussed at retreats over the past year. He mentioned the Battery Way restrooms, gun range renovations, and the work at the Kedron pools, plus some real estate purchases. He suggested a facilities bond for some of these items, saying a bond was a means of generational equity, which meant residents who lived here over the next decade would be paying for those items.

A tax rollback was a definite consideration, but he did not have firm numbers about the tax digest, so he could not commit.

Strickland said he wanted feedback on a facilities bond. Did they want the Battery Way restrooms rolled into that; that was a smaller project they could pay for with cash.

Learnard said she was glad they were moving forward on the restrooms. She noted they discussed the hockey rink, and Strickland said they seemed to have solved that by installing a humidity sensor at a cost of \$14,000. Holland, though, was skeptical that it would work as well in the summer. Strickland agreed that they needed to see how it performed in all seasons.

Learnard remarked that when Bob Curnow came on as City Manager, they conducted a comprehensive pay and benefits study that required a big bump in salaries to bring employees up to standards benchmarked against 14 other communities. They agreed then that they would keep up with what it took to recruit and retain employees. Strickland told her he wanted to keep up with inflation.

Holland noted there were six priorities that came out at the retreat. He listed: hockey rink, splash pad, Drake Field restrooms, Battery Way restrooms, and the Mayor added pickleball and Kelly Drive.

Strickland said they were in design with pickleball and beginning design on Drake, but those were not being discussed in the budget because they were in SPLOST. He added that Council had said they needed to pursue partnerships for the cricket pitch at Braelinn.

Staff had been working on getting the splash pad out to bid in early summer, Strickland stated. They were looking at two sites for pickleball because there might be a significant difference in cost. One was the compost site on Rockaway, and the other was in front of the Tennis Center. Council would be asked to decide which site they wanted to bid out. Holland said citizens were getting restless.

The Mayor reminded them that those were SPLOST items, and the topic of conversation was FY26 budget priorities. She said Strickland's recommendations were also her budget priorities. She hoped they had enough leeway to look at a COLA for employees, and she supported funding three firefighters. It made sense to look at a facilities authority bond for the Kedron structure, renovating the emergency operations center, a potential building purchase, and maybe Battery Way restrooms.

Holland said he agreed with a facilities bond. He cautioned them not to forget about the hockey rink.

Destadio said he liked the idea of having a facilities bond.

Brown asked Strickland if he would get more accurate cost estimates then come back before he put projects in the budget. He explained that he planned to submit the proposed budget two weeks earlier than they did last year. There would be a scheduled work session one week later, and there was another week available if they wanted to hold another work session on the budget. He would have numbers in the proposed budget, and they would have time to tweak numbers. They would get the budget on May 30 with a workshop on June 5. There could be a workshop June 17, or they could discuss the budget at the regular Council meeting June 19. The potential adoption was July 31. They could call other meetings if needed.

Brown said her personal priority was the Battery Way restrooms. Strickland said Picnic Park and City Hall had the only restrooms on Lake Peachtree City. If all went according to plan, there would be restrooms at Battery Way, Drake Field, and Kelly Drive, Learnard remarked.

Johnson noted that she wanted to make the correct decisions now because the effects of HB 581 would be exponential. Strickland agreed.

C. Native Species Ordinance

Planning Commissioner Kenneth Hamner had sent them an email about adopting an ordinance requiring the use of native plants. Brown asked if they could invite him or Chairman Scott Ritenour to a meeting to talk about this. She mentioned

problems with bamboo. Strickland said staff was working on an ordinance about invasive species, and Meeker said he was already looking up ordinances in other cities about native species.

Strickland asked if staff could talk with Hamner and Ritenour? Brown said that was fine. Strickland proposed they put the invasive species and the native species requirements in one ordinance, and Meeker said he did not know that they could require native species, except on City property.

D. Redwine Road Tunnel

Brown asked for an update on the Redwine tunnel, a County project. Strickland said they would be ready to drop the tunnel in a month or so.

E. Glenloch Splash Pad

Brown asked about the Glenloch splash pad. The splash pad would be free starting this year. The gate would be removed this week, replaced by a gate with a timer lock.

F. Library Hours

Holland said the library should be open 8 a.m. to 8 p.m. Monday through Friday. He did not want any new full-time employees added, though. Learnard said they were gathering information on users. Library Director Jill Prouty was monitoring how many people used the library on the two days it was open to 8 p.m. Strickland said going to Holland's suggested hours would cost an additional \$50,000. They could add two part-time employees.

G. Boundary Study

Bids for the boundary study should go out in two weeks, Strickland said.

H. Crosstown Roundabout

They were still working on 100% design on the roundabout.

I. Station 85

Strickland said they had gotten two quotes for a project manager for the Station 85 project. and he wanted to put it on the next Council agenda.

J. Paving Bid

The annual paving bid was going out this month.

Executive Session

NONE

Adjourn

There being no further business, Johnson moved to adjourn at 12:55 p.m. Destadio seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

ENGINEERING SERVICES

Q1 2025

HIGHLIGHTS:

- BUILDING PERMIT REVIEWS =190 SITE PLAN REVIEWS= 22
- EROSION CONTROL REVIEWS =17 LAND DISTURBANCE PERMITS ISSUED =5
- REVIEWED SUBMITTALS FOR 54/74 ENHANCEMENTS
- CEDAR CROFT PATH FENCING PROJECT ISSUED FOR BIDDING
- SPORTS FIELD LIGHTING PROJECT ISSUED FOR BIDDING
- HUDDLESTON RD SEWER & PATH PROJECT ISSUED REQUEST FOR DESIGN PROPOSALS
- NEW ROOF INSTALLED ON TENNIS PRO-SHOP
- ISSUED RFP & RECEIVED PROPOSALS FOR CITY FACILITIES ADA COMPLIANCE
- STAFF WORKED 3 OVERNIGHT STORM SYSTEMS CLEARING DOWNED TREES AND SANDING ICY ROADS

BUILDING MAINTENANCE:

- WORK ORDERS COMPLETED = 76
- CONSTRUCTED NEW & MODIFIED OFFICES OF PUBLIC WORKS AND ENGINEERING
- REPAIRED GENERATORS AT STATION 83 AND PUBLIC WORKS
- AMPHITHEATRE- NEW REPLACEMENT 600-AMP ELECTRIC PANEL REPLACEMENT
- KEDRON RINK AUTOMATION FANS INSTALLED & ONGOING COMMISSIONING
- PAINTED CITY HALLS NEW COMMUNICATIONS OFFICE
- STATION 82 - NEW GUTTERS, COLLECTION BOX, DOWNSPOUTS, ROOF REPAIR, REPLACEMENT ROLL UP DOOR AND SPRINGS ON ROLL UP DOOR

STORMWATER:

10 DITCHES
CLEANED | **10.2** MILES OF
STREETS SWEEP

2 PIPES
CLEANED OUT | **371** LF PIPE
REPLACEMENT

2 STRUCTURE REPAIRS | 53 STRUCTURES CLEANED | 3 DETENTION PONDS CLEANED

EXECUTIVE SERVICES

Q1 2025

HIGHLIGHTS:

NAVIGATEPTC LIFETIME DOWNLOADS

- 11.1K APPSTORE
- 2.18K GOOGLE PLAYSTORE



NUMBERS:

VISITORS TO CITY HALL

JANUARY - 2032
FEBRUARY- 1650
MARCH - 2429

OPEN RECORDS REQUESTS

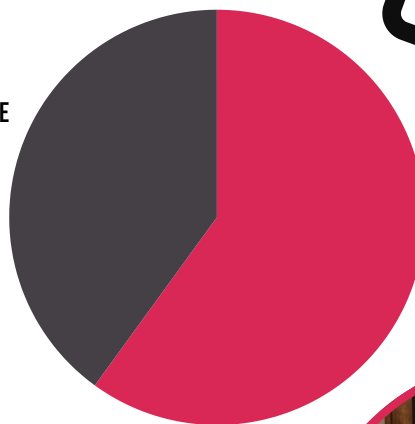
JANUARY- 34
FEBRUARY- 27
MARCH- 32

E-NEWSLETTERS

PUBLISHED EDITIONS

- "THE SLICE" - 13
- "THE COMPASS" - 1
- "BEHIND THE BUBBLE" - 13

UNOPENED RATE
40%



OPEN RATE
60%

ALL PUBLICATIONS

- 306,003 SENDS
- 160,182 OPENS
- 7,274 CLICKS



PTC101 - CITY SERVICES PART II



2025 MUNICIPAL SUMMIT



FEBRUARY 2025 COUNCIL RETREAT



SLICE OF THE CITY- KEDRON

FINANCIAL & ADMINISTRATIVE SERVICES

JAN-20
MAR 25

CITY OF PEACHTREE CITY RUNS ON A FISCAL YEAR FROM OCTOBER 1 THROUGH SEPTEMBER 30 OF THE FOLLOWING YEAR



**GOLF CARTS
REGISTERED**

413 RESIDENTS
606 NON-RESIDENTS
1019 TOTAL



50

NEW BUSINESSES

DONATIONS

KAWASAKI | SUNSET SOUNDS: **\$12,000.00**

MAHAFFEY & LINKOUS ORTHODONTICS | FATHER/DAUGHTER DANCE: **\$1,000.00**

PTC DOG PARK ASSOCIATION | DOG PARK GRAVEL: **\$507.86**

ROBERT B HENDRY | DONATION TO FIREFIGHTER FOUNDATION: **\$200.00**

FRESH SOUTH INC | COMMUNITY GARDEN DONATION: **\$895.00**

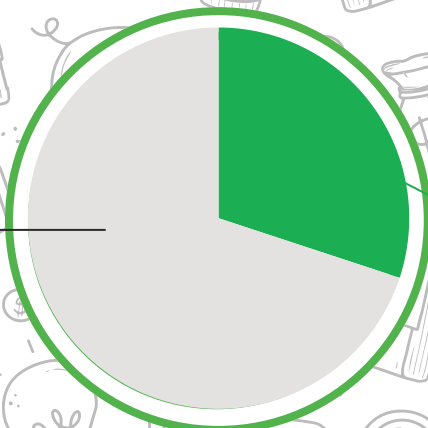
PEACHTREE AQUATICS CLUB | KEDRON POOL BOILER REPL DONATION: **\$150,000.00**

TOTAL \$164,602.86

GENERAL FUND REVENUE

*CASH BASIS 2ND QUARTER FISCAL
YEAR AS OF MARCH 31, 2025

ACTUAL REVENUE
\$41,017,071



TOTAL FY25 BUDGET
\$58,646,692

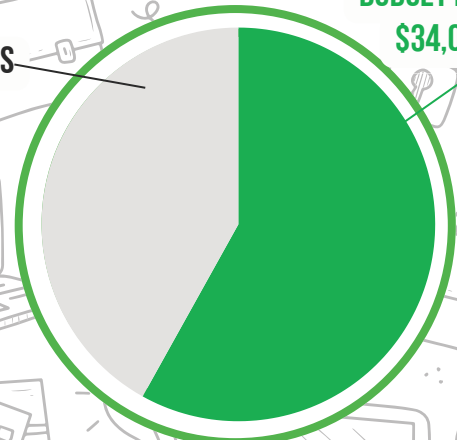
ACTUAL EXPENDITURES
\$24,582,687

BUDGET REMAINING
\$17,629,621

GENERAL FUND EXPENDITURES

*CASH BASIS 2ND QUARTER FISCAL
YEAR AS OF MARCH 31, 2025

BUDGET REMAINING
\$34,064,005



FIRE & RESCUE



Q1 2025

HIGHLIGHTS:

- HELD ANNUAL AWARDS DINNERS IN JANUARY
- PROMOTION CEREMONY FOR SERGEANTS, LIEUTENANTS, AND BATTALION CHIEF
- PARTICIPATED IN FAYETTE COUNTY CAREER DAY

TOP 3 EMERGENCY CALLS:

ILLNESS	FALLS
208	168
RESPIRATORY	
109	



INCIDENTS:

- RESCUE & EMERGENCY MEDICAL SERVICE INCIDENT - 918
- SERVICE CALL - 171
- FALSE ALARM & FALSE CALL - 83
- GOOD INTENT CALL - 108
- HAZARDOUS CONDITION (NO FIRE) - 32
- FIRE - 38
- SEVERE WEATHER & NATURAL DISASTER - 1
- OVERPRESSURE RUPTURE, EXPLOSION, OVERHEAT (NO FIRE) - 2

TOTAL # OF INCIDENTS

1356



CHILD AIRWAY TRAINING



PROMOTION CEREMONY



ANNUAL AWARDS DINNER

HUMAN RESOURCES

Q1 2025

EMPLOYEE STATISTICS:

TOTAL EMPLOYEES - 369
NEW HIRES - 43
SEPARATIONS - 10

AVERAGE
SALARY
\$61,924.61



**SELF-DEFENSE
TRAINING**

CURRENT VACANCIES:

- ECONOMIC DEVELOPMENT MANAGER
- MAINTENANCE TECHNICIAN- CART PATHS
- MAINTENANCE TECHNICIAN- BUILDING MAINTENANCE
- POLICE OFFICER- CERTIFIED
- FIREFIGHTER/AEMT/PARAMEDIC
- ATHLETIC COORDINATOR
- HEAVY TRUCK DRIVER
- CREW LEADER- CART PATHS
- HEAVY EQUIPMENT OPERATOR (SW)

TURNOVER
RATE
1.7%



**FIRE EXTINGUISHER
TRAINING**

EMPLOYEE EVENTS & TRAINING:

- JANUARY
 - STICKING TO YOUR BUDGET WEBINAR
 - MESSAGES
 - FMLA SUPERVISORY LEAVE TRAINING
 - UKG PERFORMANCE TRAINING
 - SELF DEFENSE TRAINING
- FEBRUARY
 - FIRE EXTINGUISHER TRAINING
 - WORKPLACE INJURY TRAINING
 - CIGNA WELLBEING SOLUTIONS WEBINAR
 - HARASSMENT /DIVERSITY TRAINING

- MARCH
 - HEALTH & WELLNESS FAIR
 - PROMOTION CEREMONY
 - HR101 SUPERVISORY TRAINING



**HEALTH + WELLNESS
FAIR**

LIBRARY SERVICES

Q1 2025

29,433

ACTIVE USERS



964

**ITEMS
ADDED**

1,152

**ITEMS
WEDED**

EBOOKS/EAUDIO DOWNLOADS: 25,442

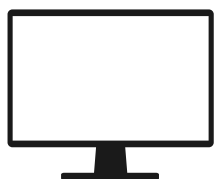


5,054

REFERENCE ASSISTANCE

CIRCULATION

79,720



WIFI USE: 28,177

COMPUTER USE: 1,830

IN PERSON VISITS: 38,459

VOLUNTEER HOURS: 768

PROGRAM ATTENDANCE: 2,928



NATIONAL HOT CHOCOLATE DAY PROGRAM



MARCH LEGO CLUB - THINGS THAT MOVE



ADULT SENSORY STORYTIME



THROWBACK THURSDAY POST: BMX TRACK, 1981 - JOEL COWAN HISTORY ROOM

POLICE



Q1 2025

TRAFFIC

TRAFFIC ENFORCEMENT

WARNINGS - 64%
CITATIONS - 36%

VEHICLE COLLISIONS:

VEHICLE COLLISIONS ROSE BY 5% FOR Q1

GOLF CARTS

GOLF CART COLLISIONS IN THE FIRST QUARTER 11
GOLF CART COLLISIONS WITH INJURIES IN THE FIRST QUARTER 3



DISPATCHED CALLS:

DISPATCHED CALLS 2,936 THIS QUARTER
AVERAGE RESPONSE TIME TO NON-EMERGENCY CALLS IS

5 MINUTES AND 19 SECONDS THIS QUARTER

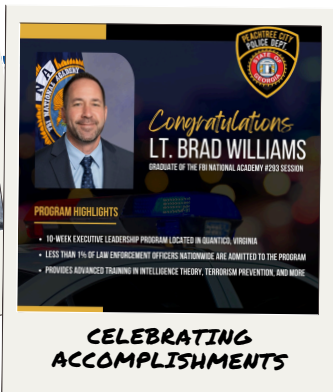
- DISPATCHED CALLS ARE UP 4% OVER THE SAME QUARTER LAST YEAR
- OFFICER INITIATED CALLS WERE UP 26% OVER THE SAME QUARTER LAST YEAR

CRIME

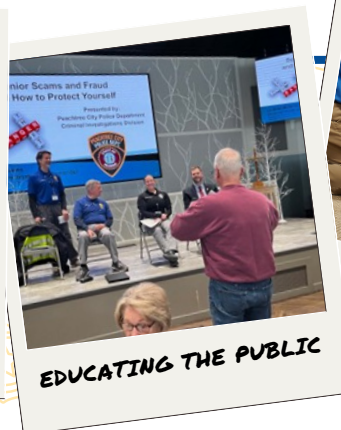
- PART 1 CRIME RATES CONTINUE TO DROP FOR THE THIRD YEAR IN A ROW, DOWN 9% THIS QUARTER. THEFTS, INCLUDING SHOPLIFTING, REMAIN THE MOST COMMON PART 1 CRIME.
- THE SPECIAL RESPONSE TEAM WAS DEPLOYED TO INTERVENE IN A DOMESTIC INCIDENT THAT TURNED INTO A BARRICADED SUBJECT CALL
- MEMBERS OF THE CRIMINAL INVESTIGATION DIVISION WERE ABLE TO CLEAR FIVE STORAGE UNIT BURGLARIES



**SURVIVING
SNOWPOCALYPSE**



**CELEBRATING
ACCOMPLISHMENTS**



EDUCATING THE PUBLIC



TRAINING CERT

PLANNING & DEVELOPMENT

Q1 2025

PERMITS

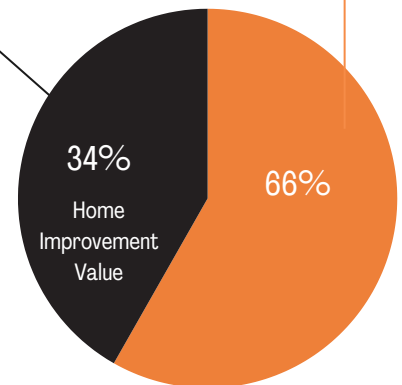
BUILDING PERMITS ISSUED: 445

THE NUMBER OF BUILDING PERMITS CONTINUES TO DROP EACH QUARTER. THERE WERE ZERO (0) NEW HOME PERMITS ISSUED DURING THIS QUARTER, COMPARED TO 13 IN Q1 2024 AND 35 IN Q1 2023.

- 29 SHORT-TERM RENTAL PERMIT APPLICATIONS WERE RECEIVED. EIGHT (8) WERE ISSUED.
- THE NUMBER OF BUILDING INSPECTIONS DECREASED THIS QUARTER. THE NUMBER OF BUILDING INSPECTIONS DECREASED THIS QUARTER, DOWN TO 875 FROM 1037 IN Q4 2024.
- RESIDENTIAL ALTERATION PERMITS AND TRADE PERMITS HAVE DECREASED COMPARED TO Q1 NUMBERS FROM THE PREVIOUS 5 YEARS OF AN ANNUAL AVERAGE OF 325 RESIDENTIAL ALTERATION PERMITS AND TRADE PERMITS.
- WITH ONLY 23 DEVELOPMENT PLANS SUBMITTED, THE DECLINE IS DOWN 11.5% FROM Q4 2024. THIS CONTINUED DECLINE COULD INDICATE A DECREASE IN CONSTRUCTION DEMANDS FOR THE CONSTRUCTION INDUSTRY.

Residential Construction Value

Commercial & Industrial Construction Value



PARK, PATH, & CODE ENFORCEMENT



THE PARK & PATH ENFORCEMENT TEAM TRACKED **216** PATROL HOURS. THEY CONFISCATED **39** ILLEGALLY PLACED SIGNS. OFFICERS ISSUED **98** NOTICES OF VIOLATIONS.

287 CODE ENFORCEMENT CASES

87% RATE OF PROACTIVENESS (GOAL: 80%)

14 STRUCTURAL REHABILITATION CASES, WHICH HELP KEEP OUR NEIGHBORHOODS STRONG AND HEALTHY

82%
OF RESIDENTIAL PERMIT REVIEWS EXCEEDED OUR GOAL OF 5 BUSINESS DAYS.

74%
OF COMMERCIAL PERMIT REVIEWS EXCEEDED OUR GOAL OF 10 BUSINESS DAYS.

60% OF ALL PERMITS WERE APPLIED FOR ONLINE.

PUBLIC WORKS

Q1 2025

SIGNS

TRAFFIC SIGNS

- 24 SIGNS MADE
- 23 SIGNS REPLACED
- 19 POSTS REPLACED
- 13 NEW INSTALLS

1

ENTRANCE SIGN
MAINTENANCE

117

SIGN POST
MAINTENANCE



TREES

PUBLIC WORKS REMOVED 297 TREES WITHIN PUBLIC ROW. 100 OF WHICH WERE DUE TO A PINE BEETLE INFESTATION IN THE MORALLION HILLS GREENBELT.

RECYCLING CENTER: **98** MULCHERS
3171 VISITORS

*CLOSED 3 TIMES DURING Q1 2025 FOR GRINDING



URBAN FORESTRY

- ATTENDED GEORGIA TREE COUNCIL 1ST QUARTER PROGRAM AND STATE ARBOR DAY EVENT
- AWARDED TREE CITY USA RECOGNITION FROM GEORGIA FORESTRY COMMISSION
- PLANTED 10 TREES IN CITY GREENSPACE

PAVING

- 45 POTHOLES FILLED ON CART PATHS AND ROADS
- BMX SECOND TURN REHAB COMPLETED
- 0 MILE OF ROADWAY PAVED
- 24 LF OF CURB & GUTTER REPAIRED OR REPLACED
- 7.34 MILES OF CRACK SEAL

GROUNDS

- TRANSITIONING INTO SPRING/SUMMER ROW MAINTENANCE
- REMOVED EXISTING VEGETATION IN HWY. 74 MEDIANS
- PLANTED 12 TREES IN HWY. 74 MEDIANS
- PLANTED 235 SHRUBS IN HWY. 74 MEDIANS
- MAINTAINED CITY FACILITIES
- INSTALLED APPROXIMATELY 27000 SQUARE FEET OF SOD IN HWY. 74 MEDIANS
- MAINTAINED SUBDIVISION ENTRANCES (PRUNING/LEAF CLEAN UP)
- 38 DEER CARCASSES REMOVED/ 4 OTHERS REMOVED
- PUBLIC WORKS STAFF WORKED 3 OVERNIGHT STORM SYSTEMS CLEARING DOWNED TREES AND SANDING ICY ROADS

FLEET

- 241 VEHICLES SERVICED
- 159 PIECES OF EQUIPMENT SERVICED



RECREATION & SPECIAL EVENTS

Q1 2025

ATHLETICS

BASKETBALL:
24 TEAMS WITH 237 PLAYERS

VOLLEYBALL:
19 TEAMS WITH 180 PLAYERS

TENNIS CENTER:
373 MEMBERSHIPS
494 YOUTH PROGRAM PARTICIPANTS
821 ADULT PROGRAM PARTICIPANTS
44 ADULT TEAMS PLAYING AT THE FACILITY
HOSTED MEN'S 50'S AND 55'S HARDCOURT NATIONAL CHAMPIONSHIPS
HOSTED 2 - USTA KIDS CAMPS
HOSTING LOCAL HIGH SCHOOL AND MIDDLE SCHOOLS INCLUDING MCINTOSH AND TRINITY



HIGHLIGHTS

- 3 PTC / SOUTHERN CONSERVATION TRUST PARTNER CLASSES
- CO-HOSTED CITY HEALTH FAIR KEDRON FIELDHOUSE
- 4 FACILITY RENTALS
- 14 BIRTHDAY PARTY ROOM RENTALS

SPECIAL EVENTS

- SOLD OUT FATHER DAUGHTER DANCE
- \$1K SPONSORSHIP FROM MAHAFFEY ORTHODONTIST
- 6 NON-CITY SPONSORED EVENTS
- 3 FILM PERMITS

PROGRAMS

KEDRON

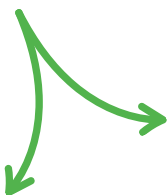
35 PROGRAMS
356 PARTICIPANTS

GLENLOCH

24 PROGRAMS
148 PARTICIPANTS

KEDRON GYM
2971 TOTAL USERS
1895 PAID DAILY FEES
1076 USED MEMBERSHIP PASSES

KEDRON POOLS
2868 TOTAL USERS
1067 PAID DAILY FEES
1801 USED MEMBERSHIP PASSES



FATHER DAUGHTER DANCE



FATHER DAUGHTER DANCE



SKOLLS AND FURS



SENIOR EXPO





VISITOR CENTER IMPACT

- VISITOR CENTER IMPACT:
 - TOTAL CALLS: 226
- GIFT STORE SALES: \$2,747
 - YTD: \$2,747
 - INCREASE OF 15% COMPARED TO 2024



SALES HIGHLIGHTS

TRADE SHOWS ATTENDED:

- RCMA, ARIZONA JAN. 1-5
- ABA MARKETPLACE, PENNSYLVANIA, FEB. 1-4
- RENDEZVOUS SOUTH, FLORIDA, FEB. 24-27

MEETINGS/EDUCATION:

- GSAE Q1 LUNCHEON
- SPORTS ETA WEBINAR - PARKS AND REC

RFP'S GENERATED: 20(±)

MARKETING HIGHLIGHTS

2025 HOPS AND PROPS:

- TICKETS ARE ON SALE: APRIL 26TH, 2025

2025 WINE AND WARBS:

- SAVE THE DATE: OCTOBER 4TH, 2025

ACCOMPLISHMENTS:

- NEW WEBSITE WAS RELEASED! CHECK IT OUT AT VISITPEACHTREECITY.COM
- ALL NEW MERCHANDISE WAS RELEASED WITH NEW BRANDING AT THE PTC VISITOR CENTER.

SOCIAL MEDIA SPOTLIGHT

Our top
performing
META
posts

Good Luck to Cole Bishop and Sam Martin! Two Starr's Mill greats playing in the AFC Championship tonight!



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Janet Moon, Police Chief 4/4/2025
Angela Egan, Purchasing Manager 4/8/2025
Kelly Bush, Financial & Administrative Services Director 4/10/2025
Justin Strickland, City Manager 4/11/2025

DATE: April 17, 2025

SUBJECT: Police Department evidence storage solution - SPLOST

Recommendation:

Award the Police Department's evidence storage expansion project to SpaceSavers Storage Solutions, utilizing a state of Georgia contract for \$67,442.92

Discussion:

SpaceSaver Storage Solutions completed a design of the long-term evidence storage room that will increase the overall storage capacities and security of physical evidence. The design incorporates a rolling rack storage system that will efficiently store physical evidence and satisfy the required security for high-risk evidence items. The increase of storage capacity will help alleviate the demand in the primary evidence room for storage of high-risk items and provide additional storage for the foreseeable future.

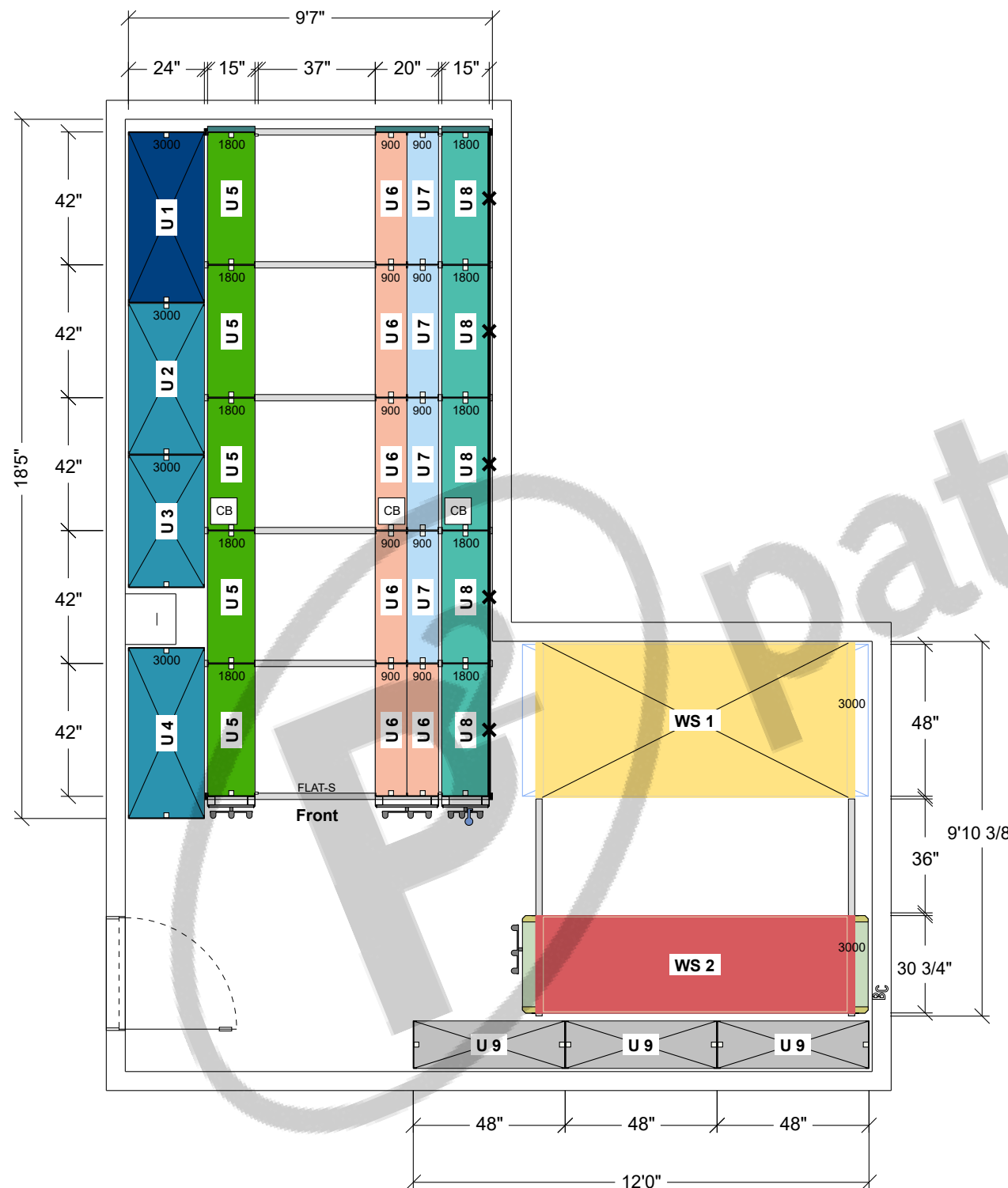
Spacesaver holds the Georgia State Contract for this rolling rack storage system. (Patterson Pope is the exclusive local area contractor for Spacesaver in the state of Georgia.) The Contract number is # 99999-001-SPD0000198-0024.

Budget Impact:

The evidence solution project is funded with SPLOST funds.

Attachments:

1. 334249 1A DWG Ev Room



WHEELHOUSE SYSTEM CHARACTERISTICS	
GUIDANCE	DUAL FLANGE
RAIL TYPE	Floor-less Rail
END PANELS	HIGH PRESSURE LAMINATE
DRIVE TYPE	MECHANICAL ASSIST
SWEEP	NONE
SAFETY	NONE
FLOOR/RAMP	NONE
STATIONARY UNITS	SITTING ON FLOOR
FLOOR COVERING	BY OTHERS

SHELVING CHARACTERISTICS	
TYPE	4-POST
UPRIGHTS	ALL CLOSED
DOUBLE UNITS	BACK TO BACK
UPRIGHT HEIGHT	88-1/4"
NO. OF OPENINGS	VARIES
DIVIDERS PER OP.	NONE
FRONT BASE	2 3/4", MOBILE SUPPORT
SHELF TYPE	SLOTTED FILE / SOLID TOP
SUPPORT TYPE	FILE SUPPORT
REF. SHELVES	NONE
BACK PANELS	LOCATION DENOTED BY "X"

CURRENT LEAD TIME FOR PRODUCT
AS DRAWN IS 18 WEEKS FROM ORDER DATE
LEAD TIMES SUBJECT TO CHANGE



Project Name: Preachtree City Police Department Evidence Storage

TYLER,BOB

Scale
1/4" = 1'

Rev level:

Project #:
334249

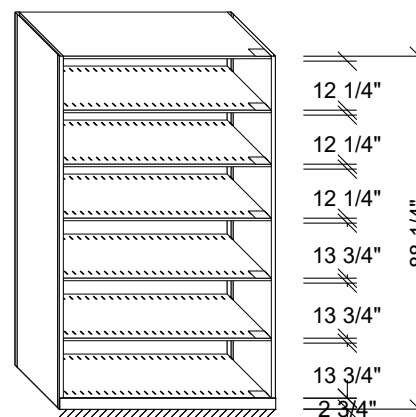
Drawn by:
M. MULEY

Date Printed:
01/27/2025

APPROVAL
This drawing Approved By:

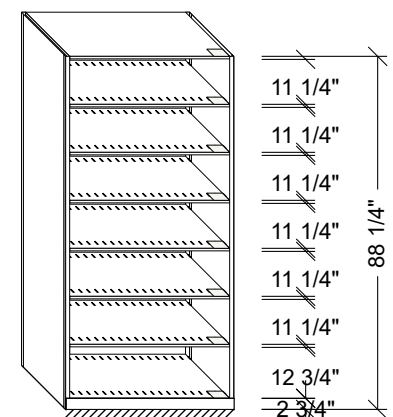
Dated _____

H88 1/4"
88 1/4" x 54" x 24"



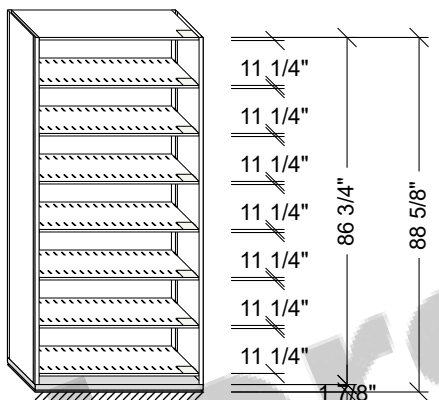
U 1
LONG GUN BOXES
4 High x 3 levels
3 High x 3 levels 21
Total

H88 1/4"
88 1/4" x 42" x 24"



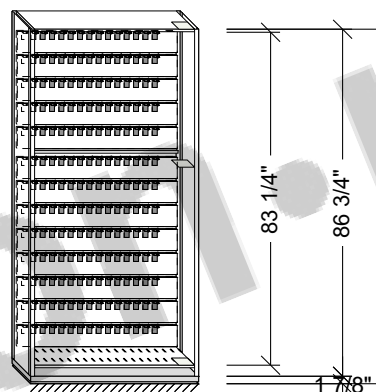
U 2,3,4
DRUGS: LEGAL SIZE BOXES
42" 3 wide 7 levels
48" 3 wide 7 levels
54" 3" wide 7
levels 70 Total

H88 5/8"
86 3/4" x 42" x 15"



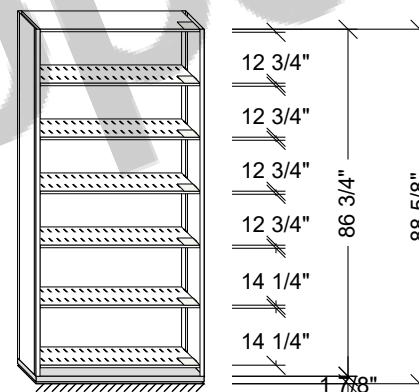
U 5
DRUGS: LETTER SIZE BOXES
42" 3 wide 7 levels 5 sections
60 Total

H88 5/8"
86 3/4" x 42" x 10"



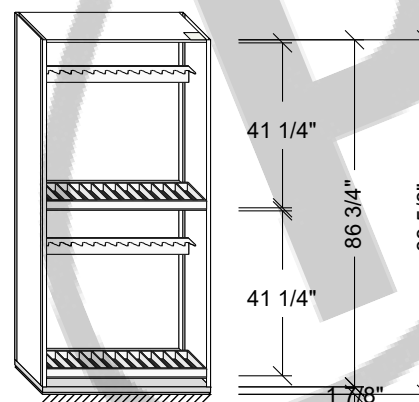
U 6
(15) PISTOL SUPPORTS PER RAIL (MAX)
(1170) PISTOL SUPPORTS INCLUDED

H88 5/8"
86 3/4" x 42" x 10"



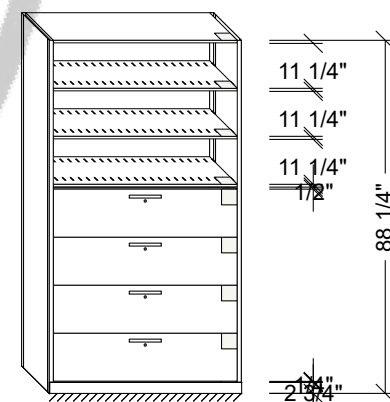
U 7
GENERAL STORAGE

H88 5/8"
86 3/4" x 42" x 15"



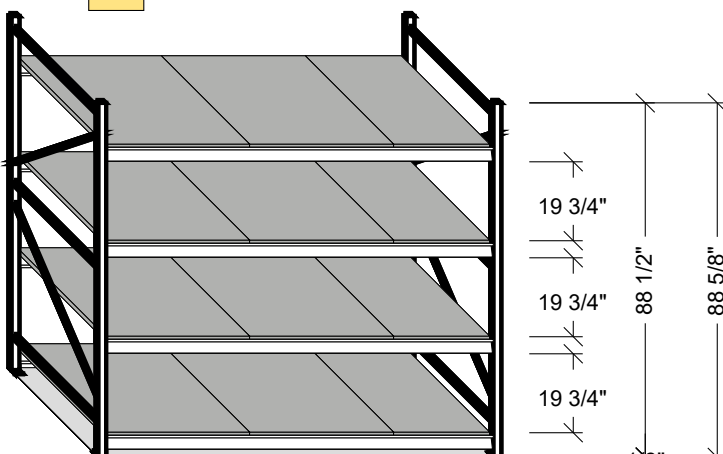
U 8
(26) LONG GUNS PER SECTION
(130) LONG GUNS TOTAL

H88 1/4"
88 1/4" x 48" x 15"



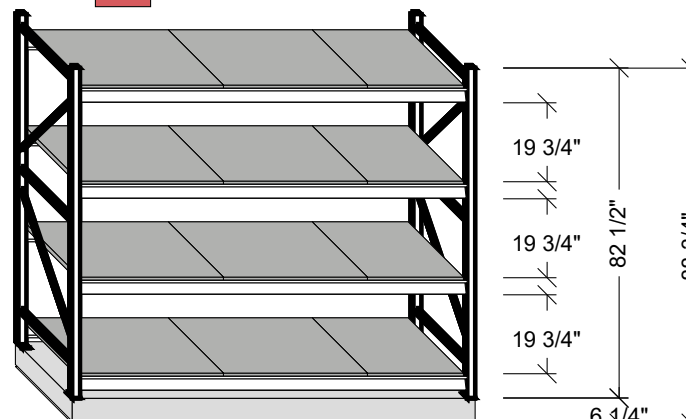
U 9
DRUGS STORED IN
LOCKABLE FILING CABINET

H88 1/2"
88 1/2" x 96" d48"



WS 1

H88 11/16"
82 1/2" x 96" d30"



WS 2



Project Name: **Preachtree City Police Department Evidence Storage**

TYLER,BOB

Scale
1/4" = 1'

Rev level:

Project #:
334249 1A

Drawn by:
M. MULEY

Date Printed:
01/27/2025

APPROVAL
This drawing Approved By:

Dated _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Janet Moon, Police Chief 4/4/2025
Angela Egan, Purchasing Manager 4/8/2025
Kelly Bush, Financial & Administrative Services Director 4/10/2025
Justin Strickland, City Manager 4/11/2025

DATE: April 17, 2025

SUBJECT: Police Department digital radio replacement - SPLOST

Recommendation:

Award the purchase of Kenwood digital radios from RadioOne for \$74,237.35.

Discussion:

The purchase of the Kenwood digital radios will replace the aging Motorola radios that are used by the Police Department's SRT (SWAT) team. The radios will be incorporated with the digital radio transition, headed by the Fayette County Dispatch.

The purchase of the radios will move the Police Department to a unified radio platform. By minimizing numerous brands and models of radios, it will effectively reduce the vendors required for the required programming, repairs, and maintenance. Fayette County Dispatch and RadioOne personnel are capable of programming, updating, and maintaining the Kenwood radios as continued updates are required with the new digital radio system.

RadioOne is approved as a brand name vendor for the City.

Budget Impact:

The Kenwood Radio project is funded with SPLOST funds.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: David Borkowski, City Engineer 4/4/2025
Angela Egan, Purchasing Manager 4/4/2025
Kelly Bush, Financial & Administrative Services Director 4/10/2025
Chris Hobby, Assistant City Manager 4/10/2025
Justin Strickland, City Manager 4/11/2025

DATE: April 17, 2025

SUBJECT: Merrywood Lane stormwater pipe lining

Recommendation:

Award a contract to Utility Asset Management for the pipe lining at Merrywood Lane in the amount of \$52,272.

Discussion:

The stormwater drainage pipes located under the entrance of Merrywood lane have failed due to age and severe corrosion of the material. The failure puts at risk the utility, safety of the residents, and the structural integrity of Merrywood Lane. If left unaddressed, the roadway is at risk of collapse due to the failed pipe which would result in residents of The Oaks at Timberlake having no entry or exit to the neighborhood, as it is a single access subdivision. The corrosion of the pipes will continue allowing for the water, which normally would flow through the pipes, to wash away the soil from around and under the pipes and roadway which will inevitably result in the collapse of the road.

Staff solicited quotes from 8 qualified contractors to perform centrifugally cast concrete pipe lining (CCCP lining). The results of these quotes are as follows:

UTILITY ASSET MANAGEMENT	\$52,272.00 - LOW
QUOTE	
VIDEO INDUSTRIAL SERVICES	\$78,650.00
ENVIRO TRENCHLESS	NO RESPONSE
FEDERAL EC	ONLY PROVIDES
CIPP(CURED IN PLACE PIPE) LINING	
VORTEX	NO RESPONSE
FLO-LINER	NO RESPONSE
RDJE	NO RESPONSE

PROSHOT

NO RESPONSE

Therefore, Staff is recommending awarding the contract to Utility Asset Management. We have used them previously, and have been pleased with their work.

Budget Impact:

The funding for this project will come from the Stormwater Fund's *Pipe Relining* budget line in which there exists sufficient funding to complete the repair.

Attachments:

1. Screenshot 2025-03-12 142009
2. chrome-extension____mhjfbmdgcfjbbpaeojofohoefgiehjai_edge_pdf_index

I was sent your RFI from our website. As you know, CCCP work is highly dependent on access, lengths, pipe condition, etc. Below is a bid tab from a large blanket on-call storm drain CCCP rehab project that we have now. There are additional site-specific cost for each work order that we are assigned (pipe cleaning, CCTV, traffic control, etc) that are not included in these unit prices, but they can give you an idea

12" Roadway Pipe Rehabilitation	LF	\$160.00
15" Roadway Pipe Rehabilitation	LF	\$175.00
18" Roadway Pipe Rehabilitation	LF	\$225.00
24" Roadway Pipe Rehabilitation	LF	\$250.00
30" Roadway Pipe Rehabilitation	LF	\$275.00
36" Roadway Pipe Rehabilitation	LF	\$325.00
42" Roadway Pipe Rehabilitation	LF	\$355.00
48" Roadway Pipe Rehabilitation	LF	\$350.00
54" Roadway Pipe Rehabilitation	LF	\$365.00
60" Roadway Pipe Rehabilitation	LF	\$375.00
66" Roadway Pipe Rehabilitation	LF	\$385.00

Please let me know if you have any questions.

Thanks,

Drew Mahan, PE

President



Video Industrial Services, Inc.

7721 2nd Avenue North

Birmingham, AL 35206

mobile: (205) 966-1852

office: (205) 799-0200

email: dmahan@videoindustrial.com

A Caylor Company

CONFIDENTIALITY NOTICE: This e-mail is confidential. If you are not the intended recipient of this e-mail, please contact the sender immediately and do not use or disclose the contents of this e-mail for any purposes.

July 2, 2024

To: City of Peachtree City
Attn: Travis Satterfield

Re: Merrywood Lane – Culvert Restoration

Scope of Work:

Furnish materials, equipment, labor, and supervision to restore the structural integrity of the existing 36-inch corrugate metal pipe by applying an 8000 PSI fiber-reinforced engineered pipe repair mortar with a minimum finished thickness of 1 inch.

Cost of Work:

242 LF	36-inch concrete liner installed	\$ 216.00 / LF = \$52,272.00
4 EA	36-inch flared end section – replaced	\$1,625.00 / EA = 6,500.00

Notes:

1. Our proposal includes:
 - a. Flow control during normal conditions with max. pump size of 3-inch.
 - b. Removal and disposal of debris taken from within the culvert.
 - c. Pour new inverts in CMP before lining.
 - d. Pre/Post video inspection.
2. Others to provide:
 - a. Reasonable access to pipe ends through headwall or junction box.
 - b. Access to a potable water supply for mixing materials and cleaning equipment.
 - c. Permits/right of entry if needed.
 - d. A nearby location to stage materials and equipment.

Sincerely,

Anita Clyne – President
Utility Asset Management, Inc.

Licensed In:

Alabama * Georgia * Florida * South Carolina * North Carolina * West Virginia

Corporate Office:

2025 US Hwy 41 S. ♦ Perry, Georgia, 31069
Office: 478-847-2301 ♦ E-Fax: 678-623-0282
www.uamonline.com

Metro Atlanta Office:

1902 Tucker Ind. Rd. ♦ Tucker, Georgia, 30084
Office: 678-691-1558
www.uamonline.com

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 4/10/2025
Justin Strickland, City Manager 4/11/2025

DATE: April 17, 2025

SUBJECT: FY25 Budget Amendment - IT Software consolidation

Recommendation:

Approve the attached budget amendment 25-12 to reallocate budgets from individual departments into the Information Technology budget for consolidation purposes.

Discussion:

The proposed budget amendment would move technical services - software that are currently allocated within individual departments' budgets into the Information Technology (IT) Department budget.

This adjustment is in line with our ongoing efforts to consolidate internal service expenses for greater efficiency and transparency, similar to the previous restructuring of shared building maintenance centralized into the Building Maintenance Department. By consolidating these technical services under IT, we can improve oversight, standardize service delivery, and ensure more accurate reporting and budgeting across departments.

We are proposing this amendment be completed prior to upcoming budget meetings to ensure a consistent and equitable comparison of departmental budgets - effectively allowing us to compare "apples to apples." This will also help clarify the actual operational costs associated with IT services and enable better-informed funding decisions.

Budget Impact:

This will reallocate existing budgets from multiple departments - this will not increase or decrease the current budget. A detailed budget amendment is attached.

Attachments:

1. Budget Amendment - IT Software Consolidation

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 25-12

DATE 10-01-2024

ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
100-1320-521304	CM	TECHNICAL SERVICES - ALLOCATED		\$ 21,666
100-1511-521304	Finance	TECHNICAL SERVICES - ALLOCATED		\$ 24,329
100-1517-521304	Purchasing	TECHNICAL SERVICES - ALLOCATED		\$ 4,380
100-1540-521304	HR	TECHNICAL SERVICES - ALLOCATED		\$ 12,822
100-1565-521304	Buildings	TECHNICAL SERVICES - ALLOCATED		\$ 16,738
100-1566-521304	Grounds	TECHNICAL SERVICES - ALLOCATED		\$ 76,526
100-1570-521304	Pub Comm	TECHNICAL SERVICES - ALLOCATED		\$ 13,872
100-1575-521304	Eng	TECHNICAL SERVICES - ALLOCATED		\$ 13,072
100-1580-521304	City Clerk	TECHNICAL SERVICES - ALLOCATED		\$ 4,130
100-2650-521304	Court	TECHNICAL SERVICES - ALLOCATED		\$ 13,072
100-3210-521304	Police	TECHNICAL SERVICES - ALLOCATED		\$ 244,160
100-3510-521304	Fire	TECHNICAL SERVICES - ALLOCATED		\$ 280,964
100-4100-521304	PW	TECHNICAL SERVICES - ALLOCATED		\$ 84,880
100-6110-521304	Rec	TECHNICAL SERVICES - ALLOCATED		\$ 95,941
100-6510-521304	Library	TECHNICAL SERVICES - ALLOCATED		\$ 53,972
100-7410-521304	P&Z	TECHNICAL SERVICES - ALLOCATED		\$ 12,799
100-7450-521304	Code	TECHNICAL SERVICES - ALLOCATED		\$ 13,023
521-4250-521304	SW	TECHNICAL SERVICES - ALLOCATED		\$ 27,394
565-6180-521304	Amp	TECHNICAL SERVICES - ALLOCATED		\$ 8,105
100-1535-521304	IT	TECHNICAL SERVICES - ALLOCATED	\$ 1,021,845	

NOW , THEREFORE, BE IT RESOLVED Council hereby amends the Fiscal Year 2025 Budget Resolution to reallocate budget from individual departments into the Information Technology Department.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 4/10/2025
Justin Strickland, City Manager 4/11/2025

DATE: April 17, 2025

SUBJECT: Resolution to call for special election

Recommendation:

Approve Resolution #04172025-CA-E, which calls for a special referendum election that will be held in conjunction with Peachtree City's general election on Tuesday, November 4, 2025.

Discussion:

On November 21, 2024, the City Council approved a resolution requesting that the Georgia General Assembly introduce legislation to allow Peachtree City to consider expanding the homestead tax exemption for senior citizens via a special election. HB 703 passed the House on March 10th and the Senate on March 21st. It is now awaiting the Governor's signature.

The attached resolution calls for a special referendum election which will be held in conjunction with Peachtree City's general election on Tuesday, November 4, 2025.

Budget Impact:

Potential impact is estimated to be around \$352,518 dollars in reduced property tax revenue.

Attachments:

1. Resolution Call for Special election for Expansion Senior Exemption (1)

CITY OF PEACHTREE CITY
STATE OF GEORGIA

RESOLUTION No. 04172025-CA-E

A RESOLUTION TO CALL FOR A SPECIAL ELECTION FOR A REFERENDUM TO CONSIDER THE EXPANSION OF THE HOMESTEAD TAX EXEMPTION FOR SENIOR CITIZENS IN THE CITY; TO REPEAL CONFLICTING LAWS AND RESOLUTIONS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Peachtree City, Fayette County, Georgia, was duly incorporated by an act appearing in 1959 Ga. Laws, p. 2049, as amended by Ordinance No. 770, adopted September 6, 2001, et. seq.; and

WHEREAS, on November 21, 2024, the City Council of the City of Peachtree City adopted a resolution requesting that the Georgia General Assembly pass local legislation calling for a special election to authorize the expansion of ad valorem tax relief for certain citizens of the City, and has determined such relief to be in the best interest of the citizens of the City of Peachtree City; and

WHEREAS, the Georgia General Assembly, during the 2025 Legislative Session, passed HB 703, calling for an election to determine whether to authorize Peachtree City to expand the homestead tax exemption for senior citizens.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL that the Election Superintendent for Peachtree City be and is hereby authorized to issue a notice of the call of a special referendum election to be held on Tuesday, November 4, 2025, in conjunction with the general election for Peachtree City, for the purpose of submitting to the voters of the City of Peachtree City, the question of whether or not the City of Peachtree City shall be authorized to expand the homestead tax exemption for senior citizens in the city.

FURTHER RESOLVED, that the following notice of special referendum election be published once a week for two (2) weeks, immediately preceding the date of the election in the official organ of Fayette County:

NOTICE OF REFERENDUM

**TO THE QUALIFIED VOTERS OF THE
CITY OF PEACHTREE CITY, GEORGIA**

Notice is hereby given that on Tuesday, November 4, 2025, a Special Election will be held in conjunction with the 2025 General Election of the City of Peachtree City at the regular polling places of Peachtree City, Georgia.

The ballot will read as follows:

- () YES Shall the Act be approved which provides an expansion of the homestead exemption from certain City of Peachtree City ad valorem taxes for municipal purposes in the amount of \$30,000.00 of the assessed value of that homestead for residents of the City of Peachtree City who are 65 years of age or older, if that person's income, together with the income of the spouse who also occupies and resides at such homestead does not exceed \$60,000.00 for the immediately preceding year?"
- () NO

All persons desiring to vote for approval of the Act shall vote "Yes," and those persons desiring to vote for rejection of the Act shall vote "No." If more than one-half of the votes cast on such question are for approval of the Act, Section 1 of this Act shall become of full force and effect on January 1, 2026. If the Act is not so approved or if the election is not conducted as provided in this section, Section 1 of this Act shall not become effective and this Act shall be automatically repealed on the first day of January immediately following that election date.

Only those voters registered in City of Peachtree City elections shall be allowed to vote in the Referendum Special Election.

Election Superintendent
City of Peachtree City

FURTHER RESOLVED, that the City Clerk is directed to notify the City election superintendent of the referendum by forwarding to the superintendent a copy of this resolution.

BE IT FURTHER RESOLVED, that the registration books to register voters to vote in the special referendum election are to be held open until the close of business on October 6, 2025.

IT IS SO RESOLVED, this ____ day of _____ 2025, by the City Council of the City of Peachtree City, Georgia.

ATTEST:

Yasmin Julio, City Clerk

Kim Learnard, Mayor

Frank Destadio, Councilmember

Clint Holland, Mayor Pro-Tem

Laura Johnson, Councilmember

Suzanne Brown, Councilmember

CLERK'S CERTIFICATION

I, Yasmin Julio, City Clerk of the City of Peachtree City, do hereby certify that I am the keeper of the seal, minutes, and records of said City; that the attached is a true, correct, and exact copy of the original Resolution Number _____ as the same appears on record in the office of the City Clerk of the City of Peachtree City, Georgia; adopted _____, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the corporate seal of the City this the ____ day of _____, 2025.

Yasmin Julio, City Clerk
City of Peachtree City, Georgia

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Angela Egan, Purchasing Manager 4/10/2025
David Borkowski, City Engineer 4/10/2025
Kelly Bush, Financial & Administrative Services Director 4/10/2025
Chris Hobby, Assistant City Manager 4/10/2025
Justin Strickland, City Manager 4/11/2025

DATE: April 17, 2025

SUBJECT: 04-25-03 Station 85 Project Manager

Recommendation:

Approve a contract with Morgan Mill Consulting for project management of Fire Station 85 in the amount of \$102,000.

Discussion:

Staff contacted multiple consulting/project management firms to represent the City as a Project Manager/ Owner Representative. Only two firms submitted a quote and contract for review. Morgan Mill Consulting was the lowest quote and comes with multiple recommendations from other local governments in the area, that staff has verified, and has previous experience with public safety and fire facility construction.

Budget Impact:

Funding is budgeted in 2023 SPLOST Project 10.

Attachments:

1. Morgan Mill Consulting - PTC Fire Station 85 revised 02.04.25

CONSULTING AGREEMENT

THIS CONSULTING AGREEMENT (the "Agreement") dated this _____ day of _____,

BETWEEN:

Peachtree City
(the "Client")

- AND -

Tim Symonds, Morgan Mill Consulting of 1410 Roscoe Road, Newnan, Georgia, 30263
(the "Consultant").

BACKGROUND:

- A. The Client is of the opinion that the Consultant has the necessary qualifications, experience and abilities to provide consulting services to the Client.
- B. The Consultant is agreeable to providing such consulting services to the Client on the terms and conditions set out in this Agreement.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Client and the Consultant (individually the "Party" and collectively the "Parties" to this Agreement) agree as follows:

Services Provided

1. The Client hereby agrees to engage the Consultant to provide the Client with the following consulting services (the "Services"):
 - Client Representative Services for Construction Projects; and
 - Provision of project management support to the Fire Station 85 Construction.
2. The Services will also include any other consulting tasks which the Parties may agree on in writing. The Consultant hereby agrees to provide such Services to the Client.

Term of Agreement.

3. The term of this Agreement (the "Term") will begin on the date of this Agreement and will remain in full force and effect until the completion of the Services, subject to earlier termination as provided in this Agreement. The Term of this Agreement may be extended with the written consent of the Parties.
4. In the event that either Party wishes to terminate this Agreement prior to the completion of the Services, that Party will be required to provide 10 days' written notice to the other Party.

Performance

5. The Parties agree to do everything necessary to ensure that the terms of this Agreement take effect.

Currency

6. Except as otherwise provided in this Agreement, all monetary amounts referred to in this Agreement are in USD (US Dollars).

Compensation

7. The Consultant will charge the Client for the Project Management Services of the following stages:

Stage	Time	Fee
Briefing / Project Set up: • Agree Project Delivery route & Procurement Strategy • Develop Project Briefing document • Establish project budget, timeline & reporting requirements	4 – 6 weeks	\$5,000
Appointment of A&E Design Consultants & CM @ Risk • Define scope of services for A&E Design Consultants • Manage process for appointing A&E Design Consultants • Develop proposal document for appointment of Contractor • Manage process for appointing a suitable CM.	12-14 weeks	\$14,000
Pre-Construction & Design Stage: • Management of design phase including coordination between Design Consultants, CM & 3rd party Vendors • Developing Guaranteed Maximum Price with CM • Liaison with Utility Companies for new services • Managing process for easements • Cost management of overall project costs • Approval process for City Council sign off on GMP	4- 5 months	\$20,000

Construction Administration Stage: • Management of Project Team to ensure Time / Quality / Cost targets are achieved. • Review & management of pay applications from the CM • Reviewing & assessing potential changes & cost implications • Coordination between CM & City Vendors (FF&E, security, IT) • Cost Reporting	18 months	\$63,000
Total Fee		\$102,000

The assumed project value is \$6.0M, with an assumed project duration of 24 months from the contract date.

8. Invoices submitted by the Consultant to the Client are due within 30 days of receipt.

Reimbursement of Expenses

9. The Consultant will be reimbursed from time to time for extraordinary travel expenses incurred by the Consultant in connection with providing the Services. All expenses in excess of \$200 must be approved prior to the expenses being incurred.

Confidentiality

10. Confidential information (the "Confidential Information") refers to any data or information relating to the business of the Client which would reasonably be considered to be proprietary to the Client including, but not limited to, accounting records, business processes, and client records and that is not generally known in the industry of the Client and where the release of that Confidential Information could reasonably be expected to cause harm to the Client.
11. The Consultant agrees that they will not disclose, divulge, reveal, report or use, for any purpose, any Confidential Information which the Consultant has obtained, except as authorized by the Client or as required by law. The obligations of confidentiality will apply during the term of this Agreement and will survive indefinitely upon termination of this Agreement.
12. All written and oral information and material disclosed or provided by the Client to the Consultant under this Agreement is Confidential Information regardless of whether it was provided before or after the date of this Agreement or how it was provided to the Consultant.

Ownership of Intellectual Property

13. All intellectual property and related material, including any trade secrets, moral rights, goodwill, relevant registrations or applications for registration, and rights in any patent, copyright, trademark, trade dress, industrial design and trade name (the "Intellectual Property") that is developed or produced under this Agreement, is a "work made for hire" and will be the sole property of the Client. The use of the Intellectual Property by the Client will not be restricted in any manner.
14. The Consultant may not use the Intellectual Property for any purpose other than that contracted for in this Agreement except with the written consent of the Client. The Consultant will be responsible for any and all damages resulting from the unauthorized use of the Intellectual Property.

Return of Property

15. Upon the expiry or termination of this Agreement, the Consultant will return to the Client any property, documentation, records, or Confidential Information which is the property of the Client.

Capacity/Independent Contractor

16. In providing the Services under this Agreement it is expressly agreed that the Consultant is acting as an independent contractor and not as an employee. The Consultant and the Client acknowledge that this Agreement does not create a partnership or joint venture between them, and is exclusively a contract for service. The Client is not required to pay, or make any contributions to, any social security, local, state or federal tax, unemployment compensation, workers' compensation, insurance premium, profit-sharing, pension or any other employee benefit for the Consultant during the Term. The Consultant is responsible for paying, and complying with reporting requirements for, all local, state and federal taxes related to payments made to the Consultant under this Agreement.

Notice

17. All notices, requests, demands or other communications required or permitted by the terms of this Agreement will be given in writing and delivered to the Parties at the following addresses:
 - a. Peachtree City, 151 Willowbend Road, Peachtree City, GA 30269
 - b. Tim Symonds, Morgan Mill Consulting
1410 Roscoe Road, Newnan, Georgia, 30263

or to such other address as either Party may from time to time notify the other, and will be deemed to be properly delivered (a) immediately upon being served personally, (b) two days after being deposited with the postal service if served by registered mail, or (c) the following day after being deposited with an overnight courier.

Indemnification

18. Except to the extent paid in settlement from any applicable insurance policies, and to the extent permitted by applicable law, each Party agrees to indemnify and hold harmless the other Party, and its respective affiliates, officers, agents, employees, and permitted successors and assigns against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees and costs of any kind or amount whatsoever, which result from or arise out of any act or omission of the indemnifying party, its respective affiliates, officers, agents, employees, and permitted successors and assigns that occurs in connection with this Agreement. This indemnification will survive the termination of this Agreement.

Modification of Agreement

19. Any amendment or modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement will only be binding if evidenced in writing signed by each Party or an authorized representative of each Party.

Time of the Essence

20. Time is of the essence in this Agreement. No extension or variation of this Agreement will operate as a waiver of this provision.

Assignment

21. The Consultant will not voluntarily, or by operation of law, assign or otherwise transfer its obligations under this Agreement without the prior written consent of the Client.

Entire Agreement

22. It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as expressly provided in this Agreement.

Enurement

23. This Agreement will enure to the benefit of and be binding on the Parties and their respective heirs, executors, administrators and permitted successors and assigns.

Titles/Headings

24. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Agreement.

Gender

25. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

Governing Law

26. This Agreement will be governed by and construed in accordance with the laws of the State of Georgia.

Severability

27. In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, all other provisions will nevertheless continue to be valid and enforceable with the invalid or unenforceable parts severed from the remainder of this Agreement.

Waiver

28. The waiver by either Party of a breach, default, delay or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions

IN WITNESS WHEREOF the Parties have duly affixed their signatures under hand and seal on this

_____ day of _____, _____.

Peachtree City

Tim Symonds, Morgan Mill Consulting

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 4/11/2025
Justin Strickland, City Manager 4/11/2025

DATE: April 17, 2025

SUBJECT: 04-25-04 Variance Request to allow a 6-foot fence in front yard, 422 Daker Drive

Recommendation:

If City Council approves this variance request, staff has no recommended conditions.

Discussion:

The applicant seeks a 2-foot variance to exceed the 4-foot maximum fence height adjacent to a street, as outlined in Section 18-165(e) of the Peachtree City Code of Ordinances. 422 Daker Drive is a corner lot. The applicant is requesting to allow an existing 6-foot privacy fence to remain along their property line at Daker Drive, abutting Soundview Trace. Recently, Code Enforcement issued a Notice of Violation to the Applicant for erecting a fence without a permit. The property owner shared that they were under the impression that a permit was provided for the construction of the fence.

As part of the application, the applicant has included a justification narrative, a site plan, letters of support from neighbors, and site photos, which are all attached to this memo.

Variance Consideration

In accordance with Section 1202 of the Zoning Ordinance, City Council may grant a variance when:

- a. Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or
- b. The application of the particular provision of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Per section 1207 of the Peachtree City Zoning Ordinance, City Council shall consider the following factors when making a decision:

- a. There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
- b. The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;
- c. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;
- d. The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district;
- e. The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and
- f. The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.

Budget Impact:

This action will have no impact on the budget.

Attachments:

1. Application Coverpage (1)_Redacted
2. Applicant's Letter of Intent
3. Zoning Map of Site
4. Survey - Identifying Fence
5. Site Photos of Fence
6. Letters of Support



VARIANCE APPLICATION
153 Willowbend Rd, Peachtree City, GA 30269
Phone: 770-487-5731
WWW.PEACHTREE-CITY.ORG

**Variance Fee: \$300.00 + \$100
for each additional request**

VARIANCE LOCATION	Street Address <u>422 Daker Drive</u> <u>Peachtree City GA 30269</u> Zoning District: <u>LUR-15</u>	PROPERTY OWNER	Name <u>Un Hui ("Lisa") Yi</u> Phone <u>[REDACTED]</u> Email <u>[REDACTED]</u>
APPLICANT	Name <u>Lisa Yi</u> Address <u>422 Daker Drive</u> City, State, Zip <u>Peachtree City GA 30269</u> Phone # <u>[REDACTED]</u> Email <u>[REDACTED]</u>	SUPPORTING DOCUMENTS	Please submit the following items in support of the requested variances. See the second page of this form for additional details. ☒ Site plan (with property lines and proposed work) ☒ A detailed report responding to the criteria listed on the back of this form ☒ Letters of support from adjacent property owners and/or HOA ☐ Other items demonstrating need
VARIANCE CATEGORY	☐ Zoning Section: _____ ☐ Sign Sec.: _____ ☒ Land Development Sec.: <u>18-165(e)</u>	SUMMARY	Briefly describe why this variance is being requested: Contractor erected fence prior to permit approval unbeknownst to applicant. Six-foot fence is needed for safety reasons. A two-foot variance is needed. _____ _____

I hereby certify that I am the owner of the property on which a variance is being requested and that all information provided as a part of this application is true and correct to the best of my knowledge. By signing this application, I am granting City staff permission to enter the property and gather information required for the variance review.

Signature of Owner/Agent: Unhui Yi Date 2/7/25

DETAILED REPORT

Ms. Lisa Yi, applicant, is the owner of property located at 422 Daker Drive, Peachtree City, Georgia in the Everton-Creepsides subdivision, which she purchased in June of 2024. It is a part of the LUR-15 zoning district. It is a corner lot with the backyard, which is alongside Soundview Trace, significantly uphill from the nearby street (Soundview Trace). Ordinance 18-165(e) prevents the erection of a fence in excess of four feet within the "required setback area that adjoins a street right-of-way". Ms. Yi owns a two-year-old dog that can be rambunctious and is easily capable of jumping over four-foot-high objects, including fences. Ms. Yi is a single woman who lives with her 86-year-old mother for whom she cares. Ms. Yi's mother is often alone in the house during the day, and she could not retrieve the dog from the street or neighborhood should the dog jump the fence when Ms. Yi is not home.

Ms. Yi hired a contractor prior to closing on her home to construct the fence. Unbeknownst to Ms. Yi, the contractor did not pull the permit to construct the fence when it was installed. She is unaware if the contractor had applied for the permit and simply had not received it or if the contractor never filed for the permit. The cost of the permit fee was included in the contractor's estimate. It was not until Ms. Yi spoke with a Code Enforcement official recently that she learned a permit had not been issued for the fence.

The backyard is completely fenced in with a solid six-foot fence. The only portion of the fence that requires a variance is the portion that is parallel to Soundview Trace. The fence encroaches about four feet into the setback; however, that portion of the fence sits on top of a nice size hill and is significantly above street level. The fence is no way blocks a street level or sidewalk level view and does not pose a safety hazard for drivers or pedestrians.

Lowering the fence to four feet is not an option for Ms. Yi as her dog could and most likely would jump it. She is a single woman and depended on her contractor to follow the rules. Now, she is an innocent person left to address a problem she did not create. She has the support of her neighbors. The fence and accompanying landscaping are attractive. The fence is in no way a nuisance or detriment to her neighborhood. She seeks a small four-foot variance so the fence can remain at its needed height which will also maintain the attractiveness of her side yard.

Ms. Yi's request complies with the criteria for a variance for the following reasons:

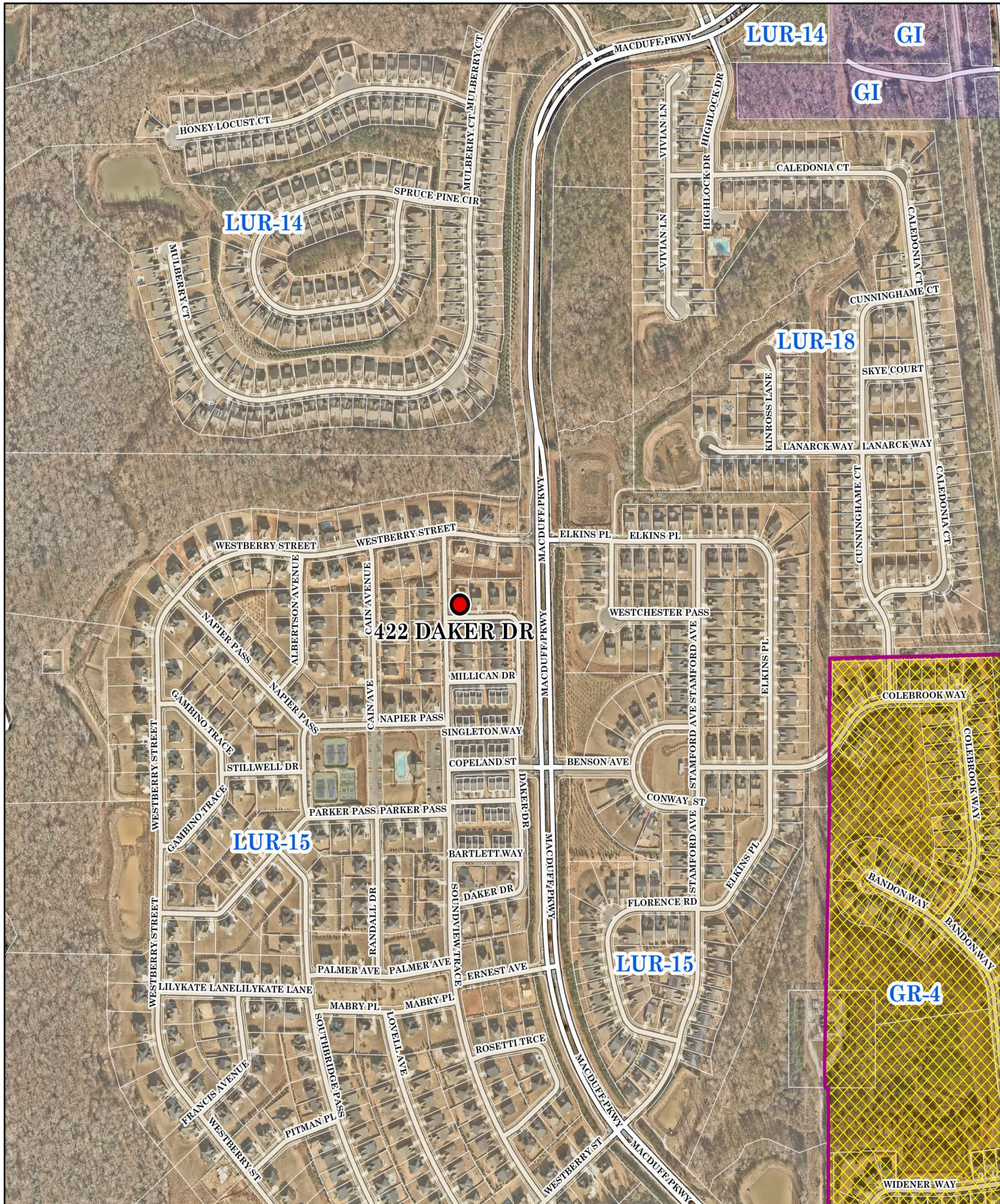
- (a) There are special circumstances due to the wrongful act of her contractor that was unknown to her. The six-foot high fence is needed for the safety and security of her dog and for her mother who would not be able to chase after the dog should it get out of the backyard.
- (b) A strict and literal interpretation of the ordinance results in an unnecessary hardship. The hill upon which the fence sits prevents the fence from being a nuisance or safety hazard for passing motorists or pedestrians. The hill also provides for visual attractiveness since the fence is several feet above the street level which makes the six-foot fence visually proportional to the area below. The requested variance is rather small – only about four feet.
- (c) There are exceptional and extraordinary circumstances that support the variance request. As stated above, Ms. Yi did not cause the issue and now is faced with a heavy burden if she is required to move the fence. She cannot have a fence that is lower than six feet due to her dog.
- (d) The granting of this variance will not constitute a special privilege since the need for a six-foot fence is the result of the errors of another person. Without the ability to erect the six-foot fence, Ms. Yi would not have purchased the house.
- (e) Ms. Yi has received support from her neighbors to let the fence remain. Granting the variance will not be materially detrimental to the public health, safety or general welfare nor injurious to property or improvements in the neighborhood. In fact, the opposite is true. Having the six-foot fence will ensure her dog remains safely in the backyard.
- (f) The granted variance will not create any inconsistencies with any objective of the Comprehensive Plan.

For the above stated reasons, Ms. Yi requests a variance from the height restrictions found in Ordinance No. 18-165(e) so that her six-foot high fence may remain along Soundview Trace.

Respectfully submitted,

Richard P. Lindsey

Attorney for Applicant



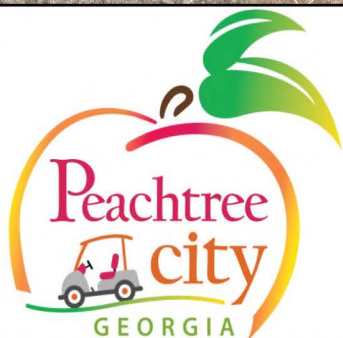
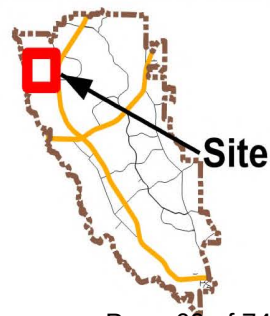
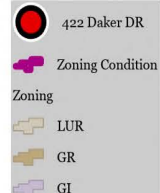
Zoning Map: 2025

422 Daker DR
ZONED: LUR-15

For information purposes only



1 inch = 541 feet



422 Daker Drive, Peachtree City, GA 30269

Street view – Soundview Trace





422 Daker Drive, Peachtree City, GA 30269
Street View - Westbury Road/Soundview Trace

Letters of
support from
adjacent
property
owner

February 1, 2025

Dear Peachtree City Council Members,

My Name is Kevin Ben, residing at 420 Daker Drive, Peachtree City – Everton community. am the next-door neighbor to Un hui Yi – 422 Daker Drive, Peachtree City.

I have had the pleasure getting to know Ms. Yi and Cooper. She is the neighbor you always hope for when moving into a new community. She is respectful to her neighbors and doesn't cause any disruption to the neighborhood.

I have no issues with the fence, it looks nice, well-kept and doesn't block any views from my property or cause any safety concerns.

Her property sits up high, it doesn't block or affect a car visibility.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Ben', with a stylized, cursive script.

Kevin Ben

Letters of support from property owner

January 31, 2025

Dear Peachtree City Council Members,

My name is Jeffrey Yim residing at 153 Soundview Trace PTC located in Everton. I'm writing this letter in support of my neighbor at 422 Daker Dr. I live across the street and have no issue with her fence being 6' tall. In my view there is no safety concern with her being a corner property with a 6' tall fence since her fence is up high on a hill and probably 100' back from the corner have no affect a cars visibility.

Sincerely,



Jeffrey Yim