



CITY COUNCIL

Kim Learnard, Mayor
Clinton Holland, Mayor Pro Tem | Laura Johnson, Post 1
Suzanne Brown, Post 2 | Vacant

SCAN FOR AGENDA
PACKET



Revised Work Session Agenda

August 7, 2025 | 9:30 AM
City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Presentation**
 - A. 2025 Intern Presentation (Teaa Allston-Bing)
4. **Public Comment**
5. **Agenda Changes**
6. **Quarterly Reports**
 - A. 2025 Q2 Reports
7. **Work Session Discussion Items**
 - A. List of vehicles and/or equipment for surplus (Jonathan Miller)
 - B. Huddleston Dual Left Construction Bid (David Borkowski)
 - C. Proposed Fence Ordinance Text Amendment (Shayla Reed)
 - D. Proposed Sign Ordinance Text Amendment (Shayla Reed)
 - E. Building Department Services RFP (Shayla Reed)
 - F. Pickleball Meade Site Update (Chris Hobby)
8. **New Agenda Items**
 - A. 08-25-01 Fire Station 83 Renovation (Chris Hobby)
 - B. 08-25-02 Addition of Two Full-Time Positions - Building Permit Technician and Planning & Zoning Technician (Justin Strickland)
 - C. 08-25-03 FY25 Budget Amendment and Acceptance of Recreation Program Donations (Dustin Farron)
 - D. **FY25 Budget Amendment—Engineering Professional Services** (Dustin Farron)
 - E. 08-25-04 Hearing- 1117 Hip Pocket Road Dock Entitlement Appeal (Ted Meeker)
 - F. **08-25-05 Removal of North East Collector from Transportation Plan** (Ted Meeker)
 - G. **08-25-06 123 Interlochen Stormwater Pipe Lining** (David Borkowski)
9. **Public Hearings**

- A. 08-25-07 New Alcohol License - Trader Joe's, 258 City Circle (Yasmin Julio)
- B. 08-25-08 New Alcohol License - Apsilon Management Kedron Hills, LLC, 400 World Dr (Yasmin Julio)
- C. 08-25-09 New Alcohol License - Swiss Digital Concepts, 200 Kelly Dr (Yasmin Julio)

10. Council/Staff Topics

11. Executive Session

12. 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

ENGINEERING SERVICES

Q2 2025

HIGHLIGHTS:

- Building permit reviews - **92**
- Erosion control reviews - **13**
- Site plan reviews - **15**
- Land disturbance permits issued - **5**
- Kedron Aquatic Center roof substantially completed
- SS4A grant submitted
- IRA grant submitted
- Awarded city hall renovation
- Awarded Huddleston path and sewer project design contract

BUILDING MAINTENANCE:

WORK ORDERS COMPLETED - 40

- Installed new lighting controls for PTC welcome sign on Hwy 74 SB
- Completed phase 1 of gun range HVAC and phases 1 & 2 test & balance repairs
- Installed new air bleed component in compressor system at satellite auto shop
- Painted phase 3 interior window trim in lower floor of community development
- Replaced City Hall fountain feature filter pump and impeller seal kit
- Repaired broken number on police station entrance sign
- Tennis Center old pro shop new HVAC system installed
- Replaced & corrected multiple interior 3-way lighting switches at cast house
- painted, remodeled City Hall Finance Director and staff's offices

STORMWATER:

4

**DITCHES
CLEANED**

13

**DETENTION PONDS
CLEANED**

30

**PIPES
CLEANED OUT**

385

**LF PIPE
REPLACEMENT**

0 STRUCTURE REPAIRS | 33 STRUCTURES CLEANED

EXECUTIVE SERVICES

Q2 2025

HIGHLIGHTS:

PUBLIC COMMUNICATIONS RECEIVED TWO (2) GOLD HERMES AWARDS. WINNING ENTRIES INCLUDE:

- Navigate PTC mobile app
- 2025 event sponsorship packet



NUMBERS:

VISITORS TO CITY HALL

April - **2,368**
May - **2,672**
June - **1,976**

OPEN RECORDS REQUESTS

April - **51**
May - **41**
June - **32**

SOCIAL MEDIA

FACEBOOK:

New followers - **2270** (207.6% increase)
Content interaction - **22,046** (104.7% increase)
Link clicks - **6,453** (140.7% increase)
Reach - **465,914** (202.8% increase)

INSTAGRAM:

New followers - **463** (26.2% increase)
Content interaction - **10,439** (29.5% increase)
Link clicks - **478** (4.7% increase)
Reach - **28,266** (0.3% increase)

TIKTOK:

New followers - **104** (-9.57% Decrease)
Content interaction - **2417** (-20.86% Decrease)
Link clicks - **0**
Reach - **41,153** (-22.07% decrease)

TWITTER:

New followers - **51**
Content interaction - **1165** (6.6% increase)
Reposts - **13** (-35% decrease)
Reach - **26.5K** (-20% decrease)



FINANCIAL & ADMINISTRATIVE SERVICES

APR-20
JUN 25

City of Peachtree City runs on a fiscal year from October 1 through September 30 of the following year



**GOLF CARTS
REGISTERED**

537 RESIDENTS
162 NON-RESIDENTS
699 TOTAL



**41
NEW BUSINESSES**

DONATIONS

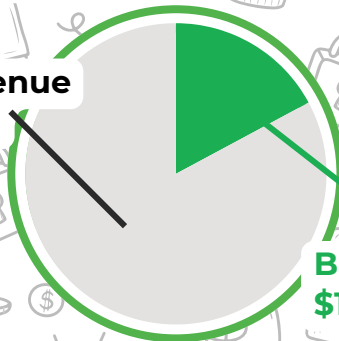
BRIAN BRAGASSA, DMD, LLC | BACK TO
SCHOOL BASH: **\$2,000.00**

TOTAL \$2,000.00

GENERAL FUND REVENUE

*Cash Basis 3rd Quarter Fiscal Year
as of June 30, 2025

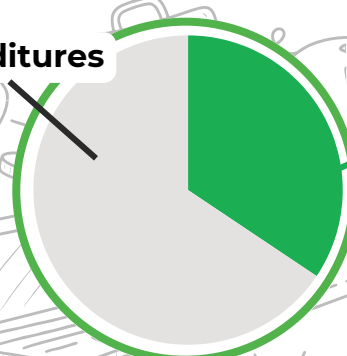
Actual revenue
\$48,615,861



Budget remaining
\$10,070,429

**TOTAL FY25 BUDGET
\$58,686,290**

Actual expenditures
\$38,507,130



Budget remaining
\$20,179,160

GENERAL FUND EXPENDITURES

*Cash Basis 3rd Quarter Fiscal Year
as of June 30, 2025

FIRE & RESCUE



Q2 2025

HIGHLIGHTS:

- Annual Rescue Swimmer Tryouts and Recerts
- Assessment Center for Lieutenants & Sergeants
- Peer Support Officially Launched
- EMS Week Celebrated
- Welcomed New Engine 81

TOP 3 EMERGENCY CALLS:

ILLNESS	FALLS
223	177
RESPIRATORY	
70	

INCIDENTS:

- Rescue & Emergency Medical Service Incident - **909**
- Service Call - **171**
- False Alarm & False Call - **104**
- Good Intent Call - **115**
- Hazardous Condition (No Fire) - **46**
- Fire - **18**
- Severe Weather & Natural Disaster - **1**
- Overpressure Rupture, Explosion, Overheat (No Fire) - **1**

TOTAL # OF INCIDENTS
1373



**COMMUNITY EVENT AT
CODE NINJAS**



**NEW ENGINE WASH
DOWN**



**BABY BIRD
RESCUE**

HUMAN RESOURCES

Q2 2025

EMPLOYEE STATISTICS:

Total Employees - **377**
New Hires - **21**
Separations - **11**

AVERAGE
SALARY
\$61,926.23

CURRENT VACANCIES:

- Maintenance Technician
 - Cart paths
 - Building Maintenance
 - Grounds
 - Streets
- Police Officer - Certified
- Firefighter/AEMT/Paramedic
- Heavy Equipment Operator
- Marketing Manager
- Assistant Recreation & Special Events Director

TURNOVER
RATE
3.0%

EMPLOYEE EVENTS & TRAINING:

APRIL

- Psychology of Spending Webinar
- Defensive Driving
- Administrative Professionals Day
- National Walk at Lunch Day
- Harassment Training
- Onsite Yoga

MAY

- Employee Appreciation Picnic
- Customer Service Training
- Education Fair
- Women's Health Month Lunch & Learn
- Jet Dental Event
- Onsite Yoga

JUNE

- Summer Internship Program
- Massages
- National Wear Blue Day
- HR 101 Supervisory Training
- Onsite Yoga



NATIONAL WALK @
LUNCH DAY



EMPLOYEE
APPRECIATION PICNIC



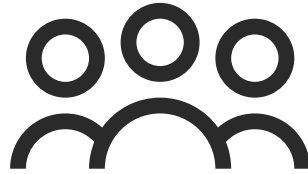
ONSITE YOGA

LIBRARY SERVICES

Q2 2025

29,961

ACTIVE USERS



1,205

**ITEMS
ADDED**

978

**ITEMS
WEEDED**

EBOOKS/EAUDIO DOWNLOADS: 26,264



5,663

REFERENCE ASSISTANCE

CIRCULATION

87,650



WIFI USE: 28,177

COMPUTER USE: 1,812

IN PERSON VISITS: 44,757

VOLUNTEER HOURS: 798

PROGRAM ATTENDANCE: 4,631



MOTHER GOOSE STORYTIME



UGA SPECIAL COLLECTIONS DAY @ PTC LIBRARY



LEGO FREE BUILD



MR. DAMON'S SHADOW PUPPET THEATER

PLANNING & DEVELOPMENT

Q2 2025

PERMITS



548

BUILDING PERMITS ISSUED

NUMBER OF PLAN REVIEWS
CONDUCTED **1,042**



864

BUILDING INSPECTIONS

SHORT TERM RENTAL PERMIT
APPLICATIONS ISSUED **20**



PERMITS ISSUED BY TYPE

COMMERCIAL PERMITS: **39**

RESIDENTIAL PERMITS: **220**

TRADE PERMITS ISSUED: **153**

OTHER PERMITS: **116**

67% OF ALL PERMITS WERE
APPLIED FOR ONLINE.

CODE ENFORCEMENT

**PARK AND PATH
OFFICERS**



765

HOURS OF PATROL

NOTICE OF VIOLATIONS
ISSUED **465**



CODE COMPLIANCE
INTERACTIONS
1716



**MUNICIPAL
OFFICERS**

910

**CODE ENFORCEMENT
CASES**

90%

**RATE OF
PROACTIVENESS
(GOAL: 80%)**

34

**STRUCTURAL
REHABILITATION CASES**

79%

OF RESIDENTIAL PERMIT
REVIEWS MET OUR GOAL
OF 5 BUSINESS DAYS.

624 TOTAL REVIEWS

AVERAGE REVIEW TIME WAS **3.5 DAYS**

80%

OF COMMERCIAL PERMIT
REVIEWS MET OUR GOAL OF
10 BUSINESS DAYS.

121 TOTAL REVIEWS

AVERAGE REVIEW TIME WAS **6 DAYS**

POLICE



Q2 2025

TRAFFIC

TRAFFIC ENFORCEMENT

WARNINGS - 62%
CITATIONS - 38%

VEHICLE COLLISIONS:

VEHICLE COLLISIONS ROSE BY 13% FOR Q2, WITH 465 ROADWAY COLLISIONS YEAR TO DATE

GOLF CARTS

GOLF CART COLLISIONS IN THE SECOND QUARTER 12
GOLF CART COLLISIONS WITH INJURIES IN THE SECOND QUARTER 5



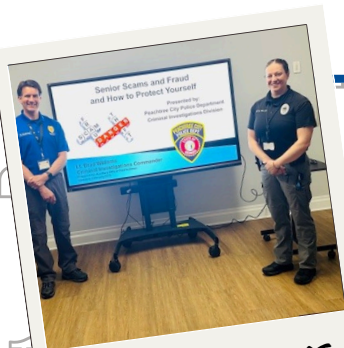
DISPATCHED CALLS

Officers responded to **3,178** calls for service this quarter, with an average response time to Non-Emergency Calls of:

4 minutes and 45 seconds this quarter

CRIME

- Detectives coordinated with the United States Postal Service to identify and federally indict a postal service employee involved in the theft and fraudulent use of checks.
- Detectives identified and charged a suspect in a string of storage unit burglaries.
- A fraud victim recovered more money than they lost in a cryptocurrency scam when the value of bitcoin increased between her loss and detectives recovering and returning it. From an initial loss of \$3,000, we returned \$11,600.
- Detectives recovered over \$100,000 for victims in cryptocurrency fraud cases during the second quarter alone.



EDUCATING SENIORS



REMEMBERING K9 MIDAS



FURTHERING OUR EDUCATION



REMEMBERING FLOYD

PUBLIC WORKS

Q2²⁰₂₅

SIGNS

TRAFFIC SIGNS

- 39 SIGNS MADE
- 19 SIGNS REPLACED
- 21 POSTS REPLACED
- 9 NEW INSTALLS

10
87

ENTRANCE SIGN
MAINTENANCE

SIGN POST
MAINTENANCE



URBAN FORESTRY

- Celebrated **Arbor Day** on April 25th with the donation of trees to local elementary schools
- Prepared tree removal contract bid
- Public Works removed **302** trees within public ROW and greenbelt- many caused by pine beetles, construction and storms.

RECYCLING CENTER

4142
VISITORS

141
MULCHERS

*THE SPRING CLEAN-UP HAULED AWAY 219.61 TONS OF RUBBISH

PAVING

- **34 potholes** filled on cart paths and roads
- The PAC was paved - **16,806 sy**
- **0.97 miles** of roadway paved
- **0.74 miles** of cart path paved
- **0.13 miles** of cart path patched
- **16 lf of curb & gutter** repaired or replaced
- **4.6 miles** of crack seal
- **60 sf** sidewalk repaired/replaced
- **64.4 miles** of curb swept

GROUNDS

- Completed **12** row mowing rotations
- **Removed shrubs** in the median in front of the Hilton Conference Center on Hwy 54 and replaced them with sod
- Serviced the Fred Amphitheater and cast house for **7 concerts**
- Prepared for and serviced the **4th of July** events
- Maintained City facilities
- Staffed annual **Spring Clean-up**
- **49** deer carcasses / 1 alligator / 1 other removed
- Transitioned from subdivision maintenance to **median maintenance** (SR 54 & SR 74)

FLEET

- **251 VEHICLES SERVICED**
- **290 PIECES OF EQUIPMENT SERVICED**



RECREATION & SPECIAL EVENTS

Q2 2025

ATHLETICS

BASKETBALL

22 teams with 220 players

VOLLEYBALL

19 teams with 180 players

TENNIS CENTER

- 324 Memberships
- AAAA Georgia High School Regional Championships
- SIAC Conference Championships
- USTA L3 national Tournament
- 4 Local UTR events
- 19 Adult Summer League Teams



HIGHLIGHTS

- 22,781 Tickets sold for the Fred concerts so far this season
- Peachtree City Swim Meet 737 participants
- 11 facility rentals
- 11 birthday party POOL rentals

SPECIAL EVENTS

- Sunset Sounds series / Kids to Parks Day
- Food truck Thursday / summer camps
- Kawasaki May sponsorship
- 9 non-city-sponsored events
- 1 film permit

PROGRAMS

KEDRON

36 programs
396 participants

GLENLOCH

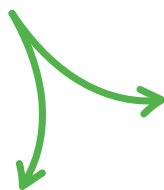
23 programs
149 participants

KEDRON POOLS

5554 total users
2701 paid daily fees
2853 used membership passes

KEDRON GYM

2519 total users
1397 paid daily fees
621 used membership passes



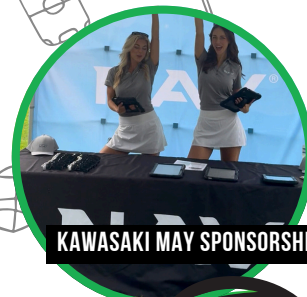
FOOD TRUCK THURSDAY



SUNSET SOUNDS



KIDS TO PARKS DAY



KAWASAKI MAY SPONSORSHIP





VISITOR CENTER IMPACT

VISITOR CENTER IMPACT:

- Total Calls: **269**

GIFT STORE SALES:

- YTD: **\$10,014**



SALES HIGHLIGHTS

TRADE SHOWS ATTENDED:

- GSAE Annual Meeting, May 27-31, Savannah (with booth)
- Small & Boutique Meetings, June 1-3, Burlington, VT (appt. based)

MEETINGS/EDUCATION:

- Continuing education for STS certification, SportsETA
- CDME courses, Destination International, July 11-15, Chicago

RFP'S GENERATED: 18(+)

MARKETING HIGHLIGHTS

2025 HOPS AND PROPS (RECAP):

- Hops and Props was a huge success in April - selling 461 tickets and showcasing 18+ breweries

2025 WINE AND WARBIRDS:

- SAVE THE DATE: October 4th, 2025

ACCOMPLISHMENTS:

- **Official 2025 visitor guide has been released!** This guide provides a real glimpse into what PTC has to offer through beautiful visuals and access to additional resources.

SOCIAL MEDIA SPOTLIGHT

OUR TOP PERFORMING META POSTS



UPCOMING EVENTS

14th	HOME RUN DERBY 6PM @ DRAKE FIELD
16th	PEACHTREE CITY MARKET 9AM @ ABERDEEN VILLAGE
18th	MAGIC SHOW LINE CREEK BREWING BUS BARN
18th	FAMILY MOVIES 10AM @ THE LIBRARY
19th	2025 ANNUAL TREK TO TREK 8AM @ TREK BICYCLE PEACHTREE CITY LOCATION
19th	THE REMAKES AND SYNCHRONICITY 7PM @ THE FREED
20th	UNITY FEST 4PM @ THE AVENUE

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Jonathan Miller, Public Works Director 07/31/2025
Kelly Bush, Financial & Administrative Services Director 07/31/2025
Chris Hobby, Assistant City Manager 08/01/2025
Justin Strickland, City Manager 08/01/2025

DATE: August 7, 2025

SUBJECT: List of vehicles and/or equipment for surplus

Recommendation:

No action required at this time.

Discussion:

The City's purchasing ordinance requires Council approval when disposing of assets with a value over \$5,000. The following is a list of vehicles and/or equipment that the city intends to collaborate with GovDeals to achieve maximum exposure and revenue. GovDeals is an online auction platform specializing in the sale of government and public agency surplus property, open to the public.

2007 Spartan Fire Engine
2002 Chevrolet Suburban
2004 Ford F-250
2005 Ford F-150
2012 Dodge Avenger
2013 Mazda 3
2012 Ford F-250
2007 Ford F-250
2007 Ford F-650
2006 Ford Ranger
2017 Bobcat T650
2009 Ford F-250
2003 Ford E-450

Budget Impact:

Staff's objective is to maximize the amount of money generated through these sales

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Angela Egan, Purchasing Manager 07/30/2025
Dustin Farron, Assistant Financial & Administrative Services Director 07/31/2025
Kelly Bush, Financial & Administrative Services Director 07/31/2025
Chris Hobby, Assistant City Manager 07/31/2025
Justin Strickland, City Manager 08/01/2025

DATE: August 7, 2025

SUBJECT: Huddleston Dual Left Construction Bid

Recommendation:

No action required at this time.

Discussion:

To help mitigate traffic queuing on Huddleston Road during peak hours, Staff had worked with our consultant and the Georgia Department of Transportation to design a plan for dual lefts off of Huddleston Road on to State Route 54. Staff bid out this project and have received three bids with prices ranging from \$181,650.59 to \$595,000.00. Staff is currently evaluating these bids and plan on interviewing the apparent low bidder. If everything checks out, the plan will be to bring this back to City Council on the August 21, 2025, City Council Meeting to recommend awarding the contract.

Budget Impact:

Part of this project is covered by a grant from the Fayette County Development Authority in the amount of \$121,385 (Fund 335) with GDOT covering another portion of the project for anything related to missed items in the initial review. The rest is budgeted in the 2017 SPLOST (321).

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 07/30/2025
Justin Strickland, City Manager 08/01/2025

DATE: August 7, 2025

SUBJECT: Proposed Fence Ordinance Text Amendment

Recommendation:

City Council to consider revisions to the Fence Ordinance

Discussion:

Section 18-165, Residential Standards, of the City's Code of Ordinances establishes requirements for the construction of fencing in residential zoning districts. It has been identified that the current language does not include the Limited-Use Residential (LUR) zoning classification.

If staff is directed to proceed with drafting a proposed text amendment, the recommended revision to Section 18-165 would read as follows:

Sec. 18-165. – Residential Standards.

(a) The standards in this section shall apply to all fences in the following zoning districts: R-1, R-10, R-12, R-15, R-22, R-43, ER, GR, VR, AR, OS-P, OS-C, LUR, and LUC.

Staff is recommending this amendment to ensure that fencing standards are consistently applied across all residential zoning classifications within the city.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 08/01/2025
Justin Strickland, City Manager 08/01/2025

DATE: August 7, 2025

SUBJECT: Proposed Sign Ordinance Text Amendment

Recommendation:

No action required at this time. The council should provide guidance on preferences and interests in updating the ordinance.

Discussion:

After researching the Sign Ordinance, staff determined that sections of the Sign Ordinance have conflicting language. Roof signs are restricted and inadvertently permitted, in certain Zoning Districts.

Relative Sections of the city adopted Sign Ordinance:

- Sec. 66-3. – Definitions, of the Sign Ordinance provides definitions for a roof sign.
- Sec. 66-5. - Prohibited roof signs.
- Sec. 66-15. – Retail, commercial, office or industrial (LC, GC, LUC, OI, LI, GI, LUI), prohibits roof signs; however, an exception is made if the sign extends above a parapet wall. Sign applications have been received requesting signage along the parapet's wall and therefore permitting the requests.

Webster dictionary defines a Parapet Wall as “a low wall at the edge of a platform, roof, or bridge.”



Should the City Council wish to address the referenced language, staff recommends referring the proposed amendments to the Planning Commission for review and a formal recommendation to the Council. Staff did discuss this issue with the Planning Commission at their last meeting and the Planning Commission recommended moving forward with addressing the concerns.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM:

Shayla Reed, Planning Director	08/01/2025
Jonathan Miller, Public Works Director	08/01/2025
David Borkowski, City Engineer	08/01/2025
Angela Egan, Purchasing Manager	08/01/2025
Kelly Bush, Financial & Administrative Services Director	08/01/2025
Justin Strickland, City Manager	08/01/2025

DATE: August 7, 2025

SUBJECT: Building Department Services RFP

Recommendation:

No action required at this time.

Discussion:

The Planning and Development Department issued a Request for Proposals (RFP) seeking qualified firms to provide the following services:

- Plan Review
- Building Inspections
- Erosion Control Plan Review
- Erosion Control Inspections
- Engineering Plan Review

The services currently provided by Safebuilt are set to expire on September 30, 2025; services provided by Charles Abbott Associates are on an as-needed basis.

The RFP was released on May 30, 2025, with a submission deadline of July 8, 2025. The city received five proposals, which staff are currently reviewing.

Staff intends to present a recommendation for contract award to City Council for consideration at the August 21, 2025, meeting.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Harold Layton 07/31/2025
Kelly Bush, Financial & Administrative Services Director 07/31/2025
Chris Hobby, Assistant City Manager 07/31/2025
Justin Strickland, City Manager 08/01/2025

DATE: August 7, 2025

SUBJECT: Pickleball Meade Site Update

Recommendation:

No action required at this time. If action is taken then "Approve the award of design-build services for pickleball courts in the amount of (\$191,358.10 or \$214,243.81) to Tarkett Sports.

Discussion:

On May 27, 2025, the Recreation Advisory Group voted to recommend the Meade Pickleball Concept design for City Council discussion. The original concept had proposed locating the facility at the current Rockaway Road compost site; however, after further review and discussion, the potential project site was relocated to the adult softball complex at Meade which still gives over 500' of distance to the next closest residential structure with a significant tree buffer in between.

Following this potential relocation, the City issued a Request for Proposals (RFP) for design-build services at the Meade site. Three proposals were received, and after a thorough evaluation and scoring process, staff is prepared to recommend awarding the contract to Tarkett Sports.

Tarkett has proposed a fee of \$191,358.10 to design and manage construction of a 12-court facility, and \$214,243.81 for an 18-court facility. These fees include full project design and construction management. The final construction cost will be determined upon completion of the design process.

EVALUATION SUMMARY
Design Build Pickleball Complex Project
COMBINED EVALUATION

Company	Stability (10% weight)	Exper & Qualif (20% weight)	Mgmt Plan (20% weight)	GMP limitation & Fees -12 Court (50% weight)	GMP limitation & Fees -18 Court (50% weight)	12 Court Weighted Score	18 Court Weighted Score	Price - 12 Courts	Price - 18 Courts
Headley	5.00	5.00	4.63	3.57	3.41	4.21	4.13	\$ 267,962.67	\$ 313,826.89
Moeller Purcel	4.83	4.67	4.42	4.10	3.84	4.35	4.22	\$ 233,296.04	\$ 278,727.60
Tarkett	4.67	4.92	4.67	5.00	5.00	4.88	4.88	\$ 191,358.10	\$ 214,243.81

This project aligns with Project 38 of the 2023 SPLOST, which provides funding for the design and construction of a new 12-court pickleball complex with lights.

Budget Impact:

Funds are budgeted in SPLOST 2023.

Attachments:

1. Tarkett

Interested in providing Professional Design-Build Services

PICKLEBALL COURT COMPLEX AT MEADE ATHLETIC COMPLEX

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269



600 SW Jefferson St,
Lee's Summit, MO 64063

July 24, 2025

Project Contact:

Scott George
s.george@pcc.build
(816) 269-5623

DEDICATED TO CLIENT

Tarkett Sports is pleased to submit our statement of qualification for design-build services on the City of Peachtree's Pickleball Complex at Meade Athletic Complex. The City of Peachtree has long been a pillar of community engagement, fostering recreation, social connection, and economic vitality. Our team is dedicated to enhancing every project we undertake, employing innovative construction methods and designs that reduce long-term maintenance costs, extend product lifecycles, and accelerate project completion. These priorities are especially critical for the Pickleball Complex at Meade Athletic Complex.

We recognize both the challenges and opportunities that come with renovating an existing site. Our approach ensures that improvements integrate seamlessly into the current environment, creating dynamic, accessible spaces that serve the entire community.

Understanding the significance of this project, we are committed to **maximizing the budget** and reinvesting any savings back into the facilities. With our ability to self-perform a majority of the work, we drive the schedule efficiently, reducing unnecessary overhead and ensuring that more of the community's investment directly benefits the project. At the same time, we are committed to partnering with **local suppliers and subcontractors**, fostering community pride and economic growth.

We appreciate the opportunity to bring your vision to life for the City of Peachtree and are confident in our ability to exceed expectations.

Respectfully submitted,



Scott George
Vice President of Design-Build

WHO WE ARE

As an industry leader in sports facility construction, Tarkett Sports Construction, LLC brings unparalleled expertise to this project. In 2024 alone, our office generated over \$70 million in project revenue and employs more than 200 professionals across multiple offices throughout the nation including Missouri, Indiana, Texas, and Georgia. Guided by our motto — **Building Strong Is Our Sport** — we have taken pride in delivering high-quality, durable sports infrastructure for over 18 years.

Our firm has not been involved in litigation in the past five years or been removed from a contract or failed to complete and takes pride in delivering projects on-time and on-budget. Our dedication to client satisfaction has led to year-over-year growth. As a proud member of the **American Sports Builders Association**, we adhere to the highest industry standards in every project we undertake.

Tarkett Sports has in-house architecture and engineering employing over 15 design professionals. This allows us to offer a turn-key solution for our clients while driving value into all of our projects.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lovell Insurance Group, LLC 340 SW Longview Blvd Lees Summit MO 64081		CONTACT NAME: Georgia Williams PHONE (A/C, No, Ext): (913) 498-9090 FAX (A/C, No): (913) 498-9096 E-MAIL ADDRESS: service@lovellinsurance.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Liberty Mutual Fire Insurance Company	
		INSURER B: Columbia Casualty Co	
		INSURER C: CFC Underwriting Limited	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 25 26 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR			TB2-Z91-479609-025	03/02/2025	03/02/2026	EACH OCCURRENCE \$ 1,000,000	
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000					
			MED EXP (Any one person) \$ 15,000					
			PERSONAL & ADV INJURY \$ 1,000,000					
	GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:						GENERAL AGGREGATE \$ 2,000,000	
							PRODUCTS - COMP/OP AGG \$ 2,000,000	
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☒ Comp \$1000			AS7-Z91-479609-015	03/02/2025	03/02/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000	
			SCHEDULED AUTOS NON-OWNED AUTOS ONLY Coll \$1000				BODILY INJURY (Per person) \$	
							BODILY INJURY (Per accident) \$	
							PROPERTY DAMAGE (Per accident) \$	
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE			TH7-Z91-479609-045	03/02/2025	03/02/2026	EACH OCCURRENCE \$ 5,000,000	
			AGGREGATE \$ 5,000,000					
	DED ☒ RETENTION \$ 10,000							
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N	N / A	WC2-Z91-479609-035	03/02/2025	03/02/2026	☒ PER STATUTE ☐ OTH-ER	
			E.L. EACH ACCIDENT \$ 1,000,000					
			E.L. DISEASE - EA EMPLOYEE \$ 1,000,000					
			E.L. DISEASE - POLICY LIMIT \$ 1,000,000					
B/C	Professional / Pollution Cyber Liability			CEO7037060255/40AE-132680	03/02/2025	03/02/2026	Professional/Pollution \$1,000,000	
			Cyber Liability \$1,000,000					
			Ded \$10,000					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

FOR BIDDING PURPOSES ONLY

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY Lovell Insurance Group, LLC		NAMED INSURED Precision Construction and Contracting LLC
POLICY NUMBER		
CARRIER	NAIC CODE	
EFFECTIVE DATE:		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

Hired Auto Physical Damage coverage applies to any auto leased, hired, rented or borrowed by the Named Insured. Coverage is included on the Commercial Auto Policy# BUAAS7-Z91-479609-015
 Effective 03/02/2025 - 03/02/2026
 Collision Deductible: \$1,000
 Comprehensive Deductible: \$1,000

Pol# YW2-Z91-479609-055 Liberty Mutual Fire Insurance Company NAIC: 23043 Eff: 03/02/2025 - 03/02/2026
 Leased & Rented Equipment/Installation Floater
 Limits: \$300,000/\$300,000 Deductible: \$1,000

July 22, 2025

RE: Tarkett Sports Construction – Central, LLC
PO Box 1000
Lees Summit, MO 64081
NCCI Experience Modification Factor History

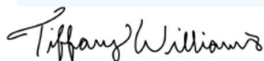
To Whom It May Concern:

Please be advised that the above contractor's NCCI Workers' Compensation Experience Modification Factor has been recorded as follows for the current and past five years:

2019 0.95
2020 0.77
2021 0.80
2022 0.71
2023 0.72
2024 0.65
2025 0.68

If you have any questions regarding the above information, please contact our office.

Sincerely,



Tiffany Williams
Lovell Insurance Group
913-529-7227 service@lovellinsurance.com

COMPANY INFORMATION

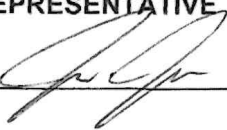
A. COMPANY

Company Name: Tarkett Sports Construction - Central, LLC

Physical Address: 600 SW Jefferson Street, Lee's Summit, MO 64063

Mailing Address (if different) PO Box 1000, Lee's Summit, MO 64081

B. AUTHORIZED REPRESENTATIVE

Signature: 

Printed or Typed Name: Jake Jackson

Title: Vice President

Email address: j.jackson@pcc.build

Phone
Number (816) 204-4875

C. PROJECT CONTACT PERSON

Name: Scott George

Title: Vice President of Design Build

Email Address s.george@pcc.build

Phone Number (816) 269-5623

Exhibit A
CERTIFICATION FORM

I, Jake Jackson, being duly sworn, state that I am Vice President (title) of

Tarkett Sports Construction - Central, LLC (firm) and hereby duly certify that I have read and understand the information presented in the attached proposal and any enclosure and exhibits thereto.

I further certify that to the best of my knowledge the information given in response to the proposal is full, complete and truthful.

I further certify that the proposer and any principal employee of the proposer have not, in the immediately preceding five years, been convicted of any crime of moral turpitude or any felony offense, nor has had their professional license suspended, revoked or been subjected to disciplinary proceedings.

I further certify that the proposer and any principle employee of the proposer have not, in the immediately preceding five years, been suspended or debarred from contracting with any federal, state or local government agency, and further, that the proposer is not now under consideration for suspension or debarment from any such agency.

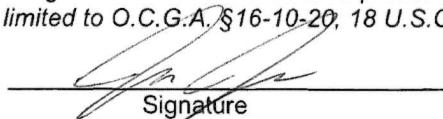
I further certify that the proposer or any principle employee of the proposer has not in the immediately preceding five years been defaulted in any federal, state or local government agency contract, and further, that the proposer is not now under any notice of intent to default on any such contract or have been terminated for cause on any such contract.

I acknowledge, agree and authorize, and certify that the proposer acknowledges, agrees and authorizes, that the Owner may, by means that either deems appropriate, determine the accuracy and truth of the information provided by the proposer and that the Owner may contact any individual or entity named in the Proposal for the purpose of verifying the information supplied therein.

I acknowledge and understand the successful Proposer will be required to certify compliance with the Immigration Reform Act of 1986 (IRCA), D.L. 99-603 and the Georgia Security and Immigration Compliance Act OCGA 13-10-90 et seq., by meeting or having complied with the provisions in the Act and by executing any affidavits required by the rules and regulations issued by the Georgia Department of Labor set forth at Rule 300-10-1-.01: Contractor will also be required to warrant that Contractor has included a similar provision in all written agreements with any subcontractors engaged to perform services under this Contract.

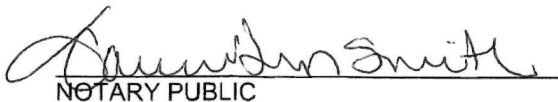
I acknowledge and agree that all of the information contained in the Proposal is submitted for the express purpose of inducing the Owner to award a contract.

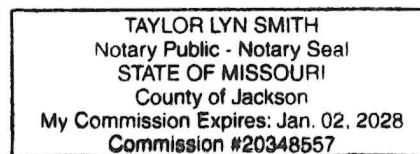
A material false statement or omission made in conjunction with this submission is sufficient cause for suspension or debarment from further contracts, or denial of rescission of any contract entered into based upon this submission thereby precluding the firm from doing business with, or performing work for, the State of Georgia. In addition, such false statement or omission may subject the person and entity making the submission to criminal prosecution under the laws of the State of Georgia of the United States, including but not limited to O.C.G.A. §16-10-20, 18 U.S.C. §§1001 or 1341.


Signature

Sworn and subscribed before me

This 24th day of July, 2025.


NOTARY PUBLIC



NOTARY SEAL

My Commission Expires: 01/02/2028

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

- a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;
- b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;
- c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;
- d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;
- e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);
- f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10-91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and
- g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

20-4277702

Federal Work Authorization User Identification Number

01/06/2006

Date of Authorization

Tarkett Sports Construction - Central, LLC

Name of Contractor

Peachtree City Pickleball Complex

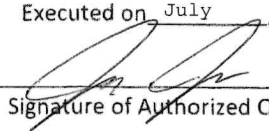
Name of Project

Brandon Jackson

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on July, 24th, 2025 in Lee's Summit (city), MO (state).

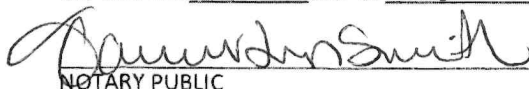

Signature of Authorized Officer or Manager

Jake Jackson Vice President

Printed Name and Title of Authorized Officer or Manager

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 24th DAY OF July, 2025.


NOTARY PUBLIC

01/02/2028

My Commission Expires:

TAYLOR LYN SMITH
Notary Public - Notary Seal
STATE OF MISSOURI
County of Jackson
My Commission Expires: Jan. 02, 2028
Commission #20348557

Exhibit B

Disclosure Statement

All proposers should be aware that the project you are submitting a proposal for on is a public project. The City of Peachtree City shall make every effort to avoid even the appearance of a conflict of interest or any impropriety in both the selection process for this project and the negotiation and performance of any resulting contract. As part of any submittal you intend to make for this project, you must include this Disclosure Statement with your submittal that answers or addresses the following specific statements:

1. Describe any business transactions occurring within the prior two years between your firm and the City of Peachtree City.

Insert Response

N/A

2. Describe any gift, hospitality, or benefit of any sort that your firm has provided to the City of Peachtree City within the prior one-year period.

Insert Response

N/A

3. A conflict of interest or potential conflict of interest is defined as any action, decision, or recommendation by a person acting in a capacity as a public official, the effect of which is or could be to the private monetary or financial benefit or detriment of the person, the person's relative, or any business with which the person or a relative of the person is associated. The potential conflict of interest is viewed from the perspective of a reasonable person who has knowledge of the relevant facts. Based upon this definition, describe any conflict of interest or potential conflict of interest that your firm has with the City of Peachtree City.

Insert Response

N/A

This Disclosure Statement should be dated and signed by an authorized signator for the Proposer and submitted with the Proposer's Submittal as deliverable A10.

Tarkett Sports Construction - Central, LLC

Name of Firm

Authorized Signature

07/24/2025

Date

YOUR TEAM



Scott George
Vice President of Design-Build | Tarkett Sports
Project Executive

Scott oversees the design-build process. He has over two decades of design, construction, and operations experience of parks and athletic complexes. He adds the operational perspective to every design that only a seasoned professional can provide.

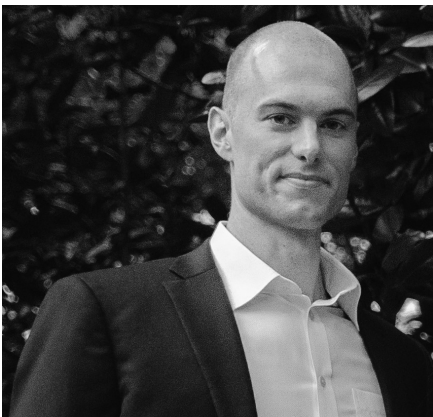
Years of Experience: 24

AFFILIATIONS

- American Sports Builders Association (ASBA)
- Design Build Institute Of America (DBIA)
- National Recreation & Parks Association
- Post-Tension Institute Certified

Relevant Experience

- City of Pleasant Hill**
\$11 Million Parks and Rec Renovations
- Francis Howell School District**
8 Post-Tension Tennis Court Design-Build
- Belton Parks & Rec**
Design-Build Post-Tension Pickleball Complex
- Murray Pickleball**
Design-Build Post-Tension Pickleball Complex



Thomas Ware
Regional Structural Engineer | Tarkett Sports
Specialty Pickleball Designer

Thomas leads the horizontal design process with precision and expertise with over a decade of experience in design and construction. His portfolio spans a diverse range of projects, including commercial buildings, telecommunications infrastructure, and complex post-tension systems. Thomas brings a deep understanding of structural integrity and design efficiency, making him key to high-performance, technically sound solutions.

Years of Experience: 10

GA License Number:
PE049696

Relevant Experience

- Hamilton Tennis Courts**
12 Post-Tension Tennis Courts
- Washington Park**
8 Post-Tension Pickleball Courts
- Tom Watson Pickleball Courts**
12 Post-Tension Pickleball Courts
- Olympic Park Pickleball**
8 Post-Tension Pickleball Courts



Years of Experience: 12

AFFILIATIONS

American Sports Builders Association (ASBA)
Trench Safety Certified
Traffic Control Certified

PJ Waugh

Director of Construction Management | Tarkett Sports Superintendent

With 12 years of experience in the construction industry, PJ has developed a well-rounded skill set, including 10 years specializing in utility construction. PJ's career spans roles from fieldwork to managing an entire market, overseeing operations, budgets, and team performance. Throughout PJ's career, he has demonstrated strong leadership, project management, and problem-solving skills, consistently delivering high-quality results.

Relevant Experience

City of Pleasant Hill

\$11 Million Parks and Rec Renovations

Francis Howell School District

8 Post-Tension Tennis Court Design-Build

Belton Parks & Rec

Design-Build Post-Tension Pickleball Complex

Murray Pickleball

Design-Build Post-Tension Pickleball Complex



Years of Experience: 30

GA License Number:
RA017136

Brian Fleener

Senior Director of Design & Architect | Tarkett Sports Design Executive

As Senior Director of Design at Tarkett Sports, Brian leads the North American design team, focusing on collaboration and client engagement. He facilitates design charrettes to involve stakeholders early, oversees the team through SOP-driven design-build processes, and ensures alignment between program requirements and budget. With over 30 years of national experience, he brings deep knowledge of navigating diverse jurisdictions to meet project goals.

Relevant Experience

City of Pleasant Hill

\$11 Million Parks and Rec Renovations

Belton Parks & Rec

Design-Build Post-Tension Pickleball Complex



Years of Experience: 10

Tanner Eastabrooks

Project Manager | Tarkett Sports

Tanner manages many projects within PCC Sports. He graduated from University of Central Missouri with a degree in construction management. Following graduation, he has racked up a decade of construction experience from laboring and finishing concrete, to quality control, to the project management role he is in today.

Relevant Experience

City of Pleasant Hill

\$11 Million Parks and Rec Renovations

Francis Howell School District

8 Post-Tension Tennis Court Design-Build

Belton Parks & Rec

Design-Build Post-Tension Pickleball Complex

Murray Pickleball

Design-Build Post-Tension Pickleball Complex



Taylor Smith

Director of Project Administration | Tarkett Sports

Taylor plays a vital role in the handoff stage between estimating and project management. Taylor is heavily involved in procurement, ensuring that all necessary materials and resources are secured for each project. Her role is crucial in the setup process, preparing projects for successful execution by coordinating closely with both the estimating and project management teams.

Years of Experience: 8

AFFILIATIONS

American Sports Builders Association (ASBA)

Design Build Institute of America (DBIA)

Relevant Experience

City of Pleasant Hill

\$11 Million Parks and Rec Renovations

Francis Howell School District

8 Post-Tension Tennis Court Design-Build

Belton Parks & Rec

Design-Build Post-Tension Pickleball Complex

Murray Pickleball

Design-Build Post-Tension Pickleball Complex



Michael Bowker

MidAtlantic Regional Manager of Design | Tarkett Sports

Michael's project design experience encompasses a wide range of institutional, sports complex, and athletic facility designs. His duties include management, client development, project management, design oversight, mentoring, stormwater management, erosion and sediment control, site layout and grading, and ensuring regulatory compliance and permitting. He is also responsible for representing clients at public meetings.

Years of Experience: 22

GA License Number:
PE054213

American Sports Builders Association (ASBA)

American Society of Civil Engineers (ASCE)



Years of Experience: 29

AFFILIATIONS

American Sports Builders Association (ASBA)

Design Build Institute of America (DBIA)

Matt Weber
Director of Constructibility | Tarkett Sports
Specialty Pickleball Design-Builder

Matt is currently completing an \$11 million Progressive Design-Build in the Kansas City metro that has exceeded the community expectations through cost savings construction methods and a deliberate attention to maximizing the uses of spaces to benefit the greatest amount of users. In the past 3 years, Matt has been apart of 60 sport court projects bringing his 21 plus years of construction experience to the design-build table.

Relevant Experience

City of Pleasant Hill

\$11 Million Parks and Rec Renovations

Francis Howell School District

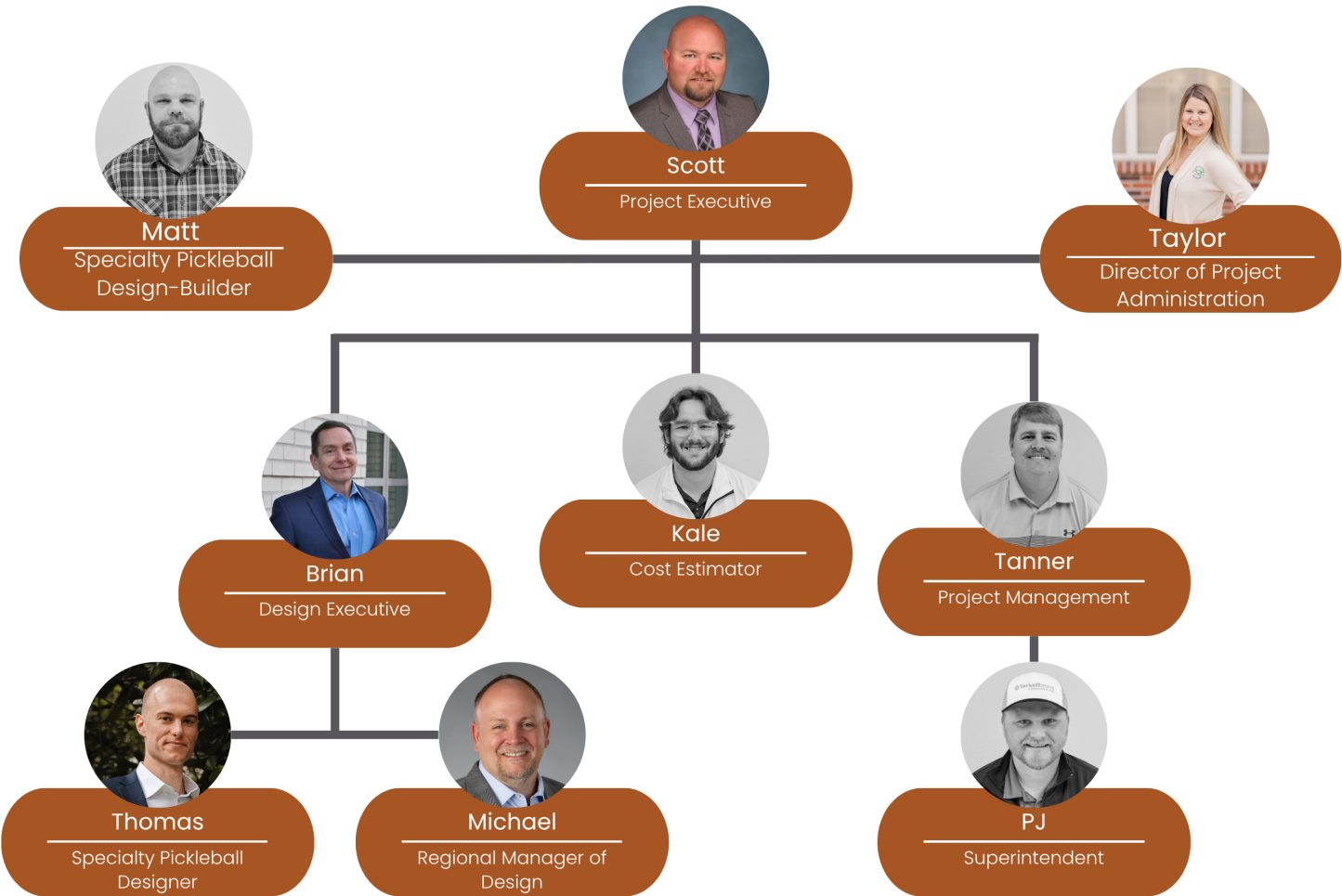
8 Post-Tension Tennis Court Design-Build

Belton Parks & Rec

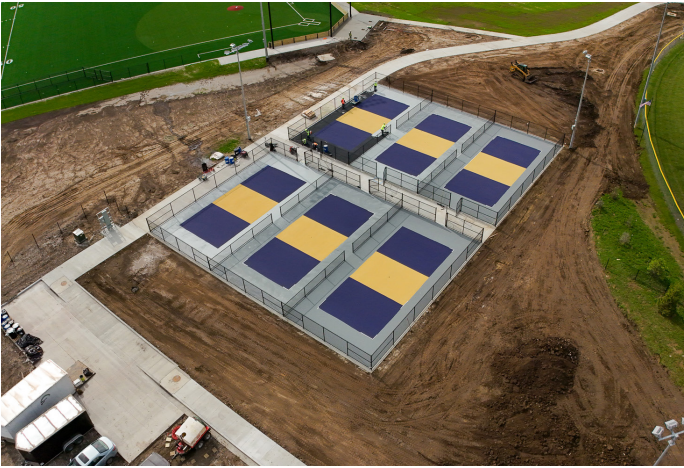
Design-Build Post-Tension Pickleball Complex

Murray Pickleball

Design-Build Post-Tension Pickleball Complex



PAST EXPERIENCE



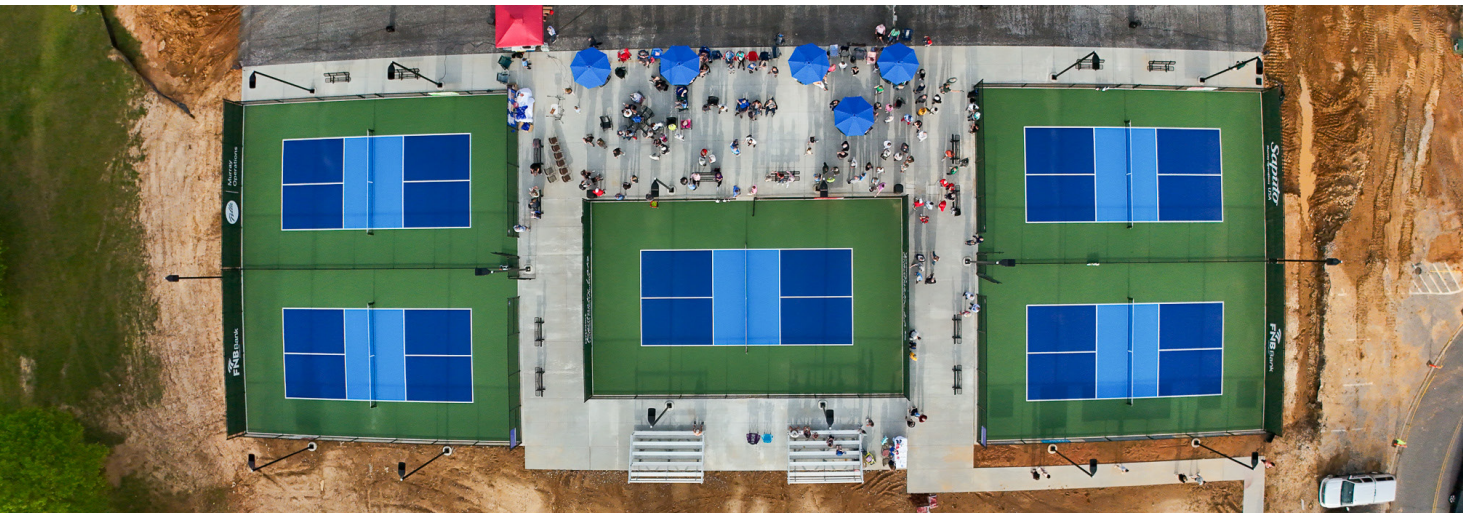
Pleasant Hill City Parks

Pleasant Hill, MO | City of Pleasant Hill | July 2025 | Design-Build

Pleasant Hill is upgrading its City Park with post-tension concrete tennis and basketball courts, ensuring long-lasting, high-performance playing surfaces for the community. This renovation enhances durability, minimizes maintenance, and provides a top-quality experience for athletes of all levels. The overall project includes 3 sites, the others being at City Lake and their Recreation Complex. The Rec Complex feature multiple turf fields for baseball, football, soccer and more. Both City Park and City Lake will include inclusive playgrounds and new restroom facilities. Each space is seeing significant upgrades to the benefit of all those in the community.

Construction Cost: \$11M | **Reference:** Nici Wilson, City Administrator, niciw@pleasanthill.com, 816-540-3135

Team Members On Project: Scott, PJ, Tanner, Taylor, Matt, Brian



Murray Pickleball Complex Phase 1

Murray, KY | City of Murray | April 2025 | Design-Build

North Central High School's new tennis facility features 26 state-of-the-art post-tension tennis courts, providing a durable, high-performance playing surface. Designed for both competitive and recreational play, the facility also serves as the host site for the High School State Tournament, further solidifying its reputation as a premier destination for tennis excellence. With enhanced longevity and minimal maintenance, these courts ensure a top-quality experience for athletes and the community.

Construction Cost: \$630K | **Reference:** Tim Thurmond, President of Murray Pickleball Association, tim@thurmondins.com, 270-752-5268

Team Members On Project: Scott, PJ, Tanner, Taylor, Matt



Point Mallard Indoor Tennis & Pickleball

Decatur, AL | City of Decatur | October 2024 | Design-Bid-Build

Tarkett Sports Construction played a key role in the successful completion of the Point Mallard indoor tennis and pickleball facility as a subcontractor for Tarkett Sports. This state-of-the-art project, completed in approximately eight months, features 12 pickleball courts and 4 tennis courts, all covered by a durable ClearSpan structure to allow for year-round play. The facility ensures an optimal playing environment with excellent airflow and natural lighting, providing a premier space for both recreational and competitive athletes.

Construction Cost: \$1M | **Reference:** Jeff Dunlap, Parks & Recreation Director, 256-260-3575
Team Members On Project: Taylor, Matt



North Central Tennis Complex

Indianapolis, IN | North Central High School | June 2022 | Design-Bid-Build

North Central High School's new tennis facility features 26 state-of-the-art post-tension tennis courts, providing a durable, high-performance playing surface. Designed for both competitive and recreational play, the facility also serves as the host site for the High School State Tournament, further solidifying its reputation as a premier destination for tennis excellence. With enhanced longevity and minimal maintenance, these courts ensure a top-quality experience for athletes and the community.

Construction Cost: \$3M | **Reference:** Ryan Panik, Senior Project Manager, rapanik@skillman.com, 317-577-0007
Team Members On Project: Taylor, Matt

STATEMENT OF SUITABILITY

Tarkett Sports implements a Target Budget Management Framework, ensuring all design decisions are continuously aligned with the Owner's financial goals. This approach provides real-time cost feedback, enabling proactive decision-making that avoids scope creep, costly rework, or delayed procurement—without compromising critical performance, durability, or user satisfaction.

What sets Tarkett Sports apart is our **unique integration**:

- We only design athletic facilities while manufacturing many core athletic surfacing systems
- We self-perform major scopes such as post-tension installation and tensioning, court surfacing, and fencing and finishing.

This structure provides us with:

- Daily access to real-time pricing for materials, logistics, and labor.
- In-house estimating and procurement experts that can rapidly evaluate cost impacts as design evolves.
- Unmatched responsiveness when evaluating trade-offs, substitutions, and value engineering options.

Our Non-Discrimination Policy:

Tarkett is dedicated to creating and maintaining an atmosphere of diversity and inclusion for all. Company values are important, and are only made better by gathering the experiences, knowledge, and perspectives of people from all walks of life. We celebrate differences in age, race, ethnicity, national origin, religion, physical and mental ability, sexual orientation, gender identity or expression, family and marital status and all the various backgrounds that help shape us all. Tarkett's commitment to diversity applies to hiring practices, promotions, pay and benefits, terminations, training, team building, and more. Prospective employees and current employees alike are expected to treat each other, and be treated, with respect and dignity. We seek to foster an environment that promotes:

- A healthy, collaborative, and courteous atmosphere.
- Engagement from all employees that allows for more varied insights.
- Adjustability, where appropriate, to allow for an individual's personal needs.
- Initiatives from Tarkett and the employees that encourage growth in the community.

Tarkett is committed to providing a work environment free of sexual or any form of unlawful harassment or discrimination. Harassment or unlawful discrimination against individuals on the basis of race, religion, creed, color, national origin, sex, pregnancy, sexual orientation, gender identity or expression, age, ancestry, natural hair, order of protection status, marital status, physical or mental disability, genetic information, military status, pregnancy, unfavorable discharge from military service or any other classification protected by applicable local, state or federal laws. Such conduct by or towards any employee, contract worker, customer, vendor or anyone else who does business with Tarkett will not be tolerated. Any employee or contract worker who violates this policy will be subject to disciplinary action, up to and including termination of their employment or engagement. To the extent a customer, vendor or other person with whom Tarkett does business engages in unlawful harassment or discrimination, Tarkett will take appropriate corrective action.

PROJECT UNDERSTANDING & APPROACH

Tarkett Sports is excited to present our proposal for design-build services to the City of Peachtree City. We recognize the critical need for resilience in the design while addressing stormwater management and maintaining a suitable level of noise at the adjoining properties. Our team brings a practical approach to this design while providing an opportunity for you, the owner, to provide input to achieve success for the project.

Tarkett Sports Construction is a highly qualified Design-Builder, distinguished by its proven ability to lead and guide clients through every phase of project development. Our internal team works closely with Owners to help establish project priorities and make informed trade-off decisions, ensuring that the final outcome achieves maximum quality and scope within the available funding. Our commitment to cost transparency and a collaborative, team-oriented approach fosters a strong partnership between the Owner and the Design-Build Team. This synergy supports timely delivery and budget-conscious execution of high-quality design and construction.

Our exclusive focus on athletic facility design and construction gives Tarkett Sports a unique edge. We bring unmatched expertise in the manufacturing, design, and construction of sports courts and other athletic facilities, ensuring superior quality control and strict adherence to schedules. Durability is central to our philosophy. Our exclusive use of post-tension concrete for all sports court applications ensures superior durability and minimal ongoing maintenance. This commitment allows us to provide a **50-year structural warranty** on courts and a **10-year surfacing warranty**.

We construct facilities to endure decades of intensive use while requiring minimal maintenance. In addition, we maintain full compliance with all applicable codes and standards, uphold the highest safety protocols on every job site, and implement strategies to minimize disruption to both school and community operations. These capabilities underscore our readiness and commitment to delivering a project that meets the highest expectations.

Committed to Pre-Construction Design-Build Services

Tarkett Sports Construction is fully committed to the successful and timely completion of pre-construction Design-Build Services if selected as the Design-Builder. We understand the critical importance of establishing a clear and reliable foundation for the project during this early phase, and we are prepared to provide all required deliverables with the highest degree of professionalism, accuracy, and collaboration.

Our team will deliver a comprehensive and easily understood cost model, designed to provide transparency and clarity for informed decision-making. This will be paired with a detailed site plan that reflects the project's functional needs and community context, along with a drainage plan, complete with calculations, to ensure long-term site performance .

Our Pre-Construction services are grounded in collaboration, code compliance, constructibility, and the Owner's vision and budget. We are committed to delivering a complete and coordinated design package that supports the project's budget, schedule, and performance goals while laying the groundwork for a successful construction phase.

Validation and Project Initiation

The Validation of the Project Scope is instrumental in the project success. This will be achieved through the following process:

1. Joint Goal Setting and Alignment on Critical Success Factors

Objectives:

- Establish a shared vision between the Owner and Design-Builder.
- Prioritize project goals such as performance, durability, schedule, community impact, and budget.

Approach:

- Conduct a project kickoff workshop with Owner stakeholders, design team, and field operations to:
 - Define measurable success factors
 - Prioritize goals such as “on-time delivery before a certain date,” or “phased approach to ensure alignment with future growth.”
 - Document and validate these in a Project Execution Plan (PEP).
 - Reconfirm alignment at each project phase gate (Design Completion, Construction Start, Commissioning).

2. Joint Risk and Opportunity Analysis with Responsibility Allocation

Objectives:

- Identify and manage risks early to reduce cost and schedule impacts.
- Assign risk mitigation responsibility to the most qualified party.

Approach:

- Facilitate a Joint Risk Workshop during early design.
- Use a Risk Register with columns for: description, probability, impact, mitigation plan, and responsible party.
- Include risks such as subsurface obstructions, stormwater compliance delays, community pushback, and material lead times.
- Identify opportunities (e.g., cost savings through prefabrication, alternate materials).

Responsibility Allocation:

- Use a RACI Matrix (Responsible, Accountable, Consulted, and Informed) to define ownership:
 - Geotechnical risk
 - Material availability
 - Regulatory delays

Deliverables:

- Risk and Opportunity Register.
- RACI Matrix.
- Risk Response Action Plan.

3. Site and Existing Conditions Due Diligence

Objectives:

- Confirm site constraints and existing conditions to validate design assumptions and construction feasibility.

Approach:

Task	Lead	Scope & Timing
Site Surveys (Topographic & Boundary)	Surveyor	Performed immediately upon NTP.
Geotechnical Investigation (if needed))	Geotech Consultant (Tarkett sub)	Bore logs, soil bearing capacity, infiltration rates.
Stormwater Hydrology Study	Tarkett	Local stormwater analysis.
Document Compilation	Tarkett	Existing drawing or utility maps— organized in Procore.

Deliverables:

- Due Diligence Master Plan.
- Completed Survey & Geotech Reports.
- Existing Conditions Validation Memo.

4. Use of Procore for Collaboration and Decision Management

Objectives:

- Establish clear protocols and expectations for using Procore as the central collaboration platform.

Collaboration Protocols:

- Document Control: All design files, submittals, RFIs, and meeting notes stored and version-controlled in Procore.
- Workflow Automation: Automated review workflows for submittals, RFI escalation, daily logs.
- Project Directory: Maintained with contact details, roles, and escalation paths for fast communication.

Owner Access & Responsibilities:

- Real-Time Access: Owner receives full access to live dashboards, schedule updates, submittal logs, RFIs, photos, and QA/QC documentation.
- Review Expectations:
 - RFIs: 3 business days turnaround.
 - Submittals: 5 business days, unless flagged as urgent.
 - Change Order Review: Joint pricing review within 3 business days.
- Notification Settings: Owner receives automated notifications of pending actions.
- Decision Documentation: Key design/field decisions logged in the Procore Decision Register, with timestamp and responsible party.

Deliverables:

- Procore Implementation Guide customized for Peachtree City.
- Decision Tracking Matrix.
- Response Time Commitment Log.

Benchmarking

As part of the Validation Phase, we will complete a benchmark report looking at costs of comparable projects to assist in validating the construction budget that aligns with the goals and outcomes that we've come to consensus of as a team. To further validate the budget number, we will have a detailed review of the plans, specifications, construction budget, and basis of estimate with the owner and project team. This meeting ensures the entire team gains an understanding of how the budget was developed and provides guidance to the design team moving forward. It also fills in the gaps, so we do not double items in the project budget. The approved schematic budget provides a benchmark for future budgets to be measured against, ensuring we stay on budget. In

addition to milestone estimates, Tarkett Sports' estimating team will be actively involved in project meetings with the owner and design team to provide real time cost information to make good value-based decisions factors considered in our evaluations include:

- Construction costs
- Comparative qualities and aesthetics
- Impact of users or occupants
- Maintenance

We believe this holistic approach ensures the truest validation and allows the owner to make educated decisions along the way.

Overall Management Approach

Tarkett Sports operates under a fully integrated Design-Build philosophy, wherein the entire project lifecycle—from conceptual design through construction and commissioning—is managed by one cohesive team. This eliminates silos, shortens timelines, reduces risk, and ensures design intent is preserved through execution.

Key Pillars:

- Single-Source Responsibility: One contract, one accountable party.
- In-House Expertise: Architectural, engineering, manufacturing, and field operations teams under one roof.
- Performance-Driven Culture: Emphasis on durability, safety, playability, and lifecycle value.

Integrated QA/QC Framework Across Project Phases

A. Design Phase QA/QC

Objective: Develop accurate, buildable, code-compliant designs that meet the project intent.

QA Activities:

- Design Reviews: Internal multi-disciplinary design team conducts staged reviews (Schematic Design, Design Development, and Construction Documents).
- Compliance Checks: Ensure adherence to applicable building codes, ADA requirements, athletic governing body standards (e.g., ASBA, USA Pickleball).
- Constructibility Reviews: Construction team reviews for sequencing, feasibility, and conflicts.
- Client Sign-offs: Formal checkpoints for owner/stakeholder approvals.

QC Deliverables:

- Approved Issued-for-Construction (IFC) drawings.
- Record of design review comments and resolution log.

B. Construction Phase QA/QC

Objective: Build per drawings/specs and industry best practices, ensuring safety and performance.

QA Activities:

- Pre-construction Meetings: Alignment on quality expectations, submittals, and inspection protocols.
- Daily QC Inspections: Conducted by construction manager and QA/QC manager.
- Field Testing: Concrete cylinders for break tests
- Submittal Reviews: Approval of shop drawings, samples, and mockups before work begins.
- Third-Party Testing: Independent lab verification as required by client or specs.

QC Deliverables:

- Daily reports and inspection checklists.
- Field test results and corrective action logs.
- Photos, as-built records, and punch list closure documentation.

C. Commissioning & Turnover QA/QC

Objective: Deliver a fully functional, documented facility ready for use.

QA Activities:

- System Testing: Sports lighting
- Closeout Document Review: O&M manuals, warranties, as-builts.
- Client Training & Walkthroughs: Demonstrate systems and collect final acceptance.

QC Deliverables:

- Final acceptance report and signed punch list.
- Training logs and maintenance documentation.
- Warranty registration and contact sheet.

Roles and Responsibilities

Role	QA/QC Responsibility
Design Manager	Lead QA in design reviews and compliance
Project Manager	Overall QA/QC leadership, escalation point, owner liaison
Construction Manager	Field QA/QC daily oversight & subcontractor coordination

Technology Tools

Procore: Centralized document control and punch list tracking and mobile inspection.

Encouraging Local Participation

We recognize the importance of local engagement in fostering economic growth and community pride. To maximize participation, we will:

- Partner with Local Subcontractors & Suppliers: Prioritize contracts with qualified local businesses to enhance economic impact.
- Expedited Hiring & Training: Implement streamlined hiring processes and skill-building programs to quickly integrate local workers while maintaining the project timeline

Guiding the Owner's Design Review Committee

Tarkett will provide structured, transparent, and visual design reviews to help the Owner's Design Review Committee make informed trade-off decisions.

A. Cost-Quality-Schedule Trade-Off Reviews

- **Component-Level Breakdown:** Present costs per system (e.g., site work and stormwater detention, court construction, and sports lighting).
- **Tiered Options:** Offer "Good-Better-Best" scenarios using side-by-side comparisons.
- **Impact Flags:**
 - Under budget and meets intent
 - Meets intent but affects timeline
 - Exceeds budget or delays schedule

B. Tools for Alignment:

- **Visual References:** Renderings, product samples, and precedent imagery.
- **Live Cost Log:** Central document with:
 - Baseline estimate
 - Running cost impacts of scope changes
 - Cost deltas for each design revision
- **Decision Tracker:** Captures Owner approvals and timelines for each element.

C. Facilitation Techniques:

- Design Charrettes with stakeholders for high-impact components.
- Scenario Planning workshops with "if-this-then-that" budget modeling.
- Voting or Ranking Exercises for prioritizing scope items (e.g., scoreboard, locker finishes,

lighting levels).

Schedule and Mobilization Plan

1. Overall Approach to Scheduling, Site Safety, and Construction Sequencing

A. Scheduling Philosophy

- Tarkett Sports follows a milestone-driven scheduling strategy, which prioritizes:
- Alignment with the Owner's estimated completion date
- Minimizing disruption to athletic programming and academic activities
- Maximizing construction efficiency through logical sequencing and early work packages
- Maintaining safety and regulatory compliance across all project phases

The Design-Build Team will develop a baseline Critical Path Method (CPM) schedule in close coordination with stakeholders, allowing us to anticipate constraints, sequence long-lead items effectively, and support targeted interim milestones.

2. Addressing Regulatory and Stakeholder Approvals

A. Permitting & Approvals Strategy

- Tarkett Sports will lead a proactive permitting process, including:
- Early engagement with city and county regulatory agencies for building, fire, health, and utility permits
- Preparation and submission of incremental permit packages, beginning with site work and utility scopes to maintain schedule momentum
- Coordination with planning/zoning boards, if applicable

B. Regulatory Milestone Tracker

- Using Procore, we'll maintain a Regulatory Tracker that:
- Logs all required permits
- Assigns responsibilities
- Tracks submission and approval dates
- Alerts the team to avoid downstream delays

3. Scheduling and Sequencing Challenges & Solutions

A. Construction Sequencing Challenges

Challenges:

- Site access limitations during other facility usage hours
- Managing long-lead items and manufacturing timelines
- Solutions:
- Work Zone Planning: Segmenting the site into logical zones to allow concurrent activities
- Just-In-Time Material Deliveries: Coordinated via our in-house logistics team to minimize laydown impact

4. Scheduling Methodology and Tools

A. Baseline Schedule Development

- Critical Path Method (CPM) scheduling will be developed in Microsoft Project
- Key logic drivers: permitting approval, material lead times, weather contingencies, field curing times
- Schedule is structured in Phase Gates:
 - Site Mobilization
 - Court Construction
 - Lighting systems
 - Civil / Utility / Drainage
 - Surfacing
 - Final Commissioning & Punch

B. Manpower Forecasting & Labor Availability

- Use of labor planning tools to:
 - Forecast skilled labor needs by trade (e.g., equipment operators, concrete workers, fencing, electricians)

- Coordinate with local subcontractor availability
- Adjust crew sizes in real-time based on productivity and task duration

5. Site-Specific Mobilization and Safety Plan

A. Mobilization Plan Development

- Create a Site Utilization Plan indicating:
 - Access roads, laydown areas, crew parking, materials staging, pedestrian paths
 - Fence lines, gate controls, and security lighting
 - Coordinate utility locates and service tie-ins with city and Owner reps
 - Establish site signage, stormwater BMPs, and erosion control prior to excavation

B. Safety Plan Implementation

- Tarkett Safety Manager will develop a Site-Specific Safety Plan (SSSP) in accordance with OSHA standards and Tarkett's internal safety protocols.
- Toolbox Talks, daily Job Hazard Analysis (JHAs), and PPE audits
- Emergency evacuation routes and muster points posted at all entry gates
- Weekly safety inspections and reporting

C. Preliminary Schedule of Design and Construction

*Timelines are subject to change based on scope selected and information uncovered throughout the design and construction process.

Notice to proceed from City: Preliminary/Schematic Design

August 8, 2025
(August 9– September 3, 2025)

User Group Meetings + Design Workshop

August 19, 2025

Schematic Design Progress Check

August 25, 2025

Finalize SD Design (Site Layout Final) and SD estimate

September 3, 2025

Submit Concept Plan to City Planning staff to begin review

September 3, 2025

Design Development

(September 4 – September 19, 2025)

Plans dimensioned with lighting layout to owner

September 11, 2025

DD Estimate to owner

September 11, 2025

Owner Design approval

September 19, 2025

Construction Documents

(September 20–October 17, 2025)

Construction Plans to owner

October 3, 2025

Final site plan to City Planning for review

October 3, 2025

GMP to Owner

October 10, 2025

Owner Final Approval

October 17, 2025

Mobilization and Construction

(October 22, 2025 – February 1, 2026)

Install Erosion Control

October 23–24, 2025

Site Grading

October 27–November 7, 2025

Court Construction

November 8– November 25, 2025

Sports Lighting

November 19, 2025– January 9, 2026

Court Surfacing and Fencing

January 5–January 23, 2026

Punch List

February 2, 2026

Conflict Resolution Strategy

Tarkett Sports applies a three-tiered conflict resolution model built on respect, responsiveness, and resolution:

A. Conflict Prevention

- **Clear Roles & Protocols:** Defined at project kickoff and documented in the Team Charter.
- **Transparent Communication:** Weekly meetings with shared notes and action item logs.
- **Shared Understanding of Budget & Design Constraints:** Reduces scope misalignment and surprises.

B. Resolution Approach

- **Direct Dialogue First:** We encourage team leads to resolve issues at the point of conflict via structured conversations.
- **Escalation Protocol:**
 - Tier 1: Functional leads (e.g., PM to PM)
 - Tier 2: Executive review (e.g., Tarkett Project Executive + School Superintendent)
 - Tier 3: Mediation by neutral facilitator, or if needed, by a court of law

C. Conflict Documentation

- All issues are logged in Procore's Issues or RFI system with resolution timelines, responsible parties, and reference materials.
- Meeting minutes clearly record what was resolved and any follow-up actions.
- Our goal is to address tensions before they escalate, and to always preserve the partnership.



By Tarkett Sports

THE 50-YEAR COURT



FOCUS ON YOUR PROGRAM...



NOT ON PLANNING THE NEXT REPAIR.

Post-tension concrete is a construction method that enhances durability and performance. It involves embedding high-strength steel cables within the concrete slab, which are then tensioned after the concrete has set. This technique reduces cracking, increases structural integrity, and minimizes maintenance compared to traditional asphalt or concrete.



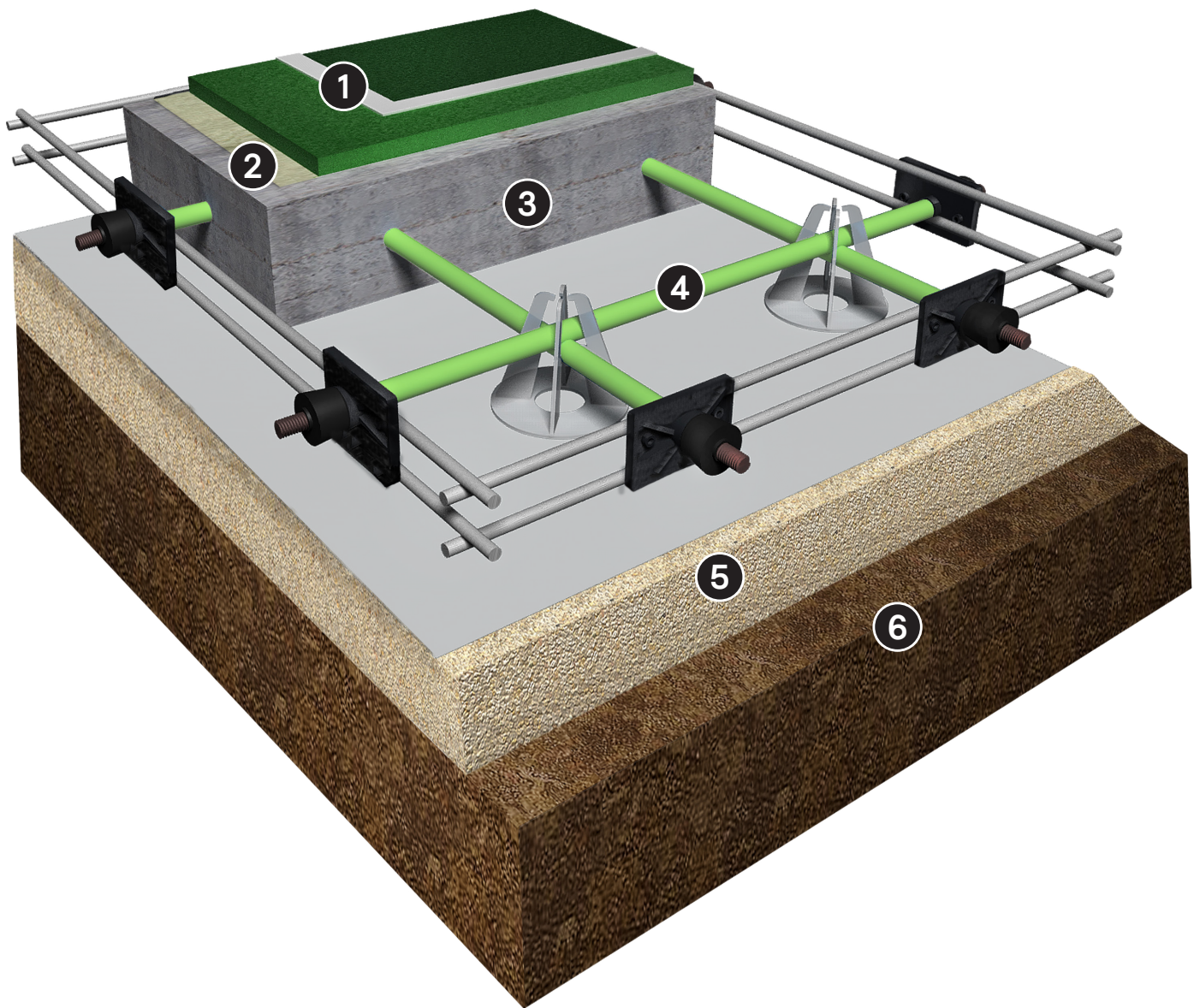
BENEFITS OF POST-TENSION CONCRETE:

- ▶ Provides a strong foundation, even over unstable soils.
- ▶ Increases resistance to settling and heaving.
- ▶ Eliminates weak spots around nets and fence posts.
- ▶ Improves uniformity of play.
- ▶ Maintains proper drainage to prevent ponding.
- ▶ Can be built over old asphalt courts, reducing costs and downtime.

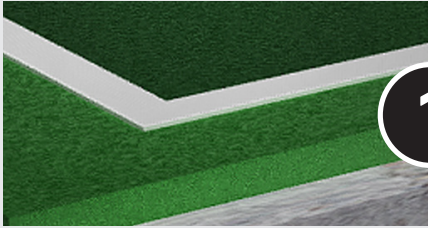


MOISTURE-RESISTANT, PRECISION-LEVELLED, AND BUILT TO LAST.

A world-class court begins with a foundation that seamlessly blends precision and strength. Our state-of-the-art post-tension concrete system, ClassicCourt, is engineered to deliver consistent performance and unmatched durability. **Let's explore its design:**

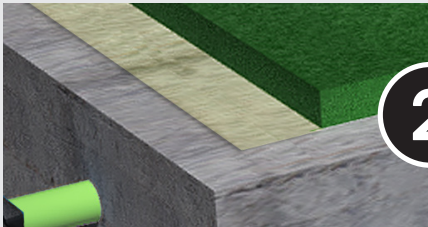


THE STAGES TO A WORLD-CLASS COURT



ACRYLIC SURFACING SYSTEM

Choose from a range of premium acrylic surfacing products tailored to your desired ITF Pace Rating and performance requirements.



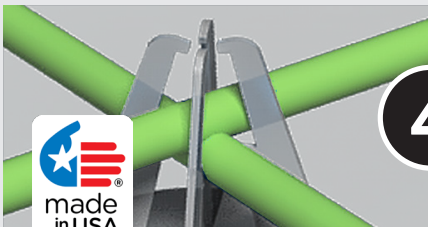
DIAMOND COATING – CLASSICCOURT EXCLUSIVE

Our proprietary, patented, breathable liquid vapor barrier is engineered to regulate moisture release from the concrete slab. Controlling the rate of evaporation—especially after heavy rain—helps prevent bubbling and other surface issues in the acrylic layer.



POST-TENSION CONCRETE SLAB – 50-YEAR WARRANTY

Once poured and tensioned, the concrete slab remains under constant compression. This allows it to ‘float’ over the subgrade rather than being rigidly anchored, absorbing ground movement and preventing shifting, settling, and cracking.



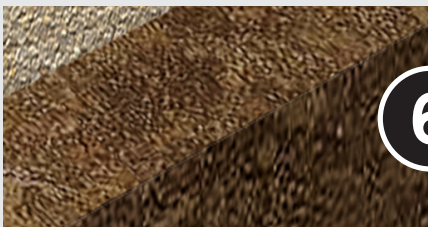
POST-TENSION CABLES – MADE IN USA

ClassicCourt uses high-performance 1/2” U.S. steel cables fabricated with virgin grease, powder-coated hardware, and an exclusive green sheathing exceeding 50 mils in thickness for superior corrosion protection.



AGGREGATE & LINER

A precisely engineered aggregate base creates a stable and level platform, improving drainage and ensuring a perfectly uniform playing surface. A high-quality liner is placed on top to enhance moisture control, prevent material migration, and provide additional stability for long-term performance.



COMPACTED SUBGRADE OR EXISTING ASPHALT COURT

ClassicCourt can be installed on a new subgrade or an existing aged asphalt or concrete court. This flexibility reduces demolition costs and accelerates installation, saving costs and minimizing venue downtime.

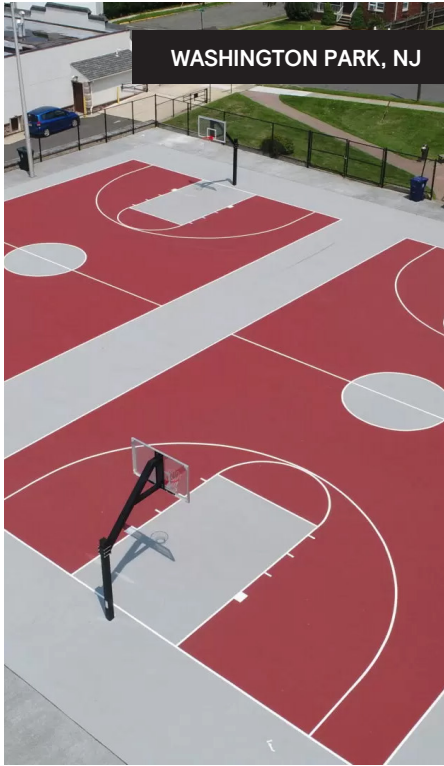
REST EASY. YOU'RE COVERED.



We stand behind our promise of quality with an industry-leading 50-year structural warranty on the concrete slab and a 10-year surfacing warranty.

ClassicCourt is more than a system—it's the guarantee of an expert dedicated to your project. Every court is built with the supervision of a Post-Tensioning Institute (PTI)-certified professional, delivering world-class quality and performance.







12 COURT SAMPLE LAYOUT





18 COURT SAMPLE LAYOUT



40

30

20

10

TarkettSPORTS

 **FieldTurf**[®]
By Tarkett Sports

 **BEYNON**[®]
By Tarkett Sports

 **ClassicCourt**
By Tarkett Sports

 **GRASSMASTER**
By Tarkett Sports

 **TarkettSPORTS**
INDOOR

 **TarkettSPORTS**
DESIGN

 **TarkettSPORTS**
CONSTRUCTION

AMPERE

 **ANCHOR**
MANAGEMENT GROUP

 **renner**[®]
By Tarkett Sports

 **CLASSIC TURF**
By Tarkett Sports

 **zaino**[®]
By Tarkett Sports

HOW TO USE:

Proposers must complete the entire form (two tabs). Read all of the notes included on each tab. Enter information into light yellow fields. Amounts will total on the cover page tab. Proposers should include whatever project durations they believe they need to successfully complete the project. Failure to comply with the notes or complete the form, may result in disqualification.

Form date: 7/01/2025

DESIGN-BUILDER'S GENERAL CONDITIONS AND FEE PROPOSAL

DESIGN COSTS (Enter Design Cost information on this sheet)	
DESIGN FEES from Architect/Engineer Team	\$ 41,250.00
CONTRACT ADMINISTRATION FEES from Architect/Engineer	\$ 13,750.00
SUB-TOTAL	\$ 55,000.00
DESIGN-BUILDER'S PRE-CONSTRUCTION SUM (Enter information on backup pages)	
PRE-CONSTRUCTION SUM	\$ 8,000.00
DESIGN-BUILDER'S CONSTRUCTION PHASE GENERAL CONDITIONS COSTS (Enter information on backup pages)	
LABOR	\$ 56,620.00
OVERHEAD COSTS AND EXPENSES	\$ 24,500.00
TOTAL	\$ 81,120.00
DESIGN-BUILDER'S FEE (Enter percentage on this sheet)	
DESIGN BUILDER FEE PERCENTAGE	5.00%
DESIGN BUILDER FEE AMOUNT	\$ 47,238.10
The Construction Phase Fee Amount is calculated by multiplying the Construction Phase Fee Percentage by the result obtained when the Preconstruction Sum is subtracted from the GMP Cost Limitation and the result is divided by the sum of 1 plus the Construction Phase Fee Percentage. $CPF_{fee} = CPF_{fee}\% \times [(GMPCL - PreCon\ Sum)/(1 + CPF_{fee}\%)]$	
TOTALS	
GMP COST LIMITATION (OWNER enter amount here)	\$ 1,000,000.00
TOTAL DESIGN FEE, PRE-CONSTRUCTION SUM, CONSTRUCTION PHASE GENERAL CONDITIONS COSTS, AND DESIGN-BUILDER'S FEE	\$ 191,358.10
PERCENTAGE OF PROJECT	19.14%

Proposers must attach a detailed itemization of the proposed General Conditions Costs in the format attached hereto.

Project Name: Pickleball Court Complex 25-127PAS

Proposer (Company): Tarkett Sport Construction

Name: Scott George

Date: 7/24/2025

PRE-CONSTRUCTION SUM							
	Phase	Cost	Notes				
1	Conceptual Design Phase	\$ 2,000.00					
2	Schematic Design Phase	\$ 2,000.00					
3	Design Development Phase	\$ 2,000.00					
4	Component Change Order/GMP/100% Construction Documents	\$ 2,000.00					
PRE-CONSTRUCTION LUMP SUM		\$ 8,000.00					

The Pre-Construction Sum is a negotiated lump sum to be paid upon completion of certain Pre-Construction Phase Milestones without the need to prove actual costs incurred.
Pre-Construction may include multiple Component Change Orders. CM/GC is not entitled to additional compensation for its Pre-Construction efforts unless agreed by all parties prior to work is performed.

CONSTRUCTION PHASE LABOR COSTS*							
	Employee Name	Job Title	Weekly Rate** (manually enter)	Duration (Weeks)*	Est. % of Time	Total**	Notes
1		Superintendent	\$ 3,200.00	12	100%	\$ 38,400.00	5000
2		Project Manager	\$ 4,000.00	12	20%	\$ 9,600.00	5000
3		Senior Project Manager	\$ 4,400.00	12	5%	\$ 2,640.00	10000
4		Project Executive	\$ 4,000.00	13	2%	\$ 1,040.00	7400
5		Project Administrator	\$ 4,000.00	13	5%	\$ 2,600.00	5000
6		Project Accountant	\$ 3,600.00	13	5%	\$ 2,340.00	5000
7						\$ -	50000
8						\$ -	87400
9						\$ -	27000
10						\$ -	
11						\$ -	
12						\$ -	
13						\$ -	
14						\$ -	
15						\$ -	
16						\$ -	
17						\$ -	
18						\$ -	
CONSTRUCTION PHASE LABOR COSTS TOTAL						\$ 56,620.00	

Any proposer that fails to include adequate staffing in this fee proposal shall be found to be non-responsive.

* All CM/GC's employees that will be charged to this job, whether on-site or elsewhere, shall be listed under Labor Costs except surveyors, carpenters, or general labor which can be included in General Requirements as Cost of Work (COW). If the employees are part of Contractor's overhead, then do not list them here.
 ** Hourly/Weekly/Monthly rate is the rate charged to the Owner which includes the actual salary paid plus any labor burden.
 * Owner requires both a part time Project Manager and a full time Superintendent until Substantial Completion. The Owner expects that one person should fill each role and the duties should not be shared amongst two or more individuals so that there is one point of contact for each role. A Project Manager or Superintendent must be present to supervise completion of all Punchlist items. Proposer should include Labor Costs for this supervision which is required after Substantial Completion. Proposer should estimate the maximum time that personnel will be needed from Commencement of Work to Final Completion. This Construction Phase Labor Costs Total is a Maximum Price to be paid to Contractor.
 ** Total calculates as Est. % of Project multiplied by the Monthly Rate multiplied by Duration.

CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES							
	Description	Number of Units *****	Unit (Lump Sum, Day, Month, etc.)	Cost per Unit*	Total ****	Notes	
1	Field Office (trailer or other rented space if billed to project. Indicate location in notes.) *****	3.00	month	\$ 1,500.00	\$ 4,500.00		
2	Field Office Set-Up and Demobilization	2.00	LS	\$ 500.00	\$ 1,000.00		
3	Temp Toilet/Holding Tank for Trailer(s)	3.00	month	\$ 500.00	\$ 1,500.00		
4	Temp Power for Field Office/Trailer(s)				COW	This item will be paid out of Cost of Work	
5	Temp Power Installation for Field Office/Trailer(s)				COW	This item will be paid out of Cost of Work	
6	Temp Water for Field Office/Trailer(s)				COW	This item will be paid out of Cost of Work	
7	Temp Water Installation for Field Office/Trailer(s)				COW	This item will be paid out of Cost of Work	
8	IT (computers, internet, hardware, software, landline phones)	3.00	month	\$ 250.00	\$ 750.00		
9	Cleaning for Trailer(s)	2.00	month	\$ 150.00	\$ 300.00		
10	Furniture for Trailer(s)	-		\$ 150.00	\$ -		
11	Supplies for Trailer(s)	1.00	LS		\$ 150.00		
12	Water for Consumption for Trailer(s)	3.00	Monthly	\$ 100.00	\$ 300.00		
13	Postage & Shipping		Reimbursable		\$ -	Actual cost, reimbursed.	
14	Reproduction of Plans & Specs		Reimbursable		\$ -	Actual cost, reimbursed.	
15	Progress Photos	3.00	month	\$ 1,000.00	\$ 3,000.00		
16	Owner Project Identification Signs	1.00	LS	\$ 1,500.00	\$ 1,500.00		
17	Mobile Phones/Jobsite Radios		Month		\$ -		
18	Project Vehicles **	3.00	Month	\$ 800.00	\$ 2,400.00		
19	Fuel for Project Vehicles	3.00	Month	\$ 500.00	\$ 1,500.00		
20	Travel/Lodging	3.00	month	\$ 750.00	\$ 2,250.00		
21	Payment & Performance Bond	1.00	LS	\$ 2,000.00	\$ 3,400.00		
22	Builder's Risk Insurance				\$ -		
23	Commercial General Liability Insurance ***	3.00	Month	\$ 150.00	\$ 450.00		
24	Auto Liability Insurance ***	3.00	Month	\$ 150.00	\$ 450.00		
25	Umbrella/Excess Insurance ***	3.00	Month	\$ 150.00	\$ 450.00		
26	Gross Receipts Tax				\$ -		
27	Pollution & Professional Liability Insurance	3.00	Month	\$ 200.00	\$ 600.00		
28					\$ -		
29					\$ -		
30					\$ -		
31					\$ -		
32					\$ -		
33					\$ -		
34					\$ -		
35					\$ -		
36					\$ -		
37					\$ -		
38					\$ -		
CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES TOTAL					\$ 24,500.00		
CONSTRUCTION PHASE GENERAL CONDITIONS TOTAL					\$ 81,120.00		

* All costs should be actual costs and are subject to verification with each payment application
 ** Please note which Project Team Members will have vehicles
 *** For purposes of pricing insurance, CM should assume that a CCIP will not be allowed. Insurance rates quoted will be the maximum allowed. Any additional costs for insurance in excess of rates listed here cannot be paid for out of General Conditions. For each type of insurance listed, list the policy coverage amount in the notes section and whether this limit is on a per project basis.
 **** GSFIC does not intend to pay for Overhead Cost and Expenses (General Conditions costs) that are not included on the fee proposal form. GSFIC will not accept a fee proposal that indicates any of the overhead costs and expenses, as listed on the fee proposal form, are to be carried as billable to Cost of Work (Scope). Submitting an incomplete fee proposal or listing other General Conditions items as Cost of Work may result in disqualification from the selection process. Firms should include any additional overhead and expenses they intend to charge to the project in the available space on the fee proposal form.
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 ***** Provide an explanation in the notes column for any item listed above that the CM is not showing a cost for or for any item where the cost is included in the labor burden.

PROPOSAL QUESTIONS (Failure to provide a response to each question may result in disqualification)

Do you wish to self-perform any work (including any work performed by closely related companies)? If so, please identify scopes you are interested in self-performing. Owner will consider proposer's request to self-perform after selection of CM/GC. Acceptance of this Fee Proposal does not mean that the Owner consents to proposer's wish to self-perform.

We intend to self-perform all scopes of work of the project with the exception erosion control, electrical, and sports lighting. All other scopes will be performed by our crews.

HOW TO USE:

Proposers must complete the entire form (two tabs). Read all of the notes included on each tab. Enter information into light yellow fields. Amounts will total on the cover page tab. Proposers should include whatever project durations they believe they need to successfully complete the project. Failure to comply with the notes or complete the form, may result in disqualification.

Form date: 7/01/2025

DESIGN-BUILDER'S GENERAL CONDITIONS AND FEE PROPOSAL

DESIGN COSTS (Enter Design Cost information on this sheet)	
DESIGN FEES from Architect/Engineer Team	\$ 48,750.00
CONTRACT ADMINISTRATION FEES from Architect/Engineer	\$ 16,250.00
SUB-TOTAL	\$ 65,000.00
DESIGN-BUILDER'S PRE-CONSTRUCTION SUM (Enter information on backup pages)	
PRE-CONSTRUCTION SUM	\$ 8,000.00
DESIGN-BUILDER'S CONSTRUCTION PHASE GENERAL CONDITIONS COSTS (Enter information on backup pages)	
LABOR	\$ 56,620.00
OVERHEAD COSTS AND EXPENSES	\$ 23,100.00
TOTAL	\$ 79,720.00
DESIGN-BUILDER'S FEE (Enter percentage on this sheet)	
DESIGN BUILDER FEE PERCENTAGE	5.00%
DESIGN BUILDER FEE AMOUNT	\$ 61,523.81
The Construction Phase Fee Amount is calculated by multiplying the Construction Phase Fee Percentage by the result obtained when the Preconstruction Sum is subtracted from the GMP Cost Limitation and the result is divided by the sum of 1 plus the Construction Phase Fee Percentage. $CPF_{\text{Fee}} = \frac{CPF_{\text{Fee}}\% \times [(GMPCL - PreCon\ Sum)]}{(1 + CPF_{\text{Fee}}\%)}$	
TOTALS	
GMP COST LIMITATION (OWNER enter amount here)	\$ 1,300,000.00
TOTAL DESIGN FEE, PRE-CONSTRUCTION SUM, CONSTRUCTION PHASE GENERAL CONDITIONS COSTS, AND DESIGN-BUILDER'S FEE	\$ 214,243.81
PERCENTAGE OF PROJECT	16.48%

Proposers must attach a detailed itemization of the proposed General Conditions Costs in the format attached hereto.

Project Name: Pickleball Court Complex 25-127PAS

Proposer (Company): Tarkett Sports Construction

Name: Scott George

Date: 7/24/2025

PRE-CONSTRUCTION SUM						
	Phase	Cost	Notes			
1	Conceptual Design Phase	\$ 2,000.00				
2	Schematic Design Phase	\$ 2,000.00				
3	Design Development Phase	\$ 2,000.00				
4	Component Change Order/GMP/100% Construction Documents	\$ 2,000.00				
PRE-CONSTRUCTION LUMP SUM		\$ 8,000.00				

The Pre-Construction Sum is a negotiated lump sum to be paid upon completion of certain Pre-Construction Phase Milestones without the need to prove actual costs incurred.
Pre-Construction may include multiple Component Change Orders. CM/GC is not entitled to additional compensation for its Pre-Construction efforts unless agreed by all parties prior to work is performed.

CONSTRUCTION PHASE LABOR COSTS*							
	Employee Name	Job Title	Weekly Rate** (manually enter)	Duration (Weeks)*	Est. % of Time	Total**	Notes
1		Superintendent	\$ 3,200.00	12	100%	\$ 38,400.00	
2		Project Manager	\$ 4,000.00	12	20%	\$ 9,600.00	
3		Senior Project Manager	\$ 4,400.00	12	5%	\$ 2,640.00	
4		Project Executive	\$ 4,000.00	13	2%	\$ 1,040.00	
5		Project Administrator	\$ 4,000.00	13	5%	\$ 2,600.00	
6		Project Accountant	\$ 3,600.00	13	5%	\$ 2,340.00	
7						\$ -	
8						\$ -	
9						\$ -	
10						\$ -	
11						\$ -	
12						\$ -	
13						\$ -	
14						\$ -	
15						\$ -	
16						\$ -	
17						\$ -	
18						\$ -	
CONSTRUCTION PHASE LABOR COSTS TOTAL						\$ 56,620.00	

Any proposer that fails to include adequate staffing in this fee proposal shall be found to be non-responsive.

* All CM/GC's employees that will be charged to this job, whether on-site or elsewhere, shall be listed under Labor Costs except surveyors, carpenters, or general labor which can be included in General Requirements as Cost of Work (COW). If the employees are part of Contractor's overhead, then do not list them here.
 ** Hourly/Weekly/Monthly rate is the rate charged to the Owner which includes the actual salary paid plus any labor burden.
 * Owner requires both a part time Project Manager and a full time Superintendent until Substantial Completion. The Owner expects that one person should fill each role and the duties should not be shared amongst two or more individuals so that there is one point of contact for each role. A Project Manager or Superintendent must be present to supervise completion of all Punchlist items. Proposer should include Labor Costs for this supervision which is required after Substantial Completion. Proposer should estimate the maximum time that personnel will be needed from Commencement of Work to Final Completion. This Construction Phase Labor Costs Total is a Maximum Price to be paid to Contractor.
 ** Total calculates as Est. % of Project multiplied by the Monthly Rate multiplied by Duration.

CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES						
	Description	Number of Units *****	Unit (Lump Sum, Day, Month, etc.)	Cost per Unit*	Total ****	Notes
1	Field Office (trailer or other rented space if billed to project. Indicate location in notes.) *****	3.00	month	\$ 1,500.00	\$ 4,500.00	
2	Field Office Set-Up and Demobilization	2.00	LS	\$ 500.00	\$ 1,000.00	
3	Temp Toilet/Holding Tank for Trailer(s)	3.00	month	\$ 500.00	\$ 1,500.00	
4	Temp Power for Field Office/Trailer(s)				COW	This item will be paid out of Cost of Work
5	Temp Power Installation for Field Office/Trailer(s)				COW	This item will be paid out of Cost of Work
6	Temp Water for Field Office/Trailer(s)				COW	This item will be paid out of Cost of Work
7	Temp Water Installation for Field Office/Trailer(s)				COW	This item will be paid out of Cost of Work
8	IT (computers, internet, hardware, software, landline phones)	3.00	month	\$ 250.00	\$ 750.00	
9	Cleaning for Trailer(s)	2.00	month	\$ 150.00	\$ 300.00	
10	Furniture for Trailer(s)	-			\$ -	
11	Supplies for Trailer(s)	1.00	LS	\$ 150.00	\$ 150.00	
12	Water for Consumption for Trailer(s)	3.00	Monthly	\$ 100.00	\$ 300.00	
13	Postage & Shipping		Reimbursable		\$ -	Actual cost, reimbursed.
14	Reproduction of Plans & Specs		Reimbursable		\$ -	Actual cost, reimbursed.
15	Progress Photos	3.00	month	\$ 1,000.00	\$ 3,000.00	
16	Owner Project Identification Signs	1.00	LS	\$ 1,500.00	\$ 1,500.00	
17	Mobile Phones/Jobsite Radios		Month		\$ -	
18	Project Vehicles **	3.00	Month	\$ 800.00	\$ 2,400.00	
19	Fuel for Project Vehicles	3.00	Month	\$ 500.00	\$ 1,500.00	
20	Travel/Lodging	3.00	month	\$ 750.00	\$ 2,250.00	
21	Payment & Performance Bond	1.00	LS	\$ 2,000.00	\$ 2,000.00	
22	Builder's Risk Insurance				\$ -	
23	Commercial General Liability Insurance ***	3.00	Month	\$ 150.00	\$ 450.00	
24	Auto Liability Insurance ***	3.00	Month	\$ 150.00	\$ 450.00	
25	Umbrella/Excess Insurance ***	3.00	Month	\$ 150.00	\$ 450.00	
26	Gross Receipts Tax				\$ -	
27	Pollution & Professional Liability Insurance	3.00	Month	\$ 200.00	\$ 600.00	
28					\$ -	
29					\$ -	
30					\$ -	
31					\$ -	
32					\$ -	
33					\$ -	
34					\$ -	
35					\$ -	
36					\$ -	
37					\$ -	
38					\$ -	
CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES TOTAL					\$ 23,100.00	
CONSTRUCTION PHASE GENERAL CONDITIONS TOTAL					\$ 79,720.00	

* All costs should be actual costs and are subject to verification with each payment application
 ** Please note which Project Team Members will have vehicles
 *** For purposes of pricing insurance, CM should assume that a CCIP will not be allowed. Insurance rates quoted will be the maximum allowed. Any additional costs for insurance in excess of rates listed here cannot be paid for out of General Conditions. For each type of insurance listed, list the policy coverage amount in the notes section and whether this limit is on a per project basis.
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PROPOSAL QUESTIONS (Failure to provide a response to each question may result in disqualification)

Do you wish to self-perform any work (including any work performed by closely related companies)? If so, please identify scopes you are interested in self-performing. Owner will consider proposer's request to self-perform after selection of CM/GC. Acceptance of this Fee Proposal does not mean that the Owner consents to proposer's wish to self-perform.

We intend to self-perform all scopes of work of the project with the exception erosion control, electrical, and sports lighting. All other scopes will be performed by our crews.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM:

Clint Murphy, Fire Chief	08/01/2025
David Borkowski, City Engineer	08/01/2025
Angela Egan, Purchasing Manager	08/01/2025
Kelly Bush, Financial & Administrative Services Director	08/01/2025
Chris Hobby, Assistant City Manager	08/01/2025
Justin Strickland, City Manager	08/01/2025

DATE: August 7, 2025

SUBJECT: 08-25-01 Fire Station 83 Renovation

Recommendation:

Approve the renovation of Fire Station 83 with Frontier Design/Build in the amount of \$97,900.

Discussion:

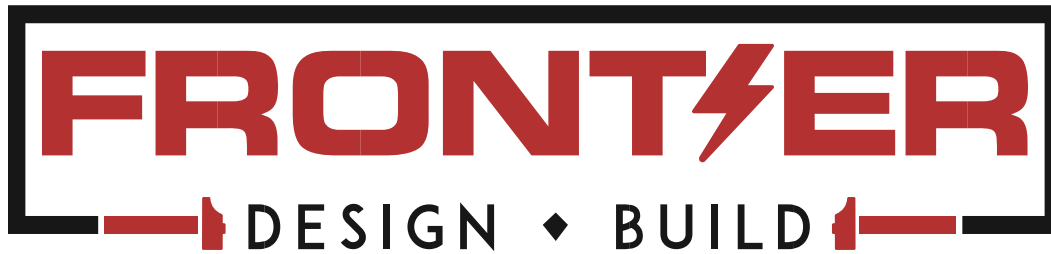
As part of the annual \$450,000 of CIP Building Maintenance Funds, a project to expand and renovate the kitchen at Fire Station 83 was proposed in the FY25 Budget. The City regularly works with Frontier on these kinds of smaller renovation projects and Frontier is the documented preferred vendor of the City for this type of work.

Budget Impact:

The current budget for the project is \$220,000.

Attachments:

1. Proposal - PTCFD 83 Renovations (1)



231 Tiger Way
PEACHTREE CITY, Ga. 30269

Phone 770-652-1451

www.FrontierGA.com

Fax 770-487-2871

TO

PROJECT

Proposal # : 0731255

City Of Peachtree City

PTCFD Station 82 (Renovation)

Date : 07/31/2025

Scope Of Work

Demolition Of Kitchen, Dayroom and Bathroom Finishes

- Provide construction dumpster for duration of project, haul off all debris
- Demolish and dispose of kitchen cabinetry, plumbing fixtures and appliances that owner does not wish to retain
- Demolish and dispose of plumbing fixtures in bathroom
- Demolish and dispose of shower
- Demolish all flooring including VCT, carpet and tile in all areas
- Demolish and dispose of all acoustical ceilings, ceiling insulation and light fixtures
- Install temporary lighting to remain in place until permanent lighting is installed
- Remove gas line for range and cap above ceiling
- Remove plumbing and in wall that is to be demolished between kitchen and bathroom
- Demolish and dispose of wall between kitchen and bathroom
- Remove and dispose of wall base moulding in all areas
- Saw cut and remove concrete slab, relocate plumbing for new bathroom layout
- Provide X-ray of concrete slab prior to saw cutting of concrete

Flooring and Ceiling

- Furnish and install new commercial carpet squares per owner selection
- Grind, polish and seal concrete in kitchen and office
- Furnish and install new black wall base in all areas
- Furnish and install new acoustical ceiling grid and tiles
- Furnish and install new color selectable 2x4 LED light fixtures in all areas

Renovations

- Construct new restroom walls per layout drawing
- Remove door and frame from doorway from kitchen to engine bay, install framing and sheetrock
- Furnish and install (2) new 36"x96" wood stain grade doors and handlesets per layout drawing
- Add circuitry for 12 dedicated receptacles in kitchen for appliances
- Finish and paint sheetrock at new wall locations in restroom
- Paint all walls in kitchen, dayroom and office in color of owner selection
- Stain new doors to match existing
- Sand and stain existing doors
- Paint all trim for doors and windows
- Furnish and Install kickplates on all new and existing doors
- Furnish and Install door sweeps on bottom of (5) doors to exterior and engine bay
- Furnish and Install (3) emergency/exit combination fixtures
- Furnish and install (6) smoke detectors in ceiling

TOTAL: \$97,900.00

Please contact me if there are any questions or concerns. Thank you and best regards.

James Thompson
Frontier Design /Build

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 08/01/2025
Kelly Bush, Financial & Administrative Services Director 08/01/2025
Justin Strickland, City Manager 08/01/2025

DATE: August 7, 2025

SUBJECT: 08-25-02 Addition of Two Full-Time Positions - Building Permit Technician and Planning & Zoning Technician

Recommendation:

Approve the addition of a Building Permit Technician position and a Planning & Zoning Technician position within the Protective Inspections Department.

Discussion:

As previously discussed, staff have issued a Request for Proposals (RFP) for building permitting and inspection services. The RFP specifically excludes the positions of Building Permit Technician and Planning & Zoning Technician, which are currently provided by the contracted firm and billed back to the City. The scope of the new RFP is limited to field operations roles, including:

- Building Inspector
- Building Official
- Plan Reviewer
- Erosion and Sediment Control Inspector
- Engineering Plan Reviewer

The City's existing contract for these services expires on October 1, 2025. After evaluating the costs associated with continued outsourcing, staff recommend transitioning these roles to in-house positions. This recommendation is based not only on a net neutral cost but also on the operational benefits of direct employee management and improved alignment with organizational expectations.

Planning and Zoning Technician (Grade 109):

Starting salary – **\$52,639**

Total estimated annual cost to the city (with benefits) – **\$93,574**

Building Permit Technician (Grade 106):

Starting salary – **\$45,471**

Total estimated annual cost to the city (with benefits) – **\$85,630**

Budget Impact:

None on the budget, just reallocation of funds between accounts.

\$179,204 from Contractual Services to various Salaries and Benefits lines.

Attachments:

1. Building Permit Technician
2. Planning and Zoning Technician



Building Permit Technician

Reports to: Planning & Development Director

Salary Grade: 106

FLSA Status: Non-Exempt

Job Code:

Date: March 17, 2025

JOB SUMMARY

The person in this position is responsible for issuing permits for approved construction permit applications and providing general clerical support for both the division and the department. Responsible for collecting, maintaining and assisting the public with all related documentation necessary for building, mechanical, plumbing, electrical, and grading permit applications in the Building Inspections Division of the Planning and Development Department.

ESSENTIAL FUNCTIONS

- Serve as the Department's first point of contact by engaging with customers across all communication channels including walk-in, phone, email, chat, etc.
- Greets and directs visitors; ensure all visitors sign in by using the visitors' software system.
- Directs visitors by maintaining employee and department directories.
- Perform ad hoc customer service-related tasks or projects as assigned, demonstrating flexibility and adaptability
- Apply best practices in customer service techniques to establish rapport and build positive relationships with residents, business owners, and visitors to the City of Peachtree City.
- Responsible for issuance and/or tracking of all building permits through the permitting process, beginning with the application acceptance, plan review, inspections and permit closure
- Establishes and maintains systems to ensure that all files, letters, reference manuals, field inspection reports, permit files, blueprints, drawings and other data or material is maintained in an organized fashion
- Process permits for approved building, mechanical, plumbing, electrical, HVAC, and grading permit applications
- Assures that the application forms are fully completed by the applicant
- Completes the necessary portions of the application forms
- Verifies that applicants are properly licensed.
- Records permit application information in a computerized database
- Verifies that necessary departmental approvals are obtained before issuing permits
- Records permit information, and sends appropriate copies
- Calculates permit fees and submits all calculated fees to the appropriate personnel
- Logs, maintains, and updates permit records on the computerized database
- Prepares monthly, quarterly, and annual permit activity reports for the division
- Communicates with engineers, architects, developers, builders, and citizens over the telephone and in person and directs them to the appropriate personnel

KNOWLEDGE REQUIRED BY THE POSITION

- Must possess solid knowledge of local building code regulations, policies, procedures, and terminology used within the work environment.
- Thorough knowledge of current office practices, methods and procedures.
- Solid knowledge of MS Word.
- Basic knowledge of MS Excel.
- Must possess the ability to positively interact with the other staff members, the general public, contractors, governmental entities, and other clientele.
- Communicate effectively verbally and in writing to a diverse group of customers.
- Thorough knowledge of spelling, punctuation, and grammar.
- Excellent proofreading skills.
- Demonstrated ability to exercise initiative and a considerable amount of independent judgment.
- Knowledge of computers and job-related software programs.
- Knowledge of permit processing and plan review requirements in the State of Georgia.
- Knowledge of routine legal procedures as related to the enforcement of laws and ordinances.
- Skill in reading plans and interpreting technical reports.
- Ability to conduct technical research.
- Ability to understand and interpret maps, drawings, specifications and documents.
- Ability to present verbal and written recommendations in a clear and concise manner.
- Skill in oral and written communication.
- Ability to read and understand deeds, surveys and legal descriptions, and determine whether such records relate to the same property.
- Knowledge of principles and practices of engineering and physical design.
- Ability to prepare reports, plans and studies and to accurately interpret ordinances and codes.
- Ability to establish and maintain effective working relationships with departmental personnel, City personnel, developers, and the public.
- Ability to deal courteously and tactfully with the public.

SELF-DIRECTED AND SELF-MOTIVATED SUPERVISORY CONTROLS

The Planning and Development Director assigns work in terms of general instructions. The Director spot-checks completed work for compliance with procedures and the nature and propriety of the results.

GUIDELINES

Guidelines include city codes and ordinances, the Georgia State Minimum Standard Construction Codes, and department policies and procedures. These guidelines require judgment, selection, and interpretation in application.

COMPLEXITY/SCOPE OF WORK

- The work consists of varied Building and Inspection duties. Strict regulations, combined with the unique nature of each case in question, contribute to the complexity of the work.
- The purpose of this position is to coordinate the updating and enforcement of city ordinances. Successful performance contributes to the planned and positive development of the city.

CONTACTS

- Contacts are typically with co-workers, other city employees, real estate professionals, business leaders, property owners, developers, surveyors, local and state elected officials, architects, engineers, and the general public.
- Contacts are typically to give or exchange information, resolve problems, and negotiate, defend, or settle matters.

PHYSICAL DEMANDS/ WORK ENVIRONMENT

- The work is typically performed while sitting at a desk or table or while intermittently sitting, standing, stooping, walking, bending or crouching. The employee occasionally lifts light and heavy objects, climbs ladders, and distinguishes between shades of color.
- The work is typically performed in an office and outdoors, occasionally in cold or inclement weather. The employee may be exposed to noise, dust, dirt and grease. Work requires the use of protective devices such as masks, goggles, gloves, etc.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

Not Applicable

MINIMUM QUALIFICATIONS

- Requires a high school graduate or GED.
- Demonstrated work experience interfacing directly with customers to solve customer problems is required.
- Two (2) years experience in secretarial and various office related work or an equivalent combination of education and experience. An equivalent combination of education and experience may be considered. Municipal experience a plus.
- ICC Permit Technician certification is required within the first 6 months (city-sponsored).

The qualifications listed above represent the credentials necessary to perform the essential functions of this position. To be successful in this position, an individual must be able to perform each essential duty satisfactorily. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions of this position.

I have read and accept the responsibilities for this position.

Print Name: _____

Signature: _____

Date: _____



Planning and Zoning Technician

Reports to: Planning & Development Director

Salary Grade: 109

Job Code:

FLSA Status: Non-Exempt

Date: March 17, 2025

JOB SUMMARY

This person in this position is responsible for assisting in Planning, Zoning, and Development functions for the city. This position conducts short-range planning, research, and analyses. The work is performed under the direct supervision of the Planning & Development Director.

ESSENTIAL FUNCTIONS

- Serve as the Department's first point of contact by engaging with customers across all communication channels including walk-in, phone, email, chat, etc.
- Assists in coordinating with other departments and city staff on the Planning and Development Department updates of zoning maps, zoning and development ordinances, comprehensive plans, zoning permits and applications, flood plain maps and other studies.
- Receives and reviews applications for rezoning, special land use permits, site plans, landscape plans, variances, zoning appeals, conceptual and preliminary subdivision plats, and future land use plan amendments.
- Assist in the assurance of application accuracy, including the accuracy of legal descriptions of the subject property, requests additional materials from applicants when needed, and rejects incomplete or inaccurate applications.
- Receives and reviews hydrology plans, sign plans, parking plans, civil design and construction plans, site plans, landscaping plans, erosion and sedimentation and pollution control plans, grading plans, floodplain management/flood damage prevention plans, tree conservation plans, and all other plans required or allowed by the zoning and development ordinances.
- Assist in the preparation of accurate and complete zoning verifications in accordance with established standard operating procedure.
- Requests information from and project assistance to federal, state, regional, county, city and other agencies regarding planning, zoning and development issues.
- Conducts field work and site reviews as required.
- Develops and prepares comprehensive analytical and technical studies and reports for the Senior Planner and/or Planning & Development Director.
- Reviews business license applications and building permit applications for zoning compliance.
- Financial Responsibilities: Accept, receive, and/or collect payments.
- Conducts plan reviews for new construction to insure zoning and development compliance.
- Maintains and updates professional knowledge, attends training programs, workshops and meetings; and
- Performs special projects and other duties as assigned.

KNOWLEDGE REQUIRED BY THE POSITION

- Knowledge of planning principles and practices.
- Knowledge of land management principles.
- Knowledge of City and department policies and procedures.
- Knowledge of city, county, regional, state and federal codes, ordinances and regulations pertaining to planning, including transportation planning.
- Knowledge of architectural and urban design principles.
- Knowledge of landscape architecture principles.
- Knowledge of computers and job-related software programs.
- Knowledge of permit processing and plan review requirements in the State of Georgia.
- Knowledge of planning requirements in the State of Georgia.
- Knowledge of routine legal procedures as related to the enforcement of laws and ordinances.
- Skill in reading plans and interpreting technical reports.
- Ability to conduct technical planning research.
- Ability to understand and interpret maps, drawings, specifications and documents.
- Ability to present verbal and written recommendations in a clear and concise manner.
- Skill in oral and written communication.
- Ability to read and understand deeds, surveys and legal descriptions, and determine whether such records relate to the same property.
- Knowledge of principles and practices of engineering and physical design as related to city planning.
- Ability to prepare reports, plans and studies and to accurately interpret ordinances and codes.
- Ability to establish and maintain effective working relationships with departmental personnel, City personnel, developers, and the public.
- Ability to deal courteously and tactfully with the public.
- Ability to operate City vehicles.

SUPERVISORY CONTROLS

Through the direction of the Planning and Development Director, assignments are provided in terms of general instructions. The Director spot-checks completed work for compliance with procedures and the nature and propriety of the results.

GUIDELINES

Guidelines include City codes and ordinances, state planning law, state zoning procedures law, and department policies and procedures. These guidelines require judgment, selection, and interpretation in application.

COMPLEXITY/SCOPE OF WORK

- The work consists of varied planning duties. Strict regulations, combined with the unique nature of each case in question, contribute to the complexity of the work.
- The purpose of this position is to coordinate the updating and enforcement of City ordinances. Successful performance contributes to the planned and positive development of the city.

CONTACTS

- Contacts are typically with co-workers, other city employees, real estate professionals, business leaders, property owners, developers, surveyors, local and state elected officials, architects, engineers, and the general public.
- Contacts are typically to give or exchange information, resolve problems, and negotiate, defend, or settle matters.

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- The work is typically performed in an office and outdoors, occasionally in cold or inclement weather. The employee may be exposed to noise, dust, dirt and grease. Work requires the use of protective devices such as masks, goggles, gloves, etc.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

Not Applicable

MINIMUM QUALIFICATIONS

- High school diploma or GED required; Associate's degree or coursework in planning, geography, public administration, or a related field preferred.
- One to three years of professional experience in planning, zoning, community development, or a related field, with sufficient knowledge to oversee and support subordinate positions.
- Possession of or ability to obtain a valid driver's license issued by the State of Georgia for the type of vehicle or equipment operated.

The qualifications listed above represent the credentials necessary to perform the essential functions of this position. To be successful in this position, an individual must be able to perform each essential duty satisfactorily. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions of this position.

I have read and accept the responsibilities for this position.

Print Name: _____

Signature: _____

Date: _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Harold Layton 07/31/2025
Kelly Bush, Financial & Administrative Services Director 07/31/2025
Chris Hobby, Assistant City Manager 07/31/2025
Justin Strickland, City Manager 08/01/2025

DATE: August 7, 2025

SUBJECT: 08-25-03 FY25 Budget Amendment and Acceptance of Recreation Program Donations

Recommendation:

Approve the budget amendment 25-20 for the acceptance of various donations supporting Parks and Recreation events and memorial installations.

Discussion:

Staff received the following donations in support of City events and memorial installations:

- A \$500 sponsorship from Fourth Corner Boxing and Fitness Gym for the Back to School Bash,
- A \$500 donation from Pace-Lynch in support of the Home Run Derby,
- A \$1,577.49 donation from Robert Seaman for the purchase of a memorial bench,
- A \$2,367.56 donation from Cindy Farr for the purchase of a memorial bench.

The attached budget amendment accepts these donations and budgets the corresponding expenditures in the appropriate Parks and Recreation program areas.

Budget Impact:

The proposed budget amendment will increase both revenues and expenditures in the General Fund 100 and the Special Revenue Fund 200.

Attachments:

1. Budget Amendment 25-20 Rec Donations and Memorial Benches

[illegible]

SUMNER | MEEKER
LLC
ATTORNEYS AT LAW

THEODORE P. MEEKER, III

14 EAST BROAD STREET
NEWNAN, GEORGIA 30263

TELEPHONE 770-251-1750
FACSIMILE 770-251-1770
tmeeker@numail.org

TO: City Council
Peachtree City, Georgia

FROM: Theodore P. Meeker, III 
City Attorney

DATE: August 1, 2025

RE: Appeal of denial of dock permit

The matter before the City Council is an appeal of a denial of a dock permit. The main issue determined by staff was that, in staff's opinion, the rights granted to the property owner did not include the right to construct a dock. The property, however, is owned by the City. As such, the City Council can approve the construction of a dock.

In reviewing this matter, it appears from the deed records that Lots 64-71 were platted in 1964, which was prior to the state or city adoption of buffer requirements along lakes and reservoirs. The lake buffer does not appear to be in question.

Covenants and lake rights were vested and continue with those lots when they were platted. Lots 65-70 were granted an access easement to the lake and only waterfront lots were granted dock rights. See the attached covenants (Exhibit "A"), the relevant portion being highlighted in yellow. It is staff's opinion that the lot in question clearly has an access easement to use Lake Peachtree. The question, however, is the ability of the lot owner to build a dock on the common area.

The common area shared by lots 65-70 was apportioned into the lots in 1979 and replatted. A sliver of common area remained along the edge of Lake Peachtree. See Exhibit "B". From the documents sent to staff, Equitable apparently conveyed a 1/16th interest to each of the lots in 1979. The rights conveyed appear to be access rights only. The rest of the lake was conveyed to the city in 1981.

The city has not maintained the lakefront sliver property.

It appears that three (3) docks were built on the lakefront property over the years. The city's records are unclear as when those docks were built, and whether permits were obtained.

The position of city staff as to dock permits on the sliver has been: (1) existing docks may be maintained but not enlarged; (2) new dock permits will not be issued to non-lakefront properties unless they can show documentation that they have a vested right to do so. Based

upon our review of the original covenants, the parcels have an access easement to the common area, which in our opinion is different than the right to build a dock. The records seem to indicate that each of the lot owners have an equal interest in the common area. Having an interest in the property vs. lakefront lots has been the issue for staff in terms of approving a dock permit.

Ultimately, other lots for non-lakefront properties have been allowed, though the city has no record of when those were built or approved. Given what was presented to staff and research done by staff, it was the opinion that a permit could not be issued. As it is city property, however, Council can approve the permit via the appeal process. That is the issue before Council in this matter.

TPM/jm
Attachments

54/371

STATE OF GEORGIA

COUNTY OF FAYETTE

THIS INDENTURE, made this 25th day of November, 1964,
between BESSEMER PROPERTIES, INCORPORATED, a Delaware
corporation (hereinafter referred to as Grantor), and ELLIS A.
MANSOUR (hereinafter referred to as Grantee).

WITNESSETH:

That the Grantor for and in consideration of the sum of Ten
Dollars in hand paid, at and before the sealing and delivery of
these presents, the receipt of which is hereby acknowledged,
has granted, bargained, sold and conveyed, and by these presents
does grant, bargain, sell and convey unto Grantee, his heirs and
assigns, all that tract or parcel of land lying and being in Land Lot(s)
51 of the 6th District of Fayette County, Georgia, and being Lot 65,
Block A, in section IV of the property of Grantor (said lot is herein-
after referred to as the Lot) as more particularly shown on a plat
prepared for Grantor (hereinafter referred to as Plat) dated
May 8, 1964, and recorded in Plat Book Two, Page 148, of the
records of the Clerk of the Superior Court of Fayette County, Georgia.

PB 2 p. 148
Does not include
pond but
see 203/544

With respect to areas designated "Utility Easement" on the Plat,
Grantor reserves to itself, its successors and assigns, a perpetual
easement to install, repair, maintain, change the size of, remove or
replace water, sewer, storm sewer, drainage ditch, gas, telephone,
telegraph, electric, and other utility systems either through, below
or above the ground with right of ingress and egress thereto. No
structure, fence, shubbery, trees or other obstruction shall be
erected or placed on any such area, and Grantor reserves to itself,
its successors and assigns the right to keep such area clear of all
structures, fences, shubbery, trees or other obstructions.

See also
aco
202/719
successor
in title to
Bessemer
re pond

371

Book: 54 Page Sequence: 371

EXHIBIT

A

tabbles

Grantor further reserves to itself, its successors and assigns, the right to go on and over such area to spray for insect and for other similar pest control purposes.

TO HAVE AND TO HOLD the said tract of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever, in Fee Simple.

The lot conveyed hereunder includes a perpetual easement: to the common area generally behind each of the lots 65, 66, 67, 68, 69, 70 and the side of lot 64, and including area designed as "P" of the same Block and Section hereunder. This common area, now the site of a small lake and land fronting on Lake Peachtree, is to be used and maintained jointly by the above lot owners through an association formed by the said lot owners. Should a majority wish to do so, the common area may be subdivided by extending each "side" property line of lots 65 through 70 to the intersection of a line drawn from the midpoint of a line drawn from co-ordinates N. 1, 231, 253.42// E. 375, 399.84 and N 1, 231, 574.93// E. 375, 297.91 to the point whose co-ordinates are N. 1, 231, 068.25// E. 374, 945.07, said line hereinafter referred to as "new rear lot line". Each lot then would have easement to the new area adjacent to such lot to the rear (or to the side in the case of lot 64). The ten foot utility easement described above will be extended with five feet on each side of the "new rear lot line" to the intersection of such line with Lake Peachtree and remain in Grantor and may be used by the lot owners for ingress and egress to the remaining common area designated as "P". The lot owners above, through common use of "P" will have such rights to Lake Peachtree in all respects as though they collectively were two lots abutting on the said Lake Peachtree. Grantee shall have no rights in the area of Lake

See QCD +
Agmt
203/544

Peachtree, the water of Lake Peachtree or the land under Lake Peachtree. If the Lot abuts on Lake Peachtree then to the extent, if any, expressly permitted by, and subject to the terms and conditions of, Rules and Regulations for the use of Lake Peachtree, as may be promulgated, modified and amended from time to time by Grantor, its successors or assigns, the Grantee is hereby granted an easement appurtenant to the Lot to use Lake Peachtree. Whenever reference is made on the Plat to "Lake Shore Property Line," such line shall be deemed to be the high water line of Lake Peachtree, as defined on the Plat.

This conveyance is subject to the following restrictions.

1. The Lot shall be used solely for residential purposes. Furthermore, the Lot shall be used solely for one private one-family dwelling.
2. The Lot shall not be subdivided; provided, however, if there is no structure on the Lot, it may be subdivided to create on either side thereof a larger single lot, but once the Lot has been so subdivided, the remainder of the Lot shall not be used for any purpose, including without limitation residential purposes, until it has become a part of an adjacent lot. If the Lot is increased in area by any such subdivision of an adjacent lot, the Lot, as so increased, shall be deemed to be a single lot and shall be subject to these restrictions.
3. No part of any structure shall be erected or placed on the Lot less than 30 feet from the right-of-way of any street adjacent to the Lot; and less than 15 feet from each side property line, and less than 15 feet from the rear property line. Where the Lot is a lot having more than one side fronting on a street the rear property line will be deemed to be any property line or lines running parallel to the Utility Easement Line on the Lot.

4. No other structure other than one detached single-family residence and an accompanying private garage, and if the Lot abuts on Lake Peachtree, an accompanying private dock shall be erected or placed on the Lot. No such residence shall exceed two stories in height, exclusive of basement and attic. Such residence shall have a minimum of 750 square feet of habitable living space exclusive of open porches, steps, garages, carports, terraces and eaves.

5. No structure shall be erected or placed on the Lot nor shall any such structure be altered, until the building plans drainage and grading plans, specifications and a plot plan for such structure, or such alteration, have been approved in writing by Bessemer Properties, Incorporated, its successors and assigns, which approval shall not be unreasonably withheld. All structures which are erected or placed on the Lot and all alterations which are made to such structures shall conform to such plans, specifications and plot plans.

6. No garage apartment shall be erected or placed on the Lot prior to the completion of a residence on the Lot unless such garage apartment is erected simultaneously with such residence; nor shall any garage apartment be used as a residence by any person other than members of the family of, or domestic servants employed by, the owner or occupant of the residence on the Lot.

7. No trailer, tent or shack shall be erected or placed on the Lot. No sign of any kind, except a "For Sale" or "For Lease" sign, not exceeding six (6) square feet in size, shall be erected or placed on the Lot.

8. The Grantee will not cause or permit any pollution of Lake Peachtree by reason of the use or condition of the Lot.

STATE OF GEORGIA
COUNTY OF FAYETTE

BOOK 203 PAGE 544

THIS AGREEMENT, made and entered into on this the 1st day of June, 1979, by and between JACK R. and BARBARA E. MILLER (hereinafter collectively referred to as "MILLERS"), EDWARD R. and TRUDIE ANN NELSON (hereinafter collectively referred to as "NELSONS"), KENNETH D. and RACHAEL E. HOWELL (hereinafter collectively referred to as "HOWELLS"), CLAUDE DUNCAN, a duly authorized officer of DUNCAN & STANCIL, INC. (hereinafter referred to as "DUNCAN"), ROBERT K. and ALLISON M. DAWSON (hereinafter collectively referred to as "DAWSONS"), RANDALL and ALISON JEAN HOUGH (hereinafter collectively referred to as "HOUGHS"), CALVIN L. ALLMAN (hereinafter referred to as "ALLMAN"), and GORDON W. and COLLEEN C. BECKER (hereinafter collectively referred to as "BECKERS").

W I T N E S S E T H :

WHEREAS, the parties hereto own property in Section IV in Land Lot 51 of the Sixth District of Fayette County, Georgia which is contiguous or adjacent to property formerly designated as "common area"; and

WHEREAS, it was the intent of Bessemer Properties, Incorporated, predecessor in title to all of the parties hereto, that the majority of the parties may elect to subdivide the "common area" by extending the side lines of individual lots, thereby creating new rear lot lines while preserving access for ingress and egress of the parties, said intent being contained of record in Deed Book 54, page 371 in the Office of the Clerk of Superior Court of Fayette County, Georgia; and

WHEREAS, it is the desire of all of the parties hereto to subdivide said "common area" in accordance with the terms and conditions set forth by said Bessemer Properties, Incorporated in Deed Book 54, page 371, aforesaid records.



Book: 203 Page: 544 Seq: 1

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00), other good and valuable consideration, and the mutual covenants and conveyances contained herein, receipt and sufficiency of which is acknowledged by each party hereto, the parties hereby agree that the property will be subdivided in accordance with the terms and conditions set forth by Bessemer Properties, Incorporated in Deed Book 54, page 371, aforesaid records. In pursuance of such agreement, the parties further agree as follows:

1.

NELSONS, HOWELLS, DUNCAN, DAWSONS, HOUGHS, ALLMAN and BECKERS hereby acknowledge that the property described as Parcel One in Exhibit A attached hereto is the property of MILLERS, and do hereby remise, convey and forever quitclaim all interest they have in said Parcel One to MILLERS other than the interest they presently have in the five foot (5') access easement traversing said Parcel One.

2.

MILLERS, HOWELLS, DUNCAN, DAWSONS, HOUGHS, ALLMAN and BECKERS hereby acknowledge that the property described as Parcel Two in Exhibit A attached hereto is the property of NELSONS, and do hereby remise, convey and forever quitclaim all interest they have in said Parcel Two to NELSONS other than the interest they presently have in the five foot (5') access easement which traverses said Parcel Two.

3.

MILLERS, NELSONS, DUNCAN, DAWSONS, HOUGHS, ALLMAN and BECKERS hereby acknowledge that the property described as Parcel Three on Exhibit A attached hereto is the property of HOWELLS, and do hereby remise, convey and forever quitclaim all interest they have in said Parcel Three to HOWELLS other than the interest they presently have in the five foot (5') access easement which traverses said Parcel Three.

BOOK 203 PAGE 545

Book: 203 Page: 544 Seq: 2

4.

BOOK 203 PAGE 546

MILLERS, NELSONS, HOWELLS, DUNCAN, DAWSON, ALLMAN and BECKERS hereby acknowledge that the property described as Parcel Four in Exhibit A attached hereto is the property of HOUGHS, and do hereby remise, convey and forever quitclaim all interest they have in said Parcel Four to HOUGHS.

5.

MILLERS, NELSONS, HOWELLS, DUNCAN, DAWSONS, HOUGHS and BECKERS hereby acknowledge that the property described as Parcel Five in Exhibit A attached hereto is the property of ALLMAN, and do hereby remise, convey and forever quitclaim all interest they have in said Parcel Five.

6.

MILLERS, NELSONS, HOWELLS, DUNCAN, DAWSONS, HOUGHS, and ALLMAN hereby acknowledge that the property described as Parcel Six in Exhibit A attached hereto is the property of BECKERS, and do hereby remise, convey and forever quitclaim all interest they have in said Parcel Six.

7.

Further in accordance with the terms and conditions set forth by said Bessemer Properties, Incorporated in Deed Book 54, page 371, aforesaid records, all parties acknowledge the right of access to the lake area and to Lake Peachtree by each other party and do hereby specifically agree that such access shall be accomplished by means of a five foot (5') wide access easement running along the Southernmost boundary line of Lots Sixty-four (64), Sixty-five (65), and Sixty-Six (66) of said Section IV (such boundary line having a bearing of North 53 degrees 05 minutes 52 seconds West). Such five foot (5') wide access easement is intended to be a pedestrian easement, however, this shall not be construed to prevent maintenance of same by self-propelled or motorized lawn mowers. All parties further acknowledge that each party has and shall continue to have certain rights to

the common area remaining East of Lots Sixty-four (64) and Seventy-one (71), Section IV, and to the use of Lake Peachtree, and that it is not the intent of this Agreement to diminish nor to increase such rights, nor affect such rights in any manner whatever.

This instrument contains the entire Agreement among the parties hereto and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, on this the day and year first above written.

WITNESSES:

Jack R. Miller (L.S.)
Jack R. Miller
Barbara E. Miller (L.S.)
Barbara E. Miller

Signed, sealed and delivered
in the presence of:

Dwight Highmiller
James M. Epleriger
Notary Public.

Notary Public, Georgia, State at Large
My Commission Expires Sept. 19, 1981

NELSONS:

Edward B. Nelson (L.S.)
Edward B. Nelson

Trudie Ann Nelson (L.S.)
Trudie Ann Nelson

Signed, sealed and delivered
in the presence of:

Dwight Highmiller
James M. Epleriger
Notary Public.

Notary Public, Georgia, State at Large
My Commission Expires Sept. 19, 1981

BOOK 203 PAGE 547

July 28, 2025

Lot 65 – 1117 Hip Pocket Road

Dock Entitlement Information

By: Todd Strickland

To: City Council of Peachtree City

Opening remarks:

Mr. and Mrs. Edward Nelson have lived at 1117 Hip Pocket Road since February 16, 1968. They listed the home for sale in 2024 with the understanding that it had dock rights. I entered into a purchase agreement with the Nelsons and during the due diligence period asked the City to verify the dock entitlements. After looking into the matter, the Director of Planning (Robin Cailloux) and the City Attorney (Ted Meeker), opined that the Nelsons' home did not have dock rights.

This came as a surprise because the Nelsons' home sits on one of eight lots that own equal shares of a significant common area along Lake Peachtree. This common area was deeded to the Nelsons and other lot owners by the Equitable Group in 1980. Today seven out of the eight lots have built a dock on Lake Peachtree. The Nelsons are the one out of eight who never built a dock on Lake Peachtree. If the Nelsons had applied for a dock permit in previous years it seems their request would have been granted under the same interpretation of entitlements applied to the other lots.

Today we are asking City Council to consider the unique common area ownership and vote to allow the Nelsons to have dock entitlements. This will create a consistent interpretation and allow one of Peachtree City's earliest families to recognize the full value for their property.

I am assisting the Nelsons with this request given the knowledge I gained during the due diligence period. The subsequent pages contain legal documents, plats, surveys and present day photographs in support of this request.

Thank you in advance for your consideration and I am happy to address any questions.

Sincerely -

A handwritten signature in black ink that reads "Todd Strickland". The signature is written in a cursive, flowing style.

Summary Points contained within document:

November 25, 1964 - Entitlements conveyed from Bessemer to Ellis A. Mansour. The entitlements allow Mansour and other owners of Lots 64 -70 to extend rear property lines and assume ownership of a common area. If this option is exercised, then each owner would provide and have access to an easement proposed at new rear lot lines that would allow access and use of Lake Peachtree.

September 28, 1972 - Conveys ownership of all land owned by Bessemer to Phipps Land Company.

July 1, 1973 - Conveys ownership of all land owned by Phipps Land Company to Garden Cities Corporation.

December 29, 1976 - Conveys ownership of all land owned by Garden Cities Corporation to Equitable.

June 1, 1979 - The owners of Lots 64 through Lot 71 agree to subdivide the common area and therefore extend their rear lots lines. Doing so establishes the lake access easement at the rear of the properties as outlined in the 1964 Bessemer document.

August 29, 1979 - Establishes that Equitable owns residential, commercial and industrial properties located in Fayette County and has the right to impose restrictions or encumber any properties it conveys. This is notable because no dock restrictions were imposed in the subsequent 1980 conveyance document from Equitable to the Nelsons and other owners of lots 64 – 71.

June 30, 1980 - Equitable conveys the common area along Lake Peachtree to the owners of Lots 64 through 71. Notable because: 1) It establishes the property lines of the common area being conveyed to the lot owners, 2) The property being conveyed includes the property directly on the lake including the property between the lake and Lots 64 and 71... this ownership in lake adjacent land establishes the basis for dock rights, 3) It specifically states the ownership percentage of the property conveyed to each lot owner, and 4) The property conveyed in this document precedes Equitable conveying Lake Peachtree and other properties around Lake Peachtree to the City of Peachtree City in 1981.

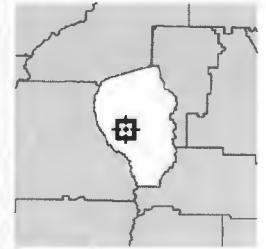
November 5, 1981 - Equitable conveys ownership of Lake Peachtree and other surrounding properties to Peachtree City. This conveyance is subject to all existing rights of property owners maintaining their water privileges including boating and docks.

October 23, 1995 - Example of a boat dock application from the owner of Lot 67 to City of Peachtree City.

July 28, 2025 - This shows the location of docks along the common area conveyed by Equitable in 1980. Note that 7 out of 8 homes included in the 1980 document have built docks. The owner of Lot 70 (Dan Newton) says that his dock was approved by the City and built within the last few years. The Nelsons (Lot 65) are the only homeowners who have not built a dock.



Overview



Legend

- ☐ Parcels
- ☐ Roads
- City Limits**
 - ☐ BROOKS
 - ☐ FAYETTEVILLE
 - ☐ PEACHTREE CITY
 - ☐ TYRONE
 - ☐ WOOLSEY

Parcel ID	061401006	Alternate ID	n/a	Owner Address	NELSON EDWARD B
Sec/Twp/Rng	--	Class	R3		NELSON TRUDIE ANN
Property Address	1117 HIPPOCKET RD	Acreage	n/a		1117 HIPPOCKET ROAD
					PEACHTREE CITY, GA 30269
District	05				
Brief Tax Description	LOT 65A LAKE PEACHTREE LAKE PEACHTREE				
	(Note: Not to be used on legal documents)				

Date created: 8/16/2024
Last Data Uploaded: 8/16/2024 5:28:25 AM

Developed by **Schneider**
GEOSPATIAL

November 25, 1964

Entitlements conveyed from Bessemer Properties, Inc to Ellis A. Mansour.

Bessemer Properties, Inc was the developer of the property in section IV of Peachtree City.

Ellis A. Mansour purchased Lot 65 from Bessemer Properties, Inc.

The entitlements allow Mansour and other owners of Lots 64 -70 to extend rear property lines and assume ownership of a common area. If this option is exercised, then each owner would provide and have access to an easement proposed at new rear lot lines that would allow access and use of Lake Peachtree.

54/371

STATE OF GEORGIA

COUNTY OF FAYETTE

THIS INDENTURE, made this 25th day of November, 1964,
between BESSEMER PROPERTIES, INCORPORATED, a Delaware
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WITNESSETH:

That the Grantor for and in consideration of the sum of Ten
Dollars in hand paid, at and before the sealing and delivery of
these presents, the receipt of which is hereby acknowledged,
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does grant, bargain, sell and convey unto Grantee, his heirs and
assigns, all that tract or parcel of land lying and being in Land Lot(s)
51 of the 6th District of Fayette County, Georgia, and being Lot 65,
Block A, in section IV of the property of Grantor (said lot is herein-
after referred to as the Lot) as more particularly shown on a plat
prepared for Grantor (hereinafter referred to as Plat) dated
May 8, 1964, and recorded in Plat Book Two, Page 148, of the
records of the Clerk of the Superior Court of Fayette County, Georgia.

PB 2 p. 148
Does not include
pond but
see 203/544

With respect to areas designated "Utility Easement" on the Plat,
Grantor reserves to itself, its successors and assigns, a perpetual
easement to install, repair, maintain, change the size of, remove or
replace water, sewer, storm sewer, drainage ditch, gas, telephone,
telegraph, electric, and other utility systems either through, below
or above the ground with right of ingress and egress thereto. No
structure, fence, shubbery, trees or other obstruction shall be
erected or placed on any such area, and Grantor reserves to itself,
its successors and assigns the right to keep such area clear of all
structures, fences, shubbery, trees or other obstructions.

See also
ACD
202/719
successor
in title to
Bessemer
re pond

371

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the right to go on and over such area to spray for insect and for other
similar pest control purposes.

TO HAVE AND TO HOLD the said tract of land, with all and
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being, belonging, or in anywise appertaining to the only proper use,
benefit and behoof of the Grantee, his heirs and assigns, forever, in
Fee Simple.

The lot conveyed hereunder includes a perpetual easement:
to the common area generally behind each of the lots 65, 66, 67, 68,
69, 70 and the side of lot 64, and including area designed as "P" of the
same Block and Section hereunder. This common area, now the
site of a small lake and land fronting on Lake Peachtree, is to be
used and maintained jointly by the above lot owners through an
association formed by the said lot owners. Should a majority wish to
do so, the common area may be subdivided by extending each "side"
property line of lots 65 through 70 to the intersection of a line drawn
from the midpoint of a line drawn from co-ordinates N. 1, 231, 253.42//
E. 375, 399.84 and N 1, 231, 574.93// E. 375, 297.91 to the point
whose co-ordinates are N. 1, 231, 068.25// E. 374, 945.07, said
line hereinafter referred to as "new rear lot line". Each lot then
would have easement to the new area adjacent to such lot to the rear
(or to the side in the case of lot 64). The ten foot utility easement
described above will be extended with five feet on each side of the
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tree and remain in Grantor and may be used by the lot owners for
ingress and egress to the remaining common area designated as
"P". The lot owners above, through common use of "P" will have
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were two lots abutting on the said Lake Peachtree. Grantee
shall have no rights in the area of Lake

See QCD +
Agmt

203/544

Peachtree, the water of Lake Peachtree or the land under Lake Peachtree. If the Lot abuts on Lake Peachtree then to the extent, if any, expressly permitted by, and subject to the terms and conditions of, Rules and Regulations for the use of Lake Peachtree, as may be promulgated, modified and amended from time to time by Grantor, its successors or assigns, the Grantee is hereby granted an easement appurtenant to the Lot to use Lake Peachtree. Whenever reference is made on the Plat to "Lake Shore Property Line," such line shall be deemed to be the high water line of Lake Peachtree, as defined on the Plat.

This conveyance is subject to the following restrictions.

1. The Lot shall be used solely for residential purposes. Furthermore, the Lot shall be used solely for one private one-family dwelling.
2. The Lot shall not be subdivided; provided, however, if there is no structure on the Lot, it may be subdivided to create on either side thereof a larger single lot, but once the Lot has been so subdivided, the remainder of the Lot shall not be used for any purpose, including without limitation residential purposes, until it has become a part of an adjacent lot. If the Lot is increased in area by any such subdivision of an adjacent lot, the Lot, as so increased, shall be deemed to be a single lot and shall be subject to these restrictions.
3. No part of any structure shall be erected or placed on the Lot less than 30 feet from the right-of-way of any street adjacent to the Lot; and less than 15 feet from each side property line, and less than 15 feet from the rear property line. Where the Lot is a lot having more than one side fronting on a street the rear property line will be deemed to be any property line or lines running parallel to the Utility Easement Line on the Lot.

4. No other structure other than one detached single-family residence and an accompanying private garage, and if the Lot abuts on Lake Peachtree, an accompanying private dock shall be erected or placed on the Lot. No such residence shall exceed two stories in height, exclusive of basement and attic. Such residence shall have a minimum of 750 square feet of habitable living space exclusive of open porches, steps, garages, carports, terraces and eaves.

5. No structure shall be erected or placed on the Lot nor shall any such structure be altered, until the building plans drainage and grading plans, specifications and a plot plan for such structure, or such alteration, have been approved in writing by Bessemer Properties, Incorporated, its successors and assigns, which approval shall not be unreasonably withheld. All structures which are erected or placed on the Lot and all alterations which are made to such structures shall conform to such plans, specifications and plot plans.

6. No garage apartment shall be erected or placed on the Lot prior to the completion of a residence on the Lot unless such garage apartment is erected simultaneously with such residence; nor shall any garage apartment be used as residence by any person other than members of the family of, or domestic servants employed by, the owner or occupant of the residence on the Lot.

7. No trailer, tent or shack shall be erected or placed on the Lot. No sign of any kind, except a "For Sale" or "For Lease" sign, not exceeding six (6) square feet in size, shall be erected or placed on the Lot.

8. The Grantee will not cause or permit any pollution of Lake Peachtree by reason of the use or condition of the Lot.

9. The Grantee will not impair the flow of water in any streams to lower riparian owners; impair the flow of water in any natural drainage ditch; or interfere with maintenance and contour of roadside ditches, curbs, and catch basins.

10. Invalidity of any of these restrictions, or any part thereof, by judgment or court order, shall in nowise affect any of the other restrictions which shall remain in full force and effect.

11. These restrictions shall be covenants running with the land and shall be binding on the Grantee and all persons claiming all or any part of the Lot under him until March 1, 1982.

AND THE GRANTOR, for itself, its successors and assigns, will warrant and forever defend the right and title to the above described land unto the Grantee, his heirs and assigns, against the claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed by its duly authorized officer or officers and its corporate seal to be hereunto affixed the day and year above written.

Signed, sealed and delivered in the presence of:

BESSEMER PROPERTIES, INCORPORATED

B.H.

By:

[Signature] Notary Public *[Signature]* Secretary



ALICE J. HEDINGER
Notary Public, State of New York
Qualified in Westchester Co.
Certificate filed in New York County
Commission Expires March 30, 1966

-5-



RECORDED THIS 15 DAY OF Dec 1964
[Signature]
CLERK

375

Book: 54 Page Sequence: 375

SECTION FOUR

BEING SITUATED IN LAND LOT 51
OF THE 6th DISTRICT

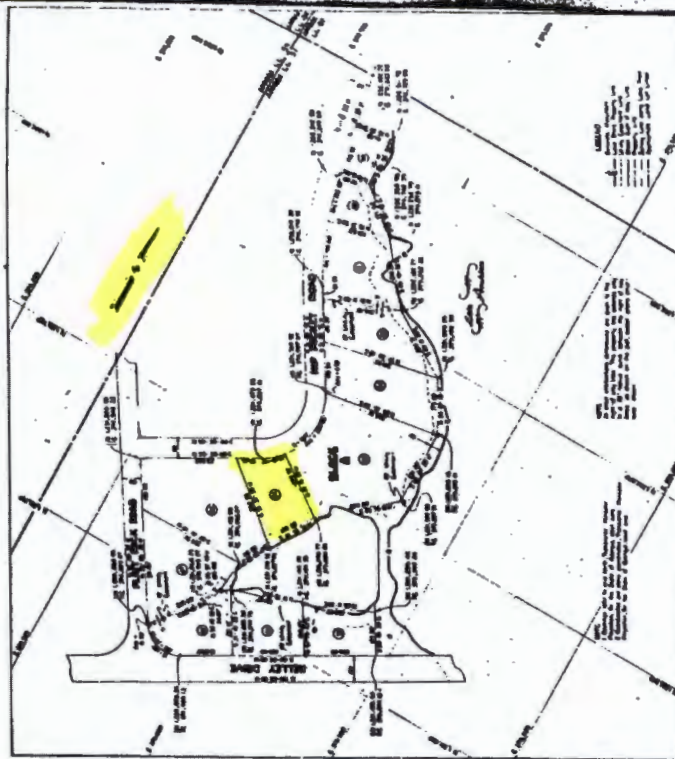
PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

Thomas M. Lewis, Jr. & Associates, Inc. - Consulting Engineers

Atlanta, Georgia

1940 1' 100'

May 8, 1984

[illegible]

UNIVERSITY CERTIFICATE

State of Georgia
Fulton County

I, Thomas M. Lewis, Jr., do hereby certify that at the request of Mr. J. P. Wiley, Jr., Vice-President of BUSSEMER PROPERTIES, INCORPORATED, the owner, I have subdivided and platted the following described land, situated in Loud Lot 31 of the 6th Precinct, located in Fayette County, Georgia.

[illegible]

I witness my signature on this 14th day of May 1944.

True ?

L. M. Love, Jr.
Eng. Engineer and Surveyor

11

September 28, 1972

Conveys ownership of all land owned by Bessemer to Phipps Land Company.

114/199

Form No. 211 QUIT-CLAIM DEED

STATE OF GEORGIA,

County of Fayette

THIS INDENTURE, made this 28th day of September, in
the Year of our Lord One Thousand Nine Hundred and Seventy-two, between
BESSEMER SECURITIES CORPORATION

~~of the State of~~ ~~Georgia~~ ~~County of~~ ~~Fayette~~, of the first part, and
PHIPPS LAND COMPANY, INC.

~~of the State of~~ ~~Georgia~~ ~~County of~~ ~~Fayette~~, of the second part,

WITNESSETH: That the said party _____ of the first part, for and in consideration of the
sum of TEN and No/100 (\$10.00) ----- DOLLARS,
in hand paid, the receipt whereof is acknowledged, has _____ bargained, sold, and by these presents
do es remise, convey and forever QUIT-CLAIM to the said party _____ of the second part, its
heirs and assigns, ~~all that tract or parcels of land lying and being~~ all of the land located
in Fayette County, Georgia, owned by Bessemer Securities Corporation according
to the records of the Clerk of the Superior Court of Fayette County, Georgia

TO HAVE AND TO HOLD the said described premises to the said party _____ of the second
part, so that neither the said party _____ of the first part nor its ~~heirs~~, nor any other person or
persons claiming under its shall at any time, by any means or ways, have, claim or demand
any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, The said party _____ of the first part has set ~~its~~ set its
hand _____ and seal _____, the day and year above written.

Signed, sealed and delivered in presence of

Henry C. Shatt
Philip P. O'Leary
Notary Public

MARYLYN P. O'LEARY
Notary Public, State of New York
No. 41 Secretary, qualified in Jones Co.
City of New York, Fayette County
Commission Expires March 30, 1974

BESSEMER SECURITIES CORPORATION

By: John L. Lux (SEAL)Attest: David L. King (SEAL)FILED 10-10 1972RECORDED 10-19 1972

30.00 L. King

8:30 AM

Book: 114 Page Sequence: 199

July 1, 1973

Conveys ownership of all land owned by Phipps Land Company to Garden Cities Corporation.

December 29, 1976

Conveys ownership of all land owned by Garden Cities Corporation to Equitable.

032,459
70-1

SECURITY DEED, GEORGIA

State of Georgia

GEORGIA INTANGIBLE TAX PAID

County of FULTON

12,000.00
December 29 1976
Charlotte E. Stringer
Tax Collector/Commissioner
Fayette County
day of December, 1976

This Indenture, made the 29th
between

Garden Cities Corporation, a corporation of the State
of Delaware, having its principal office at Aberdeen Village
Center, Peachtree City, Georgia

XXXXXXXXXX

XXXXXXXXXX

Grantor, and THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a corpora-
tion organized and existing under the laws of the State of New York, having its principal office at 1285 Avenue
of the Americas, in the Borough of Manhattan, of the City and State of New York, Grantee,

WITNESSETH: THAT, WHEREAS, Grantor is justly indebted to Grantee in the sum of Nine
Million and no/100ths-----Dollars (\$9,000,000.00---),
or so much thereof as may from time to time be disbursed and outstanding,
lawful money of the United States, and has agreed to pay the same, with interest thereon, according to the terms
of a certain note bearing even date herewith, (said note, by reference, being made a part hereof) with final pay-
ment being due on October 1, 1988 ;

NOW, THEREFORE, in consideration of the premises and of the sum hereinabove set forth to Grantor by
Grantee, Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and
convey unto Grantee.

ALL the certain lot^s, pieces or parcel^s of land with the buildings and improvements thereon,
situate, lying and being in the Sixth and Seventh Districts of the County
of Fayette and State of Georgia, bounded and described as follows:

Parcel I

All those tracts of land lying and being in Land Lots 65, 66, 67, 93,
94, 95, 96, 97, 98, 99, 100, 101, 124, 125, 126, 127, 128, 129, 130,
131, 132, 133, 158 and 159 of the 7th District of Fayette County, Georgia
and Land Lots 24, 25, 39, 46, 47, 50, 51, 52, 54, 58 and 59 of the
6th District of Fayette County, Georgia and being designated as Tracts
A, B, C, D, E, F, G, H, J, K, L, M, N, O, P, R, T, U, V, X, Y, Z, AA,
BB and CC as shown on Plat of Survey prepared by Travis Pruitt &
Associates, dated May 16, 1974, revised June 3, 1974 and last revised
June 19, 1974, which plat is on file with Lawyers Title Insurance
Corporation, 30 Pryor Street, S.W., Atlanta, Georgia, said tracts being
more particularly described in Schedule A attached hereto and made a
part hereof, said Schedule A consisting of 24 pages numbered 1 to 24,
inclusive.

And

Parcel II

All those tracts of land lying and being in Land Lots 20, 21, 22,
24, 25, 26, 27, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42,
43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59,
60 and 61 of the 6th District of Fayette County, Georgia and in Land
Lots 63, 64, 65, 91, 92, 93, 94, 99, 100, 101, 102, 103, 122, 123,
124, 132, 133, 134, 135, 154, 155, 156, 157, 158, 160 and 161 of the
7th District of Fayette County, Georgia and being designated as
Tracts I, II, III, IV, V, VI and VII as described in Schedule B
attached hereto and made a part hereof; said Schedule B consisting
of ten pages numbered 1 to 10, inclusive.

(All of said property in whole or in part being hereinafter referred
to as the "property" or the "premises.")

June 1, 1979

The owners of Lots 64 through Lot 71 agree to subdivide the common area and therefore extend their rear lots lines. Doing so establishes the lake access easement at the rear of the properties as outlined in the 1964 Bessemer document.

STATE OF GEORGIA
COUNTY OF FAYETTE

BOOK 203 PAGE 544

THIS AGREEMENT, made and entered into on this the 1st day of June, 1979, by and between JACK R. and BARBARA E. MILLER (hereinafter collectively referred to as "MILLERS"), EDWARD R. and TRUDIE ANN NELSON (hereinafter collectively referred to as "NELSONS"), KENNETH D. and RACHAEL E. HOWELL (hereinafter collectively referred to as "HOWELLS"), CLAUDE DUNCAN, a duly authorized officer of DUNCAN & STANCIL, INC. (hereinafter referred to as "DUNCAN"), ROBERT K. and ALLISON M. DAWSON (hereinafter collectively referred to as "DAWSONS"), RANDALL and ALISON JEAN HOUGH (hereinafter collectively referred to as "HOUGHS"), CALVIN L. ALLMAN (hereinafter referred to as "ALLMAN"), and GORDON W. and COLLEEN C. BECKER (hereinafter collectively referred to as "BECKERS").

W I T N E S S E T H :

WHEREAS, the parties hereto own property in Section IV in Land Lot 51 of the Sixth District of Fayette County, Georgia which is contiguous or adjacent to property formerly designated as "common area"; and

WHEREAS, it was the intent of Bessemer Properties, Incorporated, predecessor in title to all of the parties hereto, that the majority of the parties may elect to subdivide the "common area" by extending the side lines of individual lots, thereby creating new rear lot lines while preserving access for ingress and egress of the parties, said intent being contained of record in Deed Book 54, page 371 in the Office of the Clerk of Superior Court of Fayette County, Georgia; and

WHEREAS, it is the desire of all of the parties hereto to subdivide said "common area" in accordance with the terms and conditions set forth by said Bessemer Properties, Incorporated in Deed Book 54, page 371, aforesaid records.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00), other good and valuable consideration, and the mutual covenants and conveyances contained herein, receipt and sufficiency of which is acknowledged by each party hereto, the parties hereby agree that the property will be subdivided in accordance with the terms and conditions set forth by Bessemer Properties, Incorporated in Deed Book 54, page 371, aforesaid records. In pursuance of such agreement, the parties further agree as follows:

1.

NELSONS, HOWELLS, DUNCAN, DAWSONS, HOUGHS, ALLMAN and BECKERS hereby acknowledge that the property described as Parcel One in Exhibit A attached hereto is the property of MILLERS, and do hereby remise, convey and forever quitclaim all interest they have in said Parcel One to MILLERS other than the interest they presently have in the five foot (5') access easement traversing said Parcel One.

2.

MILLERS, HOWELLS, DUNCAN, DAWSONS, HOUGHS, ALLMAN and BECKERS hereby acknowledge that the property described as Parcel Two in Exhibit A attached hereto is the property of NELSONS, and do hereby remise, convey and forever quitclaim all interest they have in said Parcel Two to NELSONS other than the interest they presently have in the five foot (5') access easement which traverses said Parcel Two.

3.

MILLERS, NELSONS, DUNCAN, DAWSONS, HOUGHS, ALLMAN and BECKERS hereby acknowledge that the property described as Parcel Three on Exhibit A attached hereto is the property of HOWELLS, and do hereby remise, convey and forever quitclaim all interest they have in said Parcel Three to HOWELLS other than the interest they presently have in the five foot (5') access easement which traverses said Parcel Three.

BOOK 203 PAGE 545

4.

BOOK 203 PAGE 546

MILLERS, NELSONS, HOWELLS, DUNCAN, DAWSON, ALLMAN and BECKERS hereby acknowledge that the property described as Parcel Four in Exhibit A attached hereto is the property of HOUGHS, and do hereby remise, convey and forever quitclaim all interest they have in said Parcel Four to HOUGHS.

5.

MILLERS, NELSONS, HOWELLS, DUNCAN, DAWSONS, HOUGHS and BECKERS hereby acknowledge that the property described as Parcel Five in Exhibit A attached hereto is the property of ALLMAN, and do hereby remise, convey and forever quitclaim all interest they have in said Parcel Five.

6.

MILLERS, NELSONS, HOWELLS, DUNCAN, DAWSONS, HOUGHS, and ALLMAN hereby acknowledge that the property described as Parcel Six in Exhibit A attached hereto is the property of BECKERS, and do hereby remise, convey and forever quitclaim all interest they have in said Parcel Six.

7.

Further in accordance with the terms and conditions set forth by said Bessemer Properties, Incorporated in Deed Book 54, page 371, aforesaid records, all parties acknowledge the right of access to the lake area and to Lake Peachtree by each other party and do hereby specifically agree that such access shall be accomplished by means of a five foot (5') wide access easement running along the Southernmost boundary line of Lots Sixty-four (64), Sixty-five (65), and Sixty-Six (66) of said Section IV (such boundary line having a bearing of North 53 degrees 05 minutes 52 seconds West). Such five foot (5') wide access easement is intended to be a pedestrian easement, however, this shall not be construed to prevent maintenance of same by self-propelled or motorized lawn mowers. All parties further acknowledge that each party has and shall continue to have certain rights to

the common area remaining East of Lots Sixty-four (64) and Seventy-one (71), Section IV, and to the use of Lake Peachtree, and that it is not the intent of this Agreement to diminish nor to increase such rights, nor affect such rights in any manner whatever.

This instrument contains the entire Agreement among the parties hereto and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, on this the day and year first above written.

MILLERS:

Jack R. Miller (L.S.)
Jack R. Miller
Barbara E. Miller (L.S.)
Barbara E. Miller

Signed, sealed and delivered
in the presence of:

Dwight H. Hightower
James M. Replinger
Notary Public.

Notary Public, Georgia, State at Large
My Commission Expires Sept. 19, 1981

NELSONS:

Edward B. Nelson (L.S.)
Edward B. Nelson
Trudie Ann Nelson (L.S.)
Trudie Ann Nelson

Signed, sealed and delivered
in the presence of:

Dwight H. Hightower
James M. Replinger
Notary Public.

Notary Public, Georgia, State at Large
My Commission Expires Sept. 19, 1981

BOOK 203 PAGE 547

HOWELLS:

Kenneth D. Howell (L.S.)
Kenneth D. Howell

Rachael E. Howell (L.S.)
Rachael E. Howell

Signed, sealed and delivered
in the presence of:

Vickie Neary

Dana Highmire
Notary Public.



DUNCAN:

DUNCAN & STANCIL, INC.

By: Claude Duncan
Claude Duncan,
Its: President

S E A L

Signed, sealed and delivered
in the presence of:

Dana Highmire
Notary Public.



DAWSONS:

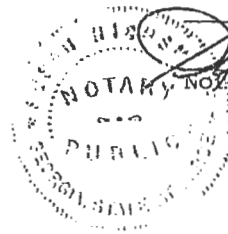
Robert K. Dawson (L.S.)
Robert K. Dawson

Allison M. Dawson (L.S.)
Allison M. Dawson

Signed, sealed and delivered
in the presence of:

Vickie Neary

Dana Highmire
Notary Public.



HOUGHS:

Randall Hough (L.S.)
Randall Hough

Alison Jean Hough (L.S.)
Alison Jean Hough

Signed, sealed and delivered
in the presence of:

Vickie Neary

Dana Highmire
Notary Public.

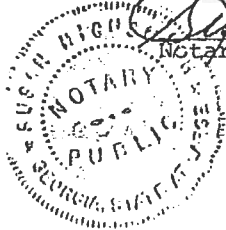


ALLMAN:

Calvin L. Allman (L.S.)
Calvin L. Allman

Signed, sealed and delivered
in the presence of:

Jane H. Feulner
Dusan Dighornick
Notary Public.

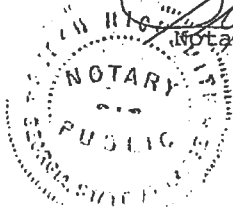


BECKERS:

Gordon W. Becker (L.S.)
Gordon W. Becker
Colleen C. Becker (L.S.)
Colleen C. Becker

Signed, sealed and delivered
in the presence of:

Jane H. Feulner
Dusan Dighornick
Notary Public.



FILED 6-11-19 79
RECORDED 6-11-19 79
10:00
W. Z. Ballard Am
CLERK OF SUPERIOR COURT

BOOK 203 PAGE 549

Exhibit A to Agreement By and Between Jack R. and Barbara E. Miller, Edward B. and Trudie Ann Nelson, Kenneth D. and Rachel E. Howell, Duncan & Stancil, Inc., Robert K. and Allison M. Dawson, Randall and Alison Jean Hough, Calvin L. Allman, and Gordon W. and Colleen C. Becker, dated June 1, 1979.

PARCEL ONE

copy 4
All that certain lot, tract, or parcel of land situate, lying and being in Land Lot 51 of the Sixth District of Fayette County, Georgia, and being described as follows: TO FIND THE POINT OF BEGINNING, COMMENCE at the point on the Southern right-of-way line of Hip Pocket Road which point is the Northwest corner of Lot 64, Section IV and the Northeast corner of Lot 65, Section IV; thence running South 49 degrees 14 minutes 30 seconds East for a distance of 208.70 feet to a point on the boundary line dividing said Lots 64 and 65, which is the POINT OF BEGINNING; thence running North 49 degrees 33 minutes 15 seconds East for a distance of 274.69 feet to a point; thence running South 7 degrees 33 minutes 50 seconds West for a distance of 183.50 feet to a point; thence running South 53 degrees 05 minutes 52 seconds West for a distance of 153.05 feet to a point; thence running North 49 degrees 14 minutes 30 seconds West for a distance of 146.40 feet to the POINT OF BEGINNING.

The above described property is shown by plat of record in Plat Book 5, page 77 of the records of the Clerk of Superior Court of Fayette County, Georgia.

PARCEL TWO

Lot 65
All that certain lot, tract or parcel of land situate, lying and being in Land Lot 51 of the Sixth District of Fayette County, Georgia and being described as follows: TO FIND THE POINT OF BEGINNING, COMMENCE at the point on the Southern right-of-way of Hip Pocket Road which point is the Northwest corner of Lot 65, Section IV and the Northeast corner of Lot 66, Section IV; thence running South 51 degrees 37 minutes 30 seconds East for a distance of 264.35 feet to a point on the boundary line dividing said Lots 65 and 66, which is the POINT OF BEGINNING; thence running North 32 degrees 38 minutes 50 seconds East for a distance of 150.02 feet to a point; thence running South 49 degrees 14 minutes 30 seconds East for a distance of 146.40 feet to a point; thence running South 53 degrees 05 minutes 52 seconds West for a distance of 148.08 feet to a point; thence running North 51 degrees 37 minutes 30 seconds West for a distance of 93.69 feet to THE POINT OF BEGINNING.

The above described property is shown on a plat of record in Plat Book 5, page 77, aforesaid records.

PARCEL THREE

All that certain lot, tract or parcel of land situate, lying and being in Land Lot 51 of the Sixth District of Fayette County, Georgia, and being described as follows: TO FIND THE POINT OF BEGINNING, COMMENCE at a point on the Southern right-of-way of Hip Pocket Road which point is the Northwest corner of Lot 65, Section IV and the Northeast corner of Lot 66, Section IV; thence running South 51 degrees 37 minutes 30 seconds East for a distance of 264.35 feet to a point on the boundary line dividing said Lots 65 and 66, which is the POINT OF BEGINNING; thence running South 51 degrees 37 minutes 30 seconds East for a distance of 93.59 feet to a point; thence running South 53 degrees 05 minutes 52 seconds West for a distance of 152.11 feet to a point; thence running North 58 degrees 42 minutes 58 seconds East for a distance of 10.05 feet to a point; thence running North 05 degrees 57 minutes 40 seconds East for a distance of 47.51 feet to a point; thence running North 28 degrees 07 minutes 10 seconds East for a distance of 110 feet to the POINT OF BEGINNING.

The above described property is shown on a plat of record in Plat Book 5, page 77, aforesaid records.

PARCEL FOUR

All that certain lot, tract or parcel of land situate, lying and being in Land Lot 51 of the Sixth District of Fayette County, Georgia, and being more particularly described as follows: TO FIND THE POINT OF BEGINNING, COMMENCE at a point on the Northern right-of-way of Kelley Drive, which point is the Southeast corner of Lot 68, Section IV and the Southwest corner of Lot 69, Section IV; thence running North 29 degrees 55 minutes 45 seconds East for a distance of 197.35 feet to a point on the boundary line dividing said Lots 68 and 69, which is the POINT OF BEGINNING; thence running North 29 degrees 55 minutes 45 seconds East for a distance of 37.65 feet to a point; thence running North 53 degrees 05 minutes 52 seconds East for a distance of 152.11 feet to a point; thence running South 29 degrees 42 minutes 05 seconds East for a distance of 88.29 feet to a point; thence running South 72 degrees 15 minutes 39 seconds West for a distance of 154.11 feet to THE POINT OF BEGINNING.

The above described property is shown on a plat of record in Plat Book 5, page 77, aforesaid records.

PARCEL FIVE

All that certain lot, tract or parcel of land situate, lying and being in Land Lot 51 of the Sixth District of Fayette County, Georgia and being more particularly described as follows: TO FIND THE POINT OF BEGINNING, COMMENCE at a point on the Northern right-of-way of Kelley Drive, which point is the Southeast corner of Lot 69, Section IV and the Southwest corner of Lot 70, Section IV; thence running North 29 degrees 42 minutes 05 seconds West for a distance of 165.18 feet to a point on the boundary line dividing said Lots 69 and 70, which is the POINT OF BEGINNING; thence running North 29 degrees 42 minutes 05 seconds West for a distance of 88.29 feet to a point; thence running North 53 degrees 05 minutes 52 seconds East for a distance of 148.08 feet to a point; thence running South 30 degrees 20 minutes 42 seconds East for a distance of 128.10 feet to a point; thence South 65 degrees 11 minutes 30 seconds West for a distance of 77.25 feet to a point; thence South 71 degrees 53 minutes 40 seconds West for a distance of 72.87 feet to the POINT OF BEGINNING.

The above described property is shown on a plat of record in Plat Book 5, page 77, aforesaid records.

BOOK 203 PAGE 552

PARCEL SIX

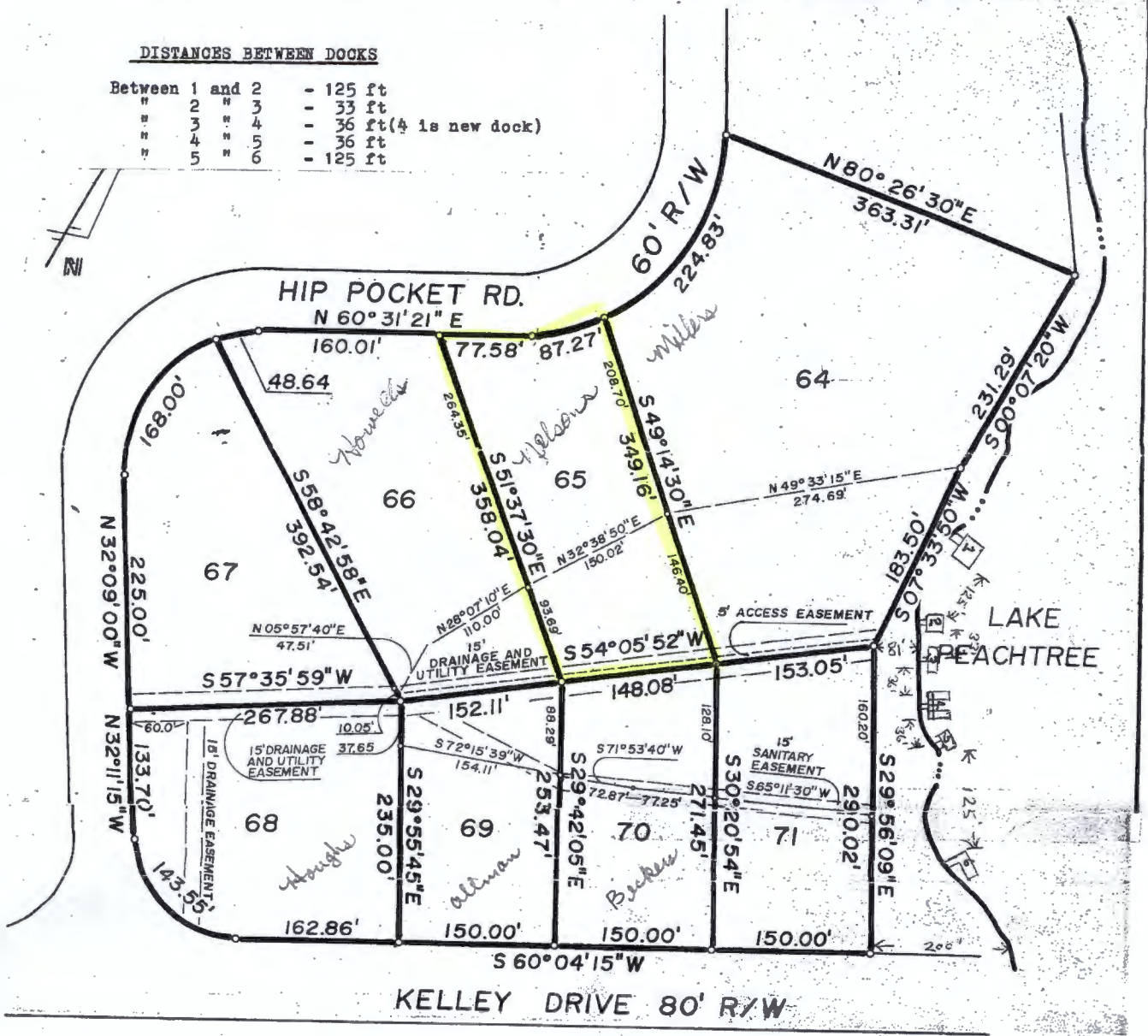
All that certain, lot, tract or parcel of land situate, lying and being in Land Lot 51 of the Sixth District of Fayette County, Georgia, and being more particularly described as follows: TO FIND THE POINT OF BEGINNING, COMMENCE at a point on the North right-of-way of Kelley Drive, which is the Southeast corner of Lot 70, Section IV and the Southwest corner of Lot 71, Section IV; thence running North 30 degrees 20 minutes 54 seconds West for a distance of 143.35 feet to a point on the boundary line dividing said lots 70 and 71, which is the POINT OF BEGINNING; thence running North 30 degrees 20 minutes 54 seconds West for a distance of 128.10 feet to a point; thence running North 53 degrees 05 minutes 52 seconds East for a distance of 153.05 feet to a point; thence running South 29 degrees 56 minutes 09 seconds East for a distance of 160.20 feet to a point; thence running South 65 degrees 11 minutes 30 seconds West for a distance of 150 feet, more or less, to the POINT OF BEGINNING.

The above described property is shown on a plat of record in Plat Book 5, page 77, aforesaid records.

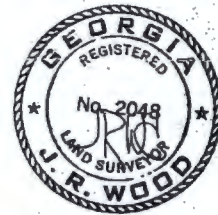
Pror. box-mail *SPR*

DISTANCES BETWEEN DOCKS

Between 1 and 2	-	125 ft
" 2 " 3	-	33 ft
" 3 " 4	-	36 ft (4 is new dock)
" 4 " 5	-	36 ft
" 5 " 6	-	125 ft



LOTS 64 - 71
SECTION IV - REVISED



PREPARED FOR

PEACHTREE CITY DEVELOPMENT CORPORATION

LAND LOT 51
FAYETTE COUNTY,
SCALE 1" = 100'

6TH DISTRICT
GEORGIA
7/19/79

DATA TAKEN FROM: (1) PLAT BY THOMAS M. LOWE, JR. & ASSOCIATES, INC. DATED MAY 8, 1964; RECORDED PLAT BOOK 2, PAGE 148; FAYETTE COUNTY, GEORGIA; (2) PLAT OF BESSEMER SECURITIES CORPORATION, DATED FEBRUARY 14, 1969; RECORDED PLAT BOOK 5, PAGE 77; FAYETTE COUNTY, GEORGIA; (3) PLAT OF BESSEMER SECURITIES CORPORATION, DATED AUGUST 16, 1969; RECORDED PLAT BOOK 5, PAGE 80; FAYETTE COUNTY, GEORGIA.

August 29, 1979

Establishes that Equitable owns residential, commercial and industrial properties located in Fayette County and has the right to impose restrictions or encumber any properties it conveys. This is notable because no dock restrictions were imposed in the subsequent 1980 conveyance document from Equitable to the Nelsons and other owners of lots 64 – 71.

NOTICE OF DESIGNEE FOR
APPROVALS AND CONSENTS

BOOK 208 PAGE 470

STATE OF GEORGIA
COUNTY OF FAYETTE

W I T N E S S E T H:

WHEREAS, The Equitable Life Assurance Society of the United States (the "Equitable") is the owner of certain properties located in Fayette County, Georgia; and

WHEREAS, the Equitable may from time to time convey portions of such properties to others for residential, commercial or industrial use and at or prior to the time of such conveyance Equitable may impose upon or encumber the property conveyed or to be conveyed with certain restrictions; and

WHEREAS, the restrictions imposed upon or encumbering the properties conveyed or to be conveyed may provide, in part, that prior to certain things being done on or to the property or prior to certain acts being taken relative thereto, that written approvals or consents first be obtained from the Equitable; and

WHEREAS, such restrictions may provide that any written consents or approvals as may be necessary or required under such restrictions may be given by such person or entity as the Equitable may from time to time designate in writing, which designation will be filed in the public records maintained by the Clerk of the Superior Court of Fayette County, Georgia and which will be effective until the same is revoked in like manner;

NOW, THEREFORE, in accordance with the foregoing, be it known that the Equitable has elected and designated, PEACHTREE CITY DEVELOPMENT CORP. as its designee to give any written consents or approvals as may now or hereafter be necessary or required under any restrictions now or hereafter imposed upon or encumbering any properties in Fayette County, Georgia now or formerly owned by the Equitable or any properties which the Equitable may hereafter acquire in Fayette County, Georgia.

The designation of PEACHTREE CITY DEVELOPMENT CORP. as the designee of the Equitable for the limited purposes herein provided shall be and remain effective until such time as that designation is revoked by the filing of an instrument of revocation in the public records maintained by the Clerk of the Superior Court of Fayette County, Georgia.

This 29th day of August, 1979.

Signed and sealed in
our presence

THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

Susan E. Langford
Witness

By: William F. Rogers
William F. Rogers

J. J. Lewis
Notary Public

Its:

GEORGIA, Fayette County President
Clerk's Office Superior Court
Filed for record August 30, 1979
(Corporate Seal)

11:25 A.M.
Recorded in Book 208 Page 470
This 30th day of August 1979

Ballard

Book: 208 Page: 470 Seq: 1

June 30, 1980

Equitable conveys the common area along Lake Peachtree to the owners of Lots 64 through 71.

This document is notable because:

1. It establishes the property lines of the common area being conveyed to the lot owners.
2. The property being conveyed includes the property directly on the lake including the property between the lake and Lots 64 and 71... this ownership in lake adjacent land establishes the basis for dock rights.
3. It specifically states the ownership percentage of the property conveyed to each lot owner.
4. The property conveyed in this document precedes Equitable conveying Lake Peachtree and other properties around Lake Peachtree to the City of Peachtree City in 1981.

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE is made this 30th day of June, 1980 by and between THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York Corporation (hereinafter called "Grantor"), and GORDON W. BECKER (1/16), COLLEEN C. BECKER (1/16), CALVIN L. ALLMAN (1/8), RANDALL J. HOUGH (1/8), ROBERT K. DAWSON (1/16), ALLISON M. DAWSON (1/16), DUNCAN & STANCIL, INC. (1/8), KENNETH D. HOWELL (1/16), RACHEL E. HOWELL (1/16), EDWARD B. NELSON (1/16), TRUDIE NELSON (1/16), JACK R. MILLER (1/16) and BARBARA E. MILLER (1/16), of the State of Georgia, County of Fayette (hereinafter collectively called "Grantee").

W I T N E S S E T H :

THAT Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does remise, convey and forever QUITCLAIM to Grantee, his heirs and assigns the following described property:

All that tract or parcel of land lying and being in Land Lot 51 of the 6th District of Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron pin located on the northwest side of the right of way of Kelley Drive (a road having an 80 foot right of way) at the easternmost corner of Lot 71 of Section IV as shown on a plat of survey prepared for Bessemer Securities, Incorporated by Mayes, Sudderth and Etheredge, Consulting Engineers/Planners, dated August 6, 1969 and revised November 10, 1969, and recorded in Plat Book 5 at page 80, Fayette County, Georgia Records; running thence north 29 degrees 56 minutes 09 seconds west along the northeast line of said Lot 71 a distance of 290.02 feet to an iron pin; running thence north 07 degrees 33 minutes 50 seconds east along the east line of Lot 64 of said Section IV as shown on plat of survey a distance of 183.50 feet to a point; running thence north 00 degrees 07 minutes 20 seconds east, and continuing along the east line of said Lot 64, a distance of 231.29 feet to an iron pin located at the northeasterly corner of said Lot 64 and the southeasterly corner of Lot 63 of said Section IV; running thence in an easterly direction along a line having the same magnetic bearing as the northerly boundary line of said Lot 64 and the southerly boundary line of Lot 63, if said common line between said Lot 63 and Lot 64 of said Section IV were extended in a straight line such distance as is required to extend such line from the southeastern corner of said Lot 63 and the northeastern corner of said Lot 64 to the point where such line, as so extended, intersects the 785 Mean Sea Level Contour Line of Lake Peachtree (hereinafter referred to as the "Contour Line"); running thence in a southerly direction along the Contour Line and following the meanderings thereof to the point of intersection of the Contour Line and the northerly right of way line of Kelly Drive, or, if no such point of intersection exists, thence to the point located on the Contour Line closest to the said westerly right of way line of Kelly Drive, and thence from said point along a line perpendicular to said northwesterly right of way line of Kelly Drive to said northwesterly right of way line of Kelly Drive; from the aforesaid point of intersection (or aforesaid point located on the northerly right of way line of Kelley Drive) running thence southwesterly along the northwesterly line of the right of way of Kelley Drive to an iron pin located at the easternmost corner of said Lot 71 and the point of beginning.

BOOK 223 PAGE 309

Book: 223 Page: 309 Seq: 1

Page 118 of 149

TO HAVE AND TO HOLD the said property to Grantee so that neither the Grantor nor any other person or persons claiming under Grantor shall at any time, by any ways or means, have, claim or demand any right or title to the afore described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor, by and through its duly authorized officer, has caused this document to be executed and its corporate seal affixed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Thane L. Kuder
Witness

Mary P. Dubovik
Notary Public

DUBOVICK
Notary Public, State of New York #43-363563
Qualified in Queens County
Commission Expires New York County Clerk
Term expires March 24, 81

THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

By: Howard V. Levy
Its: Howard V. Levy
Assistant Vice President

[CORPORATE SEAL]

GEORGIA, Fayette County
Clerk's Office Superior Court

Filed for record July 2nd 19 80
11:30 A.M.

Recorded in Book 223 Page 309-
This 2nd day of July 19 80

W A Ballard

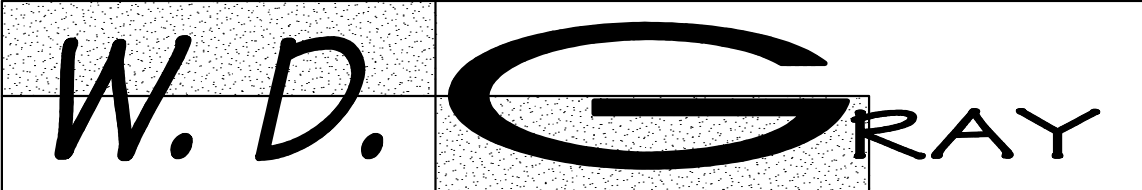
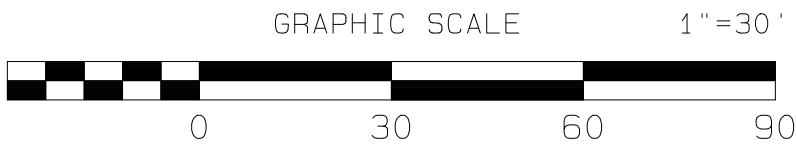
Clerk

ILLUSTRATION OF DEED DESCRIPTION
LOCATION AND LAKE ACCESS PER DOCUMENTS
REFERENCED BELOW. THIS SKETCH/ILLUSTRATION
DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- FOR REVIEW ONLY -



SUBJECT PROPERTY REFERENCE:
TAX PARCEL #061401006
1117 HIP POCKET ROAD
DEED BOOK 202 PAGES 719-720 AND DEED BOOK 280 PAGE 227
LOT 65, BLOCK A
LAKE PEACHTREE, SECTION 4 - REVISED
PLAT BOOK 16 PAGE 71

PREPARED FOR:
TODD STRICKLAND
LAND LOT 51, 6TH DISTRICT
CITY OF PEACHTREE CITY
FAYETTE COUNTY, GA.
SCALE: 1" = 30'
DATE OF DRAWING:
07/11/2025



AND ASSOCIATES, INC.

LSF000701

Land Surveyors - Planners

160 Greencastle Road Suite B Tyrone, 30290

PH. 770-486-7552

Fax: 770-486-0496

JOB NO: 2408020

ILLUSTRATION OF DEED DESCRIPTION
LOCATION AND LAKE ACCESS PER DOCUMENTS
REFERENCED BELOW. THIS SKETCH/ILLUSTRATION
DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- FOR REVIEW ONLY -

HIP POCKET ROAD
60' RIGHT-OF-WAY PER
PLAT BOOK 5 PAGE 77
PLAT BOOK 5 PAGE 80
PLAT BOOK 16 PAGE 71

LOT 65
BLOCK A
SECTION 4 - REVISED
1.22 +/- ACRES

N/F
LOT 64
BLOCK A
LAKE PEACHTREE
SECTION 4 - REVISED
PB 16 PG 71

GREEN SHADED AREA DESCRIBED IN QUITCLAIM DEED FROM
THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED
STATES TO GORDEN BECKER (1/16), COLLEEN C. BECKER (1/16), CALVIN
L. ALLMAN (1/8), RANDALL J. HOUGH (1/8), ROBERT K. DAWSON (1/16),
ALLISON M. DAWSON (1/16), DUNCAN E. HOWELL (1/16), RACHEL E.
HOWELL (1/16), EDWARD B. NELSON (1/16), TRUDIE NELSON (1/16), JACK R.
MILLER (1/16), AND BARBARA E. MILLER (1/16) RECORDED IN DEED
BOOK 223, PAGES 309-310

LAKE
PEACHTREE

785 CONTOUR AS
SCALED FROM FAYETTE
COUNTY GIS

SUBJECT PROPERTY REFERENCE:
TAX PARCEL #061401006
1117 HIP POCKET ROAD
DEED BOOK 202 PAGES 719-720 AND DEED BOOK 280 PAGE 227
LOT 65, BLOCK A
LAKE PEACHTREE, SECTION 4 - REVISED
PLAT BOOK 16 PAGE 71

SUBJECT
PROPERTY

5' ACCESS EASEMENT PER DEED BOOK 203,
PAGES 544-552, DEED BOOK 202 PAGES 719-720,
AND SHOWN GRAPHICALLY ON PLAT BOOK 16 PAGE 71

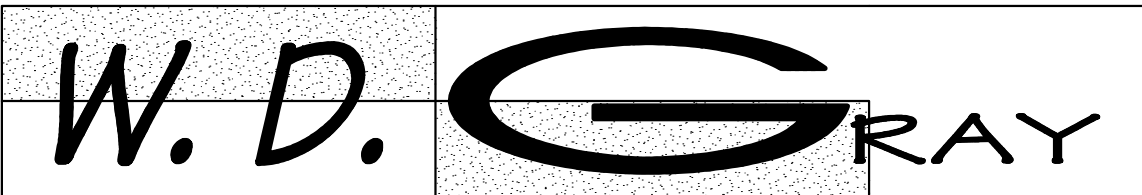
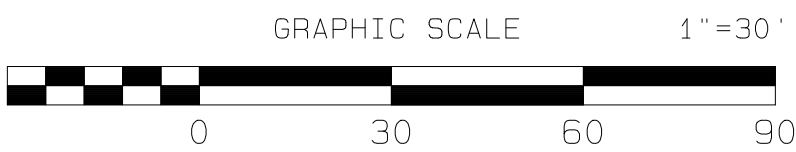
15' DRAINAGE AND UTILITY
EASEMENT PER DEED BOOK
202 PAGES 719-720, AND
GRAPHICALLY SHOWN ON
PLAT BOOK 16 PAGE 71

N/F
LOT 71
BLOCK A
LAKE PEACHTREE
SECTION 4 - REVISED
PB 16 PG 71

N/F
LOT 70
BLOCK A
LAKE PEACHTREE
SECTION 4 - REVISED
PB 16 PG 71

N/F
LOT 69
BLOCK A
LAKE PEACHTREE
SECTION 4 - REVISED
PB 16 PG 71

PREPARED FOR:
TODD STRICKLAND
LAND LOT 51, 6TH DISTRICT
CITY OF PEACHTREE CITY
FAYETTE COUNTY, GA.
SCALE: 1" = 30'
DATE OF DRAWING:
07/08/2025



AND ASSOCIATES, INC.

LSF000701

Land Surveyors - Planners
160 Greencastle Road Suite B Tyrone, 30290
PH. 770-486-7552 Fax: 770-486-0496

JOB NO: 2408020

November 5, 1981

Equitable conveys ownership of Lake Peachtree and other surrounding properties to Peachtree City.

This conveyance is subject to all existing rights of property owners maintaining their water privileges including boating and docks.

QUIT-CLAIM DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

THIS INDENTURE, made this 5th day of November, 1981, between EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York corporation (hereinafter referred to as "Equitable") and THE CITY OF PEACHTREE CITY, GEORGIA, a municipal corporation duly created by the General Assembly of the State of Georgia (hereinafter referred to as "City"):

W I T N E S S E T H:

That Equitable for and in consideration of the sum of One and 00/100ths (\$1.00) Dollar, in hand paid, the receipt whereof is acknowledged, has bargained, sold, dedicated and by these presents does remise, convey, dedicate and forever quit-claim to City, its successors and assigns, all of the following described property, and the improvements constructed thereon, to-wit:

All that tract or parcel of land described on Exhibit A, attached hereto and by reference incorporated herein and made a part hereof, being hereinafter referred to as "Lake Peachtree", the average annual level of the waters of said Lake Peachtree being described by the 785 Mean Sea Level Contour Line (hereinafter the "Contour Line").

TOGETHER with all that tract and parcel of land described on Exhibit B, attached hereto and made a part hereof by reference, being hereinafter referred to as the "Lagoon".

TOGETHER with a strip of land extending 50 feet outward from, and running parallel to, the Contour Line, and being located on property to which Equitable has record title as of the date of this instrument, said strip of land being hereinafter referred to as the "Buffer Zone".

ALSO: All that tract or parcel of land situate, lying and being in Land Lots 98, 99, 126 and 127 of the Seventh Land District, Fayette County, Georgia, and being more particularly described as 8.200 acres according to a plat of survey of said property by J. R. Wood, Registered Land Surveyor, for City of Peachtree City dated September 2, 1981, and recorded in Plat Book 13, Page 48, Fayette County Records. Reference to said plat is hereby had for a more particular description of the property herein conveyed.

TOGETHER with all that tract or parcel of land described on Exhibit C, attached hereto and made a part hereof by this reference, being hereinafter referred to as the "Spillway".

This conveyance is made subject to:

(1) All existing rights of property owners adjoining Lake Peachtree or situated proximate thereto currently possessing full water privileges, including but not limited to, swimming, boating, fishing, installation or location of docks and similar uses; and

(2) A certain Agreement, dated April 1, 1966, between Georgia Utilities Company and Fayette County, Georgia, for the use, diversion and/or control of the waters of Lake Peachtree, as transferred by Georgia Utilities Company to Equitable pursuant to that certain Quit-Claim Deed dated December 29,

1976, and recorded in Deed Book 157, Page 616, Fayette County Records.

Further, Equitable agrees that as to all property which Equitable owns and which adjoins Lake Peachtree and the "Lagoon", to convey to City a Buffer Zone, 50 feet in width, surrounding said Lake Peachtree and the "Lagoon". City agrees to maintain said buffer zone at its expense and otherwise keep said area in a clean and well-kept condition and generally in conformance with its maintenance of the open spaces conveyed by separate deed.

BY THIS CONVEYANCE, made pursuant to Ga. Code Ann. Section 69-501, Equitable didicates and conveys to City and City by acceptance of this conveyance, pursuant to its powers under the Constitution of the State of Georgia and the Code of Georgia, agrees to accept the above-described property upon the following terms and conditions:

1. No construction shall commence, nor shall any alterations be made to the Buffer Zone until site plans for such alterations are approved in writing by Equitable, which shall have the right to establish and amend procedures and standards to guide its review of such site plans.

2. Any approvals required hereunder shall not be unreasonably withheld.

3. Equitable hereby reserves unto itself, its successors and assigns the following:

a. A perpetual utility easement (hereinafter the "Utility Easement") for the purposes hereinafter set forth. The Utility Easement shall be ten feet wide, the center line of which to be located within the Buffer Zone and the Spillway as Equitable deems necessary, in its sole discretion, to carry out the purposes of the Utility Easement described herein. The Utility Easement may be used for the construction, maintenance, repair, operation, replacement and alteration in size or otherwise of sanitary sewers, electric light and power and telephone lines, gas, water drainage and storm sewer service and other utilities and services which Equitable may find necessary and proper. Without permission from Equitable, no driveway structures, fences, shrubbery, trees or other obstructions shall be created or placed on the Utility Easement area, beyond those currently in place, and Equitable reserves to itself, its successors and assigns, the right to keep any such area clear of all driveways, structures, fences, shrubbery, trees or other obstructions. There is further reserved a perpetual easement of ingress and egress for the purpose of enabling Equitable to exercise the rights herein reserved.

b. A perpetual and non-exclusive easement over, upon and across the Buffer Zone for the purpose of constructing, operating, maintaining and repairing cart paths in the event such construction, maintenance and repair is necessary by reason of development or sale of property on which such cart paths are located as of the date hereof.

4. Nothing contained in these restrictions shall be construed to prevent the erection or maintenance by Equitable, or its duly authorized agents, of structures, improvements, or signs necessary or convenient to the development, sale, operation, or other disposition of Equitable's property within Peachtree City, Georgia.

5. The approval of plans and specifications submitted for approval as herein specified for use on the Buffer Zone shall not

BOOK 248 PAGE 19

be deemed to be a waiver of Equitable's right to object to any of the features or elements embodied in such plans or specifications, if or when the same features or elements are embodied in any subsequent plans and specifications submitted for approval.

6. Equitable shall have the power and authority, but not the obligation, to approve or disapprove the plans and specifications, and the approval of said plans and specifications may be withheld not only because of the reasonable dissatisfaction of Equitable with the grading plan, location of the structure on the site, the finished ground elevations, the color scheme, finish, design, proportions, architecture, shape, height, style and appropriateness of the proposed structure or altered structures, the materials used therein, size, height, or location of trees on the site, or because of its reasonable dissatisfaction with any or all other matters or other things which, in the reasonable judgment of Equitable, will render the proposed improvement inharmonious or out of keeping with the general plan of improvement of said property or with the improvements erected on other land.

7. The failure of Equitable or its successors or assigns to enforce any covenant, condition or restriction shall in no event be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other covenant, condition or restriction.

8. Every person who now or hereafter owns or acquires any right, title, estate, or interest in the Buffer Zone or portion thereof is and shall be conclusively deemed to have consented and agreed to every limitation, restriction, easement, condition and covenant contained herein, whether or not any reference to these restrictions is contained in the instrument by which such person acquired an interest in the Buffer Zone or any portion thereof.

9. Equitable shall not be liable to any person whomsoever for any violation of these restrictions and Equitable does not warrant to City or any other present or future owner that these restrictions will be enforced with regard to the Buffer Zone. The initiation and enforcement from time to time by Equitable of the above restrictions is for its sole benefit and control, and Equitable specifically disavows any obligations, implied or otherwise, to maintain these restrictions.

10. Invalidity of any of the foregoing restrictions or any part thereof by judgment or court order shall in no way affect any of the other restrictions which shall remain in full force and effect.

11. For the purposes of these restrictions, any written consents or approvals as may be necessary or required hereunder may be given by such person or entity as Equitable may from time to time designate in writing, which designation will be filed in the public records maintained by the Clerk of the Superior Court of Fayette County, Georgia, and which will be effective until the same is revoked in like manner.

TO HAVE AND TO HOLD the said described property to City, so that neither Equitable, nor its successors, nor any other person or persons claiming under Equitable shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described property or appurtenances, or any right thereof.

IN WITNESS WHEREOF, Equitable has, by and through its duly authorized officers, executed and sealed this Deed, and the City has

be acceptance of this conveyance, agreed to the terms and restrictions set forth herein, the day and year first above written.

EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

Signed, sealed and
delivered in the
presence of:

By: William H. Davis
Title: Vice-President

Unofficial Witness

Maria D. Cabrera
Notary Public, State of Georgia
My Comm. Exp. on 4/2/85
(NOTARIAL SEAL)

GEORGIA, Fayette County
Clerk's Office Superior Court

Filed for record Nov 6th 1981

4:00 p.m.

Recorded in Book 248 Page 18

This 9th day of Nov 19 81

W A Ballard

Clerk

BOOK 248 PAGE 21

EXHIBIT A

BOOK 248 PAGE 22

All that tract or parcel of land lying and being in Land Lot 51 of the Sixth District and Land Lots 97, 98, 99, 126, 127 and 128 of the Seventh District of Fayette County, Georgia, and being known as Lake Peachtree as is more particularly described as follows:

BEGINNING at the northwest corner of Lot 6, Block A of Section I as shown on a plat dated March 5, 1962, and recorded in Plat Book 2, page 9 of the Fayette County Records; thence running in a southerly direction along the east boundary of said Section I to the northeast corner of Section II as shown on a plat dated August 20, 1962, and revised December 28, 1967, as recorded in Plat Book 4, page 50, aforesaid Records; thence continuing in a southerly direction along the east boundary of said Section II to the northeast corner of Section III as shown on a plat dated September 3, 1968, and recorded in Plat Book 4, page 154, aforesaid Records; thence continuing in a southerly direction along the east boundary of said Section III to the northeast corner of Section IV as shown on a plat recorded in Plat Book 5, page 80, aforesaid Records; thence continuing in an easterly direction to the Contour Line; thence running in a southerly direction along the Contour Line and following the meanderings thereof to the point of intersection of the Contour Line and the northerly right-of-way line of Kelly Drive (an 80-foot right-of-way), or, if no such point of intersection exists, thence to the point located on the Contour Line closest to said northerly right-of-way line of Kelly Drive and thence from said point along a line perpendicular to said northerly right-of-way line of Kelly Drive to said northerly right-of-way line of Kelly Drive; thence running from aforesaid point of intersection or aforesaid point located on the northerly right-of-way line of Kelly Drive, along said northerly right-of-way line of Kelly Drive and following the meanderings thereof to the point of intersection of said northerly right-of-way line of Kelly Drive and the northeasterly line of the concrete spillway on the southern end of Lake Peachtree if said northeasterly line of said spillway were extended so that it intersected said northerly right-of-way line of Kelly Drive; thence running along said line formed by so extending the northeasterly line of said concrete spillway south $58^{\circ} 59' 15''$ east a distance of 322.26 feet, more or less, to a point on the Contour Line; thence running in a northerly direction along said Contour Line, and following the meanderings thereof, to the point of intersection of the southerly right-of-way line of State Route 54 (a 100-foot right-of-way) and the Contour Line; thence running in a westerly direction along said southerly right-of-way line of said State Route 54 south $69^{\circ} 20' 18''$ west a distance of 626.50 feet to a point; thence running in a southerly direction to the Contour Line and following the meanderings thereof in a southerly and westerly direction to the POINT OF BEGINNING.

By this description, Equitable intends to dedicate and convey to City and City intends to accept the lakebed of Lake Peachtree up to the Contour Line.

EXHIBIT B

All that tract or parcel of land lying and being in Land Lots 126, 127 and 98 of the 7th District of Fayette County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point located at the intersection of the easterly right-of-way line of Flat Creek Road, an 80-foot right-of-way and the northerly right-of-way line of State Route 54, a 100-foot right-of-way; thence running in an easterly direction along said northerly right-of-way line of said State Route 54 north 69° 20' 18" east a distance of 761.21 feet to a point and the POINT OF BEGINNING; thence continuing along said northerly right-of-way line of said State Route 54 north 69° 20' 18" east a distance of 332.53 feet to a point; thence leaving said northerly right-of-way line of said State Route 54 and running north 11° 52' 30" west a distance of 670.47 feet to a point; thence running north 0° 15' 49" east a distance of 610.46 feet to a point; thence running south 74° 29' 07" west a distance of 226.47 feet to a point; thence running south 47° 15' 37" west a distance of 173.70 feet to a point; thence running south 77° 15' 15" west a distance of 97.90 feet to a point; thence running south 49° 17' 15" west a distance of 144.04 feet to a point; thence running south 54° 27' 30" west a distance of 134.46 feet to a point; thence running south 56° 15' 16" east a distance of 45 feet to a point; thence running south 18° 11' 0" west a distance of 192.01 feet to a point; thence running south 35° 15' 55" east a distance of 198.86 feet to a point; thence running south 54° 46' 05" west a distance of 66.61 feet to a point; thence running south 38° 03' 57" east a distance of 313.41 feet to a point; thence running south 35° 18' 53" east a distance of 437.23 feet to a point and THE POINT OF BEGINNING.

BOOK 248 PAGE 23

Book: 248 Page: 18 Seq: 6

EXHIBIT C

BOOK 248 PAGE 24

All that tract or parcel of land lying and being in Land Lot 51 of the 6th District of Fayette County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the easterly right-of-way line of Sweet Gum Road, a 50 foot right-of-way, and the southerly right-of-way line of Kelly Drive, an 80-foot right-of-way and thence running north $60^{\circ} 01' 02''$ east a distance of 464.42 feet to THE POINT OF BEGINNING; thence running south $71^{\circ} 29' 59''$ east a distance of 221.53 feet to a point; thence running south $17^{\circ} 17' 03''$ east a distance of 200 feet to a point; thence running north $43^{\circ} 12' 20''$ east a distance of 550.21 feet to a point; thence running north $58^{\circ} 59' 15''$ west a distance of 322.26 feet to a point; thence running south $60^{\circ} 01' 02''$ west a distance of 544.13 feet to a point; thence running south $71^{\circ} 29' 59''$ east a distance of 106.84 feet to THE POINT OF BEGINNING.

October 23, 1995

Example of a boat dock application from the owner of Lot 66 to City of Peachtree City.

From Tom Fulton

October 23, 1995

City of Peachtree City
Peachtree City, Georgia

Attn: Tom Garty

Dear Mr. Garty:

The enclosed copies of plats and documents are submitted per your instructions in order to obtain a permit to place a boat dock in Lake Peachtree. A plat is marked to indicate where existing docks are located and the proposed location of our dock. We are included in the group of property owners on the west side of the lake who have power boat rights and we are members of Lake Peachtree Association which includes said property owners.

All present docks are located along the shore line of an area that is jointly owned and maintained by the owners of Lots #64 thru 71 and this covenant is inherited by present and subsequent owners of these lots. The area is designated as a "common area". It is not city property.

The dock I am intending to erect is steel with polyethylene enclosed flotation, in kit form. As indicated in the enclosed brochure copy I am interested in the "Clearview" model which is a simple U-shaped floating dock with a short walkway for access. It would be anchored to shore with steel cables.

This type of dock is designed to be delivered with the proper dimensioned frame members, pre-drilled and with hardware that enables the buyer to assemble it like a giant "Erector Set". The size of the dock is furnished to fit your needs.

It has been recommended for our dock to have a 12 x 24 foot slip with 4 foot walkways on both sides and in front. This would make a total length of 28 feet and width of 20 feet. Access would be via a 4 x 12 foot ramp. The ramp would be anchored approximately 3 feet inland from the shoreline.

There should be no problem with the dock presenting a danger by its projection into the lake. It would be some 150 yards inside the "no wake" area on the west bank of the lake. No ski boats or other fast moving boats come into this area. Usually fishermen using trolling speed motors or row boats.

I am told delivery of a dock kit would be about 3 weeks from the order date. There is some doubt that I could get the dock and finish assembly while the lake is down in November. However, it is my understanding that a low water level is not necessary nor desirable for construction and launching of a floating dock of this type. Once I have the kit I can proceed with assembly at my own speed.

Your timely response will be appreciated. If you need more information I will make every attempt to provide it.

Charles Washington
1121 Hip Pocket Rd
Peachtree City, Ga.
487-0556

Chas Washington

July 28, 2025

This shows the location of docks along the common area conveyed by Equitable in 1980.

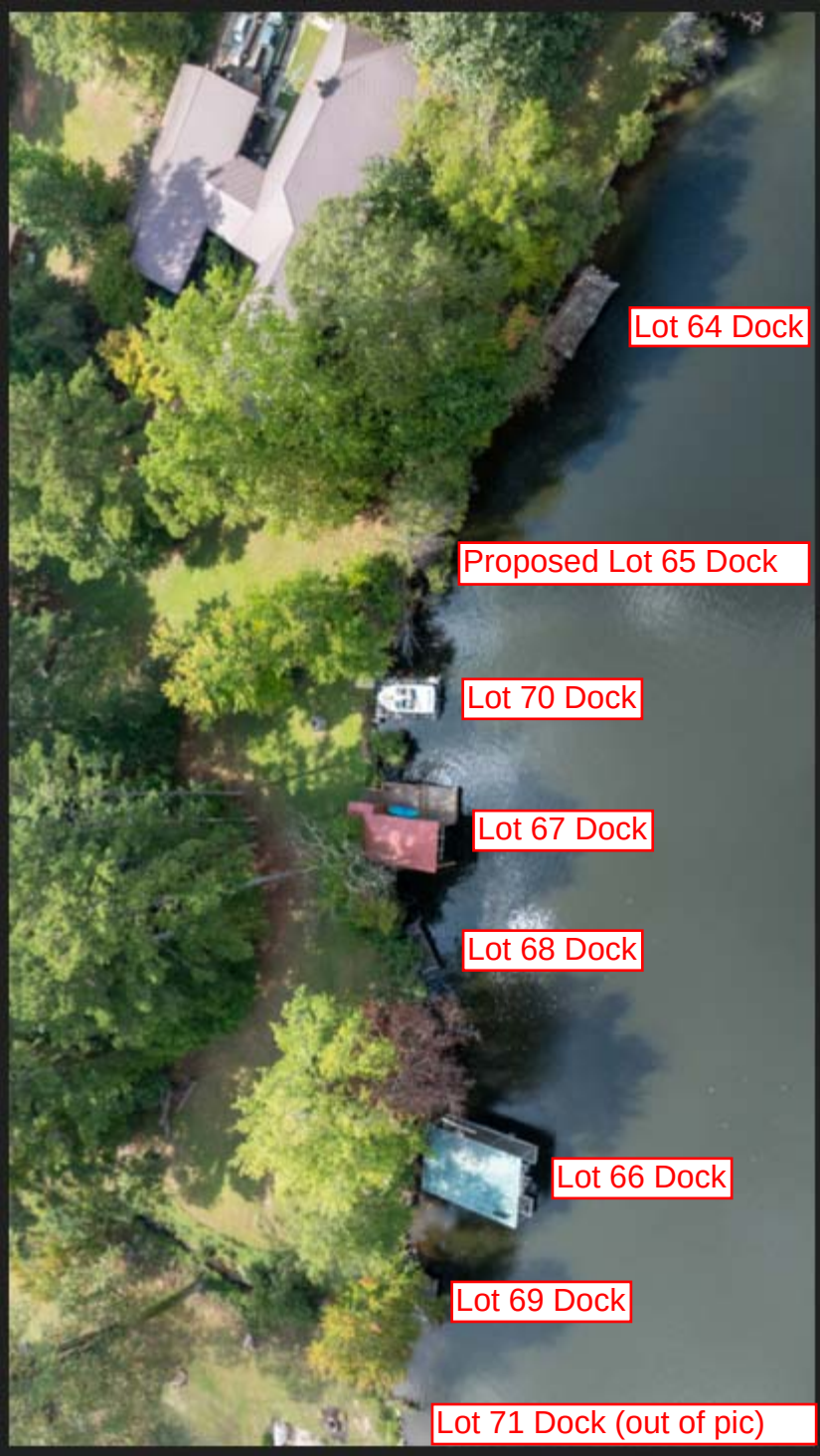
Note that 7 out of 8 homes included in the 1980 document have built docks.

The owner of Lot 70 (Dan Newton) says that his dock was approved by the City and built within the last five years.

The Nelsons (Lot 65) are the only homeowners who have not built a dock.

I have noted the proposed location of a dock for Lot 65 which maintains the requisite distance from the other existing docks.





From: [REDACTED]
Sent: Monday, August 4, 2025 9:58 AM
To: Todd Strickland <[REDACTED]>
Subject: Lake Peachtree Dock - 1117 Hip Pocket Rd

Todd,

I understand you are working with the Nelson's on gaining approval for the construction of a dock on the common area of shoreline allocated in 1980 by the Equitable Group to 8 homes on Hip Pocket and Kelly Drive. The Lake Peachtree Association board members have voted in support of your petition. Seeing as how the other 7 homeowners with rights to that common area have previously constructed docks on the shoreline we see no reason why the Nelson property shouldn't have the same opportunity.

Best regards,

Tom Fulton
President – Lake Peachtree Association

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Jordan Fuhrman, Storm Water Manager 08/05/2025
David Borkowski, City Engineer 08/05/2025
Kelly Bush, Financial & Administrative Services Director 08/05/2025
Chris Hobby, Assistant City Manager 08/05/2025
Justin Strickland, City Manager 08/05/2025

DATE: August 7, 2025

SUBJECT: 08-25-06 123 Interlochen Stormwater Pipe Lining

Recommendation:

Award the contract to line the pipes at the entrance of Merrywood Lane to Utility Asset Management for the quote of \$58,500.00

Discussion:

The stormwater drainage pipe located between 123 Interlochen Drive and the adjacent cart path has critically failed due to advanced age and severe material corrosion and some adjacent utility work. This failure poses an immediate risk to underground utilities, the structural integrity of the home at 123 Interlochen Drive, the stability of the cart path, and the safety of both residents and cart path users. If not addressed, continued erosion caused by water escaping the compromised pipe will lead to significant soil loss beneath and around the pipe. This may result in the collapse of the cart path and severe structural damage to the home's foundation. Immediate repair is essential to prevent further deterioration and to ensure public safety.

Staff solicited quotes from 3 qualified contractors to perform a structurally sound pipe lining. The results are as follows:

Utility Asset Management \$58,500.00

Elite Pipeline Services \$89,800.00

Vortex Companies 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. GA25224 Interlochen 30 inch culvert restoration

August 4, 2025

To: City of Peachtree City
Attn: Jordan Fuhrman

Re: 123 Interlochen

Scope of Work Summary

Restore 300 LF of 30-inch RCP storm drain by structurally lining the interior with **8000 PSI fiber-reinforced concrete**. The lining will be installed by “spincasting” with an **engineered repair mortar** to a **minimum finished thickness of 1 inch**, restoring structural integrity. This application will provide an expected service life of 75 to 100 years.

Method of Repair

- Clean and inspect existing pipe
- Install flow control to manage base flow
- Apply chemical grout (as needed) to control infiltration
- Repair invert as required
- Spincast or nozzle apply engineered mortar uniformly to achieve 1-inch lining
- Conduct post-lining video inspection to confirm quality and continuity

Total Cost

- **30" \$195.00 / LF = \$58,500.00**

Included by Contractor

- Flow control (up to 4" pump) under normal conditions
 - Joint repairs as identified
 - Infiltration control (up to 5 gallons chemical grout)
 - Pre- and post-work video inspections
-

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

Provided by Others

- Pipe access (via headwalls or junction boxes)
 - Potable water supply
 - Required permits and right-of-entry
 - Staging area near worksite
 - Traffic control (excluding signs and cones)
 - All other non-specified work
-

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
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CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Yasmin Julio, City Clerk/ Director of Executive Services 07/21/2025
Justin Strickland, City Manager 08/01/2025

DATE: August 7, 2025

SUBJECT: 08-25-07 New Alcohol License - Trader Joe's, 258 City Circle

Recommendation:

Approve a new alcohol license for Trader Joe's, 258 City Circle.

Discussion:

Trader Joe's, located at 258 City Circle, has submitted a request for a new alcohol license. Mr. Mitchell Nadler has requested to be appointed as the Licensee and Mr. Reginald Jones has requested to be appointed as the License Representative.

The business location, Mr. Nadler, and Mr. Jones have all met the requirements of the alcohol ordinance to be granted a license.

Budget Impact:

The budgetary impact of the alcohol beverage license will be positive. For the remainder of 2025, the applicant will pay \$675 for package sales of malt beverages and wine. Next year, the applicant will be required to pay the annual fee for package sales of malt beverages and wine in the amount of \$1,350.

Attachments:

1. Application Redacted
2. 1000015009



Office of the City Clerk

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
PeachtreeCityGA.gov

Application for Alcoholic Beverage License

Business Name: Trader Joe's East Inc. d/b/a Trader Joe's	Business Location: 258 City Circle Peachtree City, GA 30269	Number of Serving Bars: 0
Nature of Business: Grocery Store	Mailing Address: 317 E. Carson Street STE 333 Pittsburgh, PA 15219	Business Phone Number: 412-456-2124
Name of Licensee: Mitchell Lorne Nadler	Home Address: [REDACTED] West Hills, CA 91307	Home/Cell Phone Number: [REDACTED]
Name of License Representative: Reginald Jason Jones	Home Address: [REDACTED] Atlanta, GA 30310	Home/Cell Phone Number: [REDACTED]

Type of License:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer		Manufacturer	
Malt Beverage		Malt Beverage	X	Malt Beverage		Malt Beverage	
Wine		Wine	X	Wine		Wine	
Distilled Spirits		Distilled Spirits		Distilled Spirits		Distilled Spirits	
Sunday Sales		Holidays					

Please complete information below (use separate sheet if necessary):

Name:	Address:	Phone Numbers:
Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the Individuals listed	Please provide Home and Business Phone Numbers for individuals listed
Trader Joe's Company 100% owner of Trader Joe's East Inc.	317 E. Carson Street STE 333 Pittsburgh, PA 15219	412-456-2124
Mitchell Lorne Nadler Corporate Officer	[REDACTED] West Hills, CA 91307	[REDACTED]

Contact Person:

Lisa Furumoto

E-mail Addresses for License Applicant(s):

lfurumoto@traderjoes.com

Is any person who owns an interest in the Alcohol License an employee of the City of Peachtree City? YES ☒ NO ☐

If YES, please provide name of employee: _____

ALCOHOLIC BEVERAGE LICENSE APPLIED FOR

Trader Joe's

Hearing before City Council of
The City of Peachtree City
On August 7th, 2025 at 9:30 a.m.



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Yasmin Julio, City Clerk/ Director of Executive Services 07/21/2025
Justin Strickland, City Manager 08/01/2025

DATE: August 7, 2025

SUBJECT: 08-25-08 New Alcohol License - Apsilon Management Kedron Hills, LLC, 400 World Dr

Recommendation:

Approve a new alcohol license for Apsilon Management Kedron Hills, LLC, 400 World Drive.

Discussion:

Apsilon Management Kedron Hills, LLC, located at 400 World Drive, has submitted a request for a new alcohol license. Mr. Kashav Patel has requested to be appointed as the Licensee and as the License Representative.

The business location and Mr. Patel have met the requirements of the alcohol ordinance to be granted a license.

Budget Impact:

The budgetary impact of the alcohol beverage license will be positive. For the remainder of 2025, the applicant will pay \$2,500 for malt beverage, wine, and distilled spirits and \$250 for Sunday Sales. In 2026, the applicant will be required to pay the annual fee for malt beverage, wine, and distilled spirits, which is \$5,000, plus \$500 for Sunday sales.

Attachments:

1. Application Redacted
2. 1000015010



City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
PeachtreeCityGA.gov

Office of the City Clerk

Application for Alcoholic Beverage License

Business Name: Apsilon Management Kedron Hills, LLC	Business Location: 400 World Drive, Peachtree City, GA 30269	Number of Serving Bars: 1
Nature of Business: Hotel	Mailing Address: 925 Virginia Ave, Suite E, Hapeville, GA 30354	Business Phone Number: 404-564-7701
Name of Licensee: Kashav Patel	Home Address: [REDACTED] Tyrone, GA 30290	Home/Cell Phone Number: [REDACTED]
Name of License Representative: Kashav Patel	Home Address: [REDACTED] Tyrone, GA 30290	Home/Cell Phone Number: [REDACTED]

Type of License:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer		Manufacturer	
Malt Beverage	☒	Malt Beverage	☐	Malt Beverage	☐	Malt Beverage	☐
Wine	☒	Wine	☐	Wine	☐	Wine	☐
Distilled Spirits	☒	Distilled Spirits	☐	Distilled Spirits	☐	Distilled Spirits	☐
Sunday Sales	☒	Holidays	☐		☐		☐

Please complete information below (use separate sheet if necessary):

Name: Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Address: Please provide Home Addresses for the individuals listed	Phone Numbers: Please provide Home and Business Phone Numbers for individuals listed
See Attached		

Contact Person:

Kashav Patel

E-mail Addresses for License Applicant(s):

kash @ apsilonhotels.com

Is any person who owns an interest in the Alcohol License an employee of the City of Peachtree City? YES/NO

If YES, please provide name of employee: _____



ALCOHOLIC BEVERAGE LICENSE APPLIED FOR
Apsilon Management
Kedron Hills, LLC
Hearing before City Council of the City of Peachtree City
On the **7th** day of **August, 2025** at [REDACTED]
9:30 a.m.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Yasmin Julio, City Clerk/ Director of Executive Services 07/22/2025
Justin Strickland, City Manager 08/01/2025

DATE: August 7, 2025

SUBJECT: 08-25-09 New Alcohol License - Swiss Digital Concepts, 200 Kelly Dr

Recommendation:

Approve a new alcohol license for Swiss Digital Concepts.

Discussion:

Swiss Digital Concepts, an alcohol wholesaler located at 200 Kelly Drive, has submitted a request for a new alcohol license. Mr. Altai Negaty-Hindi has requested to be named as the Licensee and as the License Representative.

The business location and Mr. Negaty-Hindi have met the requirements of the alcohol ordinance to be granted a license.

Budget Impact:

The budget impact will be positive, as they will have to pay a monthly excise tax to the City.

Attachments:

1. 2909_001_Redacted
2. 1000015008



Office of the City Clerk

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
PeachtreeCityGA.gov

Application for Alcoholic Beverage License

Business Name: <i>Swiss Digital Concepts</i>	Business Location: <i>Peachtree City</i>	Number of Serving Bars: <i>0</i>
Nature of Business: <i>Wine Wholesale</i>	Mailing Address: <i>200 Kelly Dr.</i> [REDACTED] <i>Peachtree City GA 30269</i>	Business Phone Number: [REDACTED]
Name of Licensee: <i>ALTAI Negaty-Hindi</i>	Home Address: [REDACTED] <i>Same as above</i> <i>PTC GA 30269</i>	Home/Cell Phone Number: [REDACTED]
Name of License Representative:	Home Address:	Home/Cell Phone Number:

Type of License:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer		Manufacturer	
Malt Beverage		Malt Beverage		Malt Beverage		Malt Beverage	
Wine		Wine		Wine ☒		Wine	
Distilled Spirits		Distilled Spirits		Distilled Spirits		Distilled Spirits	
Sunday Sales		Holidays					

Please complete information below (use separate sheet if necessary):

Name:	Address:	Phone Numbers:
Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed	Please provide Home and Business Phone Numbers for individuals listed

Contact Person:

ALTAI Negaty-Hindi

E-mail Addresses for License Applicant(s):

[REDACTED]

Is any person who owns an interest in the Alcohol License an employee of the City of Peachtree City? YES/NO ☒

If YES, please provide name of employee: _____

ALCOHOLIC BEVERAGE LICENSE APPLIED FOR
Swiss Digital Concepts
Hearing before City Council of
The City of Peachtree City
On August 7th, 2025 at 9:30 a.m.

Budget
After Hours Drop-Off Procedure:
Truck Rental
1. Fill Gas Tank
2. Complete Mileage Chart on Contract Envelope
3. Legally Park and Lock Vehicle
4. Leave Keys and Contract Envelope in Key Drop Box
5. Contact Location During Business Hours for Support
For questions call 1-800-521-8100 (T) 404-462-4143



MOBILE STORAGE UNIT
(770) 487-8220
Monday - Friday
8:30AM - 5:00PM
Saturday
8:30AM - 1:00PM
By Appointment Only
Budget
TRUCK RENTAL