



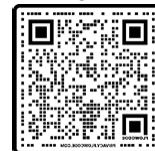
CITY COUNCIL

Kim Learnard, Mayor

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

Suzanne Brown, Post 2 | Vacant, Post 4

SCAN FOR AGENDA
PACKET



Regular Meeting Agenda

May 15, 2025 | 6:30 PM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Presentation**
 - A. UDO Status Update Presentation (UDO Committee)
4. **Announcements, Awards, Special Recognition**
5. **Public Comment**
6. **Agenda Changes**
7. **Minutes**
 - A. April 17, 2025 City Council Meeting Minutes
 - B. April 17, 2025 Executive Session Minutes
8. **Consent Agenda**
 - A. FY2025 Budget Amendment - Insurance Reimbursement - PD
 - B. FY2025 Budget Amendment - Continued IT Consolidation, Server, and Camera
 - C. FY2025 Budget Amendment - Back to School Bash Sponsorship Donation
 - D. Meade Lacrosse Field Irrigation Renovation
 - E. Connected Vehicle Program - No Cost Lease Agreement
 - F. 214 Southwick Stormdrain Replacement
9. **Old Agenda Items**
10. **New Agenda Items**
 - A. 05-25-01 2025 Street Paving Bid Award (Jonathan Miller)
 - B. 05-25-02 Transportation Advisory Group 2025 Multi-Use Path Master Plan (Jonathan Miller)
 - C. 05-25-03 Burn Permit Ordinance Change (Jeff Felmet)
 - D. 05-25-04 Lighting Upgrades at Lacrosse and PAC Baseball Fields (David Borkowski)
 - E. 05-25-05 Construction Bid for City Hall Renovations (David Borkowski)

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 90

- 11. Public Hearings**
- 12. Council/Staff Topics**
- 13. Executive Session**
- 14. Adjourn**

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

This meeting will be held in Council Chambers at City Hall

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 5/8/2025
Justin Strickland, City Manager 5/9/2025

DATE: May 15, 2025

SUBJECT: UDO Status Update Presentation

Recommendation:

Presentation provided by the Unified Development Ordinance (UDO) Committee.

Discussion:

UDO Committee to provide an update to City Council on the accomplishments of the Committee so far and next steps.

Budget Impact:

Attachments:

1. UDO Check-In For Council 05 15 2025

Unified Development Ordinance (UDO) City Council Check-In

May 15th, 2025

Agenda For This Evening's Discussion

- Recap Of The UDO Steering Committee
- What We've So Far Accomplished
- What We Have Planned Next
- Wrap-Up

Recap Of The UDO Steering Committee

UDO Team Members

Primary Team Members

Scott Ritenour

Kenneth Hamner

Felicia Reeves

Andrew Kriz

Ray Liotta

Brett Hanes

Support Team Members

City Planning Staff

City Manager

City Services

Fire, Police, Public Works, Etc.

City Council and Mayor

Subject Matter Experts (SMEs)

Consultant(s)

City Council Approval

- UDO Project Team was approved unanimously by City Council in November 2024.
- Access to City Staff
 - City Manager
 - Planning Staff
 - City Attorney
 - Other City Services
- Access to MS Teams
 - Storing files
 - Hosting all communications

What We've Accomplished

Accomplishment: Defined Mission Statement

Our mission is to create a Unified Development Ordinance (UDO) for Peachtree City that consolidates zoning, land use, site development, and building regulations into a single, accessible document to enhance clarity, improve efficiencies, and support sustainable growth for residents, developers, and city officials.

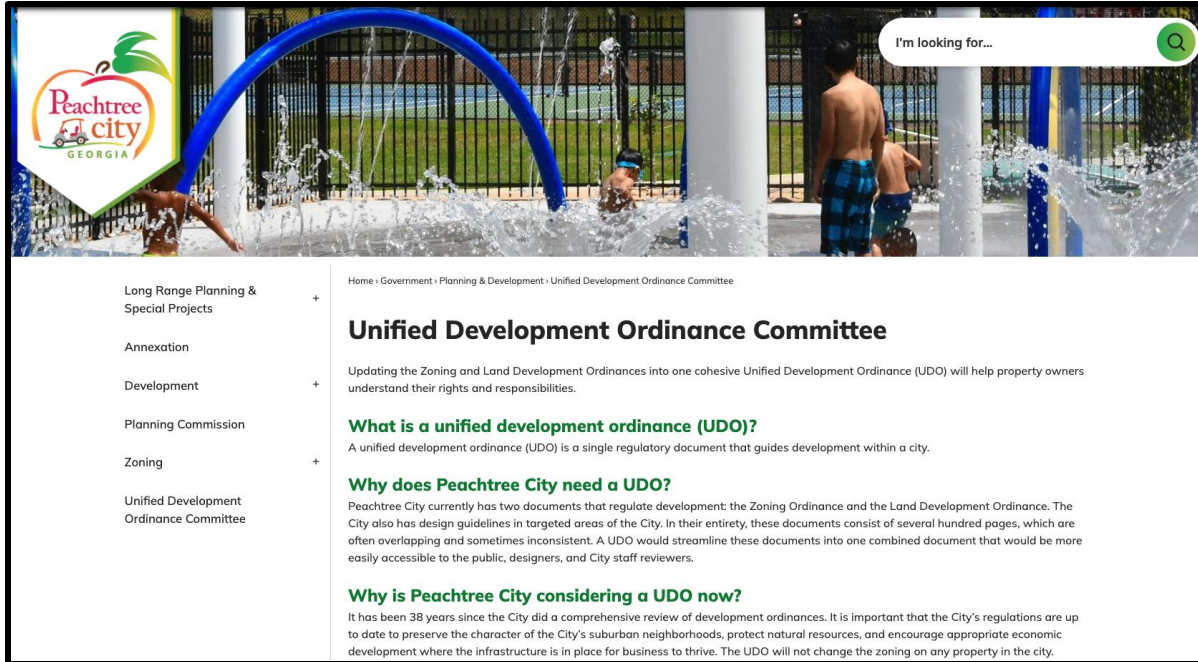
Accomplishment: Defined Goal

Through expert collaboration and public engagement, we will develop and implement a comprehensive Unified Development Ordinance (UDO) by the end of 2026 that consolidates existing zoning, land use, site development, and building regulations into a single and accessible document while also improving usability and aligning with modern technology and best practices.

Accomplishment: Defined Objectives

1. *Set UDO Foundation (January 2025 – June 2025)*
2. *Create UDO Initial Draft (June 2025 – October 2025)*
3. *Finalize UDO (November 2025 – December 2026)*

Accomplishment: Established Website



<https://www.peachtree-city.org/1625/Unified-Development-Ordinance-Committee>

Benefits To The Public

- Explains what the UDO is
- Provides UDO rationale
- Info on how to be involved
- Info on how to communicate with the committee
- Committee member info
- Meeting info
- Links to documents link agendas & minutes

Accomplishment: Quick Win For Ordinance

Combining native plant initiative with invasive species ordinance

Accomplishment: Initial Outline For UDO First Draft

Chapter Overview

Chapter 1. Administrative Provisions

- ☐ Purpose, applicability, and authority
- ☐ Official zoning map
- ☐ Roles and responsibilities
- ☐ Development review procedures
- ☐ Enforcement and penalties

Chapter 2. Zoning and Land Use

- ☐ Zoning districts and overlays
- ☐ Permitted and special uses
- ☐ Dimensional standards
- ☐ General development standards
- ☐ Nonconformities and amendments

Chapter 3. Land Development (Subdivision Regulations)

- ☐ Subdivision procedures (plats and plans)
- ☐ Street, lot, and block design
- ☐ Utilities and infrastructure
- ☐ Parks, open space, and environmental protections
- ☐ Traffic and impact mitigation

Chapter 4. Site Development and Design Standards

- ☐ Site plan review process
- ☐ Parking, access, and circulation
- ☐ Landscaping, buffers, and trees
- ☐ Lighting and signage
- ☐ Building design, fencing, and screening
- ☐ Performance standards

Chapter 5. Building Codes and Construction Regulations

- ☐ Adoption of state building codes
- ☐ Permits, inspections, and occupancy
- ☐ Property maintenance and unsafe structures
- ☐ Pools and fencing
- ☐ Wireless facilities and towers

Appendices

- ☐ A. Definitions
- ☐ B. Tables and Illustrations
- ☐ C. Ordinance and Zoning Map History

Accomplishment: Initial Outline For UDO First Draft

Example Details Of Outline

Chapter 4. Site Development and Design Standards

- **4.1 Site Plan Review Applicability.** Explains that a Site Plan (also known as a development plan) is required prior to issuance of building permits for most developments other than one- or two-family dwellings on individual lots. This includes new commercial, industrial, institutional buildings, multifamily residential developments, and significant expansions of existing non-residential buildings. Minor projects (below certain size thresholds) may go through a simplified review or be exempt if only interior work.
- **4.2 Site Plan Approval Procedure.** Details the process for obtaining site plan approval in Peachtree City. Typically a two-step process is used: Conceptual Site Plan followed by Final Site Plan.
 - **Conceptual Site Plan:** The developer or property owner submits a conceptual layout of the proposed development – showing building footprints, parking areas, driveways, conceptual grading and landscaping – for review early in the process. City staff reviews for general compliance with zoning, and the Planning Commission may hold a meeting to approve the concept plan (especially for large or high-profile projects). The conceptual plan focuses on overall site arrangement and its compatibility with surrounding properties. Approval of a concept plan (with or without conditions) is often required before detailed engineering.
 - **Final Site Plan:** After concept approval, a detailed final site plan is prepared, including precise building location, engineering of parking lots and drive aisles, utility connections, stormwater facilities, lighting plan, landscape plan, and architectural elevations. The final plan is reviewed by City staff (Planning, Engineering, Fire Marshal, etc.) for full compliance with all UDO requirements and any conditions from the concept plan. The Planning Commission may grant final site plan approval or this may be administrative if the concept was already approved. The UDO will specify any cases where final plans must return to the Commission (for instance, if significant deviations from the concept occur). Once a final site plan is approved, the developer can proceed to obtain building and land disturbance permits.
 - Both stages require the applicant to address comments and might involve multiple review iterations. The UDO sets forth required timelines (e.g. an approved conceptual plan is valid for 12 months to submit final plans) [34*11286-11294] . Minor amendments to an approved site plan (like slight building shifts or landscape changes) can be approved administratively, whereas major changes (like increased building size or use changes) may require re-approval by the Commission.
- **4.3 General Site Design Principles.** (This introductory section can summarize key objectives that apply to all site development: safe and efficient access, environmental sensitivity, and quality aesthetics. It may cross-reference detailed standards below rather than contain requirements itself.) For example: "Sites should be developed in a manner that promotes traffic safety, pedestrian connectivity, adequate service access, and compatibility with neighboring properties. Grading should be designed to blend with natural contours and minimize stormwater runoff impacts. The arrangement of buildings, parking, and open spaces should consider both functional needs and visual appearance from public streets and adjacent uses."

Chapter 5. Building Codes and Construction Regulations

- **5.1 Adoption of State Building Codes.** Peachtree City enforces the Georgia State Minimum Standard Codes for construction, as amended. This section formally adopts the latest editions of the following model codes (with Georgia amendments) as the City's building codes [40*1455-L463] [40*1465-L469] :
 - *International Building Code (IBC)* – for all commercial and multi-family construction, including relevant appendices.
 - *International Residential Code (IRC)* – for one- and two-family dwellings and townhouses.
 - *National Electrical Code (NEC)* – for all electrical installations.
 - *International Plumbing Code (IPC)* – for plumbing systems.
 - *International Mechanical Code (IMC)* – for HVAC systems.
 - *International Fuel Gas Code (IFGC)* – for gas piping and appliances.
 - *International Energy Conservation Code (IECC)* – for energy efficiency in building design (thermal envelope, HVAC efficiency, lighting).
 - *International Fire Code (IFC)* – referenced for fire prevention and protection systems (note: enforcement typically by Fire Marshal, and the City defers to county or state fire regulations if not directly adopted).
 - *International Swimming Pool and Spa Code (ISPSA)* – (if adopted by the state/city) regulating pool construction.
 - *International Property Maintenance Code (IPMC)* – adopted to govern the maintenance of existing buildings and property (housing code standards for habitability, keeping structures safe and clean) [36*10-L4] .Any Georgia-specific amendments (for example, sprinkler requirements, accessibility, etc.) are incorporated. The section might list the ordinance number and date of adoption for these codes and clarify that future editions will be adopted as mandated by the state unless the City opts out. Local amendments to these codes, if any, are outlined here as well. For instance, Peachtree City might amend the IRC to require garage sprinklers, or impose wind/bracing standards specific to the area – those would be noted.
- **5.2 Building Permits and Inspections.** Describes the process of obtaining a building permit for construction:
 - **Permit Requirement:** A building permit is required for all new construction, additions, renovations, structural alterations, certain accessory structures, and other specified activities (e.g. installing a storage shed over a certain size, decks, pools, signs, etc.). Work exempt from permits (like painting, minor repairs, small sheds) is listed per the adopted codes.
 - **Application and Plans:** The applicant must submit construction plans (architectural drawings, engineering plans) and specifications to the City's Building Department. Plan review is conducted for compliance with all adopted building codes, the UDO zoning/setback requirements, and any site plan or plat conditions. For new commercial buildings, the plans must typically be stamped by a licensed architect/engineer in

What We Have Planned Next

Immediate Actions To Close Out UDO Foundation

Category	Task	Time Frame
1. Set UDO Foundation (January 2025 – June 2025)	Identify first round of all existing zoning, land use, site development, and building regulations to spot overlaps, conflicts, and outdated provisions.	May 2025
1. Set UDO Foundation (January 2025 – June 2025)	Potentially recruit experts/consultants for legal and planning expertise.	June 2025
1. Set UDO Foundation (January 2025 – June 2025)	Learn from Fayetteville’s UDO process to adopt best practices.	June 2025

The Importance Of A Consultant

Actions To Complete Our Initial UDO Draft

Category	Task	Time Frame
2. Create UDO Initial Draft (June 2025 – October 2025)	Identify & promote “quick wins”	June 2025 through October 2025
2. Create UDO Initial Draft (June 2025 – October 2025)	Finalize the identification of all existing zoning, land use, site development, and building regulations to spot overlaps, conflicts, and outdated provisions.	August 2025
2. Create UDO Initial Draft (June 2025 – October 2025)	Create first draft of the UDO that consolidates all regulations into a single, modern, and accessible document.	September 2025

Finalizing The UDO

Category	Task	Time Frame
3. Finalize UDO (November 2025 – December 2026)	Steering committee and/or consultants to formally work towards completing final document while ensuring regulations align with best practices, modern technology, and business needs.	November 2025 through December 2026
3. Finalize UDO (November 2025 – December 2026)	Present progress & input for City Council	Check-in #1 = November 2025
3. Finalize UDO (November 2025 – December 2026)	Present progress & input for City Council	Check-in #2 = February 2026
3. Finalize UDO (November 2025 – December 2026)	Present progress & input for City Council	Check-in #3 = June 2026
3. Finalize UDO (November 2025 – December 2026)	Present progress & input for City Council	Check-in #4 = October 2026

Finalizing The UDO

Category	Task	Time Frame
3. Finalize UDO (November 2025 – December 2026)	Ensure legal compliance with state and federal laws	Initial drafting: October-December 2025
3. Finalize UDO (November 2025 – December 2026)	Ensure legal compliance with state and federal laws	Finalization: July-December 2026.
3. Finalize UDO (November 2025 – December 2026)	Engage public with at least two rounds of public education sessions.	TBD
3. Finalize UDO (November 2025 – December 2026)	Engage public with at least two rounds of public education sessions.	TBD
3. Finalize UDO (November 2025 – December 2026)	Adopt final UDO by City Council & complete project	December 2026

Wrap-Up

Final Thoughts

- The members of the UDO Steering Committee are volunteers giving the next 19 months of their time & energy to help the city. We appreciate your confidence in us taking on this important, apolitical project.
- *We require City Council's ongoing support.* This is a massive project that will solve issues 30 years in the making.
- We found the comments made during the April 17th meeting about committee members communicating "in a back-channel kind of way" troubling because they suggest there may be misunderstandings or misinformation circulating amongst members of council.
- If any questions or concerns arise moving forward (which is likely to happen given the scope and complexity of this project), *please reach out to us*. We want to give you proper information.

Questions?
Comments?

Thank You!

City Council of Peachtree City
Meeting Minutes
Thursday, April 17, 2025
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, April 17, 2025. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Laura Johnson, Suzanne Brown, Clinton Holland, and Frank Destadio.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

A. Arbor Day Proclamation

The Mayor proclaimed April 25 as Arbor Day in Peachtree City and said a sapling would be planted at each elementary school.

Public Comment

Jeff Williams commented about the amount of money players would spend in Peachtree City at pickleball tournaments if a new facility was constructed.

Steve Brown expressed concerns that documents and reference materials related to the Unified Development Ordinance (UDO) Steering Committee's work were not readily available online. He also stated the committee operated a chat board for members that violated open records laws.

Agenda Changes

None

Minutes

Holland moved to approve the March 20, 2025 City Council meeting minutes, the March 20, 2025 Executive Session minutes, and the April 3, 2025 City Council work session minutes. Destadio seconded. Motion carried unanimously.

A. March 20, 2025 City Council Meeting Minutes

APPROVED 5-0

B. March 20, 2025 Executive Session Minutes

APPROVED 5-0

C. April 3, 2025 City Council Work Session Minutes

APPROVED 5-0

Quarterly Reports

A. First Quarter 2025

Holland asked if the design proposal for the Huddleston Road sewer and path project included all the utilities that would have to be relocated, and City Manager Justin Strickland said it did. Holland asked about a timeline, and Strickland said

they should bring a bid to Council in May. Holland then asked about bids for Americans with Disabilities Act (ADA) compliance. Strickland said that was for the ADA transition plan now required by the Georgia Department of Transportation (GDOT) to stay eligible for state funding. It was to transition roads, streets, and all facilities into ADA compliance.

Holland thanked the Peachtree Aquatic Club for its donation of \$150,000 for a boiler at Kedron. He pointed out that the quarterly report said 46% for the revenues had already come, and Strickland said that was from property taxes. Holland noted that 41% of the budgeted expenditures had been spent; Strickland stated that was on track, and there would not be a substantial amount of money left unspent.

This was third year in a row that Part 1 crimes went down, Holland stated, and noted that golf cart accidents dropped, too, but he did not know how much. Police Chief Janet Moon said she could get more information so he would have something to compare it to. Holland thanked Emergency Services for caring for him when he was ill a few weeks ago.

Holland also mentioned that there were no new home permits issued for the past quarter and wondered if that was a trend around the area. Planning and Development Director Shayla Reed said she did not know, but they could research other areas and get back to him. Strickland said there would be new homes, but developers would be pulling permits in the few remaining developments that were under construction.

Only 29 short-term rental permit applications were received, and just eight issued, in the first quarter. He remarked that Council put a lot of time into crafting an STR ordinance that was lenient towards owners. Strickland said some of the ones that were registered had decided not to file, and Reed agreed. Others were going through the process. Why did they decide not to get a permit? Holland asked, and Reed said the owners were telling her that the required inspections were a concern.

Next, Holland asked when location signs would be erected in all the villages. Strickland said there were many already in the city and more would be added as 2023 Special Purpose Local Option Sales Tax projects. He wanted to get the Transportation Advisory Group (TAG) involved in the design, as well as Council and citizens. They were pushing a lot of other projects, and the village signs had not been given priority by Council.

The World Cup would come to Atlanta in 2026, and Holland wanted to know if Peachtree City could accommodate the expected visitors. Strickland said the Convention and Visitors Bureau (CVB) was putting together information about hotel packages and shuttles, among other things. Public Safety was also engaged in regional discussions.

Moon told Holland said there were 11 golf cart collisions in the first quarter of 2024, and eight in 2025, plus there were three injuries in that period in 2025 and five this year.

Brown asked why only 10.2 miles of streets were swept in the first quarter, and Strickland replied that they had just gotten a new sweeper and had not been using the old one. The numbers should go up, and the roads crew would be testing out different routes.

She also asked Moon if they could use the real numbers in the Police reports instead of percentages, and Moon said they could look at that.

Brown then asked why so many trees had been removed from the median on SR 74? Strickland said the maintenance on that median was not efficient and required shutting down lanes of traffic; it was easier to take care of them with less vegetation. They were planting native species and grass. She also noted that 38 deer carcasses were collected in the first quarter.

Johnson asked about the STR permits, and Reed said there were rules about fire extinguishers that were holding up the applications in process. Reed said two owners had applied, then decided not to move forward because they could not comply with the rules.

Consent Agenda

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

- A. Police Department evidence storage solution - SPLOST
APPROVED 5-0**
- B. Police Department digital radio replacement - SPLOST
APPROVED 5-0**
- C. Merrywood Lane stormwater pipe lining
APPROVED 5-0**
- D. FY25 Budget Amendment - IT Software consolidation
APPROVED 5-0**
- E. Resolution to call for special election
APPROVED 5-0**

Old Agenda Items

None

New Agenda Items

- A. 04-25-03 Station 85 Project Manager**

Fire Chief Clint Murphy explained this was part of 2023 SPLOST Project 10, the construction of Fire Station 85. Staff recommended contracting with Morgan Mill Consulting as a project manager in the amount of \$102,000. He said they contacted multiple firms but only received two proposals with pricing. Morgan Mill was the lowest bidder and had extensive experience with these types of projects. Murphy said he met with the manager and called some references and was pleased with what he heard.

Holland moved to approve New Agenda item 04-25-03 Station 85 Project Manager in the amount of \$102,000 to Morgan Mill Consulting. Brown seconded. Motion carried unanimously.

Public Hearings

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

Reed said this request was to allow a six-foot fence in a front yard, which would require a two-foot variance on the four-foot height limitation for fences facing a right-of-way. Code Enforcement visited the property and issued a notice to the homeowner for erecting a fence without a permit.

Photos showed how the fence protruded to the left of the home. The Code required that any fencing along a right-of-way could be no higher than four feet. It could be six feet high if it aligned with the boundaries of the home, but once it stuck out, it could be no more than four feet. Reed also showed the criteria Council must consider when deliberating on a variance.

Attorney Rick Lindsey represented the applicant. He noted this was a corner lot, so while technically they were talking about front yard, most people would say it was the back yard. The homeowner did not cause this problem, the fee she paid the contractor included a permit fee for the fence, Lindsey said. She needed a taller fence because her dog could jump higher than four feet. The fence was on top of a hill so it did not cause a nuisance or a safety hazard. They had letters of support from neighbors. Lindsey said he felt this met the criteria for a variance because the homeowner would have to incur the cost for someone else's mistake.

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

Brown asked if the six-foot fence would be permitted if it was moved to the line Reed had indicated, in alignment with the house. Reed said it would. Brown said the homeowner had to go back to the contractor and try to get him to do it; if he would not, then move the fence.

Destadio said he agreed, adding he was tired of seeing people putting up fences without getting permits, then coming back to ask for variances.

Was opacity an issue? Johnson asked, but Reed said that only became an issue close to the street. Johnson commented there was a record that a permit was paid for, but it was not included in the documentation. Lindsey said he must have omitted it, but he had seen the paperwork where the homeowner paid the contractor \$200 for a permit.

After Code Enforcement came out, Reed added, the contractor applied for a permit. So there was a permit application on record, but the permit was not granted.

Destadio asked why the contractor did not fix this, and Lindsey said the homeowners decided to ask for the variance, and he had not contacted the contractor. He again said it was easy to get a judgement, but difficult to enforce it.

Brown again said the homeowner could solve this by moving the fence. Holland noted that this was a civil matter between the homeowner and the contractor; it was not the government's role to solve this problem.

Holland moved to deny Public Hearing item 04-25-04, variance request to allow a six-foot fence in front yard, 422 Daker Drive. Brown seconded. Motion carried unanimously.

Council/Staff Topics

1. Georgia Cities Week April 21–26, 2025

Strickland noted that April 21-26 was Georgia Cities Week, and there were activities planned for each day.

2. Chris Hobby, ICMA Credentialed

Strickland commended Assistant City Manager Chris Hobby for earning the International City/County Management Association Credentialed Manager designation.

3. Transparency

Brown commented she felt they were failing to communicate and be transparent with the public, and the most recent example was that the UDO agenda packet included only the minutes of the prior meeting. The public did not have access to the slides presented at the meeting, and resource materials were not available. Citizens were told they had to pay for documents requested through the Open Records process. She asked that this situation be corrected.

Learnard said they were following the law, and City Attorney Ted Meeker agreed, but added that, while a packet was not required, there were typically items to go with the agenda.

Brown asked about the UDO chat board, saying it was a way to communicate with each other through a "back channel." Strickland replied that the committee was allowed to have written communication with each other as long as it was held in storage to provide

to anyone who requested it.

What did Brown mean by a “back channel?” Learnard asked. Brown said she meant a forum that was not open to the public where decisions were being made before it was even brought to the public’s attention. They had a group they posted in, Strickland said, and Reed said there was no conversation between the members, just notifications and information. There was no voting or conversation, Strickland added, saying he had reviewed it. There were files that were available to anyone who requested them.

Meeker suggested they put the discussions up where people could see them. He noted that Council had discussions between each other on email. Putting the Committee’s discussion into a public forum would solve the transparency problem. The UDO Committee had met with him the other week to ask for a website to post everything, Strickland noted.

City Clerk Yasmin Julio said the UDO section on the City website would be ready soon. She added that the first 15 minutes of staff research time was free, so documents that were readily available should almost always be free to the public.

4. Administrative Variance Communication

Brown said a woman who was an administrative variance applicant was upset because she was not notified of a time change, and she missed her hearing. Strickland said that hearing had been rescheduled, and they had made sure the miscommunication issue had been resolved.

5. Drake Field Pavillion

What was the situation with the Drake Field Pavillion? Brown asked. Borkowski said the structural engineer had inspected it and would return with a plan for shoring it up to get them through the summer. A more permanent plan would be considered then.

Brown noted this was the second time in six years that the pavilion needed major repairs. She said there were two options: tear it down and build a new pavilion or continue with repairs on a defective structure. She acknowledged they would have to find money for that. Holland suggested they build a new pavilion and use the existing foundation as a stage.

Strickland said he was glad to hear Council was open to alternatives regarding Drake Field.

6. Hockey Rink

Holland wanted to make sure the HVAC system could handle the enclosed hockey rink being used year-round. Strickland said they would be looking at it.

7. Combining of Precincts for Elections

Brown noted that the Fayette County Board of Elections had scheduled public hearings regarding polling places in Peachtree City. One was to combine the Wingate and Camp

Creek Precincts that both voted at Evergreen Church. Even when combined, this precinct would be well below the 5,000 maximum voters. The other hearing regarded moving voting for the Braelinn Precinct from Braelinn Elementary to Oak Grove Elementary for student safety reasons. Brown thought they should combine the precincts rather than have both voting in one location. She urged citizens to attend these public hearings and voice their opinions. Both these moves would save money, although the exact amount was difficult to determine.

She also suggested Council recommend the Board of Elections combine the Aberdeen and Shakerag West precincts and split the Kedron and Sandy Creek. She suggested splitting Kedron and Sandy Creek precincts. Kedron had more than 6,800 voters, which sometimes resulted in long lines on election day, and that could discourage voters. Learnard said she would like more information on this.

Brown then added there was a Public Service Commissioner election this year, in addition to the municipal election, so all precincts would be voting. They needed to know if voters needed to go to just their municipal precinct or one precinct.

Holland asked Brown to get them more information on the precincts, and Brown requested that Julio do so.

Executive Session

Holland moved to adjourn to executive session at 7:52 p.m. to discuss the sale, purchase, or lease of real estate. Destadio seconded. Motion carried unanimously.

Brown moved to reconvene in regular session at 8:12 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 8:13 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Matt Myers, Assistant Police Chief 5/9/2025
Janet Moon, Police Chief 5/9/2025
Kelly Bush, Financial & Administrative Services Director 5/9/2025
Justin Strickland, City Manager 5/9/2025

DATE: May 15, 2025

SUBJECT: FY2025 Budget Amendment - Insurance Reimbursement - PD

Recommendation:

Approve the attached Budget Amendment 25-14 for insurance reimbursements to repair police vehicles.

Discussion:

The attached budget amendment 25–14 requests to increase the Police Department's Vehicle Repair and Maintenance and the Insurance Reimbursement budget by \$12,618. This amendment is needed to account for repair costs associated with two separate vehicle accidents:

- November 21, 2024 – Insurance reimbursement of \$6,799
- December 28, 2024 – Insurance reimbursement of \$5,819

Both claims have been reimbursed through our insurance provider, and the amendment will be fully offset by the corresponding revenue.

Budget Impact:

This budget amendment will increase both revenues and expenditures in the General Fund with the revenue coming from insurance reimbursement.

Attachments:

1. Budget Amendments for Insurance Reimbursement

[illegible]

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 5/9/2025
Justin Strickland, City Manager 5/9/2025

DATE: May 15, 2025

SUBJECT: FY2025 Budget Amendment - Continued IT Consolidation, Server, and Camera

Recommendation:

Approve the attached budget amendment 25-13 for continued IT consolidation, unsupported server solution, and camera replacement.

Discussion:

As a continuation of our effort to consolidate technical services into the Information Technology (IT) Department, I am requesting an additional budget amendment to move remaining technical services amounts that were not identified during the initial reallocation. This will ensure full consolidation and maintain the intended transparency and consistency across departmental budgets.

In addition, I am requesting a reallocation of funds from the IT Department's contingency line to the IT computer supplies line item. This transfer will fund two critical needs:

1. The purchase of a software solution to address the unsupported Spillman server, ensuring continued functionality and security.
2. The replacement of essential cameras that are no longer reliable or compatible with current systems.

These adjustments will allow us to address immediate operational needs while maintaining our goal of streamlining and clarifying IT-related expenses.

Budget Impact:

This budget amendment reallocates funds currently budgeted from multiple departments into IT. It will not increase the budget.

Attachments:

1. Budget Amendment - 25-13 IT Contingency

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 25-13

DATE 10-01-2024/05-08-2025

ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
100-1320-521304	CM	TECHNICAL SERVICES - ALLOCATED		\$ 6,707
100-1511-521304	Finance	TECHNICAL SERVICES - ALLOCATED		\$ 7,666
100-1517-521304	Purchasing	TECHNICAL SERVICES - ALLOCATED		\$ 1,056
100-1540-521304	HR	TECHNICAL SERVICES - ALLOCATED		\$ 4,031
100-1565-521304	Buildings	TECHNICAL SERVICES - ALLOCATED		\$ 4,889
100-1566-521304	Grounds	TECHNICAL SERVICES - ALLOCATED		\$ 24,049
100-1570-521304	Pub Comm	TECHNICAL SERVICES - ALLOCATED		\$ 3,881
100-1575-521304	Eng	TECHNICAL SERVICES - ALLOCATED		\$ 3,931
100-1580-521304	City Clerk	TECHNICAL SERVICES - ALLOCATED		\$ 1,206
100-2650-521304	Court	TECHNICAL SERVICES - ALLOCATED		\$ 3,931
100-3210-521304	Police	TECHNICAL SERVICES - ALLOCATED		\$ 79,613
100-3510-521304	Fire	TECHNICAL SERVICES - ALLOCATED		\$ 93,024
100-4100-521304	PW	TECHNICAL SERVICES - ALLOCATED		\$ 27,382
100-6110-521304	Rec	TECHNICAL SERVICES - ALLOCATED		\$ 31,713
100-6510-521304	Library	TECHNICAL SERVICES - ALLOCATED		\$ 17,396
100-7410-521304	P&Z	TECHNICAL SERVICES - ALLOCATED		\$ 4,004
100-7450-521304	Code	TECHNICAL SERVICES - ALLOCATED		\$ 3,980
521-4250-521304	SW	TECHNICAL SERVICES - ALLOCATED		\$ 8,721
565-6180-521304	Amp	TECHNICAL SERVICES - ALLOCATED		\$ 2,004
100-1535-521304	IT	TECHNICAL SERVICES - ALLOCATED	\$ 329,184	
100-1505-579142		Contengency - Information Systems		\$ 50,000
100-1535-531180		Computer Supplies	\$ 50,000	

NOW , THEREFORE, BE IT RESOLVED Council hereby amends the Fiscal Year 2025 Budget Resolution to reallocate budget for continued IT consolidation and for Spillman Server solution and camera upgrades.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Harold Layton 5/9/2025
Kelly Bush, Financial & Administrative Services 5/9/2025
Director
Justin Strickland, City Manager 5/9/2025

DATE: May 15, 2025

SUBJECT: FY2025 Budget Amendment - Back to School Bash Sponsorship
Donation

Recommendation:

Approve the attached Budget Amendment 25-16 to accept and budget for a donation from Brian F. Bragassa, DMD of \$2,000 for the Back to School Bash.

Discussion:

Staff received a Presenting Sponsorship from Brian F. Bragassa, DMD., in the amount of \$2,000.

The attached budget amendment accepts the \$2,000 in sponsorship and budgets for the expense in the recreation non-support programs.

Budget Impact:

The proposed budget amendment will increase both revenues and expenditures in the General Fund.

Attachments:

1. Budget Amendment 25-16 Back to School Bash Donation

[illegible]

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 5/9/2025
Chris Hobby, Assistant City Manager 5/9/2025
Justin Strickland, City Manager 5/9/2025

DATE: May 15, 2025

SUBJECT: Meade Lacrosse Field Irrigation Renovation

Recommendation:

Award the contract for Meade Lacrosse Field Irrigation Renovation to Aabby in the amount of \$44,950.00.

Discussion:

The current irrigation system does not cover the entire athletic field and needs to be replaced to ensure complete coverage of the turf at Meade Lacrosse. The irrigation wires have been damaged and are no longer functional. The system is run by a battery timer that has to be replaced monthly. The recommendation is to replace the system completely with new irrigation rotors and valves, as well as new piping and wires. This will also include a new irrigation timer to manage the system. Funding for this project will be through the utilization of TPD funds for the complex. Three quotes have been obtained for this project: All South Lawnsapes - \$46,058.12, GA Turf - \$46,980.00, Aabby - \$44,950.00.

Budget Impact:

Funding is available in the TPD Fund 276

Attachments:

1. A Abby Estimate #7713 (002) 04282025
2. Meade Irrigation- All South 2025
3. Meade Irrigation- Georgia Sprinklers 2025



CHAD AUSTIN - PTC PARKS

PEACHTREE CITY, GEORGIA 30269

Sales: Alex Kidd

| Chad Austin - PTC PARKS | Design-Build

Peachtree City, Georgia 30269

Est ID: EST5190373

Date: Mar-07-2025

Irrigation at Meade Fields (2 Fields)	\$46,058.12
--	--------------------

Irrigation Install for 2 Fields at Meade Field

- 16 Zones
- 72 - K-Rain Pro Sport Rotors
- 16 - 2" Brass Globe valve
- 2" sch40 pipe going from backflow (existing) to each valve, 2" from valve to each head
- Neck down 2" pipe to 1" swing joints for heads
- Add 2" ball valves by building and 2" brass ball valves with 2" threaded hose adaptor by side of fields
- 12" valve boxes
- 2 red and 2 white wires in each trench going to valves
- Add Controller (not included) to inside building
- Cover and pack trenches (no sod or seed over trenches)
- Saw cut asphalt (no repair to asphalt after cut)
- Fix copper pipe by backflow

1 Each Irrigation Supplies/ Materials

	Subtotal	\$46,058.12
	Taxes	\$0.00
	Estimate Total	\$46,058.12

Contractor: _____
Alex Kidd

Client: _____

Signature Date: _____
03/12/2025

Signature Date: _____

Email: Alex@allsouthlawnsclapcs.com



QUOTE

DATE: 03/10/2025

EXP. DATE:

QUOTE #

10135

Georgia Sprinklers LLC
Georgia Sprinklers
6855 E HIGHWAY 16
STE 109
SENOIA, GA 30276
Phone: 678-723-7234
Email: Info@georgiasprinklers.com

BILL TO:

Chad Austin
201 McIntosh Trail
Peachtree City, GA 30269, United States

SERVICE TO:

Chad Austin
201 McIntosh Trail
Peachtree City, GA 30269, United States

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
Install	-Install 16 rotor zones with two inch schedule 40 mainline and laterals using two inch brass hunter valves and k-rain pro sport rotors (stainless steel) -Install extra common and hot wires for every valve -Install 2 four inch brass ball valves	1.00	\$46,980.00	Item	\$46,980.00	N
SUBTOTAL					\$46,980.00	
TAX RATE*						
TAX					\$0.00	
OTHER					-	
TOTAL					\$46,980.00	

MEMO

TERMS & CONDITIONS

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: David Borkowski, City Engineer 5/8/2025
Chris Hobby, Assistant City Manager 5/8/2025
Justin Strickland, City Manager 5/9/2025

DATE: May 15, 2025

SUBJECT: Connected Vehicle Program - No Cost Lease Agreement

Recommendation:

That City Council authorize the Mayor to sign the attached lease agreement.

Discussion:

The City has partnered with the Georgia Department of Transportation (GDOT) to implement "connected vehicle" technology into our traffic signal network. This involved GDOT placing CV2x technology into most of the signal cabinets in the City that will enable vehicles of the future to "talk" to each other. In addition, this technology will allow for signal pre-emption by emergency vehicles with the appropriate transmitters/receivers in their vehicles. This lease agreement will essentially allow the City to borrow the transmitter/receiver equipment that will be placed in certain Fire and Police vehicles to allow us to test the technology. Staff will work together to determine exactly which Police and Fire vehicles to test the equipment in and then Fleet will install the equipment.

Budget Impact:

None

Attachments:

1. (2023.04.11) Equipment Loan Agreement (ALL Entities)REV6123 Peachtree City

**EQUIPMENT LOAN AGREEMENT
BETWEEN
THE GEORGIA DEPARTMENT OF TRANSPORTATION
AND
PEACHTREE CITY
REGARDING THE USE OF ON-BOARD UNITS FOR V2X COMMUNICATIONS
FOR
VEHICLE TO INFRASTRUCTURE COMMUNICATIONS**

This EQUIPMENT LOAN AGREEMENT REGARDING THE USE OF ON-BOARD UNITS FOR V2X COMMUNICATIONS FOR VEHICLE TO INFRASTRUCTURE COMMUNICATIONS (“Equipment Loan Agreement” or “Agreement”) is entered into on _____ by and between the Georgia Department of Transportation (“Department”), a department within the executive branch of government of the State of Georgia, whose address is 600 W. Peachtree Street, NW, Atlanta, Georgia 30308 and PEACHTREE CITY (“CITY”), a JURISDICTION INCORPORATED IN THE STATE OF GEORGIA, , (both of which may hereinafter be referred to singly or collectively as the “Party” or “Parties,” respectively).

WHEREAS, the Department is the owner of certain personal property **ON-BOARD UNITS FOR V2X COMMUNICATIONS** listed and more particularly described in **Exhibit A** (the “Loaned Property”), attached hereto and incorporated herein; and

WHEREAS, THE CITY desires to utilize the Loaned Property for vehicle to infrastructure communications; and

WHEREAS, the Department has consented to “THE CITY’s limited and temporary access to the Loaned Property solely for the purpose of vehicle to infrastructure communications; and

WHEREAS, the Department has consented to making the Loaned Property available to **THE CITY** under the stipulation that the loaned property is kept in operational condition, its general location is known at all times, and is maintained in its condition for its appropriate and initially determined purpose in operation; and

WHEREAS, and has determined that use of the Loaned Property will provide for increased safety and mobility of the public service fleet vehicles in Peachtree City

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. The above “Whereas” clauses are hereby incorporated by reference as though fully set forth herein.

2. At a time and in a manner convenient to the Department, as determined by the Department in its sole discretion, the Department shall make available the Loaned Property to **THE CITY**. Any cost incurred by the Department for the transfer of the Loaned Property to **THE CITY** shall be borne by **THE CITY**.

3. **THE CITY** understands and agrees that they shall not take sole custody or control of the Loaned Property and shall not access the Loaned Property in contravention of any conditions or stipulations set forth in this Agreement.

4. **THE CITY** further understands and agrees that it shall not at any time modify the Loaned Property. **THE CITY** shall immediately notify the Department in the event the Loaned Property is modified. Whether the Loaned Property is unchanged or not shall be determined by the Department in its sole discretion. If it is determined the Loaned Property has been changed, **THE CITY** shall reimburse the Department the value of the Loaned Property.

5. **THE CITY** assumes full responsibility for the Loaned Property and shall be solely liable for any theft, damage, loss, or injury to people or property that occurs while such Loaned Property is in its care, custody and possession, which shall commence upon the Loaned Property's arrival at **Peachtree City** and end upon its return to the Department's possession. In the event all or any of the Loaned Property is damaged, lost or stolen while in its the possession, control or custody, **THE CITY** agrees to reimburse the Department an amount equal to the cost incurred (or anticipated to be incurred) by the Department in replacing the damaged item(s) with similar item(s). The Department, in its sole discretion, shall determine whether a replacement property is substantially the same as or similar to the Loaned Property item.

6. The Department shall make the Loaned Property available as follows: all equipment will be provided directly to **THE CITY** or their designee.

7. The Department will provide a "List of Loaned Property Items and Their Condition at the Time of Arrival and Return" (**Exhibit A**) to **THE CITY** to document the condition of the Loaned Property at delivery and upon its return to the Department.

8. The Loaned Property will only be available for a period of **TWENTY (20) YEARS** from the date of delivery of the Loaned Property. Unless otherwise agreed upon by the Parties, **THE CITY** will return of the Loaned Property, by overnight mail return receipt requested no later than ten (10) business days from expiration or early termination of this Agreement. **THE CITY** understands and agrees that it shall be responsible for any damage sustained to the returned Loaned Property until it has been delivered and accepted by the Department's.

9. Exclusion of Warranties. The Loaned Property that is loaned under this Agreement is provided "as is". The Department makes no warranties, representations or other agreements, express or implied, with respect to the equipment. All warranties, express or implied, are hereby disclaimed, including without limitation, warranties of quality, performance, merchantability or fitness for a particular purpose.

10. Maintenance and Repair. Upon receipt of the Loaned Property, **THE CITY** shall be responsible for the operation and maintenance of the Loaned Property. The Department shall have no obligation or responsibility whatsoever to provide maintenance for the Loaned Property.

11. No Resale or Use By/Transfer to Third Party. **THE CITY** represents that it shall at all times maintain possession of **THE Loaned Property** for its own use and agrees that the Loaned Property shall not be used by any other person or entity. **THE CITY** further acknowledges that the Loaned Property shall not be resold, remarketed or distributed or transferred to any other person or entity. If **THE CITY** discontinues use or desires to relinquish possession of the Loaned Property, it shall immediately notify the Department of such intention, and shall return the Loaned Property to the Department, subject to paragraphs 4 and 5 of this Agreement.

12. Indemnity.

- a. **THE CITY** shall indemnify and hold harmless the Department and all of its officers, members and employees (hereinafter collectively referred to as the "Indemnitees")

from and against any and all claims, suits, demands, lawsuits, causes of action, liabilities, losses, damages, judgments, costs or expenses (including but not limited to attorneys' fees) of every kind and nature whatsoever, including claims of intellectual property infringement, (hereinafter referred to as "Claim" or "Claims") due to liability to a third party or parties, for any loss due to bodily injury (including but not limited to death), personal injury (including but not limited to death), and property damage (including but not limited to inverse condemnation and theft) arising out of, in connection with or resulting from the use or possession of the Loaned Property.

- b. If and to the extent such damage or loss (including costs and expenses) as covered by this indemnification is paid by the State Tort Claims Trust Fund, the State Authority Liability Trust Fund, the State Employee Broad Form Liability Fund, the State Insurance and Hazard Reserve Fund, and other self-insured funds established and maintained by the State of Georgia Department of Administrative Services Risk Management Division or any successor agency (all such funds hereinafter collectively referred to as the "Funds"), **THE CITY** agrees to reimburse the Funds for such monies paid out by the Funds.
- c. The indemnification obligation extends to all successors and assigns of **THE CITY**. The indemnification obligation survives the termination of this Agreement, a default by **THE CITY** and the dissolution or, to the extent allowed by law, the bankruptcy of **THE CITY**.
- d. This indemnification applies where the Indemnitees are partially responsible for the situation giving rise to the Claim; provided, however, that this indemnification does not apply to the extent of the sole negligence of the Indemnitees.
- e. The indemnification obligation set forth in this Section 12 shall not be limited by the limits of insurance.

13. Compliance with Laws. **THE CITY** shall obtain all licenses, permits and approvals required by all government entities applicable to the Loaned Property, and shall comply with all applicable federal, state, and local laws, regulations, statutes, and ordinances, now or hereafter enacted, related in any way to the receipt, possession and use of the Loaned Property.

14. At no time shall the Loaned Property be considered a gift to **THE CITY** and neither **THE CITY** nor any other person or entity may dispose of the Loaned Property.

15. Notices. All notices, certificates, or other communications hereunder will be sufficiently given and will be deemed given when delivered by facsimile, hand, courier, or registered or certified mail, postage prepaid, addressed as follows:

For the Department:

Georgia Department of Transportation
Traffic Management Center
Attn: Victoria Coulter
Address: 935 United Ave SE, Bldg 24
Atlanta, GA 30316
Phone: 470-698-9066
E-mail: vcoulter@dot.ga.gov

For THE CITY:

Peachtree City

Attn: Dave Borkowski
Address: 209 McIntosh Trail
Peachtree City, GA 30269
Phone: 770-487-5183
E-mail: dborkowski@peachtree-city.org

Either Party may change its point of contact upon written notice to the other Party no later than five (5) business days following the change.

16. Governing Law. This Agreement is being made and performed in the State of Georgia. The validity, interpretation and effect of this Agreement shall be governed by and in accordance with the laws of the State of Georgia without regard to the State's conflict of laws principles, and any actions to enforce the terms of this Agreement shall be commenced in the Superior Court of Fulton County, Georgia. This Agreement constitutes the entire understanding between the parties relating to the subject matter hereof. Nothing herein shall be construed as a waiver of the Department's or the State of Georgia's Eleventh Amendment immunity.

17. Counterparts. This Agreement may be executed in multiple counterparts, with the same force and effect as if all the signatures thereto appeared on the same instrument.

18. For the purpose of this Agreement, all Parties shall be, and shall be deemed to be, independent contractors and not agents or employees of the other. No Party shall have authority to make any statements, representations or commitments of any kind, or to take any action, that will be binding on another Party.

19. Severability. If any one or more of the provisions of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality or enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby.

20. Continuity. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assignees.

21. No change, modification, extension, termination or waiver of this Agreement, or any of the provisions herein contained, shall be valid unless made in writing and signed by a duly authorized representative of each Party.

22. The Parties agree that they have participated equally in the formation of this Agreement and that the language herein should not be presumptively construed against either of them.

23. Execution. Each of the individuals executing this Agreement represents that they are authorized to execute this Agreement on behalf of their respective entities.

24. Non-Waiver. No failure of any Party to exercise any right or power given to such Party under this Agreement, or to insist upon strict compliance by another Party with the provisions of this Agreement, and no custom or practice of any Party at variance with the terms and conditions of this Agreement, will constitute a waiver of any Party's right to demand exact and strict compliance by the another Party with the terms and conditions of this Agreement.

25. Assignment. The rights of the Parties under this Agreement are personal and may not be assigned without the prior written consent of the Parties hereto except that this Agreement may be assigned to any State of Georgia entity that succeeds the authority and obligations of the Department hereunder through an Act of the General Assembly.

26. No Third Party Beneficiaries. Nothing contained herein shall be construed as conferring upon or giving to any person, other than the Parties hereto, any rights or benefits under or by reason of this Agreement.

IN WITNESS WHEREOF, the Department and Lessee have caused this Agreement to be executed by their duly authorized representatives.

**GEORGIA DEPARTMENT OF
TRANSPORTATION**, an agency in the
executive branch of the State of Georgia.

By: _____

Title: Commissioner

PEACHTREE CITY,
a **JURISDICTION INCORPORATED IN
THE STATE OF GEORGIA.**

By: _____

Title: City Engineer

ATTEST:

Treasurer

EXHIBIT A

List of Loaned Property Items and Their Condition at the Time of Arrival and Return

ITEM	Description	Quantity	Asset Tag#/Serial #	ARRIVAL CONDITION	RETURNED CONDITION
(A)	Cohda MK6	3	04E5485010C0 04E548500FD8 04E548501098		
(B)					
(C)					
(D)					

SENT:

Signature

Print Name _____

Title _____

Date _____

RETURNED:

Signature

Print Name _____

Title _____

Date _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Jordan Fuhrman, Storm Water Manager 5/8/2025
David Borkowski, City Engineer 5/9/2025
Angela Egan, Purchasing Manager 5/9/2025
Kelly Bush, Financial & Administrative Services Director 5/9/2025
Chris Hobby, Assistant City Manager 5/9/2025
Justin Strickland, City Manager 5/9/2025

DATE: May 15, 2025

SUBJECT: 214 Southwick Stormdrain Replacement

Recommendation:

Award the bid for 214 Southwick Stormdrain Replacement to Excavation & Utilities in the amount of \$157,890.

Discussion:

The pipe system adjacent to 214 Southwick has collapsed and had created a large sinkhole on this property and the adjacent property. This collapse has placed the structure at risk; therefore Staff proceeded with the design of a replacement system. The design was competed and was put out to bid for construction. The City received nine (9) bids and Staff is currently evaluating them. The bids received are outlined below:

Blount Construction	\$174,337.79
Crawford Grading	\$297,210.00
Excavation & Utilities	\$157,890.00
GS Construction	\$256,300.00
Helix	\$152,760.00 (Disqualified)
Limitless Concrete	\$180,495.00
McLeRoy	\$291,757.92

Staff has reviewed the bids and determined that Excavation and Utilities is the lowest responsive bidder after disqualifying the lowest bidder. Their paperwork and references are in order; therefore, Staff is recommending awarding the contract to Excavation and Utilities.

Budget Impact:

There is \$159,000 available in the stormwater pipe lining account.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Angela Egan, Purchasing Manager 5/9/2025
Kelly Bush, Financial & Administrative Services Director 5/9/2025
Chris Hobby, Assistant City Manager 5/9/2025
Justin Strickland, City Manager 5/9/2025

DATE: May 15, 2025

SUBJECT: 05-25-01 2025 Street Paving Bid Award

Recommendation:

Award the 2025 Street Paving Project to Atlanta Paving and Concrete in the amount of \$4,099,999.00

Discussion:

The 2025 Street Paving bid includes 7.8 miles of roadway resurfacing and the resurfacing of the Peachtree Athletic Center (PAC-32,400 square yards). Staff solicited bids from several paving companies and six bids were received. Bids were opened on May 9, 2025, and are as follows:

Atlanta Paving and Concrete	\$ 4,099,999.00
C.W. Matthews Contracting	\$ 5,199,319.65
F.S. Scarbrough Civil Contractors	\$ 5,106,311.35
McLeRoy	\$ 4,321,622.30
Stewart Brothers	\$ 6,334,950.90
Triple R Paving & Construction	\$ 4,550,275.59

Staff has reviewed the references and bid documents provided by Atlanta Paving and Concrete and finds them acceptable.

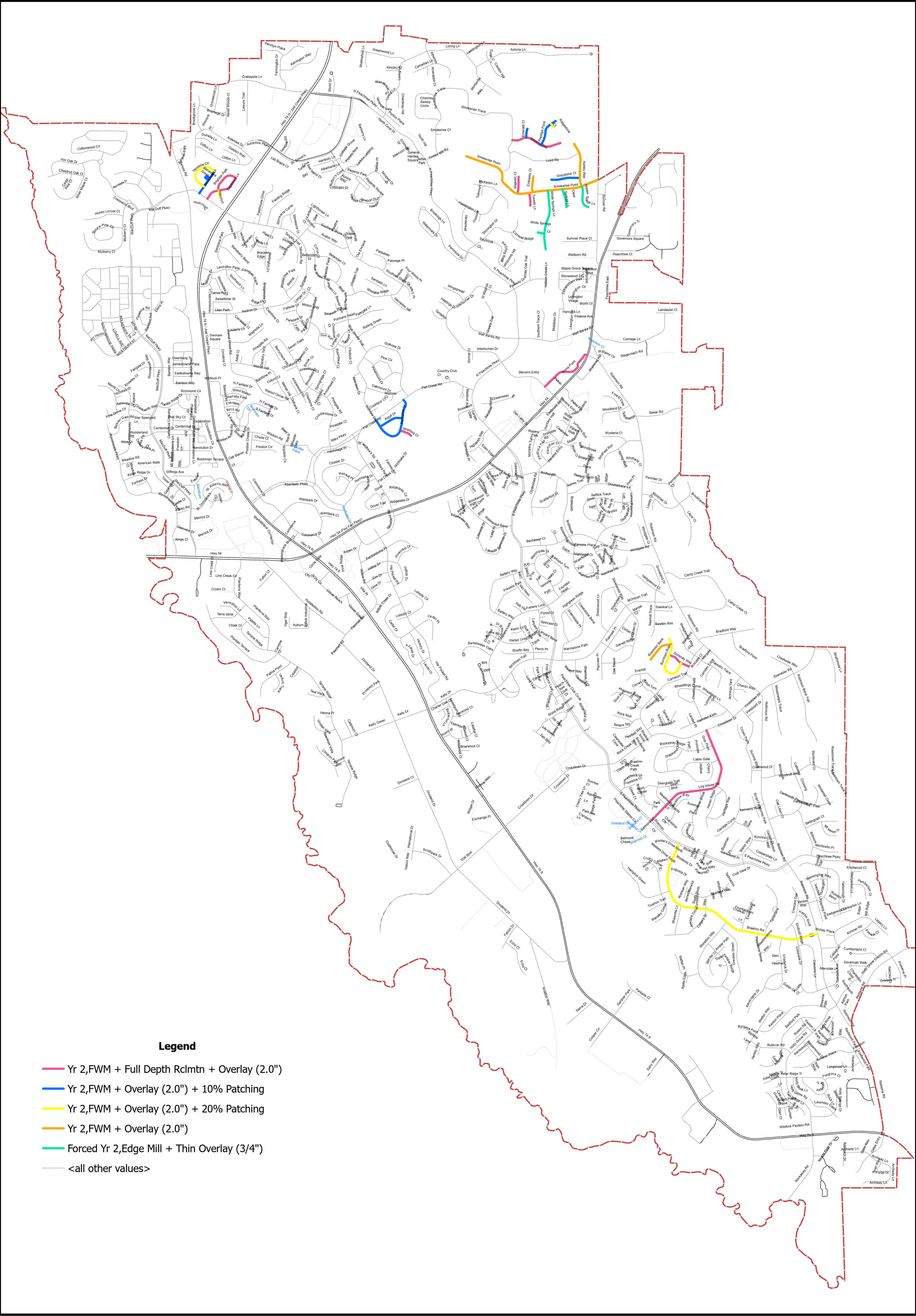
Budget Impact:

There are sufficient funds available in the 2023 SPLOST Program and the LMIG Program.

Attachments:

1. APPENDIX A-2025 Paving Final Map
2. APPENDIX F-PAC Paving Detail and Map

APPENDIX A

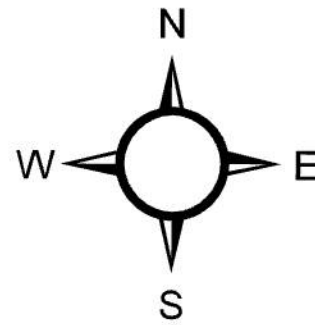


Map Information:

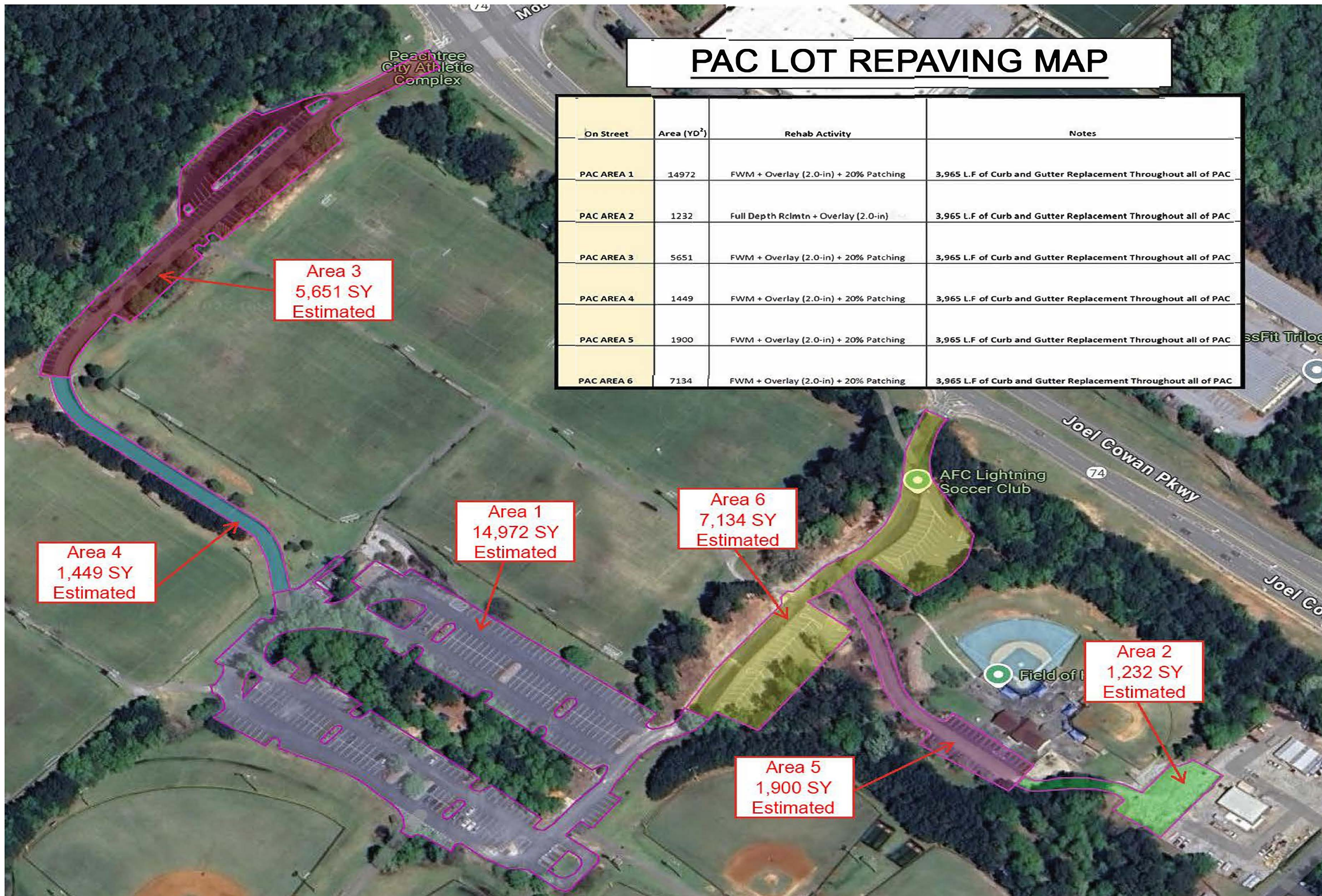
Date:
Current Time: 2/14/2025 9:07
AM

Drawn By:

SCALE



APPENDIX F



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Chris Hobby, Assistant City Manager 5/8/2025
Justin Strickland, City Manager 5/9/2025

DATE: May 15, 2025

SUBJECT: 05-25-02 Transportation Advisory Group 2025 Muti-Use Path Master Plan

Recommendation:

Adopt the 2025 Muti-Use Path Master Plan as presented by the Transportation Advisory Group.

Discussion:

The Transportation Advisory Group has conducted an annual review of the Multi-Use Path Master Plan with additions or deletions to the Plan. The Transportation Advisory Group utilized multiple data sources, performed a gap analysis, and engaged in community discussions to develop the proposed Multi-Use Master Plan. A presentation from the Transportation Advisory Group will be given at the May 15, 2025, Council Meeting.

Budget Impact:

Path projects are funded by SPLOST and Impact Fees.

Attachments:

1. MultiUseMasterPlan043025
2. Multi-Use Path Master Plan Update - Project Roster
3. Council Council Meeting 15MAY25 - Master Path Plan Update - final



Peachtree City Multi-Use Path System Master Plan

Peachtree City Boundary

Master Plan Hawk Signal

2025 TAG Group Proposed Internal Park Path

2025 TAG Group Proposed HAWK Signal

2025 TAG Group Proposed Paths

2025 TAG Group Proposed Bridge

Master Plan MultiUse Path

Complete; Existing

In Progress

2022 Proposed Master Plan

Proposed Bridge

Lakes

1 inch=1,500 feet

Page 63 of 90

2025 MASTER PATH PLAN UPDATE - PATH PROJECTS

In Progress	Rec Master Plan	Safety Project
--------------------	------------------------	-----------------------

Project #	PATH Project_Name	Update Notes	Comments
2	N. Peachtree Pkwy - North Hill	SPLOST17 project # 10	In-progress; design
4	N. P'tree Pkwy/ boat docks	Proposed	Existing parking lot in use
5	N. Peachtree Pkwy - Parkway Dr	SP17 # 19	In-progress; design
6	Smokerise Pt (Ph I) White Springs LN	Proposed	Creates continous sidepath
7	Smokerise Pt (Ph II) Ashley WY to Sumner Rd	Proposed	Creates continous sidepath
8	Sumner Road	ImpactFees/SPLOST23	In-progress; design
10	SR 54 E (Phase II)	SP17 # 8	In-progress; design, requires GDOT ROW approval
11	SR 54 E (Phase I)	SP17 # 8	In-progress; design, requires GDOT ROW approval
12	Prime Point - Sidepath	Proposed	McIntosh HS and new SR54 bridge crossing

13	Stevens Entry	Proposed	Creates coninuous sidepath
17	Willow Rd	Proposed	Connect neighborhood
21	Crosstown Business Park	Proposed	Crosstown RD thru to Police Station
27	S. Peachtree Pkwy (Phase I)	Proposed	Braelinn Village Center connection
30	S. Peachtree Pkwy (Phase II)	Proposed	Connects to unbuilt County side path
31	Redwine Road (Phase II)	County SPLOST/IGA	In progress; construction
31	Redwine Road (Phase II)	County SPLOST/IGA	In progress; construction
32	Redwine Road (Phase I)	County SPLOST/IGA	In progress; construction
34	Robinson Road (Holly Grove Rd connection)	County SPLOST/IGA	In progress; construction
35	Holly Grove Road	Proposed	Continuous path on one side of the road
36	SR 74 S/Mill Farms connection	Proposed	Connects isolated lots along SR74
37	SR 74 S/ South Fire Station - Mill Ponds	Proposed - SP17 #24 Design	In progress; design

40	Flat Creek to SR 74 (to Sany Way)	Proposed	No SR74 crossing at this location
41	SR 74 South (Phase I) Cooper Cir to SR74 S PAC Tunnel	Proposed	GDOT ROW
42	SR 74 South (Phase II) Dividend to Cooper Cir	Proposed	GDOT ROW
43	Dividend Drive South - TDK BLD to SR 74	Proposed	Current Bike Lanes
45	TDK Blvd (Phase I) SR74 to Dividend	Proposed	CSX rail bridge
46	TDK Blvd (Phase II) Dividend to Lake McIntosh	Proposed	Dividend to Lake McIntosh Dam Park
47	Dividend Drive North	Proposed	Current Bike Lanes
48	Paschall Rd	SP17 #48	In progress; design, requires CSX approval
49	Peachtree Villas	Proposed	Senior Housing
50	Huddleston Road	SP17 # 17	In progress; design, with sewage line construction
54	SR 54 W gateway bridge connection	Proposed	Connect to MacDuff tunnel

59	Senoia Road - SR74 to Saranac	Proposed	Connect to businesses
62	Kensington Garden	2023 PTC Planning Commission	Developer required path segment
63	SR 54 West	2024 PTC Planning Commission	Developer required path segment to Magnolia
64	Flat Creek Rd - Peachtree Pkwy to Flat Creek Country Club	Proposed	Creates continous sidepath
65	MacDuff Pkwy - Chadsworth to American	Proposed	Creates continous sidepath
66	Kelly DR - Spillway dam to Hip Pocket	Proposed	Creates continous sidepath
67	Kelly DR HAWK - path crossing at Dam	Proposed - 2025 Fayette Co Safety Action Plan	SS4A Path Safety project
68	MacDuff Pkwy HAWK - path crossing	Proposed	Safety project high volume - mid street
69	World Drive to Tyrone	Proposed	Connect using GDOT old Tinsley Mill Rd ROW
70	Jim Mead Memorial Park	Proposed - 2025 Recreation Master Plan	Connect to SR74 path & tunnel, sports fields
71	McIntosh HS Back Lot to Prime Point	Proposed	School to new SR54 crossover bridge
72	Lexington Cir connect to Walt Banks Road	Proposed	School & shopping high volume traffic

73	SR 74 South (Phase III) Kelly Dr to Widget Dr	Proposed	GDOT ROW replacing sidewalk
74	Somerby Woods NA Connection	Proposed - 2025 Recreation Master Plan	New public access and path to Nature Area
75	Braelinn Recreation Complex	Proposed - 2025 Recreation Master Plan	Internal park paths
76	Rockaway Pickleball Complex	Proposed - 2025 Recreation Master Plan	Internal park paths
77	Pebblepocket Park	Proposed - 2025 Recreation Master Plan	Internal park paths
78	Battery Way Park	Proposed - 2025 Recreation Master Plan	Internal park paths
79	Kelly Drive Park	Proposed - 2025 Recreation Master Plan	Internal park paths
80	Glenlock Recreation Complex	Proposed - 2025 Recreation Master Plan	Internal park paths
81	McIntosh Trail Recreation Complex	Proposed - 2025 Recreation Master Plan	Internal park paths
82	Luther Glass Pond Park	Proposed - 2025 Recreation Master Plan	Internal park paths
83	Riley Field Complex	Proposed - 2025 Recreation Master Plan	Park path to Peachtree Elementary School
84	Crosstown Path Relocation	Proposed -SP23 #22	Regions Bank connection, ADA slope

85	Mead Field DR to Line Creek	Proposed	Regional Path Connection to Senoia
86	Lake McIntosh Dam Paths	Proposed	Regional connection, Fayette Co Dam Bridge
87	Stoneybrook Plantation - Mickleton LN to Stonington Dr.	Proposed	Stoneybrook HOA ROW
88	Gittings Ave connection	Proposed	City ROW to Turnbridge neighborhood
91	SR 54 West	Proposed	Regional Connection
92	Smokerise Trace to Loring LN	Proposed	Smokerise HOA ROW
None	Mill Farms - North connections	2023 PTC Planning Commission	Developer required path segment to #31
None	Mill Farms - South connections	2023 PTC Planning Commission	Developer required path segment to #37

2025 MASTER PATH PLAN UPDATE - BRIDGE PROJECTS

Project_Numbe	BRIDGE Project_Name	Update Notes	Comments
9	SR 54 E - Lexington Village Bridge	SP23 #30	In-progress; design, near Robinson RD
1	SR 74 N - North Gateway Bridge	Proposed	North of Crabapple Lane to World Drive
89	SR54 E - East Gateway Bridge	Proposed. 2024 PTC Planning Commission	SR54 West approved site plan for ROW.
90	SR 74 S - Crosstown Bridge	Proposed	SP17 #24- Feasibility Study. Two options South of Crosstown RD.

2025 MASTER PATH PLAN UPDATE - TUNNEL PROJECTS

Project_Numbe	TUNNEL Project_Name	Update Notes	Comments
TBD	Crosstown Tunnel Replacement	Proposed; SP23 #28	Shortest Tunnel - Behind Crosstown Grille
TBD	Crosstown Tunnel Approaches	Propoed; SP23 #28	South side - Arbor Terrace
TBD	Luther Glass Tunnel Approaches	Proposed; - SP23 #28	East side - Luther Glass
TBD	Crosstown Dr Tunnel Approaches	Proposed; - SP23 #28	Near Rockspray



Peachtree City Master Path Plan 2025 Update

Presented by _____
TAG Members
Public Works Director Jonathan Miller

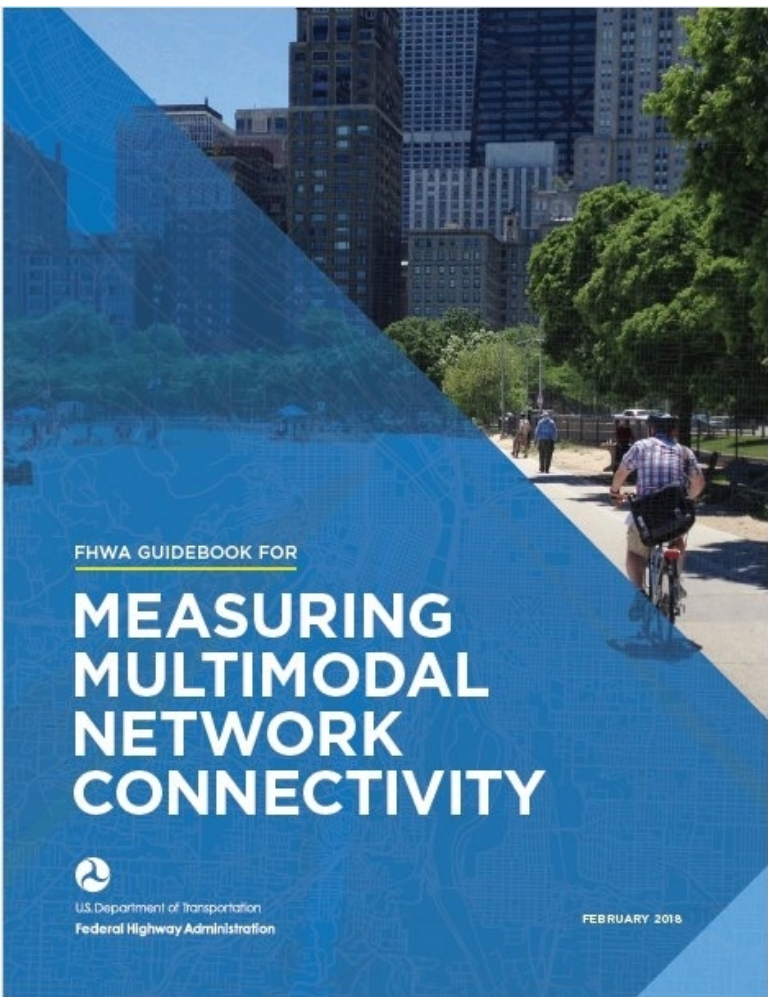
Transportation Advisory Group

**City Council Meeting
May 15, 2025**

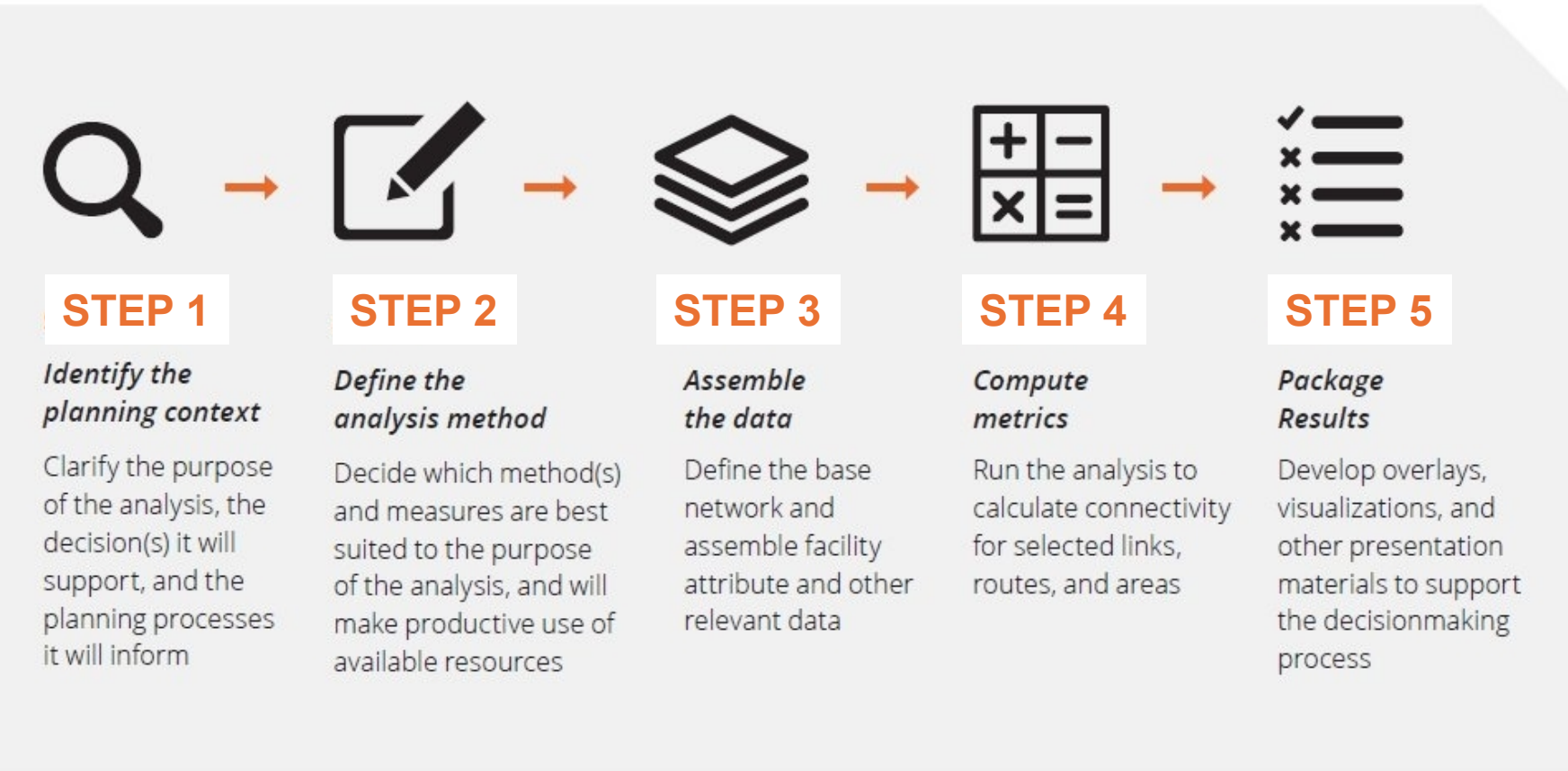
Purpose

Mission: The TAG will develop a proposed Master Path Plan update including identifying multi-use path segments, bridge and tunnel projects by June 2025.

TAG Assigned Project: Conduct an annual review with staff regarding changes, additions or deletions to the Path System Master Plan with the final adoption being the responsibility of the city council.



Steps of the Connectivity Analysis Process



FHWA - The Guidebook for Measuring Multimodal Network Connectivity is a **best practices guide** to support transportation planning and programming decisions.

1. Identify the Planning Context – Current Community Vision

2022 Peachtree City Comprehensive Plan Update

Public input to “**What Do You Love Most About Peachtree City?**”

1

Path System

This singularly unique amenity is highly treasured by Peachtree City citizens.

Policies to main, enhance and expand the system are included in the Comprehensive Plan.

1. Identify the Planning Context – Current Community Vision

2022 Peachtree City Comprehensive Plan Update

Land Use & Development Patterns

“The Village Center is a place of high pedestrian activity where a diversity of land uses are located near one another so that a person may reach all their daily needs within a 15-minute walk. Uses include shopping, employment, living, education, healthcare, worship, entertainment, parks and greenspace - all connected via a network of local streets and the multi-use path system.”

Future Land Use Map

“Outside of the Village Center, residential densities... All of the uses should be connected via greenbelts and multi-use paths.”

1. Identify the Planning Context – Current Community Vision

2022 Peachtree City Comprehensive Plan Update Transportation Planning Policies

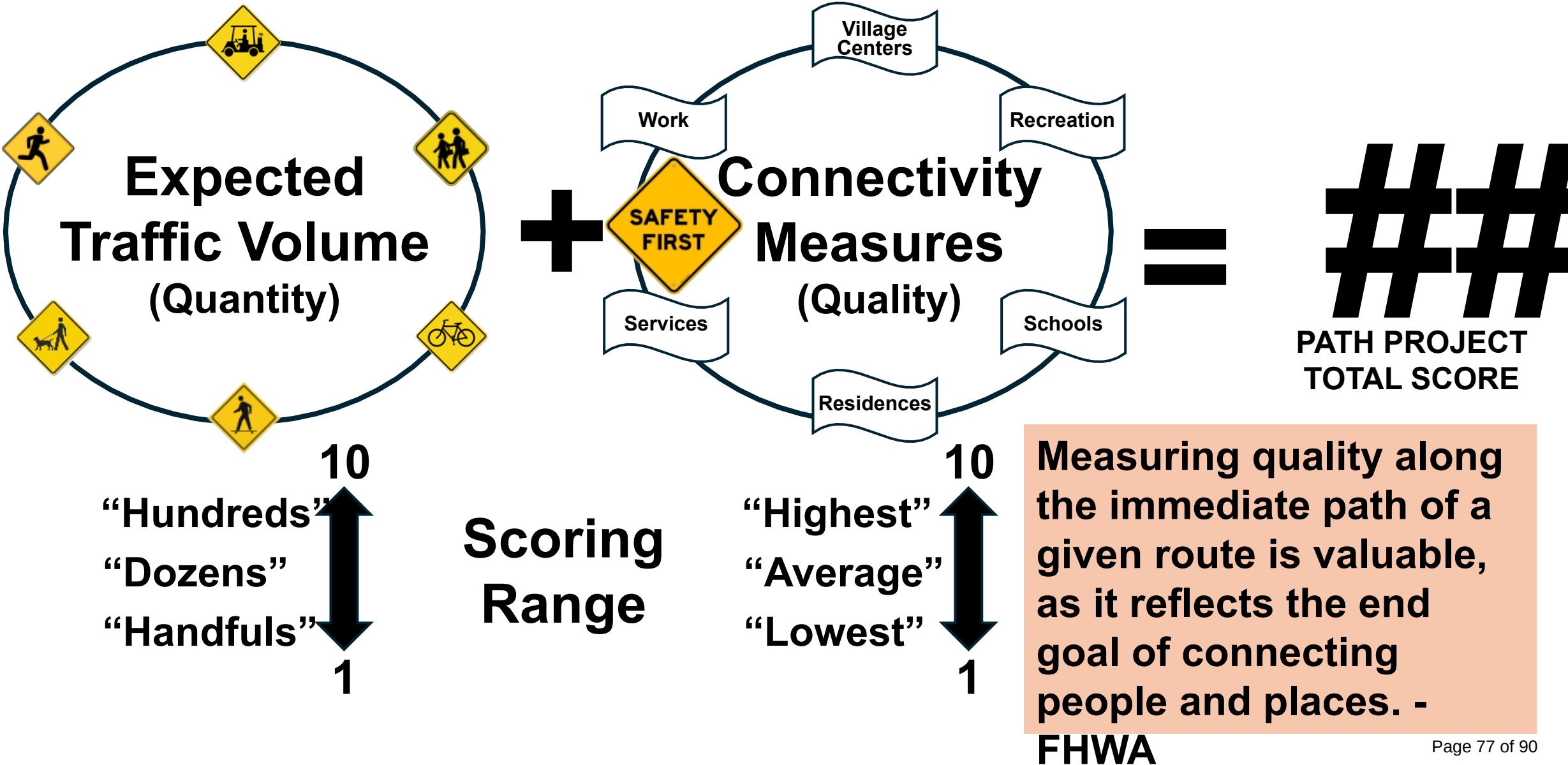
- Require the construction of planned paths and roads in new developments and redevelopments.
- Encourage alternative modes such as walking, bicycling, and low-speed carts by providing a comprehensive system of multi-use paths and facilities connection all the villages and residential areas in the City.

Transportation Planning Implementation Strategies

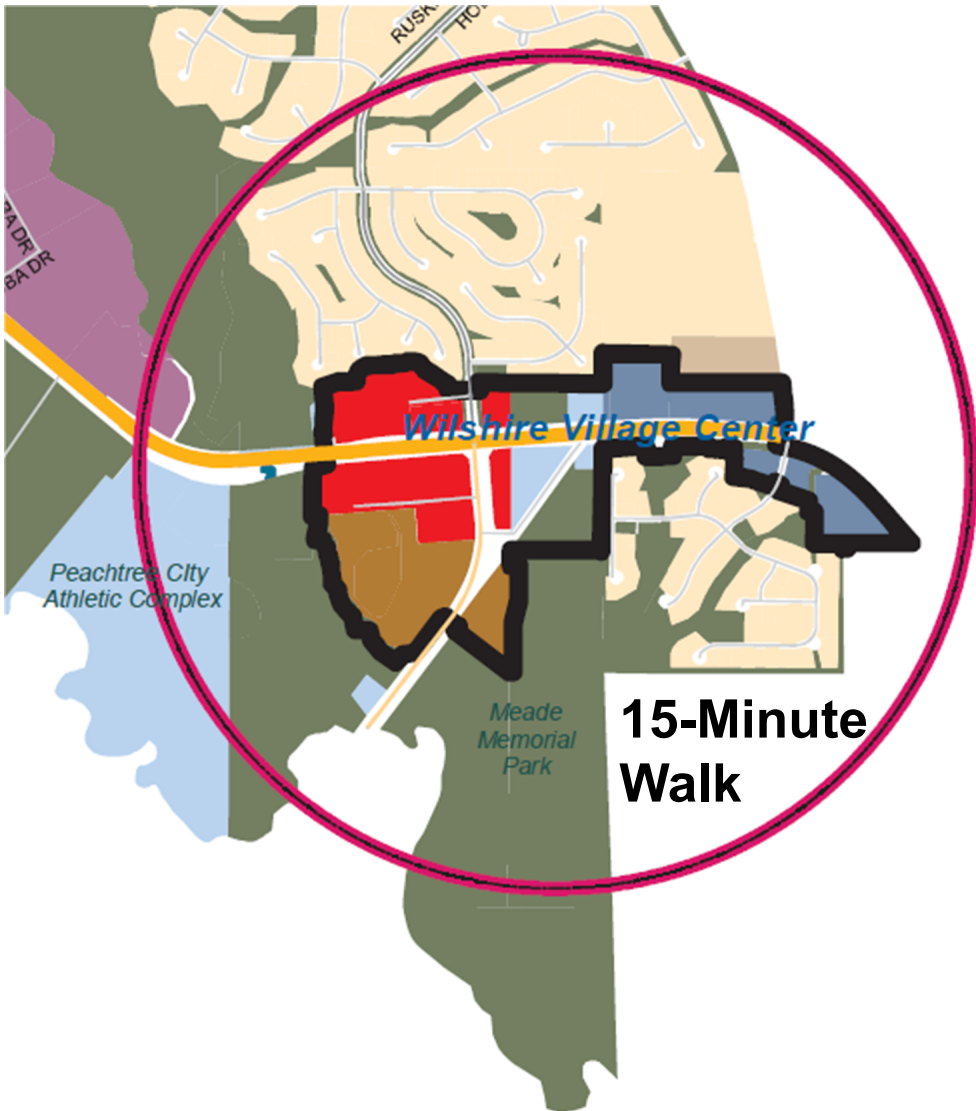
- Perform a gap analysis on parcels without access to current of planned path system. Update Master Path Plan.

2. Define the analysis method

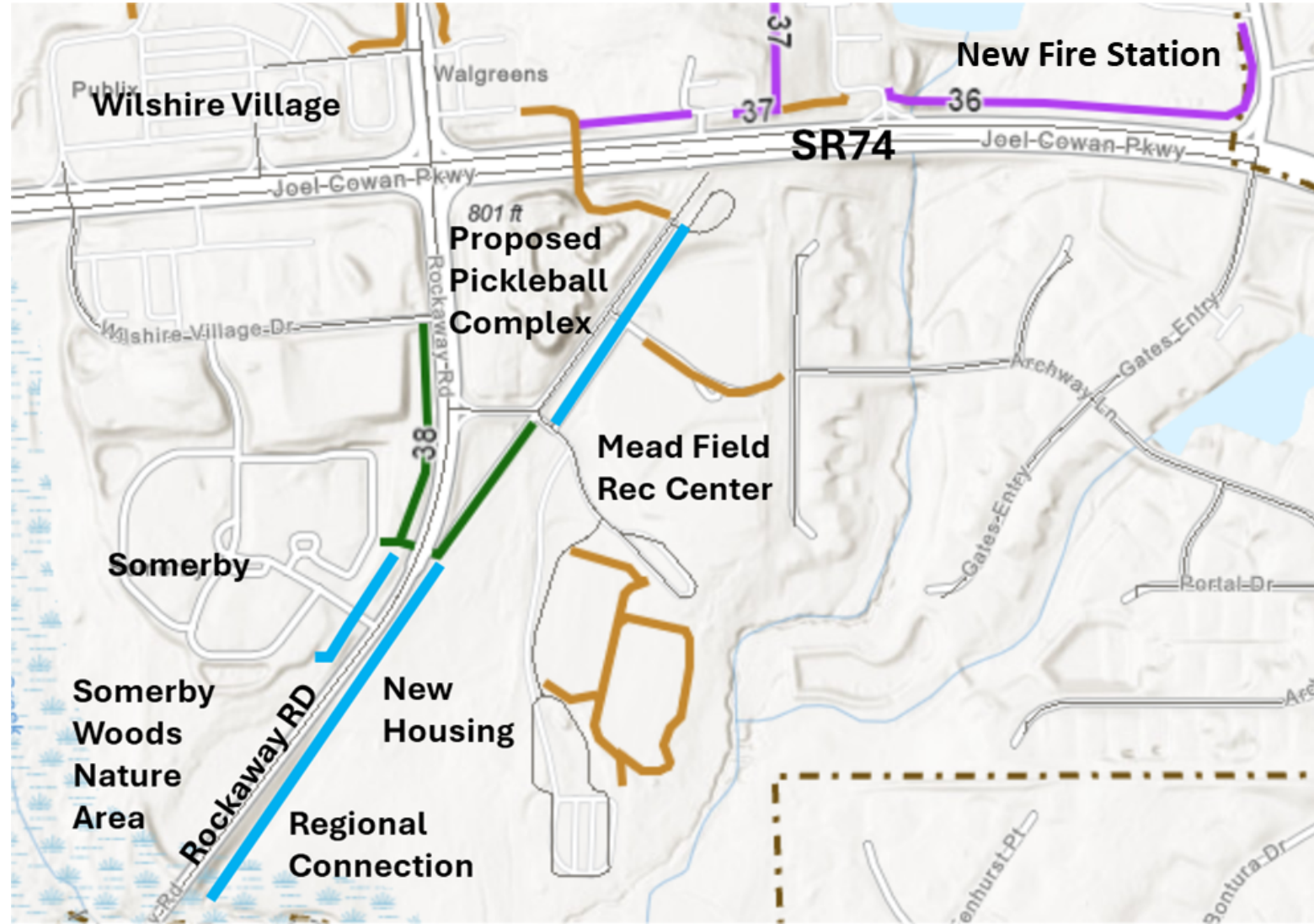
Multi-Criteria Decision Making (MCDM) Selection Scoring



3. Assemble the data



**2022 Future Land Use Plan
Wilshire Village Center**



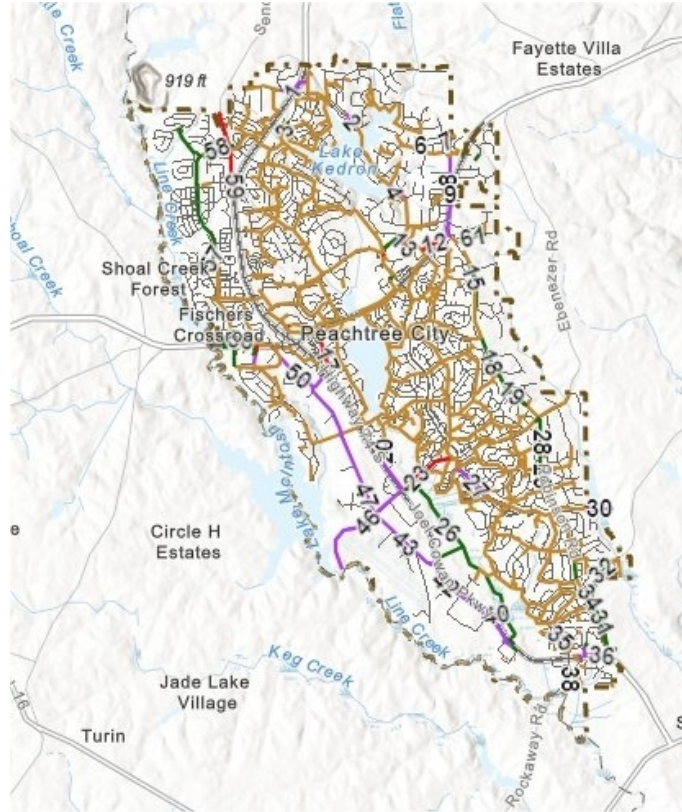
2022 Master Path Plan – Wilshire Village
Current and 2025 proposed path projects in blue

4. Compute metrics & 5. Package Results

TAG group assessment conducted at December-April meetings with Staff to rank and identify project changes, additions or deletions.



Proposed rosters of
path, bridge and
tunnel projects



Updated Master Path Plan Map



Presentation to
City Council

Way Ahead

- Council discussion, review and approval for planning purposes
- Annual budget resourcing and project execution
- City website and GIS map update(s)
- 2025 County Master Path Plan and ARC Regional Trail Vision inputs

BACK-UP SLIDES

Path Planning Facts and Assumptions

- The Master Path Plan was last updated in 2022.
- The current Comprehensive Plan provides path planning guidance.
- Traffic Safety considerations are embedded in each path project proposal.
- The evaluation method should be defined, recorded and repeatable by others over time.
- Consider regional path connection opportunities.

Path Network Data Sources Used for Evaluation

- 2022 Master Path Plan Map & Project Roster
- 2024 Path Project Status Roster
- 2022 Comprehensive Plan
- 2022 Future Land Use Map
- 2025 Recreation Master Plan
- Planning Commission Approved Development Plans
- Gap Observations and Analysis
- STRAVA Heat Map
- **Community Discussions**

County and Regional Planning Contributions

Future Planning Actions

- 2025 Fayette County Comprehensive Transportation Plan Update
- 2025 Atlanta Regional Commission Regional Trail Vision Update

Inputs

- GIS data update of completed path infrastructure
- GIS data update of planned projects
- Summary of programmed projects
- ARC Regional Trail Roundtable Meeting at Trilith, September 10th

Potential Outcomes

- Several City projects designated “regionally significant”

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Jeff Felmet, Fire Marshal 5/9/2025
Clint Murphy, Fire Chief 5/9/2025
Justin Strickland, City Manager 5/9/2025

DATE: May 15, 2025

SUBJECT: 05-25-03 Burn Permit Ordinance Change

Recommendation:

Consider approval of the amendment to the Burning and Burying Ordinance Section 42-45 of the City of Peachtree City Code of Ordinances.

Discussion:

The Fire Marshal has drafted an ordinance amendment for council consideration to amend the current Burning and Burying Ordinance.

The current draft is a total ban on the burning of yard debris for all residents of Peachtree City as requested by Council during the previous Work Session.

Budget Impact:

No budget impact on this item.

Attachments:

1. Burn Ordinance 1237

AN ORDINANCE TO AMEND ARTICLE II, SECTION 42 HEALTH AND
SANITATION, OF THE CODE OF ORDINANCES OF THE CITY OF PEACHTREE
CITY, GEORGIA, TO PROVIDE REGULATIONS FOR OUTDOOR BURNING WITHIN
THE CITY; TO PROVIDE FOR SEVERABILITY, TO REPEAL CONFLICTING
ORDINANCES, AND FOR OTHER PURPOSES.

WHEREAS, the City of Peachtree City currently has regulations governing outdoor burning of debris within the City; and

WHEREAS, the City has received complaints from citizens regarding debris from outdoor burning and the impact of such debris on buildings, vehicles, and property within the City; and

WHEREAS, current city regulations applicable to outdoor burning also cause safety concerns when burn pits are left unattended, and

WHEREAS, the City Council desires to alleviate the environmental and safety issues that arise with respect to burn pits, and the outdoor burning of large quantities of debris within the City

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

Section 1 Section 42-45 of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, to read and to be codified as follows:

Section 42-45. Burning or burying

- (a) *Garbage, rubbish, hydrocarbons and other restrictions.* The burning of garbage, rubbish, automotive tires and tubes, asphalt shingles, PVC pipe, insulation, treated lumber, adhesives, shale oil, nitro-cellulose, combustible liquids and other products manufactured from derivatives of petroleum is prohibited. The use of hydrocarbons to start or fuel a fire is prohibited. The burying of garbage or rubbish is prohibited except for burying in a designated landfill as approved by the authority having jurisdiction.
- (b) *Garden trash, yard debris or brush .* The burning of garden trash, yard debris, and brush is prohibited within the City of Peachtree City.
- (c) *Outdoor burning is authorized without a permit for cooking or entertainment purposes* Cooking must take place on a charcoal, gas or wood grill or pit. Entertainment fires (fire pits) must utilize either a commercially available pit or a pit constructed to contain the fire. Fire pits must not be larger than four (4) feet in diameter and be located at least 25 feet from any combustible structure. Cooking and entertainment fires shall only utilize wood as fuel. No leaves, pine straw or other yard waste is permitted to be burned as fuel for cooking or entertainment fires. All cooking or entertainment fires in a fire pit must be attended at all times until fully extinguished. Residents must follow safe practices, such as having a hose, bucket of water, fire extinguisher, rake or shovel available to control the fire. Residents must also adhere to any order to

suspend outdoor burning due to weather or environmental concerns issued by City, County or State governments.

Special events. For special occasions where outdoor cooking takes place in a manner other than the utilization of an approved grill such as social functions which include campfires for cooking, luau, or any other similar type of cooking activity, and for bonfires, campfires and similar activities, the person in charge of the activity must obtain authorization through the office of the fire marshal.

- (d) *Monitoring and enforcement.* The fire department will monitor burning to assess compliance with safety and environmental requirements and will investigate complaints and reports of violations. For any fires found not in compliance, fire department personnel may require the correction of the deficiency(ies) or direct extinguishment of the fire, as they judge appropriate. In no case should burning be allowed to continue if in the fire officer's judgment smoke or other particles of combustion have or are likely to enter openings in someone's home, or become a hazard to someone's property, or if the fire is causing other discernible adverse affects. Failure to be in compliance with any of the rules and regulations noted above may result in a verbal warning, written warning, or citation as outlined in Section 1-1. Citations may be issued by the fire chief, fire marshal, fire department operations officer, code enforcement officers, and police officers.
- (e) *Implementation.* The fire chief is authorized to publish rules, regulations and procedures to implement the above requirements for controlled burning.

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

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

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

Done, Ratified, and Passed this 15th day of May, 2025

Kim Learnard, Mayor

Laura Johnson, Post 1

Suzanne Brown, Post 2

Clinton Holland, Mayor Pro Tem

ATTEST: _____
Yasmin Julio, City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: David Borkowski, City Engineer 5/8/2025
Harold Layton 5/9/2025
Kelly Bush, Financial & Administrative Services Director 5/9/2025
Chris Hobby, Assistant City Manager 5/9/2025
Justin Strickland, City Manager 5/9/2025

DATE: May 15, 2025

SUBJECT: 05-25-04 Lighting Upgrades at Lacrosse and PAC Baseball Fields

Recommendation:

Award the contract for Athletic Field Lighting Upgrades at Lacrosse and PAC Baseball Fields to Georgia Power in the amount of \$1,120,000.00.

Discussion:

As part of the American Rescue Plan Act (ARPA), the City was given Federal funding to allocate towards various projects. As part of this, the City allocated funding for upgraded lighting at various City recreation fields, which include the lacrosse fields at Meade, the Field of Hope, T-ball field, and the upper and lower baseball quads at the Peachtree City Athletic Complex (PAC). The girls' softball fields at Meade have already been upgraded as part of this project.

This project was previously bid on and awarded contingent on the contractor showing they could satisfy all the bidding specifications. However, the contractor was not able to satisfy the conditions of the award, so the bid was rejected. During this extended review process, staff determined that a change in specifications was necessary before the project could be reissued for bidding.

The plans were updated and staff reissued the project for bidding. The bids were due on 5/1/25 and we received three (3) bids. Staff and our consultant are currently reviewing the bids and will make the formal recommendation of the award at the May 15, 2025 City Council meeting. The apparent low bidder before staff review is Georgia Power at \$1,120,000.00. The other bidders were as follows:

Musco Lighting - \$1,370,000
PSG - \$1,309,973

Budget Impact:

This project is being funded out of the remaining funds for athletic field lighting upgrades. There is sufficient funding available to cover the cost of construction.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: David Borkowski, City Engineer 5/8/2025
Chris Hobby, Assistant City Manager 5/9/2025
Justin Strickland, City Manager 5/9/2025

DATE: May 15, 2025

SUBJECT: 05-25-05 Construction Bid for City Hall Renovations

Recommendation:

Award the contract for renovations to City Hall to Diversified Construction of Georgia in the amount of \$2,240,510.00

Discussion:

As part of the American Rescue Plan Act (ARPA), the City was given Federal funding to allocate towards various projects. As part of this, the City allocated funding towards improvements at City Hall to include an elevator, roof replacement, HVAC improvements to I.T., major electrical system upgrades, and renovations to the upstairs and downstairs lobby areas. These improvements to City Hall were designed and put out to bid. The City received four (4) bids for the project as follows:

Diversified	\$2,240,510.00
Forza	\$2,363,000.00
Meja	\$2,375,000.00
SouthTree	\$2,295,446.00

Staff and the City's architect are reviewing the bids to determine the lowest responsive bid. Staff will have the formal recommendation on the bid award for the May 15, 2025 City Council Meeting.

Budget Impact:

The budget allocated for this project is \$2,270,598. The bids ranged from \$2,240,510 to \$2,375,000.

Attachments:

None