



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

November 6, 2025 | 9:30 AM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Quarterly Reports**
 - A. 3rd Quarter 2025 Quarterly Reports
4. **Public Comment**
5. **Presentation**
 - A. Retail Strategies (Mill Graves)
6. **Agenda Changes**
7. **Work Session Discussion Items**
 - A. Consider the Findings of the Hearing Officer in the Ethics Complaint against Suzanne Brown (Ted Meeker)
 - B. Crabapple Gate Counts (Justin Strickland)
 - C. Council Meeting Date Changes (Construction and Holidays) (Yasmin Julio)
 - D. FY26 Budget Amendment- Sprung Structure for Kedron Aquatic Center (Chris Hobby)
 - E. FY26 Budget Amendment- PAC Baseball Safety Netting Project (Harold Layton)
 - F. FY26 Budget Amendment and Acceptance of Donation for Employee Holiday Luncheon (Dustin Farron)
 - G. FY25 Budget Amendment - Housekeeping (Kelly Bush)
 - H. FY26 Budget Amendment - Carry Forward (Kelly Bush)
 - I. FY26 Budget Amendment- Drake Pavilion Permanent Repair (David Borkowski)
 - J. Peachtree City Pilot Hunting Program (Suzanne Brown)
 - K. Library Skylight and Canopy Replacements and MRR Grant with 50% Match for FY27 (Jill Prouty, David Borkowski)
 - L. **Public Works CAT 953D Track Loader Repair** (Jonathan Miller)
 - M. **2006 Capital Improvement Vehicle & Equipment Purchases** (Jonathan Miller)
8. **New Agenda Items**

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

This meeting will be held in the Frances Meaders Council Chambers at City Hall. Page 1 of 143

- A. 11-25-01 New Alcohol License - Rukaa Sushi, 361 Hwy 74 North, Suite 102 (Yasmin Julio)
- B. 11-25-02 New Alcohol License - Pint & Play, 302 Willowbend Rd. (Yasmin Julio)

9. Council/Staff Topics

10. Executive Session

11. Adjourn

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

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This meeting will be held in Council Chambers at City Hall

ENGINEERING

Q3 2025

HIGHLIGHTS:

- **301** building permit reviews
- **15** erosion control reviews
- **15** site plan reviews
- **New** Architecture Firm - Goodwyn, Mills, & Cawood (GMC)
- Awarded design & construction bid for PD Pole Barn
- Started Sumner Rd path easement acquisition
- Held Pre-Construction Meeting for Huddleston & SR 54 Dual Left Turn Proj.
- Crosstown Tunnel Feasibility Study completed
- Kedron Gym insulation inspection completed
- Concept plan for Battery Way Park upgrades completed
- **11** Land disturbance permits issued

BUILDING MAINTENANCE:

- **125** Work Orders Completed
- Quarterly HVAC maintenance on all City buildings
- Repaired Bay Lighting in Fire Stations 81 & 84
- Painted interior office in City Hall HR Department
- Demo and Remodeled 2 offices in City Hall Finance & Admin. Department
- Remodel Fire Station 83 Kitchen, Dayroom, Laundry Room & Front Office
- New Boiler System at Kedron Gym
- Updated heating Kedron pool controls
- Assembled new desk and relocated in lower floor of Library
- Repaired Kedron Fieldhouse water damage including carpet/flooring & replaced PRV valves

STORMWATER:

8

DITCHES
CLEANED

2

DETENTION PONDS
CLEANED

1

PIPES
CLEANED OUT

3

LF PIPE
REPLACEMENT

5 STRUCTURE REPAIRS | 76 STRUCTURES CLEANED

EXECUTIVE SERVICES

Q3 2025

NEWSLETTERS:

Open Rate: 62% (187,812 Opens)
Click Rate: 4% (10,803 Clicks)
Sends: 351,760
Editions: 13 (The Slice)
1 (The Compass)
Subscribers: 26,536 (The Slice)
3,183 (The Compass)
.....
29,719 TOTAL

HIGHLIGHTS:

**Award of Excellence-
Multi-Use Path Brochure**
City-County Communications
& Marketing Association (3CMA)
Savvy Awards 2025

**Gold Winner-
Peachtree City CERT Video**
22nd Annual MarCom Awards

**Silver Winner-
Peachtree City Bike Racks**
21st Annual Davey Awards



NUMBERS:

VISITORS TO CITY HALL

July - 2,151
August - 2,227
September - 2,199

OPEN RECORDS REQUESTS

July - 35
August - 59
September - 38

SOCIAL MEDIA



FACEBOOK:

Views: **2.3M**
Content Interaction: **20.1K**
Visits: **52.6K**

Reach: **279.4K**
Link clicks: **8K**
Follows: **1.4K**

INSTAGRAM:

Views: **531.8K**
Content Interaction: **9.3K**
Visits: **4K**

Reach: **29.2K**
Link clicks: **432**
Follows: **488**

TIKTOK:

Video Views: **36.6K**
Reached Audience: **26.7K**
New Followers: **94**

Profile Views: **732**
Likes: **1.6K**
Shares: **64**

TWITTER / X:

New followers: **40**
Impressions: **26.5K**
Reposts: **9**

Engagements: **896**
Profile Visits: **54**
Shares: **20**

FINANCIAL & ADMINISTRATIVE SERVICES

JUL-20
SEP 25

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



**GOLF CARTS
REGISTERED**

546 RESIDENTS
144 NON-RESIDENTS
690 TOTAL



54

NEW BUSINESSES

DONATIONS

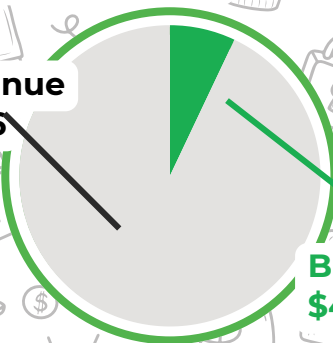
FOURTH CORNER BOXING AND FITNESS GYM | BACK TO SCHOOL BASH: **\$500.00**
PACE-LYNCH | HOME RUN DERBY: **\$500.00**
ROBERT SEAMAN | MEMORIAL BENCH: **\$1,577.49**
CINDY FARR | MEMORIAL BENCH: **\$2,367.56**
SOUTHSIDE CYCLING CLUB | BIKE REPAIR STAND: **\$2,000.00**
KIWANIS CLUB OF PEACHTREE CITY | 25-26 DARE PROGRAM: **\$1,648.74**

TOTAL \$ 8,593.79

GENERAL FUND REVENUE

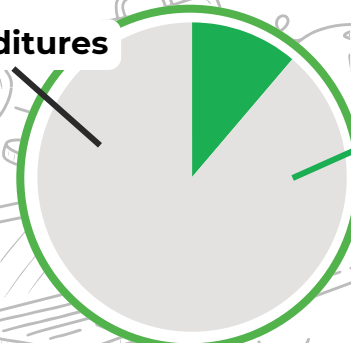
*Cash Basis 4th Quarter Fiscal Year
as of September 30, 2025

Actual revenue
\$54,599,556



Budget remaining
\$4,139,734

Actual expenditures
\$52,148,820



Budget remaining
\$6,590,470

GENERAL FUND EXPENDITURES

*Cash Basis 4th Quarter Fiscal Year
as of September 30, 2025

FIRE & RESCUE



Q3 2025

HIGHLIGHTS:

- Hosted Rescue Swimmer Certification
- Joint Active Threat Training with Police Dept.
- Hosted Fire Instructor 1 on site
- Hosted Fire Officer 1 on site
- Welcomed New Ladder 81

TOP 3 EMERGENCY CALLS:

ILLNESS	FALLS
236	210
RESPIRATORY	
79	

INCIDENTS:

- Rescue & Emergency Medical Service Incident - 1003
- Service Call - 177
- False Alarm & False Call - 111
- Good Intent Call - 96
- Hazardous Condition (No Fire) - 20
- Fire - 1
- Severe Weather & Natural Disaster - 0
- Overpressure Rupture, Explosion, Overheat (No Fire) - 1

TOTAL # OF
INCIDENTS
1426



9-11 FLAGS OUTSIDE OF
STATION 81



RECRUIT GRADUATION



PROMOTION CEREMONY

HUMAN RESOURCES

Q3 2025

EMPLOYEE STATISTICS:

Total Employees - **370**
New Hires - **14**
Separations - **12**

AVERAGE
SALARY
\$63,542.94

CURRENT VACANCIES:

- Maintenance Technician
 - Cart paths
 - Building Maintenance
 - Grounds
 - Streets
- Police Officer - Certified
- Heavy Truck Driver
- Staff Assistant- Police
- Code Enforcement Officer

TURNOVER
RATE
3.4%



NATIONAL HR
PROFESSIONALS DAY



ETHICS 101 TRAINING

EMPLOYEE EVENTS & TRAINING:

JULY

- Defensive Driving
- 10 Steps to Financial Success
- Motorcycle Safety
- Performance Management & Goal Setting
- Onsite Massages
- Onsite Yoga
- Skin Cancer Screenings
- Interviewing 101
- Grief Counseling Webinar
- National Intern Day

AUGUST

- Heat Exhaustion & Prevention
- Performance Improvement Plan(PIP) Training
- Onsite Massages
- Open Enrollment
- Wellness Week
 - Produce Giveaway
 - Stretch Lab
 - Are you financially healthy Webinar
 - Business Etiquette & Professional Courtesies
- Onsite Yoga

SEPTEMBER

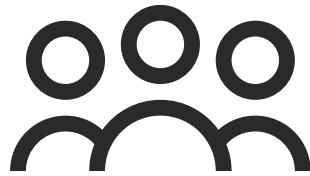
- Massages
- HR 101 Supervisory Training
- Gynecological Cancer Webinar
- Performance Management & Goal Setting
- Recruitment in UKG Training
- Performance Improvement Plan(PIP) Training
- Onsite Yoga
- First Aid Training
- Promotion Ceremony

LIBRARY SERVICES

Q3 2025

30,271

ACTIVE USERS



662

ITEMS
ADDED

1337

ITEMS
WEEDED



POP-UP STORYTIME @ ALL CHILDRENS PLAYGROUND

E-BOOKS/E-AUDIO DOWNLOADS: 24,303



5599

REFERENCE ASSISTANCE



SIP & PAINT IN THE FLOY FARR ROOM

CIRCULATION

91,110



WIFI USE: 32,519

COMPUTER USE: 1870



AUTHOR BRAD THOR AT CROWNE PLAZA



LEGO BUILDING IN THE STORYTIME ROOM

IN PERSON VISITS: 46,616

VOLUNTEER HOURS: 881

PROGRAM ATTENDANCE: 3172

PLANNING & DEVELOPMENT

Q3 2025

PERMITS



608

BUILDING PERMITS ISSUED

NUMBER OF PLAN REVIEWS
CONDUCTED 1218



1038

BUILDING INSPECTIONS

SHORT TERM RENTAL PERMIT
APPLICATIONS ISSUED 7



PERMITS ISSUED BY TYPE

COMMERCIAL PERMITS: 26

RESIDENTIAL PERMITS: 250

TRADE PERMITS ISSUED: 169

OTHER PERMITS: 163

CODE ENFORCEMENT

PARK AND PATH
OFFICERS



HOURS OF PATROL

NOTICE OF VIOLATIONS
ISSUED 450



CODE COMPLIANCE
INTERACTIONS
2,089



MUNICIPAL
OFFICERS

656 CODE ENFORCEMENT
CASES

91% RATE OF
PROACTIVENESS
GOAL: 80%

26 STRUCTURAL
REHABILITATION CASES

✓ 70%

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

✓ 86%

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

70% OF ALL PERMITS WERE
APPLIED FOR ONLINE.

POLICE



Q3 2025

TRAFFIC

TRAFFIC ENFORCEMENT

WARNINGS - 67%
CITATIONS - 33%

VEHICLE COLLISIONS:

VEHICLE COLLISIONS ROSE BY 12% FOR Q3, WITH 674 ROADWAY COLLISIONS YEAR TO DATE

GOLF CARTS

GOLF CART COLLISIONS IN THE THIRD QUARTER 14
GOLF CART COLLISIONS WITH INJURIES IN THE THIRD QUARTER 5



DISPATCHED CALLS

Officers responded to **3,109** calls for service this quarter, with an average response time to Non-Emergency Calls of:

4 minutes and 45 seconds
this quarter

WHAT'S GOING ON?

- **New School Resource Officers** assigned to 4 elementary schools
- **Detective Michelle Taylor** earned **Financial Crime Investigator Certification**
- **July 2025 Team of the Month** - Criminal Investigation Division
- **August 2025 Employee of the Month** - Officer Keyros
- **3 out of 4** burglaries cleared by arrest, with excellent leads being followed in Q4



SOLVING BURGLARIES



BACK TO SCHOOL



CELEBRATING PROMOTIONS



CELEBRATING ANNIVERSARIES

PUBLIC WORKS

Q3 2025

SIGNS

TRAFFIC SIGNS

- **96** Archery Program signs made
- **17** regular Signs made
- **36** signs replaced
- **12** posts replaced
- **25** new installs

7

ENTRANCE SIGN
MAINTENANCE

54

SIGN POST
MAINTENANCE



URBAN FORESTRY

- Awarded tree removal contract bid
- Public Works removed **148** trees within public ROW and greenbelts due to hazard, construction or pine beetles
- **40** tree replanting's

RECYCLING CENTER

3432

ROCKAWAY ROAD
VISITORS

141

MULCHERS

6275

MCINTOSH TRAIL
VISITORS

66

E-WASTE

Provided staffing for **9** special events

PAVING

- **10 potholes** filled on cart paths & roads
- **7** crosswalks painted
- **7.16 miles** of roadway paved
- **0.52 miles** of cart path paved
- **0.15 miles** of cart path patched
- **19 lf of curb & gutter** repaired or replaced
- **4.6 miles** of crack seal
- **72sqft** sidewalk repaired/replaced
- **4.2 miles** of curb swept
- Repaired **5** wood rail fences
- **7.4 miles** of ROW tree trimming

GROUNDS

- Completed **13** row mowing rotations
- Maintained City facilities
- Serviced the Fred Amphitheater & cast house for **7 concerts** over **5 weekends**
- Serviced medians on SR 54/74
- Provided staffing for the 4th of July events
- Prepped **3** subdivisions areas for new landscape installations
- **52** deer carcasses removed / **2** others removed - Total YTD **147**

FLEET

- **247** vehicles serviced
- **294** pieces of equipment serviced



RECREATION & SPECIAL EVENTS

Q3 2025

ATHLETICS

BASKETBALL

22 teams 252 players

VOLLEYBALL

16 teams 157 players

GRASS VOLLEYBALL TOURNAMENT

17 Teams 68 Players

TENNIS CENTER

- 415 Memberships
- Special Pops on Friday afternoons
- USTA L3 national Tournament
- 3 Local UTR events



HIGHLIGHTS

- 25,068 Tickets sold for the Fred concerts this season
- 4 Sold out concerts
- 11 facility rentals
- 11 birthday party POOL rentals
- Upgrades @ Meade Girls Softball Fields
- Bike Rack Installation

SPECIAL EVENTS

- July 4th Parade & FireworksDay
- Back to School Bash
- Shakerag arts & Crafts Festival
- 6 non-city-sponsored events
- SEVERAL NEW POP-UP EVENTS:
 - Home Run Derby
 - Play & Poolchella
 - Mother Son Night
 - Splash & Snack @ Glenloch Splash Pad

PROGRAMS

KEDRON

34 programs
371 participants

KEDRON POOLS

4734 total users
1971 paid daily fees
2763 membership passes used

KEDRON GYM

2038 total users
1074 paid daily fees
486 used membership passes

GLENLOCH

17 programs
117 participants

GLENLOCH POOLS

3637 total users
2937 paid daily fees
651 used membership passes

SUMMER CAMPS

28 Camps
1046 Participants



HOMERUN DERBY



BACK TO SCHOOL BASH



MOTHER SON SPY NIGHT



VISITOR CENTER IMPACT

VISITOR CENTER IMPACT

- Total Calls: **774**

GIFT STORE

- **Sales YTD: \$13,659.45**
- **New Christmas ornament** for sale Nov 13!



SALES HIGHLIGHTS

TRADE SHOWS ATTENDED

- Destination SE, West Palm Beach, FL, August 2-5
- SPORTS, Columbia, SC, Sept 8-11
- Small Market Meetings, Sept 16-18

MEETINGS/EDUCATION

- CDME, Destinations Intl, Chicago, IL July 11-15
- Carl Vinson School of Govt/UGA Course, Athens, GA, July 30
- SportsETA 4S Summit, Annapolis, MD, Sept 23-26

RFP'S GENERATED: 21(+)

MARKETING HIGHLIGHTS

CAF AIRBASE GEORGIA VIDEO RELEASE

- Highlighted Airbase Georgia's aviation heritage
- **45K+ views, 1k+ likes, and 100 shares** across Meta platforms
- Reinforced PTC's connection to local museums and aviation tourism

INFLUENCER CULINARY TOUR

- With a combined following of **200K+**, influencers showcased Peachtree City's eclectic dining scene

ACCOMPLISHMENTS

- **Davey Awards:** The new Visitors Guide earned gold, and the Visit Peachtree City website redesign earned silver. This recognition highlights the quality of the work we do to market Peachtree City.

SOCIAL MEDIA SPOTLIGHT

OUR TOP PERFORMING META POST

WWII WARBIRDS WITH AIRBASE GEORGIA



❤️ 1,000+ 📍 100+ 👁️ 45K+



retail strategies

Peachtree City, Georgia

Retail Attraction Strategy Update

November 6, 2025



Mill Graves
VP, South-Central Region
mgraves@retailstrategies.com
404.719.9773



Today's

Agenda

Partnership Review & Objectives

Discover: Resource Updates & Applications

Connect: Retail Attraction & Property Focus

Advance: Milestones & Partnership Next Steps



A photograph of four people (three men and one woman) standing on a tennis court, smiling and looking at a tennis racket. The background shows a blue tennis court and a chain-link fence.

How it works

Partnership Objective

Year 1

Create & Implement Recruitment Strategy

In Year 1 our focus is to begin to immerse ourselves in your community, get to know the local players that move your market, uncover the opportunities and story that needs to be told about your community, and start connecting those opportunities to the decision makers for the retailers that you desire.

Year 2



Pleasant Persistence & Relationship Depth

- *Economic Development POC*
- *August market visit/tour*
- *Local property inventory*

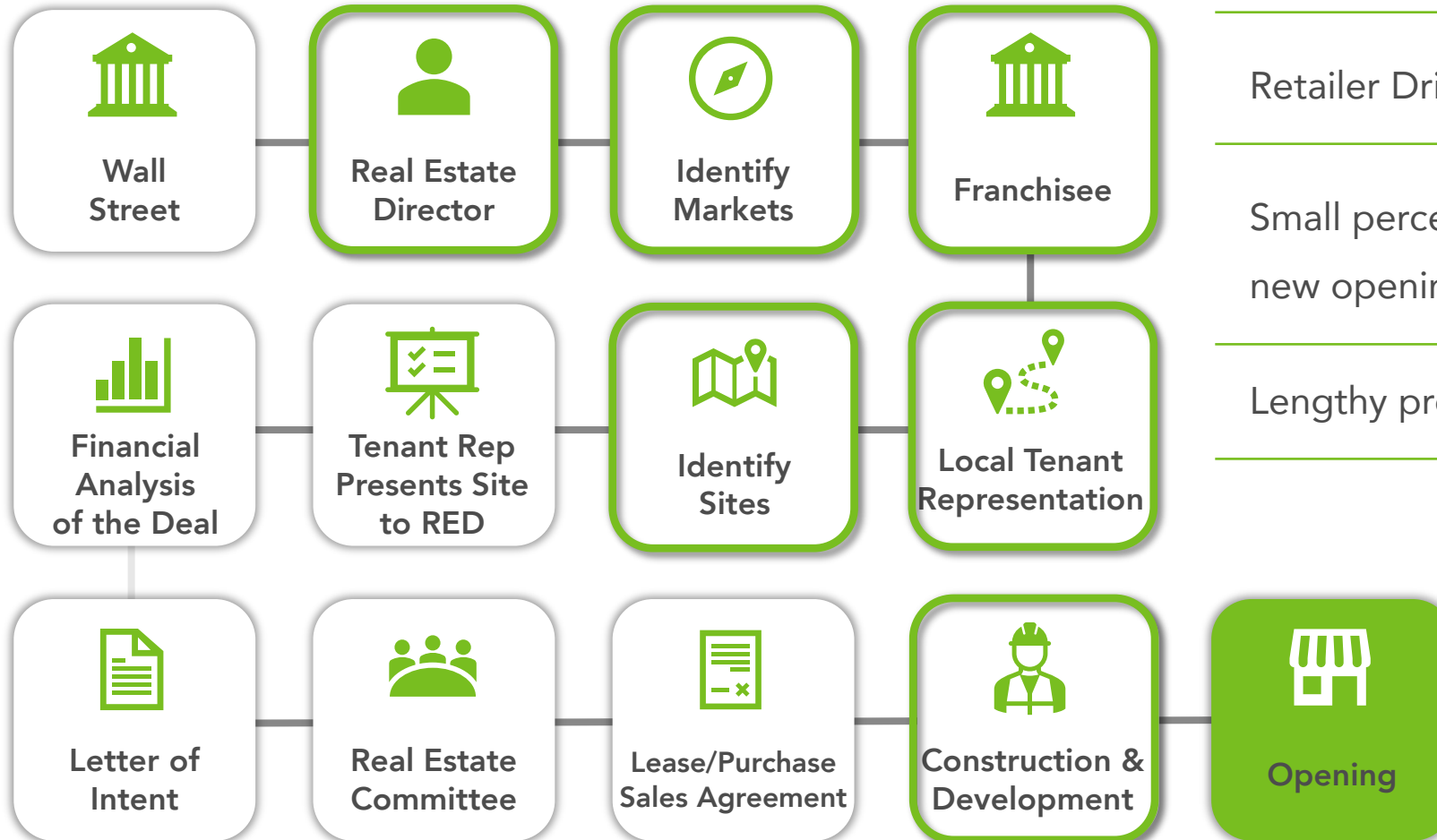
In Year 2 we continue the efforts of year 1, but we will do so with a much deeper understanding of the potential outcomes. We continue outreach to the right retail prospects and deepen relationships with local property owners and update our Retail Strategy as needed.

Year 3

Maximum Exposure & Understanding Next Steps

Year 3 is historically when we will begin to see the positive momentum that has been built in year 1 and year 2. We continue the work of recruitment and create the roadmap for additional success in future years.

Retail Recruitment Timeline

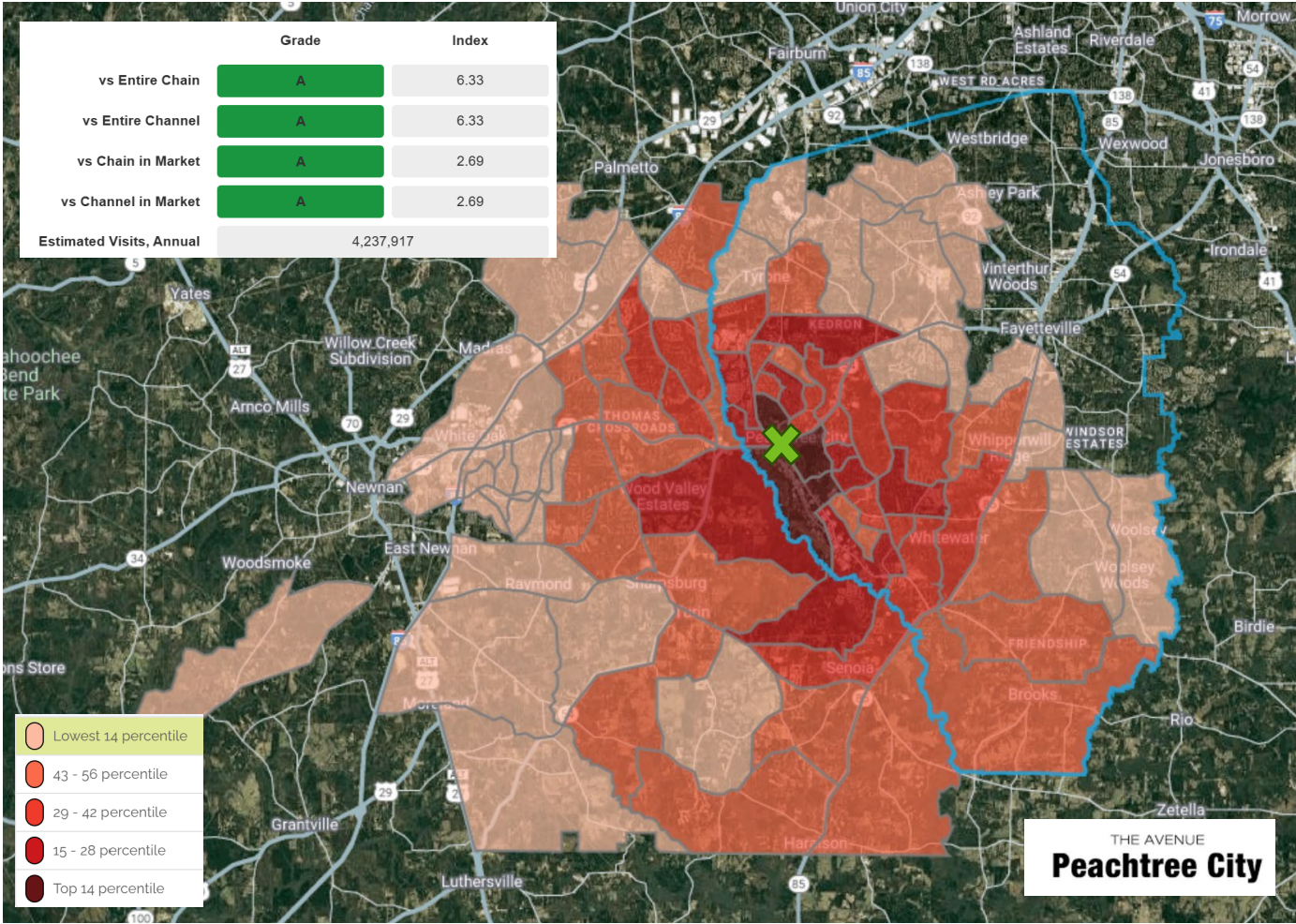


Retailer Drives the Decision

Small percentage of proposed sites equal new openings

Lengthy process, with many stakeholders

Market Analysis

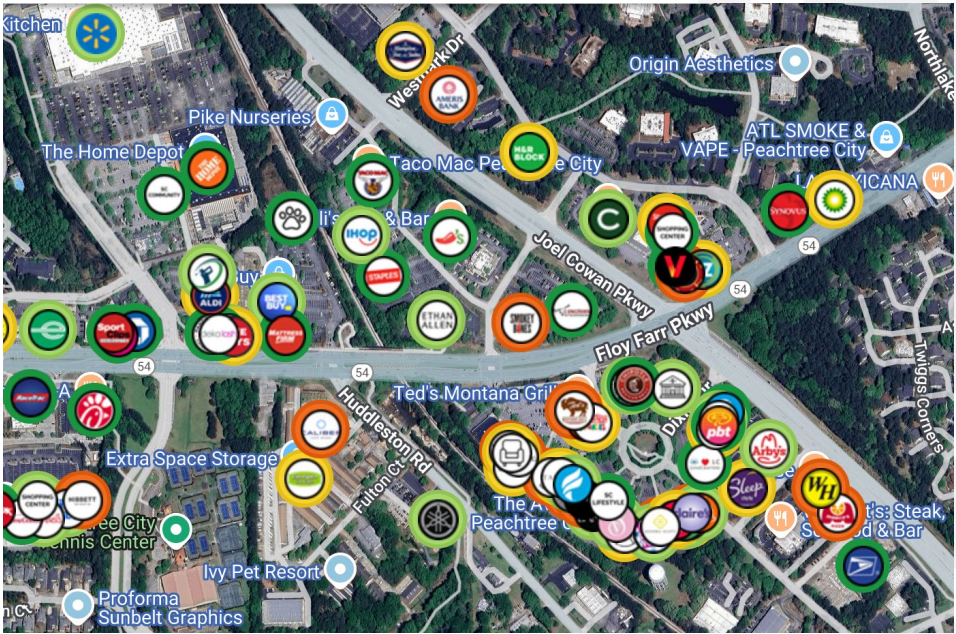


Location Intelligence & Data



Small business outreach

Updated Marketing Aerial, Peer & Project Benchmarking





DISCOVER

Consumer Trade Area



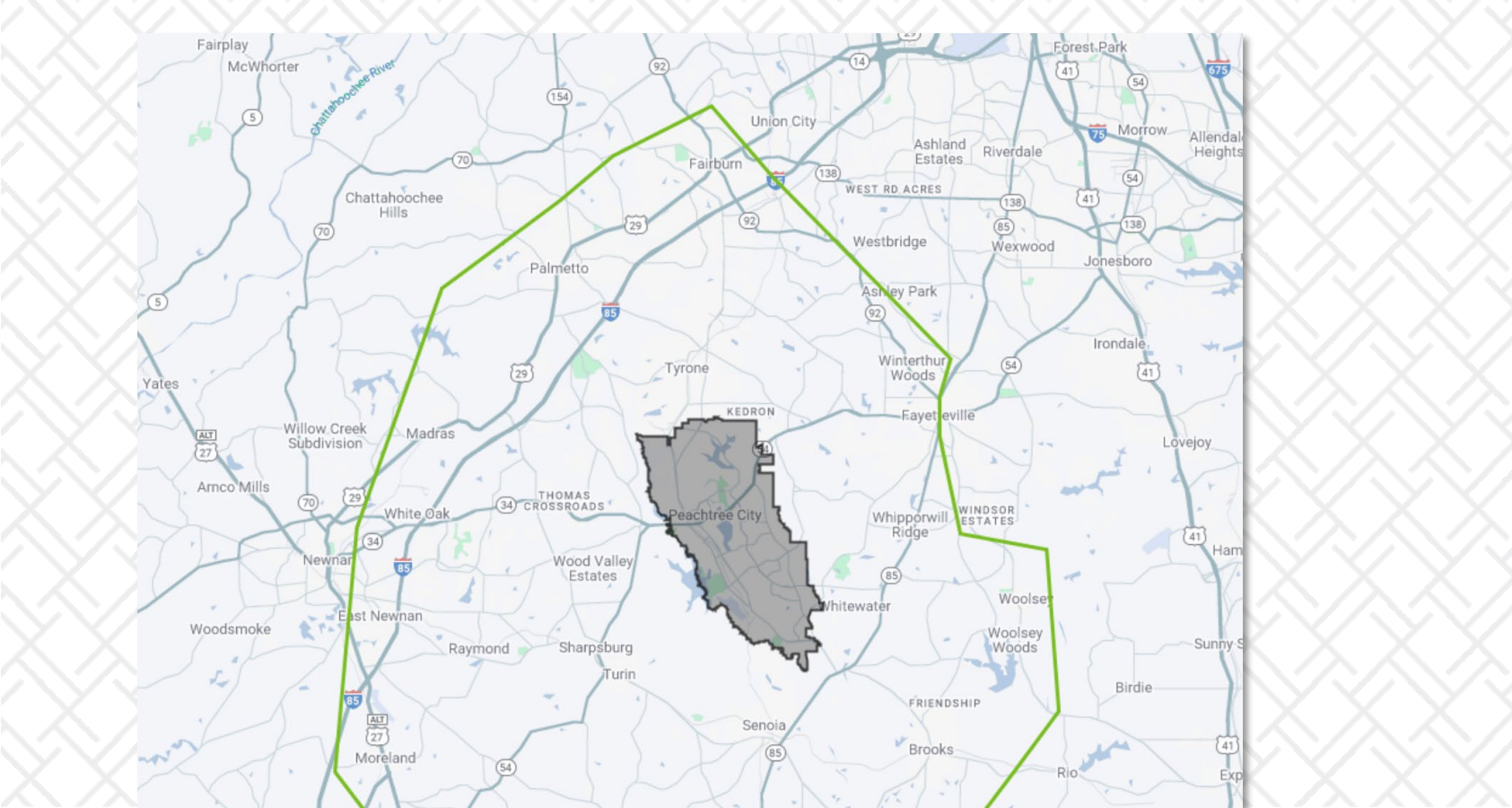
\$101,220

Median Household Income



235,855

2025 estimated population



86,086

Number of Households

52.4%

College Degree

2.73

Avg. Persons per HH

Consumer Trade Area



\$120,747

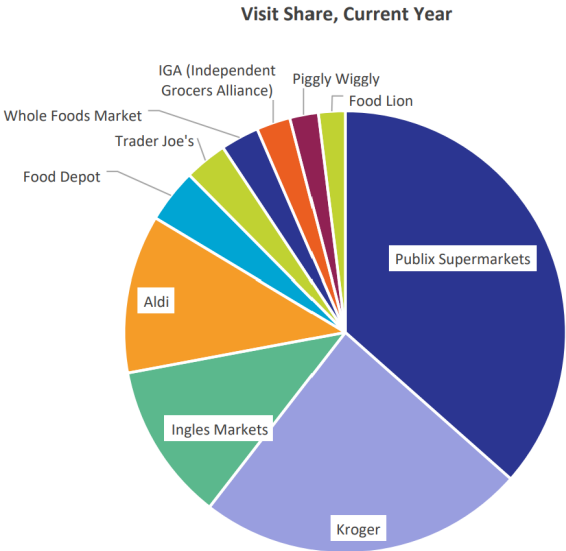
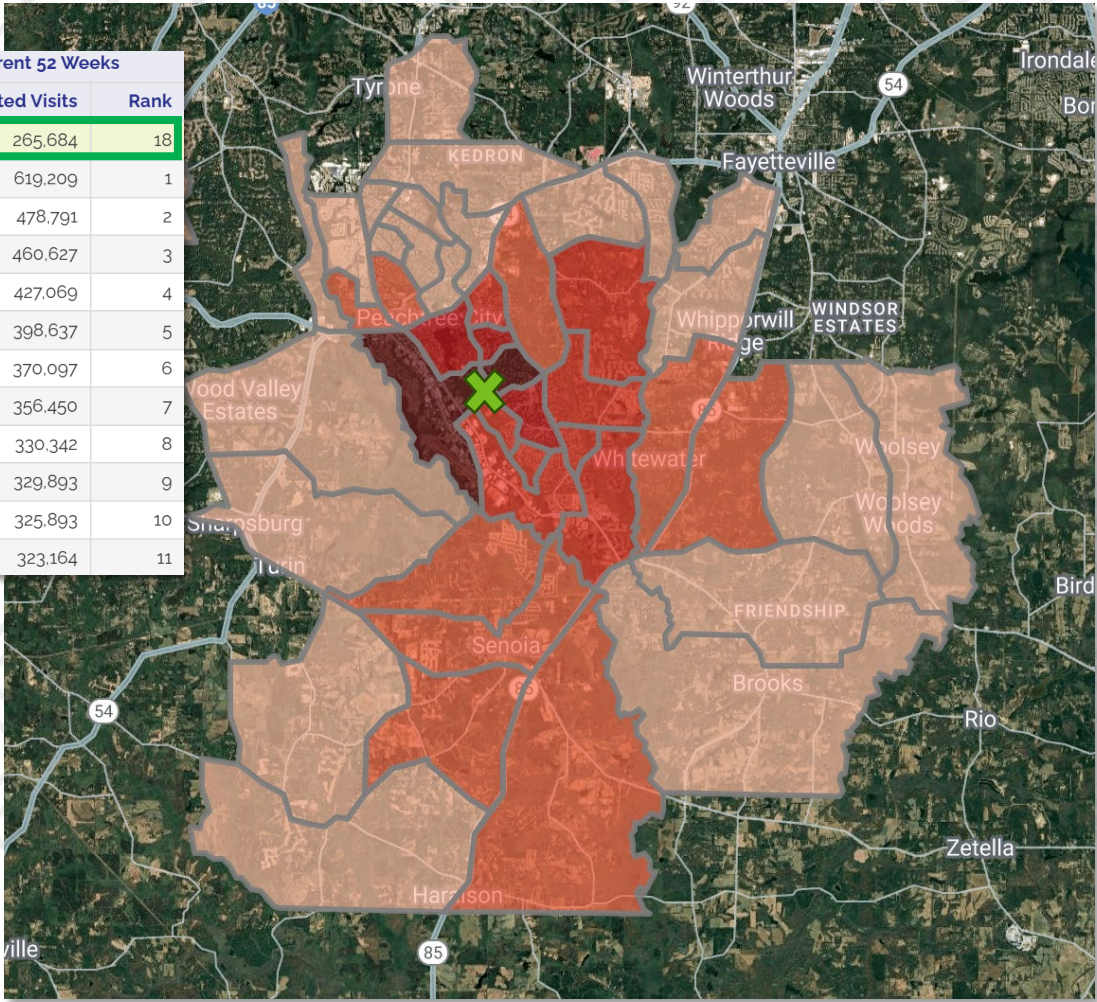
Median Household Income



34,482

2024 estimated households

Site	Current 52 Weeks	
	Estimated Visits	Rank
Kroger: 564 Crosstown Dr, Peachtree City, GA	265,684	18
Kroger: Carrollton, GA	619,209	1
Kroger: Griffin, GA	478,791	2
Kroger: Dawsonville, GA	460,627	3
Kroger: Cartersville, GA	427,069	4
Kroger: Rome, GA	398,637	5
Kroger: 4753 Atlanta Hwy, Loganville, GA	370,097	6
Kroger: 6766 Hickory Flat Hwy, Woodstock, GA	356,450	7
Kroger: 5550 Bethelview Rd, Cumming, GA	330,342	8
Kroger: 2295 Towne Lake Pkwy, Woodstock, GA	329,893	9
Kroger: Chamblee, GA	325,893	10
Kroger: 1751 Newnan Crossing Blvd E, Newnan, GA	323,164	11



Brand	Location Count	Visit Share Current Year
Publix Supermarkets	171	33.1%
Kroger	134	21.7%
Ingles Markets	54	10.5%
Aldi	50	10.5%
Food Depot	33	3.6%
Trader Joe's	5	2.8%
Whole Foods Market	11	2.5%
IGA (Independent Grocers Alliance)	7	2.2%
Piggly Wiggly	20	1.9%
Food Lion	6	1.8%

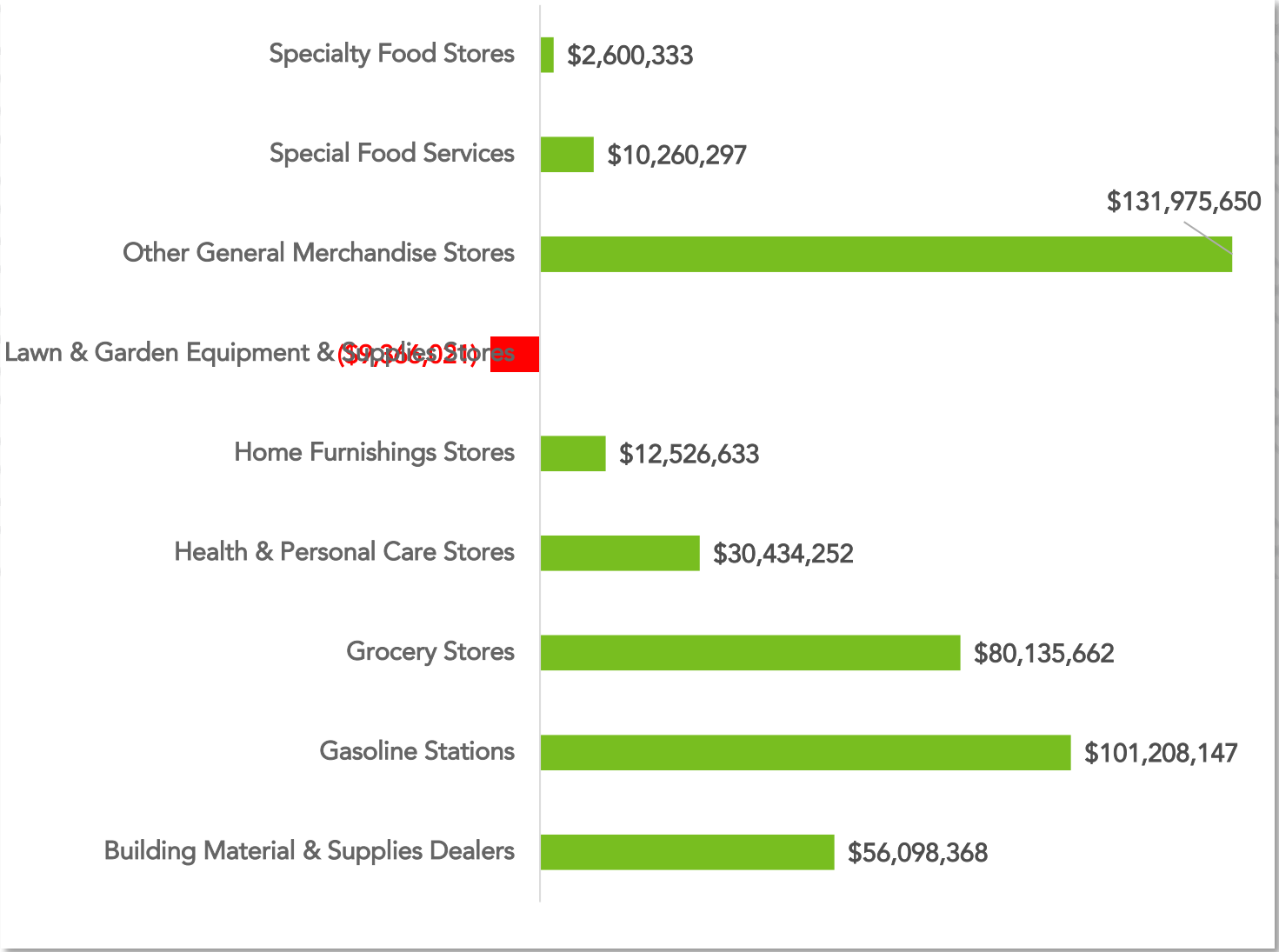
GAP Analysis



\$131M+

Top GAP Segment (GM)

Kroger – Braelinn Village Trade Area



GAP Analysis (cont.)



\$81M+

Top GAP Segment (Limited
Service Eating Places)

Kroger- Braelinn Village Trade Area



Data Analysis

Corridor Analysis

Recent New National Investment/Announcements



Strengths

S

- Demographic household profile
- Existing retail synergy and base
- Defined retail nodes and corridors with limited vacancy
- Industrial base/daytime pop
- Relationship with leasing representatives for existing properties
- Property inventory list (ongoing with local ED support)

Weaknesses

W

- Limited vacancy
- Available and viable commercial development opportunities
- Development timelines
- Assemblage and/or redevelopment headwinds

Opportunities

O

- Regional demand and associated costs in Atlanta MSA will continue to elevate expansion opportunities in PTC for local/regional brands
- Annexation
- Redevelopment & mixed-use predominant trends

Threats

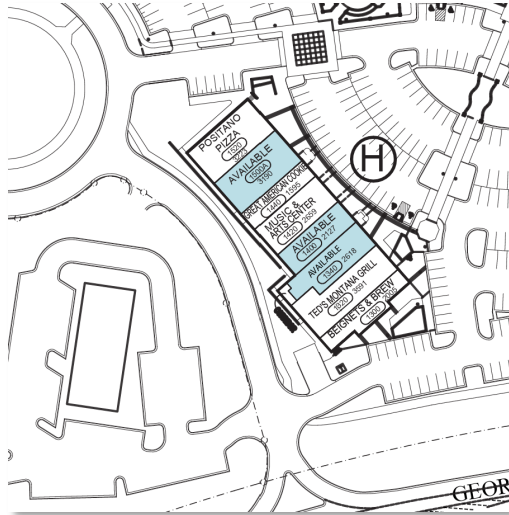
T

- Land and development costs
- Property owners
- Aligning current tenant interest with Hwy 54 development timelines and approved site plan



CONNECT

Site Focus



The Avenue



Willow Bend



West Park Walk



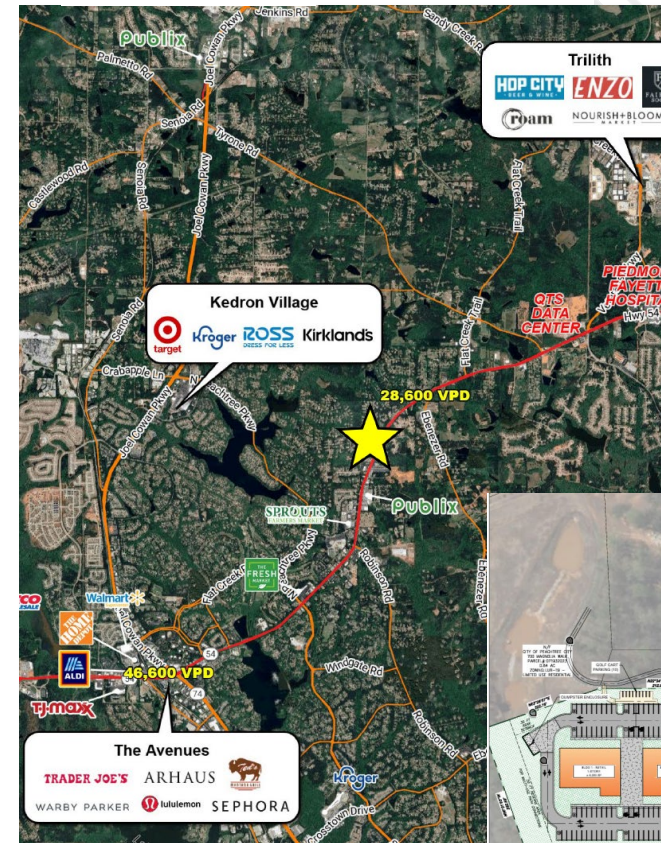


Prospect Focus



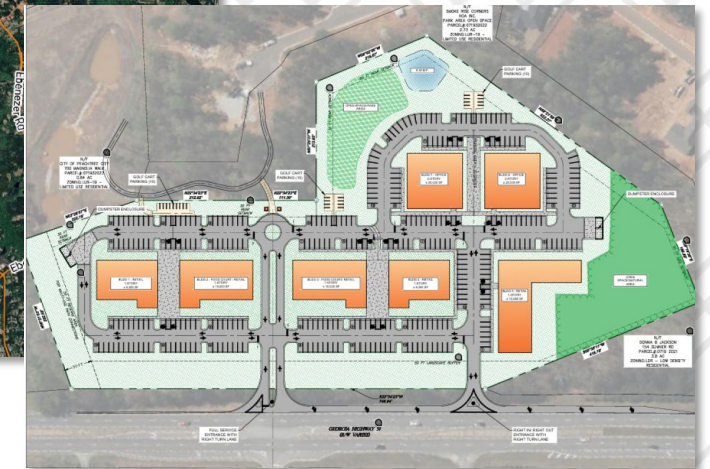
Carriage Ln. Assemblage Opportunity

- Q1-Q2 2025 Site specific revision of retail/restaurant prospect list (25+)
- Full-service & limited-service boutique, regional, and national brands
- Entertainment (Family, active lifestyle)
- Ongoing outreach to 2 specialty grocers void in market and engaged with 2 additional emerging brands
- Developer interest with specific end users in mind (RS facilitation of 2 offers)



Hwy 54:

Limited use
commercial
50K SF Retail &
Restaurant





Follow Up

Q4 2025- Q1 2026



Milestones

- Conference representation – continued ICSC SE follow ups through November (2026 outlook)
- Q3 summary review with ED team / local updates and activity
- Data/peer benchmarking update and marketing aerial refresh
- In-market visit(s) / engagement

Application

- Aligning and facilitating end user feedback and timelines with available inventory.
- Collaborative communication to advance retail and restaurant targets communitywide, engage with development community
- Marketing and data updates to support external and internal ED narrative and business attraction efforts
- Market familiarity and resource extension



Thank You

What questions do you have?

Background

My name was randomly selected to hear a Peachtree City ethics complaint filed by Phil Crane against City Councilmember Suzanne Brown dated September 15, 2025. Councilmember Brown filed a timely response to the complain on September 29, 2025. The contents of the complaint and the response have been duly considered by me. In sum, Crane’s allegations revolve around the process that ultimately resulted in the city council making appointments to the city’s planning commission (the complain and the response provide great detail; those documents speak for themselves).

In his complaint, Mr. Crane alleges some 5 counts; each will be addressed below:

Count 1: Violation of city code sec. 69-72(3)

In this first allegation, Crane contends that Ms. Brown violated this section requiring councilmembers to “refrain from using their position to influence unduly the deliberations of board, committee and commission proceedings of which they are not a member.”

This count can be summarily dismissed; by its clear language, it applies to efforts to affect the deliberations of a group of which a councilmember is not a member. Nothing provided indicates that Councilmember Brown attempted to influence any action of the planning commission, and as she served as a member of the council committee charged with making recommendations for commission appointments, her actions were within the scope of that position.

Count 2: Violation of city code sec. 62-72(2)

This section prohibits elected officials from directing the activities of city staff, interfering with day-to-day functions or impairing city staff from implementing council policy.

In the many emails between councilmembers and city staff regarding the appointment process, it was noted that city code sec. 2-336(c)(3) specifically provides that all applicants for appointment to boards and commissions need not be interviewed. As a member of the committee¹, it was well within the councilmember’s prerogative to express her opinion on who should and should not be interviewed. Regardless of Ms. Brown’s motivations, the subject of Mr. Crane’s complaint, Kenneth Hamner, was interviewed and ultimately not appointed by the governing authority of the city. Because Hamner’s name moved forward in the process, I find no violation of this code section as the councilmember’s opinion did not result in city staff taking or not taking action.

Count 3: Violation of city code sec. 62-72(12)

“Councilmembers shall not ... attempt to obligate the city nor give the impression of obligating the city without proper prior authorization.”

¹ It is important to note that this council committee merely made recommendations to the full governing authority; it had no inherent power to make commission appointments.

Despite her opinion that she was willing to eliminate Mr. Hamner from further participation in the appointment process, that ultimately did not happen. If there was any error on this point (I find that there was none), it was harmless.

Count 4: Violation of city code sec. 62-72(7)

This count alleges that Councilmember Brown coerced someone (or gave the appearance of doing so). It is unclear who this “other person(s)” is/are: city staff? Fellow councilmembers? Peachtree City citizens? In her emails to city staff, she specifically noted that she is “not usually in favor of eliminating applicants prior to the interviews,” but that if the committee as a whole wanted to cull the list down, she advocated for Mr. Hamner to be eliminated for reasons she expressed both to the committee and staff, echoing the same thoughts she shared in local media.

I fail to find that her interest in eliminating Hamner from an interview—which ultimately did not happen—raises the level of coercion.

Findings, Conclusion and Recommendations

For the reasons set forth above, I find insufficient proof in the complaint that Councilmember Suzanne Brown violated Peachtree City code of ordinances secs. 62-72(2), (3), (7) and (12) and issue my finding that the complaint against her be **dismissed**.

Elected officials do not forfeit their own First Amendment freedom of expression rights when taking public office. Because the inherent political nature of elected positions, officials have the right to use their own discretion in carrying out the duties of their office; this includes the right to make decisions on who they believe should or should not hold appointed positions within the government. For reasons she fully expressed in her public statements, Councilmember Brown believed that it was not in the best interest of the city for Mr. Hamner to continue serving on the planning commission. It was her prerogative to take that position, and I do not find that she inappropriately manipulated the appointment process in violation of the city code provisions cited.

BUTLER SNOW LLP

A handwritten signature in blue ink, reading "James E. Elliott, Jr." in a cursive script.

James E. Elliott, Jr., Of Counsel

Rcud
9/15/25
yjt

ETHICS COMPLAINT

Complainant: Phil Crane, Resident of Peachtree City, GA

Respondent: Councilmember Suzanne Brown, Peachtree City Council

Filed with: City Clerk, Peachtree City, GA

Date: 9/15/2025

Introduction

Pursuant to Peachtree City Code of Ordinances, Sec. 62-73, I hereby submit this sworn complaint alleging that Councilmember Suzanne Brown violated multiple provisions of Sec. 62-72 – *Prohibitions*.

This complaint is based on an August 25, 2025 email in which Councilmember Brown attempted to condition the Planning Commission interview process on the exclusion of one applicant, Kenneth Hamner, a long-serving volunteer commissioner. Her stated rationale was her disapproval of Mr. Hamner's published newspaper columns.

This was not a mere opinion or casual objection. Councilmember Brown expressly stated that she would "go along" with limiting interviews only if Mr. Hamner was excluded. In effect, she attempted to make her personal condition the determining factor for whether official city business could move forward. That is a directive, not commentary.

Such conduct is an effort by a sitting councilmember to interfere with staff duties, exert undue influence over a commission appointment process, and create an appearance of coercion. It violates the letter and spirit of Sec. 62-72 and undermines public trust in the fairness of city government.

Moreover, this was not an isolated incident. Councilmember Brown first made her position known privately in email to staff, then reiterated and defended the same rationale publicly in a published letter (Exhibit C). Taken together, the record shows a deliberate and continuing course of conduct — not a passing comment or misunderstanding. This pattern underscores that her actions were intentional and calculated, rather than inadvertent.

Count 1 — Violation of §62-72(3): Independence of Boards, Committees, and Commissions

Section Violated: Sec. 62-72(3) — Councilmembers must “refrain from using their position to influence unduly the deliberations or outcomes of board, committee and commission proceedings of which they are not members.”

Facts: On August 25, 2025, Councilmember Brown emailed the Deputy City Clerk (Exhibit A), stating she would agree to limiting interviews only if Mr. Hamner was excluded. This was not framed as a suggestion or personal opinion; it was a condition for moving forward. She justified this condition by citing his newspaper columns.

Why It Matters: Board and commission appointments must remain independent. When a councilmember conditions whether interviews move forward on excluding a single applicant, it undermines the independence of the process and erodes public confidence.

Exhibits: A (Brown email), B (Citizen article), C (Brown’s public response letter).

Count 2 — Violation of §62-72(2): Policy Role of Members / Interference with Administrative Functions

Section Violated: Sec. 62-72(2) — Councilmembers “shall not direct the activities of city staff, interfere with the day-to-day administrative functions of the city or the professional duties of the city staff, nor impair the ability of city staff to implement city council policy decisions.”

Facts: By conditioning the interview process on a specific outcome, Councilmember Brown attempted to direct staff action outside the scope of her role. Scheduling and facilitating interviews is an administrative duty of the Deputy City Clerk. By inserting herself into that role and tying staff action to her condition, Brown blurred the line between council’s policy-making function and staff’s neutral administrative responsibilities.

Why It Matters: Staff must carry out their duties free from political manipulation. Brown’s conduct was not commentary but an instruction that directly interfered with a routine staff-led process.

Exhibits: A (Brown email), D (Interview Timeline).

Count 3 — Violation of §62-72(12): Unauthorized Attempts to Bind the City

Section Violated: Sec. 62-72(12) — Councilmembers “shall not ... attempt to obligate the city nor give the impression of obligating the city without proper prior authorization.”

Facts: Brown’s statement that she was “willing to go along with limiting interviews if Mr. Hamner is excluded” gave the impression that the City itself would not proceed with interviews unless her condition was met — despite no council action authorizing such a restriction.

Why It Matters: Councilmembers may express views, but they may not unilaterally impose conditions that appear to obligate the City. Doing so misleads staff, colleagues, and the public into believing the City has taken an official stance when it has not.

Exhibits: A (Brown email), E (Ordinance excerpt).

Count 4 — Violation of §62-72(7): Coercion or Appearance of Coercion

Section Violated: Sec. 62-72(7) — “A member shall not use his or her position in any way to coerce, or give the appearance of coercing, another person...”

Facts: By sending her condition in her official capacity, Councilmember Brown placed pressure on staff and colleagues to act in line with her wishes. Even absent explicit threats, the power imbalance between a sitting councilmember and staff created the appearance of coercion.

Why It Matters: The ordinance prohibits not only actual coercion but also the appearance of coercion, because either undermines confidence in the fairness and integrity of city processes.

Exhibits: A (Brown email), C (Brown’s public response letter).

Anticipated Defenses and Rebuttals

Defense: Councilmember Brown may claim she was “only expressing an opinion.”

Rebuttal: The email went beyond opinion. It expressly conditioned the continuation of interviews on Mr. Hamner’s exclusion. By attaching a condition to the operation of city business, she turned private disapproval into an attempted directive.

Defense: She may argue that criticizing a newspaper column is not retaliation.

Rebuttal: Criticism is permitted. What is prohibited is using council authority to retaliate by altering an official city process.

Defense: She may argue that Mr. Hamner’s identification as Vice-Chair in articles blurred the line.

Rebuttal: His columns are published under his personal name. No ordinance prohibits volunteers from expressing views. What is prohibited is a councilmember interfering with appointments.

Bridge to Retaliation: While the ordinance does not use the specific term “retaliation,” its prohibitions against undue influence (§62-72(3)), interference with staff (§62-72(2)), coercion (§62-72(7)), and unauthorized attempts to bind the city (§62-72(12)) plainly cover retaliatory misuse of office. Retaliation against protected speech — in this case, penalizing a volunteer

commissioner for his newspaper columns — is exactly the kind of conduct these provisions are designed to prevent.

Relief Requested

Pursuant to Sec. 62-73 and Sec. 62-75(e)(4), I respectfully request that this complaint be accepted for review and that the Ethics Board:

- Find that Councilmember Suzanne Brown violated §62-72(2), (3), (7), and (12).
- Issue a public reprimand or censure if found in violation of the above.
- Apply any other remedies deemed appropriate to restore the integrity of the Planning Commission appointment process.

Restoring Public Trust: This complaint is not simply about penalizing one councilmember. It is about safeguarding the expectation that city processes will be conducted fairly, without retaliation, coercion, or political manipulation. *If a councilmember can block or condition city functions based on personal dislike of a citizen's speech, it chills civic engagement for all.* Upholding the Code of Ethics in this case will reaffirm that Peachtree City values transparency, accountability, and the right of every resident to participate in civic life without fear of being silenced.

STATE OF GEORGIA

COUNTY OF FAYETTE

AFFIDAVIT

Personally appeared before the undersigned officer duly authorized to administer oaths, Philip J. Crane, who on oath deposes that the statements in the foregoing Complaint are true and correct to the best of his/her knowledge and belief. The affiant further acknowledges that false statements made in this application may result in a prosecution against them for false swearing, a felony under O.C.G.A. § 16-10-71.

Philip J. Crane
(Signature of person filing complaint)

Sworn to and subscribed
before me this 15 day of September 2025.
Carrie L. Ford
Notary Public



Exhibit A – August 25, 2025 Email Chain

Source: Emails between Councilmember Suzanne Brown and Deputy City Clerk Stacey Collins (obtained through open records request).

Description:

This exhibit contains the full August 25, 2025, email exchange in which Councilmember Suzanne Brown explicitly conditions her cooperation with the Planning Commission interview process on the exclusion of applicant Kenneth Hamner.

- At 11:01 AM, Brown emailed Collins with her availability for potential interview dates and questioned whether all applicants were required to be interviewed.
- At 11:11 AM, Collins responded with the list of applicants recommended by Planning Commissioner Andrew Kriz for interviews: Allen, Connolly, Gant, Hamner, Marsden, and Ritenour.
- At 12:00 PM, Brown replied:

“Mr. Hamner’s public commentary in local newspapers—where he is identified as both Vice Chair of the Planning Commission and Chair of the UDO Committee—has introduced a concerning level of political partisanship into what should remain an impartial and objective civic body... Therefore, I’m willing to go along with limiting interviews if Mr. Hamner is excluded.”

This email is the first and central piece of evidence showing Brown’s attempt to use her council position to alter the outcome of the appointment process.

Relevance:

This email chain is the core evidence of misconduct. It documents:

- A councilmember interfering with staff’s administrative role in scheduling interviews (§62-72(2)).
- An attempt to unduly influence the outcome of commission appointments by conditioning interviews on the exclusion of one applicant (§62-72(3)).
- The creation of an unauthorized condition that gave the impression of obligating the City to a restriction never approved by council (§62-72(12)).
- Conduct that created, at minimum, the appearance of coercion toward staff and colleagues (§62-72(7)).

By tying her willingness to proceed with interviews to the exclusion of a specific applicant, Brown crossed from opinion into direct interference. This single email captures the essence of the complaint: the misuse of a councilmember’s authority to retaliate against protected speech and improperly influence an official city process.

Exhibit B – Kenneth Hamner Citizen Column: “*Suzanne Brown’s Attempt to Retaliate Against Free Speech Should Concern Us All*”

Source: *The Citizen* newspaper, August 27, 2025.

Description:

Column written by Planning Commissioner Kenneth Hamner after discovering Councilmember Suzanne Brown’s August 25, 2025 email. The article outlines how a routine scheduling exchange for Planning Commission interviews became an attempt by Councilmember Brown to exclude Mr. Hamner from consideration. It includes direct quotations from Brown’s email, her stated rationale for seeking his exclusion, and a detailed explanation of why this was improper retaliation against protected speech.

Relevance:

This article serves as a contemporaneous public record of the controversy. It shows how Councilmember Brown’s actions were understood at the time — not only as an internal email exchange but as an abuse of process serious enough to be reported to the community. It documents:

- Brown’s conditioning of city business on one applicant’s exclusion;
- The retaliatory motive tied to Mr. Hamner’s newspaper columns; and
- The broader chilling effect on civic engagement if such conduct were tolerated.

By including this column, the record demonstrates that the issue was immediately recognized as retaliation and raised significant public concern about misuse of office.

Exhibit C – Suzanne Brown’s Public Response Letter

Source: Councilmember Suzanne Brown’s published letter, August 2025 (*The Citizen*).

Description:

This exhibit contains the letter written and published by Councilmember Suzanne Brown in response to public reporting on her August 25, 2025 email. In the letter, Brown does not deny the substance of her earlier statements. Instead, she reiterates her belief that Mr. Hamner's published newspaper columns undermine the neutrality of the Planning Commission and cites this as her justification for seeking his exclusion from interview consideration.

Brown's letter includes:

- A restatement of her view that Mr. Hamner's writing introduces "partisanship" into the Planning Commission.
- Her argument that his columns create tension among elected officials and candidates.
- An attempt to portray her actions as necessary to preserve impartiality, rather than as retaliation against speech.

Relevance:

This exhibit is important because it confirms **motive and intent**:

- Brown admits that her effort to exclude Mr. Hamner was based on his newspaper commentary.
- By reiterating the same rationale publicly, she demonstrates that her conduct was not accidental or a miscommunication — it was a deliberate act of retaliation against speech she disliked.
- This eliminates potential defenses that her August 25, 2025 email was taken out of context, a casual remark, or misunderstood by staff.

Together with Exhibit A (the email chain), this document shows a clear pattern: Brown used her council position to retaliate against constitutionally protected speech and attempted to alter the outcome of an official city process, in direct violation of Sec. 62-72.

Exhibit D – Planning Commission Interview Timeline

Source: Reconstructed from city emails and records (August 14–25, 2025).

Description:

This exhibit summarizes the sequence of events surrounding the scheduling of Planning Commission interviews in August 2025. What began as a routine exchange about dates was disrupted when Councilmember Suzanne Brown introduced an unauthorized condition: that applicant Kenneth Hamner be excluded from consideration.

Relevance:

The timeline demonstrates how a neutral administrative task was converted into political interference. It shows precisely where Brown's intervention:

- Shifted the process from scheduling logistics to applicant eligibility;
- Interfered with staff's administrative duties (§62-72(2));
- Attempted to unduly influence the outcome of a commission appointment (§62-72(3));
- Created the impression of obligating the City to a condition not authorized by council (§62-72(12)); and
- Gave the appearance of coercion toward staff and colleagues (§62-72(7)).

This exhibit establishes the context for Brown's August 25 email (Exhibit A) and illustrates how her conduct altered what should have been a routine staff-led process.

Exhibit E – Ordinance Excerpts: Sec. 62-72 – Prohibitions

Source: Peachtree City Code of Ordinances, Sec. 62-72 (*Prohibitions*). [Municode Library Link](#)

Description:

This exhibit contains the full text of Sec. 62-72 of the Peachtree City Code of Ordinances. The section sets out the ethical standards and prohibitions that apply to all members of city council, boards, committees, and commissions. It covers compliance with the law, conflicts of interest, improper use of staff or city property, coercion, undue influence, unauthorized attempts to bind the city, and retaliatory conduct.

Of particular relevance to this complaint are the following subsections:

- **§62-72(2): Policy Role of Members**
Councilmembers shall not "direct the activities of city staff, interfere with the day-to-day administrative functions of the city or the professional duties of the city staff, nor impair the ability of city staff to implement city council policy decisions."
- **§62-72(3): Independence of Boards, Committees and Commissions**
Councilmembers shall "refrain from using their position to influence unduly the deliberations or outcomes of board, committee and commission proceedings of which they are not members."
- **§62-72(7): Coercion by Members**
"A member shall not use his or her position in any way to coerce, or give the appearance of coercing, another person..."
- **§62-72(12): Unauthorized Attempts to Bind the City**
Councilmembers "shall not ... attempt to obligate the city nor give the impression of

obligating the city without proper prior authorization.”

Relevance:

This exhibit establishes the **legal framework** directly violated by Councilmember Suzanne Brown’s conduct. Her August 25, 2025 email (Exhibit A):

- Interfered with the Deputy City Clerk’s administrative duties (§62-72(2));
- Attempted to influence the outcome of Planning Commission appointments (§62-72(3));
- Created the appearance of coercion toward staff and colleagues (§62-72(7)); and
- Gave the impression of binding the City to a condition never authorized by council (§62-72(12)).

Together with Exhibits A–D, these ordinance excerpts provide the **statutory basis** for each count in the complaint.

Exhibit A – August 25, 2025 Email Chain

From: [Suzanne Brown](#)
To: [Stacey Collins](#)
Subject: Re: Planning Commission Interviews
Date: Monday, August 25, 2025 12:00:55 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Stacey,

I'm not usually in favor of eliminating applicants prior to the interviews.

However, if it will help Andrew Kris because of his limited schedule due to his job, I would consider accepting his proposal to interview his list, with the exception of Kenneth Hamner.

Mr. Hamner's public commentary in local newspapers—where he is identified as both Vice Chair of the Planning Commission and Chair of the UDO Committee—has introduced a concerning level of political partisanship into what should remain an impartial and objective civic body. His repeated partisan remarks and political accusations have fostered tension among current elected officials and candidates for the 2025 election cycle, undermining the Planning Commission's reputation as a non-partisan institution.

This erosion of neutrality risks compromising the Commission's ability to maintain constructive relationships with both elected leadership and the development community, which are essential to the city's planning and governance efforts. Therefore, I'm willing to go along with limiting interviews if Mr. Hamner is excluded.

Suzanne

From: Stacey Collins <scollins@peachtree-city.org>
Sent: Monday, August 25, 2025 11:11 AM
To: Suzanne Brown <sbrown@peachtree-city.org>
Subject: RE: Planning Commission Interviews

I'm sorry. Here is his list:

- Allen
- Connolly
- Gant
- Hamner
- Marsden
- Ritenour

Thanks!

Stacey



Stacey Collins

Deputy City Clerk

Phone: 770-487-7657

Direct: 770-632-4262

Email: scollins@peachtree-city.org

Address: 151 Willowbend Road, Peachtree City, GA 30269

Website: www.peachtree-city.org



From: Suzanne Brown <sbrown@peachtree-city.org>

Sent: Monday, August 25, 2025 11:01 AM

To: Stacey Collins <scollins@peachtree-city.org>

Subject: Re: Planning Commission Interviews

Thought I responded to this already. But, September 3rd is my son's birthday and our family made evening plans quite some time ago.

With so many obligations this month, I am available the evenings of:

Friday, Sept 12th

Monday, Sept 15th, or

Tuesday, Sept 16th.

I'm committed to dedicating time to developing a cooperative, fiscally responsible solution to our budget challenges and seeking consensus among all council members. That process will take time, and I'm sure the other council members will be doing the same.

Also, I did not see Andrew's list of those he recommends interviewing. I want to ask Ted if we are obligated to interview all the applicants.

Suzanne Brown

From: Stacey Collins <scollins@peachtree-city.org>

Sent: Monday, August 18, 2025 1:37 PM

To: Andrew Kriz <[REDACTED]> Kim Learnard <klearnard@peachtree-city.org>; Suzanne Brown <sbrown@peachtree-city.org>

Subject: Planning Commission Interviews

Happy Monday!

Does Wednesday, September 3, from 4:30-7:00 work for everyone's schedule for the Planning Commission Interviews? And in the email below, you will see the people that Andrew has recommended interviewing. Is everyone in agreement?

Thanks!
Stacey



Stacey Collins

Deputy City Clerk

Phone: 770-487-7657

Direct: 770-632-4262

Email: scollins@peachtree-city.org

Address: 151 Willowbend Road, Peachtree City, GA 30269

Website: www.peachtree-city.org



From: Andrew Kriz [REDACTED]

Sent: Monday, August 18, 2025 1:30 PM

To: Stacey Collins <scollins@peachtree-city.org>

Cc: Shayla Reed <sreed@peachtree-city.org>

Subject: Re: Availability

[CAUTION]: This email was sent from an EXTERNAL source. Do not click links or open attachments unless you recognize the sender or know the content is safe.

Hi Stacey,

I am available from 4:30pm to 7:00pm on Sept. 2nd, Sept. 3rd and Sept. 4th. Thank you.

Andrew Kriz

On Thu, Aug 14, 2025 at 10:08 AM Stacey Collins <scollins@peachtree-city.org> wrote:

Good morning Andrew,

I know that Shayla reached out to you about your availability to serve on the interview panel for the upcoming openings on the Planning Commission and that you gave her your availability of 8/19-8/21 from 4:30-7:00. What will your availability be for the first two weeks in September? Please let me know asap so that we can get the interviews scheduled.

Thank you so much!
Stacey

Stacey Collins

Deputy City Clerk

Phone: 770-487-7657

Direct: 770-632-4262



Email: scrollins@peachtree-city.org

Address: 151 Willowbend Road, Peachtree City, GA 30269

Website: www.peachtree-city.org



Exhibit B – Kenneth Hamner Citizen Column: “Suzanne Brown’s Attempt to Retaliate Against Free Speech Should Concern Us All”

<https://thecitizen.com/2025/08/27/suzanne-browns-attempt-to-retaliate-against-free-speech-should-concern-us-all/>

“Suzanne Brown’s Attempt to Retaliate Against Free Speech Should Concern Us All”

I have served as a volunteer Planning Commissioner for Peachtree City since 2019. During this time, I’ve worked on rezoning cases, annexation requests, and landscaping plans, and I’ve led the [Unified Development Ordinance \(UDO\) Steering Committee](#) to update and organize our ordinances. None of this work has been political. Every recommendation I have made has been rooted in bettering our community.

I am now finishing my second three-year term as a Planning Commissioner, and interviews are about to begin to be considered for three open seats. Twelve residents have applied for those positions, including myself and current chair Scott Ritenour.

However, leading up to these interviews, I was informed that Council Member Suzanne Brown was taking unusual steps behind the scenes. Through an open records request, I obtained a string of emails about scheduling the interviews. What began as a simple exchange about dates quickly turned into something very different. Ms. Brown shifted from talking about the calendar to arguing that I should not even be interviewed for a third term. Not because I’m unqualified — but because she does not like what I write in this newspaper.

Here is what she wrote to city staff ([email exchange here](#)):

“Mr. Hamner’s public commentary in local newspapers—where he is identified as both Vice Chair of the Planning Commission and Chair of the UDO Committee—has introduced a concerning level of political partisanship into what should remain an impartial and objective civic body. His repeated partisan remarks and political accusations have fostered tension among current elected officials and candidates for the 2025 election cycle, undermining the Planning Commission’s

reputation as a non-partisan institution. This erosion of neutrality risks compromising the Commission's ability to maintain constructive relationships with both elected leadership and the development community, which are essential to the city's planning and governance efforts. Therefore, I'm willing to go along with limiting interviews if Mr. Hamner is excluded."

That last sentence is especially revealing. Ms. Brown did not simply argue against interviewing me. She made my exclusion a condition for moving forward with *any* interviews.

Think about that: she was willing to hold up official city business unless I was cut.

That is a terrible abuse of process — turning what should have been a routine scheduling email into retaliation against one citizen's voice. And it should concern every resident who expects elected officials to act with fairness and integrity.

Suzanne Brown's Allegations Don't Hold Up

Let me be clear: I have broken no rules that would disqualify me from serving another term, and my record reflects years of consistent, fair service to this city.

I have always worked well with staff, my fellow volunteers, and members of council. Earlier this year, Council Member Clint Holland recognized my service with a Peachtree City 65th Anniversary coin, an honor he said was given to only a handful of residents. Even with Ms. Brown, I have never had a bad in-person interaction. All of this is why her claim that I am "compromising the Commission's ability to maintain constructive relationships" is baseless.

What Ms. Brown does get right is that my columns in *The Citizen* have always identified my Planning Commission and UDO roles. But I have never claimed to speak on behalf of either group, and every column is clearly published under my own name. Her sudden objection — after months of silence — does not suggest genuine concern. It is an excuse to punish me for exercising free speech she doesn't like.

The timing of her complaints makes the motive clear. They surfaced only after I fact-checked her allies Steve Brown and James Clifton, pointing out their [platform's significant factual inaccuracies](#) and [Steve Brown's long record of divisive politics](#).

Yet my criticism has never been one-sided. For example, I have [called out municipal and county officials](#) over the "Great Wall" dispute, and I was [even critical of Ms. Brown's political rival](#), Mayor Kim Learnard, for supporting the Stagecoach Road annexation.

Given these criticisms across the local spectrum, I reject Ms. Brown's notion that I have displayed "political partisanship." I've advocated for accountability, and if holding others to account has made her uncomfortable or claim I've "fostered tension among current elected officials and candidates for the 2025 election cycle," that says more about her than it does about me.

My actual record proves where my loyalties lie. As a Planning Commissioner, I opposed the Aberdeen Parkway rezoning that would have converted valuable commercial property into apartments. During the previously-mentioned Stagecoach Road annexation, I raised concerns about the project's environmental impact, its weak fiscal return, and the fact that it conflicted with the city's own 2014 annexation plan. I have also [pressed for the integration of native plants](#) into landscaping requirements, an idea now moving toward adoption as a formal ordinance.

Additionally, I have helped lead the UDO process — one of the most complex projects volunteers have taken on for the city. The first attempt at this effort, which included Ms. Brown, collapsed after its very first meeting because the project was overwhelming. As chair of the current steering committee, I helped restart the process and guide it forward.

This is my real record: civic-minded service for what's best for Peachtree City.

Suzanne Brown's Bigger Issue - Punishing Free Speech

This controversy is about more than whether I am reappointed to a volunteer position. It is about whether a sitting council member can misuse their position to attack residents they do not like. After all, Ms. Brown was not just expressing disagreement. She tried to dictate the rules of the interview process itself to exclude me from the Planning Commission and, ultimately, the UDO I'm leading since that committee can only be staffed by commissioners.

That is retaliation for my speech, plain and simple. Every resident who cares about open government should be outraged because the message Ms. Brown sends is frightening: Do not speak. Do not write. Do not question. Keep your head down, or risk being shut out.

That is how civic engagement erodes — not in one dramatic act, but in the slow silencing of voices until only the most compliant remain.

But this approach will not work on me. Regardless of what happens with my Planning Commission appointment, I will not be silenced. I will continue writing fact-based articles about what's happening in our community because our city is strongest when residents are informed, engaged, and speak their mind.

I hope, one day, Suzanne Brown will come to see that too.

Exhibit C – Suzanne Brown’s Public Response Letter

<https://thecitizen.com/2025/09/03/letter-to-the-editor-suzanne-brown-strikes-back-at-hamner/>

“Letter to the Editor: Suzanne Brown strikes back at Hamner”

Kenneth Hamner, a columnist for The Citizen, and Vice Chairman of the Peachtree City Planning Commission, has once again **published a politically charged narrative** that omits key facts and misleads readers. Even the few who follow his column deserve a complete and honest account.

In his latest piece, Mr. Hamner cherry-picked a single email from a lengthy thread concerning the appointment of two expiring Planning Commission seats. If transparency were truly his goal, he could have easily linked to the whole exchange. Instead, he chose selective outrage over full disclosure.

Here’s what Mr. Hamner won’t tell you:

We received 12 applications for the two open positions. The selection committee consists of Mayor Learnard, Planning Commissioner Andrew Kriz, and me. Mr. Kriz, per his email, proposed eliminating half of the applicants and interviewing only those he personally recommended. That proposal was highly unusual and not mine. Yet Mr. Hamner conveniently omits this critical detail. Why?

My position was clear: if interviews were limited to half the applicants, I wanted that group to include individuals I would seriously consider for appointment. For example, Chairman Scott Ritenour, whose term is expiring, has conducted himself with professionalism and restraint, avoiding partisan political commentary. Mr. Hamner, on the other hand, has repeatedly used his

title as a member of the Planning Commission while launching into political attacks in the local media.

Let's be clear: elected officials, such as mayors and council members, are inherently political, chosen by voters through campaigns and their respective platforms. Planning commissioners are appointed and expected to operate in a non-partisan, deliberative manner. Mr. Hamner's behavior undermines that expectation.

His pattern of public accusations against council members and council candidates erodes the collaborative spirit that should exist between the Planning Commission and the City Council. That spirit is essential, and please recall the Fleisch administration's decision to suspend the Planning Commission's authority entirely. We cannot afford a repeat of that breakdown.

Mr. Hamner recently wrote, "Even with Ms. Brown, I have never had a bad in-person interaction. All of this is why her claim that I am 'compromising the Commission's ability to maintain constructive relationships' is baseless." I believe respectful interactions are essential, but they do not excuse the antagonism and reputational damage caused by his ongoing political commentary. I, too, have been the target of his smear tactics, something we've never seen before from an active planning commissioner, and for good reason. Somehow, Mr. Hamner believes that I am not entitled to an opinion on his performance and the impact his partisan accusations have on the Planning Commission's image.

His claim that criticism of his column constitutes a First Amendment violation is equally misguided. Mr. Hamner is free to write as much as he likes. No one attempted to silence him. But as an appointed commissioner, he has a responsibility to the citizens, city government, and development applicants to maintain constructive relationships with elected officials. Removing a divisive figure from a volunteer post is not censorship, and it's a step toward restoring the integrity of the Planning Commission.

If Mr. Hamner prefers political commentary to public service on the Planning Commission, he should choose one and step away from the other. His readers deserve full facts, not his selective outrage.

I stand by my previous comments on wanting a harmonious and non-political Planning Commission:

“Mr. Hamner’s public commentary in local newspapers—where he is identified as both Vice Chair of the Planning Commission and Chair of the UDO Committee, has introduced a concerning level of political partisanship into what should remain an impartial and objective civic body. His repeated partisan remarks and political accusations have fostered tension among current elected officials and candidates for the 2025 election cycle, undermining the Planning Commission’s reputation as a non-partisan institution. This erosion of neutrality risks compromising the Commission’s ability to maintain constructive relationships with both elected leadership and the development community, which are essential to the city’s planning and governance efforts.”

Suzanne Brown
City Councilmember

Peachtree City, GA

Exhibit D – Planning Commission

Interview Timeline

Purpose: To document the sequence of communications regarding Planning Commission interview scheduling in August 2025 and to show where Councilmember Suzanne Brown attempted to condition the process on the exclusion of one applicant.

August 14, 2025

- Deputy City Clerk Stacey Collins emails Planning Commissioner Andrew Kriz requesting his availability for Planning Commission interviews.
 - She notes an initial timeframe of August 19–21, from 4:30–7:00 PM.
-

August 18, 2025

- Kriz responds, stating his availability is September 2–4, 4:30–7:00 PM.
 - Collins forwards his response to Mayor Kim Learnard, Councilmember Suzanne Brown, and others to coordinate a final date for interviews.
 - At this point, the discussion remains limited to scheduling logistics.
-

August 25, 2025 – 11:01 AM

- Councilmember Suzanne Brown replies to Collins.
 - She provides her personal availability on Sept. 12, 15, or 16 instead of the earlier proposed dates.
 - In the same message, she raises a substantive question: *“I want to ask Ted if we are obligated to interview all the applicants.”*
 - This signals an intention to limit the applicant pool, moving beyond scheduling into the substance of who should be considered.
-

August 25, 2025 – 11:11 AM

- Collins responds with the list of applicants recommended by Kriz for interviews: Allen, Connolly, Gant, Hamner, Marsden, and Ritenour.
 - This email makes clear that Hamner's name was on the recommended interview list.
-

August 25, 2025 – 12:00 PM

- Brown sends another email to Collins.
- She acknowledges she is *"not usually in favor of eliminating applicants prior to the interviews,"* but then makes an exception:

"Mr. Hamner's public commentary in local newspapers—where he is identified as both Vice Chair of the Planning Commission and Chair of the UDO Committee—has introduced a concerning level of political partisanship into what should remain an impartial and objective civic body. His repeated partisan remarks and political accusations have fostered tension among current elected officials and candidates for the 2025 election cycle, undermining the Planning Commission's reputation as a non-partisan institution. This erosion of neutrality risks compromising the Commission's ability to maintain constructive relationships with both elected leadership and the development community, which are essential to the city's planning and governance efforts. Therefore, I'm willing to go along with limiting interviews if Mr. Hamner is excluded."

- This message goes beyond preference. It conditions the continuation of city business (Planning Commission interviews) on the exclusion of a single applicant, thereby:
 - Interfering with staff's administrative scheduling duties (§62-72(2));
 - Attempting to unduly influence the outcome of a commission appointment (§62-72(3));
 - Giving the impression of binding the city to a condition not authorized by council action (§62-72(12)); and
 - Creating an appearance of coercion toward staff and colleagues (§62-72(7)).
-

Summary

What began as a routine scheduling process quickly became politicized when Councilmember Brown introduced conditions targeting one applicant, Kenneth Hamner.

- Staff's neutral role in coordinating interviews was disrupted.
- A councilmember's personal disapproval of a volunteer's newspaper columns became grounds for attempting to alter an official process.

- By conditioning whether interviews would move forward on Hamner's removal, Councilmember Brown blurred the line between personal opinion and official authority, in direct violation of Sec. 62-72 Prohibitions.

This timeline shows that Brown's conduct was not an offhand comment, but a deliberate attempt to use her council position to influence, interfere, and coerce in a process where she held no lawful authority.

Exhibit E – Ordinance Excerpts: Sec. 62-72 – Prohibitions

https://library.municode.com/ga/peachtree_city/codes/code_of_ordinances?nodeId=PTII_COOR_CH62PE_ARTIIICOET

Sec. 62-72 – Prohibitions

All members shall meet the following standards:

- (1) *Compliance with the law.* Members shall comply with all laws of the United States, the State of Georgia, and the city in the performance of their public duties. These laws include, but are not limited to: the United States and Georgia constitutions; laws pertaining to conflicts of interest, elections, campaigns, financial disclosures, employer responsibilities, and open processes of government; and city ordinances and written policies.
- (2) *Policy role of members.* Members shall respect and adhere to the structure of government of the city as outlined in the city's charter and policies and procedures. In this structure, the city council determines the policies of the city with the advice, information and analysis provided by the public, boards, committees, commissions, and city staff. Members shall not direct the activities of city staff, interfere with the day-to-day administrative functions of the city or the professional duties of the city staff, nor impair the ability of city staff to implement city council policy decisions.
- (3) *Independence of boards, committees and commissions.* Because of the value of the independent advice of boards, committees and commissions to the public decision-making process, city councilmembers shall refrain from using their position to influence unduly the deliberations or outcomes of board, committee and commission proceedings of which they are not members. Members shall also refrain from appearing or speaking on behalf of themselves or third parties in front of any board, committee or commission of the city; however, this prohibition shall not prevent:
 - A. A councilmember from appearing or speaking on behalf of the city in front of an independent authority or commission of the city created by the general assembly as its own political subdivision;
 - B. Members from speaking on behalf of the city board, committee, commission or council on which they serve when such city board, committee, commission or council has expressly authorized and appointed such member to speak on its behalf; or
 - C. A member from serving on more than one board, committee or commission of the city.
- (4) *Acceptance of gifts, benefits or remuneration.*

- A. Members shall not solicit or accept directly or indirectly anything of value from any person, corporation, or group which:
 - 1. Has, or is seeking to obtain, contractual or other business or financial relationships with the city, unless: a member's contractual relationship with such person, corporation, or group existed prior to the city's contractual relationship or prior to the member's election or appointment to office; the member, if in office at the time the contractual, business or financial relationship came before the city for consideration, disclosed such relationship or, if not in office at such time, has immediately disclosed the relationship to the city after being elected or appointed to office and becoming aware of the city's relationship with such person, corporation or group; the member abstained from discussion of the city's consideration of entering a contract with such person, corporation, or group or competing vendor; the member abstained from voting on any matter related to the relationship between such person, corporation, or group or the subject contract or services; and the member did not make personal use of any official non-public information, as prohibited by subsection (11) hereof;
 - 2. In exchange for the thing of value, seeks to have a member exercise a matter of discretion in his or her favor; or
 - 3. In exchange for the thing of value, seeks to have interests which may be affected by the performance or nonperformance of the official duty of the member.
- B. Members shall not directly or indirectly request, exact, receive, or agree to receive a gift, loan, favor, promise, benefit or thing of value for him/herself or another person if:
 - 1. It could reasonably be considered to influence the member in the future, and the member is involved in any official act or action which results in a pecuniary benefit for the donor or lender which is not available to the public at large, or
 - 2. It could reasonably be considered to influence, benefit or reward the member, and the member recently has been, or is now or within six months in the future, involved in any official act or action which results in a pecuniary benefit for the donor or lender which is not available to the public at large.
- C. The above prohibitions shall not apply in the case of:
 - 1. Occasional nonpecuniary gift of insignificant trinkets or gifts such as a calendar, memento or pen received in the normal course of business with a value of less than \$100.00 and admission to and or consumption of food and beverages at a breakfast, lunch, dinner, function or event;
 - 2. Award publicly presented in recognition of public service;
 - 3. Transaction authorized by and performed in accordance with O.C.G.A. § 16-10-6 as now or hereafter amended;
 - 4. A commercially reasonable loan or other financial transaction made in the ordinary course of business by an institution or individual authorized by the laws of Georgia to engage in the making of such loan or financial transaction;

- 5. Campaign contributions made and reported in accordance with Georgia laws; or
 - 6. Any gift, loan, favor, promise or thing of value from a family member.
- (5) *Conflict of interest.*
 - A. A member may not participate in a vote or decision on a matter affecting an immediate family member or any person, entity, or property in which the member has a substantial interest.
 - B. A member who serves as a corporate officer or member of the board of directors of a nonprofit entity must disclose their interest in said entity to the mayor and council prior to participating in a vote or decision regarding funding of the entity by or through the city.
 - C. Where the interest of a member in the subject matter of a vote or decision is remote or incidental, the member may participate in the vote or decision and need not disclose the interest.
- (6) *Use of public property.* A member shall not use city property of any kind for other than officially approved activities, nor shall he or she direct city staff to use such property for these purposes.
- (7) *Coercion by members.* A member shall not use his or her position in any way to coerce, or give the appearance of coercing, another person to provide any financial benefit to him or her or a family member, or those with whom a member has a financial interest.
- (8) *Voting in matters of personal interest.* A member shall not vote on an ordinance or amendment for a specific item in a city council meeting that would directly affect his or her private business. Provided, however, that in the event of an ordinance of general application or a matter of city-wide application, or in the event such vote would be proper under the city charter, Such member shall disclose such interest and, following such disclosure, shall be allowed to vote on such matter and such vote shall not constitute a violation of these rules and shall not be the subject matter of an ethics complaint hereunder.
- (9) *Unauthorized use of city staff.* A member shall not use his or her superior position to unduly pressure or request or otherwise require a member of the city staff to:
 - A. Do clerical work on behalf of a family member, business, social, church or fraternal interests;
 - B. Purchase goods and services to be used for personal, business or political purposes; or
 - C. Work for him or her personally without offering him or her just compensation.
- (10) *Restrictions on contracts with former members.* The city shall not enter into any contract with any person or business represented by such person, who has been within the preceding 12-month period a member, unless the contract is awarded by a competitive bid or a committee selection process.
- (11) *Improper use of official non-public information.* Members shall not directly or indirectly make use of, or permit others to make use of, official information, which at the time of its disclosure is not subject to being made available to the general public, for the purpose of furthering a private interest regardless of whether the private interest belongs to the member or a third party.
- (12) *Unauthorized attempts to bind the city.* Members shall not order any goods and services for the city without prior official authorization for such an expenditure, nor shall members attempt to obligate the city nor give the impression of obligating the city without

Rcvd *JS*
9/29/25 *P178*

In response to the ethics complaint filed by Phil Crane, received by the city on September 15, 2025.

Responding: Council Member Suzanne Brown

The complaint is full of opinion and misinterpretation of the actual facts, city ordinances, and city policies. It would have been more helpful if Crane had numbered the pages of his complaint, making it easier to respond. Some of the sources and interpretations of the city's ordinances are questionable.

Let it be noted that Crane's claim of an "opinion" column in the local digital newspaper, which appears to be the original basis of the ethics complaint, where opinion columnist Kenneth Hamner writes about his own plight as the center of a matter he deems a controversy, should never be construed "as a contemporaneous public record of the controversy," as Crane claims in "Exhibit B- Kenneth Hamner Citizen Column: 'Suzanne Brown's Attempt to Retaliate Against Free Speech Should Concern Us All.'" In fact, Hamner's column is more about hurt feelings and a misinterpretation of the First Amendment to the U.S. Constitution, selectively omitting pertinent facts.

Like opinion columnist Hamner, Complainant Crane omits a significant number of the emails in the email chain in question.

Omitted emails include:

EMAIL: City Clerk Yasmin Julio (08.25.25) to Stacey Collins, Suzanne Brown: ***"Your email will be shared with the other members of the selection committee. When there are too many applicants or when an applicant applies with no related experience, not all applicants are interviewed. Still, the committee collectively decides who the interviewees are before scheduling."***

EMAIL: City Clerk Yasmin Julio (08.25.25) to Andrew Kriz, Kim Learnard, Suzanne Brown, Stacey Collins: ***"Please see below Councilwoman Brown's concerns about an applicant for the planning commission. Please advise how the group would like the clerk's office to proceed with scheduling interviews."***

EMAIL: Andrew Kriz (08.26.25) to Mayor Kim Learnard: ***"Hi Mayor Learnard, Please see the attached section discussed below (emphasis mine). If we have to interview everyone, I can be available to do so and could possibly provide some additional evening times for that purpose. Best, Andrew"*** Note: The "section" included in the email is Article V. BOARDS, COMMISSIONS AND AUTHORITIES, Sec. 2-236, specifically highlighting subsection (3) ***"In the event that the number of applicants for any vacancy exceeds the reasonable availability for personal interviews, the city council will rank the list of applicants in order (one through ten if there are ten applicants) to determine the actual number to be interviewed."***

EMAIL: Suzanne Brown (08.27.25) to Stacey Collins: ***"Stacey, I'm feeling uncomfortable about the joint emails to all members for the interview committee. I don't want us to be in a situation where we are accused of a violation of the 'Open Meetings' law because the entire committee is included in correspondence. I've cleared my schedule on Tuesday, September 2, 2025 to begin interviews at 4:30pm. If you would please go back to the other interview committee members and tell them I have an issue with Kenneth Hamner being on the list that Andrew Kriz presented, or else, let's just interview all of the applicants. As I stated previously: 'I'm not usually in favor of eliminating applicants prior to the interviews.'"***

SB

I could speculate as to why the opinion columnist Hamner and Crane omitted these emails, but that would make me no better than their unconvincing claims. So, here is one point that cannot be found at this juncture. Where are the communications involving the Planning Commissioner and interview committee member Andrew Kriz on the origin of needing to pare down the list of applicants?

All of a sudden, Deputy City Clerk Stacey Collins sent an email on August 18, 2025, to Andrew Kriz, Kim Learnard, and Suzanne Brown, saying, ***"And, in the email below, you will see the people that Andrew has recommended interviewing. Is everyone in agreement?"*** Who decided that the applicants needed to be pared down? You will notice there is no correspondence from Kriz to Collins on his pared-down list in the open records response from the City Clerk's office.

We do know that Kriz and Learnard, a majority of the interview committee, were having ex parte communications, apparent in the aforementioned email dated August 26, 2025.

Kriz is coming to Learnard as though there has been some kind of previous discussion beyond the ex parte email. Kriz cites Article V. BOARDS, COMMISSIONS AND AUTHORITIES, Sec. 2-236, specifically highlighting subsection (3) ***"In the event that the number of applicants for any vacancy exceeds the reasonable availability for personal interviews, the city council will rank the list of applicants in order..."*** This begs the question: When did the committee ever decide that the applicants' availability was unreasonable for personal interviews? I was never asked.

I was willing to interview all the applicants, stating a couple of times in email correspondence, ***"I'm not usually in favor of eliminating applicants prior to the interviews."*** Likewise, Kriz, in the August 26, 2025, email, omitted by opinion columnist Hamner and Crane, clearly states, ***"If we have to interview everyone, I can be available to do so and could possibly provide some additional evening times for that purpose."*** It's easy to conclude that paring down the applicants was unwarranted.

It is abundantly clear that I never initiated evoking Article V. BOARDS, COMMISSIONS AND AUTHORITIES, Sec. 2-236 (3). And nowhere does it state that one member of the interview committee has the authority to decide anything. Kriz created his own list based on his personal opinions about the applicants. This is why in the August 25, 2025, email, subject: Planning Commission Interviews, Collins says, ***"Here is his list."*** The "his" referred to is Andrew Kriz. It was not Kim Learnard's list. It was not my list. In fact, Collins, in the August 18 email, subject: Planning Commission Interviews, asks, ***"Is everyone in agreement?"*** regarding Kriz's list. Obviously, I did not agree.

It's also obvious why Crane omits the email from City Clerk Yasmin Julio (08.25.25) to Stacey Collins and Suzanne Brown when Julio says, ***"Still, the committee collectively decides who the interviewees are before scheduling."*** According to the Oxford Dictionary, 'collectively' is defined as a group; as a whole. The ordinary observer would conclude that, as part of the interview committee, I am part of the collective decision-making process regarding the interviewee list. Therefore, if a pared-down list was warranted, each member of the interview committee could develop their own list for consideration, according to the City Clerk and the relevant ordinances.

Crane's logic is erratic, which is why he most likely omitted the emails mentioned above. According to Crane, some interview committee members are allowed to express their opinions and preferences, while others are not. Consequently, Crane cites opinion columnist Hamner's column, "Exhibit B- Kenneth Hamner Citizen Column: 'Suzanne Brown's Attempt to Retaliate Against Free Speech Should Concern Us All'" with opinion columnist Hamner somehow contriving a conspiracy theory that not reappointing a divisive individual to the city's Planning Commission somehow violates his First Amendment rights.

SB

As I stated in my letter to the Editor in response to opinion columnist Hamner's outrageous claims, "Exhibit C – Suzanne Brown's Public Response Letter," saying, ***"His claim that criticism of his column constitutes a First Amendment violation is equally misguided. Mr. Hamner is free to write as much as he likes. No one attempted to silence him."*** I cannot find where opinion columnist Hamner has a right to a guaranteed seat on the Peachtree City Planning Commission in the U.S. Constitution. It's purely up to the discretion of the five members of the City Council.

Finally, in a very anticlimactic fashion, all the applicants were extended invitations to interview, including opinion columnist Kenneth Hamner, as I wanted to do all along. All interviewees who responded were interviewed.

Opinion columnist Hamner was, in fact, interviewed by the committee, and it was unanimous that he should not be reappointed. A unanimous vote of the City Council accepted the interview committee's recommendation.

Whether opinion columnist Hamner wants to exercise his First Amendment rights to complain about this turn of events remains to be seen. However, no one, especially me, will attempt to stop him from being as critical as he desires.

Crane might decide to file ethics charges against all the interview committee members and the entire City Council because his demands were not consistently met.

We can conclude the following:

1. the city has an overbroad ordinance stating applicants can be pared down;
2. Suzanne Brown never initiated the movement towards a pared down list, and stated several times she preferred to interview all applicants;
3. the City Clerk and Deputy City Clerk confirmed that the interview committee must agree on the pared down list;
4. there was disagreement among the committee members regarding who should be on the list;
5. all committee members are allowed to have their own opinions and perspectives regarding which applicants should be on the list;
6. Crane omitted several critical city emails that failed to agree with his narrative;
7. all applicants were invited to interview and many responded;
8. Opinion columnist Hamner was, in fact, interviewed by the committee, and it was unanimous that he should not be reappointed;
9. a unanimous vote of the City Council accepted the interview committee's recommendation to not reappoint opinion columnist Hamner;
10. there is no provision in the U.S. Constitution allowing opinion columnist Hamner to a guaranteed seat on the Peachtree City Planning Commission, irrespective of what he believes.

Therefore, I request that this frivolous complaint be dismissed without delay.

NOTE: ALL EMAILS CITED IN THIS RESPONSE WERE PRODUCED BY THE CITY CLERK'S OFFICE IN PEACHTREE CITY.

SB
 September 29, 2025

From: Yasmin Julio
To: Stacey Collins; Suzanne Brown
Subject: Re: Planning Commission Interviews
Date: Monday, August 25, 2025 12:53:16 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Outlook-Peachtree.png](#)
[Outlook-2pzrohp0.png](#)
[Outlook-ahk3b0fg.png](#)
[Outlook-5ekrhjvp.png](#)
[Outlook-ueoaozpd.png](#)
[Outlook-i134plrs.png](#)

Good afternoon Suzanne,

Your email will be shared with the other members of the selection committee. When there are too many applicants or when an applicant applies with no related experience, not all applicants are interviewed. Still, the committee collectively decides who the interviewees are before scheduling.

Thanks



Yasmin Julio MPA, CMC

City Clerk

Phone: 770-487-7657

Direct: 770-632-4261

Email: yjulio@peachtree-city.org

Address: 151 Willowbend Road, Peachtree City, GA 30269

Website: www.peachtree-city.org



From: Stacey Collins <scollins@peachtree-city.org>

Sent: Monday, August 25, 2025 12:02 PM

To: Yasmin Julio <yjulio@peachtree-city.org>

Subject: Fwd: Planning Commission Interviews

Get [Outlook for iOS](#)

From: Suzanne Brown <sbrown@peachtree-city.org>

Sent: Monday, August 25, 2025 12:00:51 PM

SB

To: Stacey Collins <scollins@peachtree-city.org>

Subject: Re: Planning Commission Interviews

Stacey,

I'm not usually in favor of eliminating applicants prior to the interviews.

However, if it will help Andrew Kris because of his limited schedule due to his job, I would consider accepting his proposal to interview his list, with the exception of Kenneth Hamner.

Mr. Hamner's public commentary in local newspapers—where he is identified as both Vice Chair of the Planning Commission and Chair of the UDO Committee—has introduced a concerning level of political partisanship into what should remain an impartial and objective civic body. His repeated partisan remarks and political accusations have fostered tension among current elected officials and candidates for the 2025 election cycle, undermining the Planning Commission's reputation as a non-partisan institution.

This erosion of neutrality risks compromising the Commission's ability to maintain constructive relationships with both elected leadership and the development community, which are essential to the city's planning and governance efforts. Therefore, I'm willing to go along with limiting interviews if Mr. Hamner is excluded.

Suzanne

From: Stacey Collins <scollins@peachtree-city.org>

Sent: Monday, August 25, 2025 11:11 AM

To: Suzanne Brown <sbrown@peachtree-city.org>

Subject: RE: Planning Commission Interviews

I'm sorry. Here is his list:

- Allen
- Connolly
- Gant
- Hamner
- Marsden
- Ritenour

Thanks!

Stacey

Stacey Collins
Deputy City Clerk
Phone: 770-487-7657

SB

ARTICLE V. - BOARDS, COMMISSIONS AND AUTHORITIES

From Andrew Kriz <andrewkriz@gmail.com>

Date Tue 8/26/2025 6:32 PM

To Kim Learnard <klearnard@peachtree-city.org>

[CAUTION]: This email was sent from an EXTERNAL source. Do not click links or open attachments unless you recognize the sender or know the content is safe.

Hi Mayor Learnard,

Please see the section discussed below (*emphasis mine*).

If we have to interview everyone, I can be available to do so and could probably provide some additional evening times for that purpose.

Best,

Andrew

ARTICLE V. - BOARDS, COMMISSIONS AND AUTHORITIES^[10]

Footnotes:

--- (10) ---

State Law reference— Development Authorities Law, O.C.G.A. § 36-62-1 et seq.

DIVISION 1. - GENERALLY

Sec. 2-336. - Commission, authority, and board appointments, attendance.

- (a) The mayor and council shall serve as members of the appropriate authorities/corporations as designated by the respective enabling legislation/articles of incorporation.
- (b) Council may appoint up to one member of council (including the mayor) or staff to serve as a full member of a commission, authority, or board if permitted by the enabling legislation/articles of incorporation or not specifically prohibited herein.
- (c) Council may appoint citizen volunteers as appropriate to fulfill vacancies using the following process:
 - (1) The city manager's office shall advertise vacancies, acknowledge applications, schedule appointments with selected applicants and notify applicants of decisions of the selection committee.
 - (2) The selection committee shall be comprised of: two members of the city council, (as appointed by the mayor), the chairman of the respective commission, authority, or association, or his designee, and the city manager. The city manager shall not vote on the final recommendation to council.
 - (3) *In the event that the number of applicants for any vacancy exceeds the reasonable availability for personal interviews, the city council will rank the list of applicants in order (one through ten if there are ten applicants) to determine the actual number to be interviewed.*
 - (4) The city manager shall serve as selection committee coordinator and ensure compliance with all requirements of this section.
 - (5) The selection committee shall:
 - a. Conduct interviews with applicants as scheduled by the city manager's office.
 - b. Select and recommend, to the extent possible, a representative cross-section of the citizenry as appropriate to serve on the commission/authority/association.
 - c. Forward the recommended selections to the city council for appointment.
- (d) Applicant eligibility requirements.
 - (1) In general, commission, authority and board applicants must:
 - a. Be a legal resident of the state and have been a resident of the city for at least six months prior to the date of the application;
 - b. Meet any other qualifications established by the enabling legislation creating the particular commission, authority or board.
 - (2) Planning commission applicants/appointees may not be members of the city council or city staff.
 - (3) Convention and visitors bureau applicants must:

Meet the qualifications established by the convention and visitors bureau in its articles of incorporation and bylaws, as such may be amended, and as approved by the mayor and council.
- (e) Filling of unexpired terms. At the time of appointment of a member(s) to a commission, authority, or association the city council may designate an alternate(s) from the pool of applicants. Any alternate shall have the ability to participate in all discussion of the commission, authority, or association, but shall not have the right to vote on any matter before the commission, authority, or association; provided, however, that in the event of an absence of an appointed member of a city commission or association, the alternate shall have the ability to be a voting member of such city commission or association. An alternate shall not be able to vote due to the absence of an appointed member of an authority created by the state general assembly. The alternate shall be automatically elevated to a regular member of the commission, authority, or association upon a vacancy during an unexpired term, and serve the balance of the unexpired term. Subsequently, the vacant alternate position would be filled via the next regular interview process.
- (f) Attendance criteria. Each regular member shall maintain an 80 percent attendance record at all regular and called meetings for the previous 12 months. Members failing to maintain such an attendance record, or who are absent at any three consecutively scheduled meetings, may be

58

immediately dismissed from the commission, authority, or association by the mayor unless satisfactory justification of the absences is received from the chairman. However, the chairman may excuse an absence for documented medical reasons or for business directly related to the purpose of the commission, authority, or association so long as the total number of absences does not result in attendance falling below 70 percent for the previous 12 months.

While serving as an alternate, the alternate will be required to attend a minimum of 60 percent of regular and called meetings of the commission, authority, or association.

(Code 1980, § 2-8; Ord. No. 833, 8-19-2004; Ord. No. 966, § 1, 2-5-2009; Ord. No. 989, § 1, 12-3-2009; Ord. No. 1007, § 1, 8-5-2010; Ord. No. 1137, § 1, 11-16-2017; Ord. No. 1174, § 1, 10-17-2019; Ord. No. 1230, § 1, 11-21-2024)

Fw: Planning Commission Interviews

From Suzanne Brown <sbrown@peachtree-city.org>

Date Wed 8/27/2025 2:11 PM

To Stacey Collins <scollins@peachtree-city.org>

Stacey, I'm feeling uncomfortable about the joint emails to all members of the interview committee. I don't want us to be in a situation where we are accused of a violation of the "Open Meetings" law because the entire committee is included in correspondence.

I've cleared my schedule on Tuesday, September 2, 2025, to begin interviews at 4:30pm.

If you would please go back to the other interview committee members and tell them I have an issue with Kenneth Hamner being on the list that Andrew Kriz presented, or else, let's just interview all of the applicants.

As I stated previously:

"I'm not usually in favor of eliminating applicants prior to the interviews.

However, if it will help Andrew Kris because of his limited schedule due to his job, I would consider accepting his proposal to interview his list, with the exception of Kenneth Hamner.

Mr. Hamner's public commentary in local newspapers—where he is identified as both Vice Chair of the Planning Commission and Chair of the UDO Committee—has introduced a concerning level of political partisanship into what should remain an impartial and objective civic body. His repeated partisan remarks and political accusations have fostered tension among current elected officials and candidates for the 2025 election cycle, undermining the Planning Commission's reputation as a non-partisan institution.

This erosion of neutrality risks compromising the Commission's ability to maintain constructive relationships with both elected leadership and the development community, which are essential to the city's planning and governance efforts. Therefore, I'm willing to go along with limiting interviews if Mr. Hamner is excluded."

Please let me know.

Suzanne

From: Stacey Collins <scollins@peachtree-city.org>

Sent: Monday, August 25, 2025 11:11 AM

To: Suzanne Brown <sbrown@peachtree-city.org>

Subject: RE: Planning Commission Interviews

SB

proper prior authorization to purchase or otherwise be liable for any goods, services or property.

- (13) *Improper influence in city judicial matters.* No member shall attempt to unduly influence the outcome of a case before the city municipal court nor shall any member engage in ex parte communication with a city municipal court judge on any matter pending before the city municipal court.
- (14) *Retaliatory action against city employees.* No member shall attempt to influence or take any adverse employment action against a city employee due to such city employee's provision of truthful information about such member or any other member, including any information that forms a part of a complaint or answer submitted under this code of ethics or which is provided pursuant to an investigation or hearing conducted in accordance with this code of ethics.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Justin Strickland, City Manager 10/31/2025

DATE: November 6, 2025

SUBJECT: Crabapple Gate Counts

Recommendation:

No action required at this time

Discussion:

On December 19, 2024, City Council voted to re-open Crabapple Lane within the Kedron Hills subdivision to cart traffic through the end of the summer of 2025. Council also instructed staff to obtain traffic counts of this entry and two other comparable entries into Peachtree City that required carts to drive through a neighborhood to get to the path system. Staff chose to obtain counts from Ashcot Drive, within the Maple Shade subdivision, which directly connects to Tyrone via its street network, and the Preserve subdivision, which directly connects with unincorporated Fayette County via County paths and then driving through the Preserve subdivision streets to get to the path system. Attached are the results of those traffic counts that were completed by the Police Department using flock traffic cameras.

Budget Impact:

Attachments:

1. GOLF CART WEEKLY STATS - NEW VERSION-2
2. Cart Counts Totals Table
3. Cart Counts Totals Graph

WEEK OF MARCH 16, 2025 TO MARCH 22, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
3/16/2025	SUNDAY	19	32	56
3/17/2025	MONDAY	7	29	36
3/18/2025	TUESDAY	14	22	43
3/19/2025	WEDNESDAY	12	37	54
3/20/2025	THURSDAY	2	21	36
3/21/2025	FRIDAY	9	36	49
3/22/2025	SATURDAY	32	40	44
TOTAL		95	217	318

WEEK OF MARCH 23, 2025 TO MARCH 29, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
3/23/2025	SUNDAY	23	41	52
3/24/2025	MONDAY	4	14	28
3/25/2025	TUESDAY	15	40	43
3/26/2025	WEDNESDAY	10	38	49
3/27/2025	THURSDAY	16	31	54
3/28/2025	FRIDAY	20	60	70
3/29/2025	SATURDAY	29	29	39
TOTAL		117	253	335

WEEK OF MARCH 30, 2025 TO APRIL 05, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
3/30/2025	SUNDAY	16	14	50
3/31/2025	MONDAY	1	14	17
4/1/2025	TUESDAY	23	29	36
4/2/2025	WEDNESDAY	11	26	45
4/3/2025	THURSDAY	18	28	43
4/4/2025	FRIDAY	14	36	72
4/5/2025	SATURDAY	30	43	42
TOTAL		113	190	305
Golf carts with decals		0	0	0

WEEK OF APRIL 06, 2025 TO APRIL 12, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
4/6/2025	SUNDAY	4	6	16
4/7/2025	MONDAY	3	4	5
4/8/2025	TUESDAY	13	20	32
4/9/2025	WEDNESDAY	15	25	43
4/10/2025	THURSDAY	15	19	31
4/11/2025	FRIDAY	15	21	23
4/12/2025	SATURDAY	22	24	39
TOTAL		87	119	189
Golf carts with Visible decals		0	0	0
Golf carts with license plates		1		
Resident		1		
Non Resident		0		

WEEK OF APRIL 13, 2025 TO APRIL 19, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
4/13/2025	SUNDAY	26	20	46
4/14/2025	MONDAY	16	41	58
4/15/2025	TUESDAY	14	29	60
4/16/2025	WEDNESDAY	15	38	33
4/17/2025	THURSDAY	21	47	65
4/18/2025	FRIDAY	24	66	59
4/19/2025	SATURDAY	36	65	60
TOTAL		152	306	381
Golf carts with Visible decals				
Golf carts with license plates				
Resident				
Non Resident				

WEEK OF APRIL 20, 2025 TO APRIL 26, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
4/20/2025	SUNDAY	32	37	52
4/21/2025	MONDAY	25	39	77
4/22/2025	TUESDAY	10	37	40
4/23/2025	WEDNESDAY	10	29	38
4/24/2025	THURSDAY	22	23	50
4/25/2025	FRIDAY	21	50	72
4/26/2025	SATURDAY	25	56	47
TOTAL BY DIRECTION		145	271	376
Golf carts with legible decals		2	2	
Golf carts with license plates				
Resident				
Non Resident		2	2	

WEEK OF APRIL 27, 2025 TO MAY 3, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
4/27/2025	SUNDAY	25	44	47
4/28/2025	MONDAY	12	37	60
4/29/2025	TUESDAY	25	63	66
4/30/2025	WEDNESDAY	23	52	75
5/1/2025	THURSDAY	22	61	55
5/2/2025	FRIDAY	36	69	62
5/3/2025	SATURDAY	28	17	39
TOTAL		171	343	404
Golf carts with legible decals			13	
Golf carts with license plates			3	
Resident			8	
Non Resident			8	

WEEK OF MAY 4, 2025 TO MAY 10, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
5/4/2025	SUNDAY	31	36	48
5/5/2025	MONDAY	17	40	56
5/6/2025	TUESDAY	27	48	59
5/7/2025	WEDNESDAY	5	31	39
5/8/2025	THURSDAY	31	47	70
5/9/2025	FRIDAY	21	67	78
5/10/2025	SATURDAY	6	14	24
TOTAL		138	283	374
Golf carts with legible decals		4	6	2
Golf carts with license plates			1	
Resident		2	2	2
Non Resident		2	5	

WEEK OF MAY 11, 2025 TO MAY 17, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
5/11/2025	SUNDAY	5	6	13
5/12/2025	MONDAY	16	45	52
5/13/2025	TUESDAY	26	35	65
5/14/2025	WEDNESDAY	21	45	56
5/15/2025	THURSDAY	26	52	68
5/16/2025	FRIDAY	24	59	86
5/17/2025	SATURDAY	19	33	47
TOTAL		137	275	387
Golf carts with PTC Decals		42	142	77
Golf carts with legible decals		2	6	
Golf carts with license plates			3	
Resident		1	5	
Non Resident		1	4	

WEEK OF MAY 18, 2025 TO MAY 24, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
5/18/2025	SUNDAY	14	22	41
5/19/2025	MONDAY	13	40	59
5/20/2025	TUESDAY	22	48	65
5/21/2025	WEDNESDAY	19	44	74
5/22/2025	THURSDAY	32	49	82
5/23/2025	FRIDAY	36	86	64
5/24/2025	SATURDAY	32	51	70
TOTAL		168	340	455
Golf carts with PTC Decals		72	143	65
Golf carts without visible decals on side			16	
Golf carts with legible decals		7	7	2
Golf carts with license plates			2	
Resident		1	4	2
Non Resident		6	5	

WEEK OF MAY 25, 2025 TO MAY 31, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
5/25/2025	SUNDAY	37	48	60
5/26/2025	MONDAY	42	35	59
5/27/2025	TUESDAY	12	22	20
5/28/2025	WEDNESDAY	23	40	51
5/29/2025	THURSDAY	11	10	32
5/30/2025	FRIDAY	24	25	45
5/31/2025	SATURDAY	26	70	64
TOTAL BY DIRECTION		175	250	331
Golf carts with PTC Decals		59	174	40
Golf carts without visible decals on side		1	10	1
Golf carts with legible decals		3	6	
Golf carts with license plates			2	
Resident		1	4	
Non Resident		2	4	

WEEK OF JUNE 1, 2025 TO JUNE 7, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
6/1/2025	SUNDAY	31	37	72
6/2/2025	MONDAY	41	35	66
6/3/2025	TUESDAY	32	43	85
6/4/2025	WEDNESDAY	13	23	54
6/5/2025	THURSDAY	30	33	67
6/6/2025	FRIDAY	40	43	62
6/7/2025	SATURDAY	29	44	41
TOTAL BY DIRECTION		216	258	447
Golf carts with PTC Decals		95	174	41
Golf carts without visible decals on side			10	3
Golf carts with legible decals		6	4	2
Golf carts with license plates				
Resident		1	3	1
Non Resident		5	1	1

WEEK OF JUNE 8, 2025 TO JUNE 14, 2025				
DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
6/8/2025	SUNDAY	26	37	53
6/9/2025	MONDAY	16	33	49
6/10/2025	TUESDAY	18	31	58
6/11/2025	WEDNESDAY	19	49	63
6/12/2025	THURSDAY	28	28	72
6/13/2025	FRIDAY	32	43	52
6/14/2025	SATURDAY	28	34	54
TOTAL		167	255	401
Golf carts with PTC Decals		65	95	70
Golf carts without visible decals on side		2	10	5
Golf carts with legible decals		11	3	3
Golf carts with license plates				
Resident		5	1	2
Non Resident		6	2	1

WEEK OF JUNE 15, 2025 TO JUNE 21, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
6/15/2025	SUNDAY	29	27	6
6/16/2025	MONDAY	23	42	66
6/17/2025	TUESDAY	21	29	55
6/18/2025	WEDNESDAY	24	34	78
6/19/2025	THURSDAY	43	32	77
6/20/2025	FRIDAY	36	52	79
6/21/2025	SATURDAY	37	51	54
TOTAL		213	267	415
Golf carts with PTC Decals		65	73	41
Golf carts without visible decals on side		14	11	3
Golf carts with legible decals		5	2	2
Golf carts with license plates		0	3	0
Resident		0	2	1
Non Resident		5	3	1

WEEK OF JUNE 22, 2025 TO JUNE 28, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
6/22/2025	SUNDAY	34	40	51
6/23/2025	MONDAY	35	36	58
6/24/2025	TUESDAY	15	33	67
6/25/2025	WEDNESDAY	18	36	66
6/26/2025	THURSDAY	32	48	61
6/27/2025	FRIDAY	34	47	63
6/28/2025	SATURDAY	26	39	48
TOTAL		194	279	414
Golf carts with PTC Decals		55	88	35
Golf carts without visible decals on side		9	10	5
Golf carts with legible decals		2	3	2
Golf carts with license plates		0	3	0
Resident		0	3	1
Non Resident		2	3	1

WEEK OF JUNE 29, 2025 TO JULY 5, 2025				
DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
6/29/2025	SUNDAY	36	37	56
6/30/2025	MONDAY	30	38	62
7/1/2025	TUESDAY	17	28	48
7/2/2025	WEDNESDAY	20	36	61
7/3/2025	THURSDAY	30	39	60
7/4/2025	FRIDAY	41	73	133
7/5/2025	SATURDAY	33	46	55
TOTAL		207	297	475
Golf carts with PTC Decals		50	89	75
Golf carts without visible decals on side		6	7	8
Golf carts with legible decals		4	4	2
Golf carts with license plates		0	1	0
Resident		0	0	2
Non Resident		4	5	0

WEEK OF JULY 6, 2025 TO JULY 12, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
7/6/2025	SUNDAY	34	40	64
7/7/2025	MONDAY	27	44	38
7/8/2025	TUESDAY	29	31	47
7/9/2025	WEDNESDAY	17	23	42
7/10/2025	THURSDAY	15	22	52
7/11/2025	FRIDAY	23	47	49
7/12/2025	SATURDAY	36	45	50
TOTAL		181	252	342
Golf carts with PTC Decals		58	65	38
Golf carts without visible decals on side		8	14	0
Golf carts with legible decals		12	4	1
Golf carts with license plates		0	1	0
Resident		0	3	1
Non Resident		12	2	0

WEEK OF JULY 13, 2025 TO JULY 19, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
7/13/2025	SUNDAY	40	39	52
7/14/2025	MONDAY	32	33	51
7/15/2025	TUESDAY	23	36	48
7/16/2025	WEDNESDAY	26	36	60
7/17/2025	THURSDAY	21	37	49
7/18/2025	FRIDAY	13	35	45
7/19/2025	SATURDAY	33	40	56
TOTAL		188	256	361
Golf carts with PTC Decals		54	64	38
Golf carts without visible decals on side		9	12	3
Golf carts with legible decals		5	1	0
Golf carts with license plates		0	0	0
Resident		1	1	0
Non Resident		4	0	0

WEEK OF JULY 20, 2025 TO JULY 26, 2025				
DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
7/20/2025	SUNDAY	34	30	60
7/21/2025	MONDAY	13	34	39
7/22/2025	TUESDAY	19	35	44
7/23/2025	WEDNESDAY	14	24	32
7/24/2025	THURSDAY	31	32	31
7/25/2025	FRIDAY	33	35	28
7/26/2025	SATURDAY	25	39	38
TOTAL		169	229	272
Golf carts with PTC Decals		21	43	3
Golf carts without visible decals on side		3	8	1
Golf carts with legible decals		2	2	0
Golf carts with license plates		0	1	0
Resident		0	0	0
Non Resident		2	3	0

14310 7/22/25 T
25137 7/23/25 T

22122 7/20/25 T
YKQ255 7/21/25 T
22477 7/22/25 T

WEEK OF JULY 27, 2025 TO AUGUST 2, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
7/27/2025	SUNDAY	30	32	58
7/28/2025	MONDAY	20	36	42
7/29/2025	TUESDAY	21	40	48
7/30/2025	WEDNESDAY	16	35	67
7/31/2025	THURSDAY	21	44	65
8/1/2025	FRIDAY	18	43	48
8/2/2025	SATURDAY	27	35	49
TOTAL		153	265	377
Golf carts with PTC Decals		14	20	20
Golf carts without visible decals on side		4	6	4
Golf carts with legible decals		3	2	0
Golf carts with license plates		1	2	0
Resident		0	0	0
Non Resident		4	4	0

25137 7/30/25 T
 14310 7/30/25 T
 25137 8/1/25 T
 LSO384 T

22122 7/20/25 T
 YKQ255 7/31/25 T
 24546 8/1/25 T
 DNK862 T

WEEK OF AUGUST 3, 2025 TO AUGUST 9, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
8/3/2025	SUNDAY	13	25	30
8/4/2025	MONDAY	6	28	38
8/5/2025	TUESDAY	13	34	39
8/6/2025	WEDNESDAY	19	45	46
8/7/2025	THURSDAY	25	44	44
8/8/2025	FRIDAY	23	61	65
8/9/2025	SATURDAY	46	60	48
TOTAL		145	297	310
Golf carts with PTC Decals		20	61	28
Golf carts without visible PTC decals on side		2	5	0
Golf carts with legible decals		1	0	1
Golf carts with license plates		0	4	0
Resident		0	0	1
Non Resident		1	4	0

23989 8/8/2025 T

DNK862 8/5/25 T

20699 8/8/25 P

YKQ255 8/7/25 T

DNK862 8/8/25 T

YKQ255 8/8/25 T

WEEK OF AUGUST 10, 2025 TO AUGUST 16, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
8/10/2025	SUNDAY	25	27	51
8/11/2025	MONDAY	15	39	45
8/12/2025	TUESDAY	16	35	56
8/13/2025	WEDNESDAY	19	45	50
8/14/2025	THURSDAY	34	46	49
8/15/2025	FRIDAY	16	50	44
8/16/2025	SATURDAY	37	48	55
TOTAL		162	290	350
Golf carts with PTC Decals		28	50	38
Golf carts without visible PTC decals on side		3	9	0
Golf carts with legible decals		6	2	1
Golf carts with license plates		0	2	0
Resident		0	0	1
Non Resident		6	4	0

25137 8/10/25
 25137 8/11/25
 24496 8/13/25
 25137 8/13/25
 23989 8/16/25
 25137 8/16/25

24035 8/10/25
 19341 8/11/25
 YKQ255 8/13/25
 YUG677 8/16/25

11261 8/11/25

WEEK OF AUGUST 17, 2025 TO AUGUST 23, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
8/17/2025	SUNDAY	24	39	60
8/18/2025	MONDAY	14	37	62
8/19/2025	TUESDAY	22	22	40
8/20/2025	WEDNESDAY	18	30	51
8/21/2025	THURSDAY	25	35	27
8/22/2025	FRIDAY	20	39	52
8/23/2025	SATURDAY	21	29	44
TOTAL		144	231	336
Golf carts with PTC Decals		37	32	28
Golf carts without visible PTC decals on side		1	4	0
Golf carts with legible decals		3	1	0
Golf carts with license plates		0	3	0
Resident		0	0	0
Non Resident		3	4	0

25137 8/18/25 T

24794 8/20/25 T

25137 8/20/25 T

DNK862 8/17/25 T

YUG677 8/17/25 T

YKQ255 8/18/25 T

YKQ255 8/22/25 T

WEEK OF AUGUST 24, 2025 TO AUGUST 30, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
8/24/2025	SUNDAY	29	30	59
8/25/2025	MONDAY	18	55	32
8/26/2025	TUESDAY	24	48	67
8/27/2025	WEDNESDAY	15	49	52
8/28/2025	THURSDAY	21	46	55
8/29/2025	FRIDAY	32	42	52
8/30/2025	SATURDAY	34	53	50
TOTAL		173	323	367
Golf carts with PTC Decals		40	68	30
Golf carts without visible PTC decals on side		2	9	0
Golf carts with legible decals		4	0	0
Golf carts with license plates		0	1	0
Resident		0	0	0
Non Resident		4	1	0

25137 8/24/25 T
 25137 8/25/25 T
 25137 8/28/28 T
 14310 8/30/25 T

YKQ255 T

WEEK OF AUGUST 31, 2025 TO SEPTEMBER 6, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
8/31/2025	SUNDAY	32	38	41
9/1/2025	MONDAY	37	48	54
9/2/2025	TUESDAY	28	41	59
9/3/2025	WEDNESDAY	27	36	53
9/4/2025	THURSDAY	19	42	47
9/5/2025	FRIDAY	34	57	63
9/6/2025	SATURDAY	16	37	42
TOTAL		193	299	359
Golf carts with PTC Decals		60	65	25
Golf carts without visible PTC decals on side		0	3	0
Golf carts with legible decals		3	1	0
Golf carts with license plates		9	1	0
Resident		0	0	0
Non Resident		3	2	0

23989 8/31/25 T
23989 9/2/25 T
23989 9/4/25 T

21100 9/1/25 T
GAM862 9/1/25 T

WEEK OF SEPTEMBER 7, 2025 TO SEPTEMBER 13, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
9/7/2025	SUNDAY	33	51	59
9/8/2025	MONDAY	17	38	60
9/9/2025	TUESDAY	27	40	56
9/10/2025	WEDNESDAY	19	38	67
9/11/2025	THURSDAY	24	40	53
9/12/2025	FRIDAY	20	53	55
9/13/2025	SATURDAY	44	52	59
TOTAL		184	312	409
Golf carts with PTC Decals		60	75	45
Golf carts without visible PTC decals on side		3	9	1
Golf carts with legible decals		5	2	0
Golf carts with license plates		0	2	0
Resident		0	0	0
Non Resident		5	2	0

23989 9/7/25 T

25137 9/8/25 T

23989 9/10/25 T

23989 9/11/25 T

25137 9/11/25 T

23989 9/7/25 T

GAM862 9/7/25 T

22477 9/9/25 T

YUG677 T

WEEK # 27 SEPTEMBER 14, 2025 TO SEPTEMBER 20, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
9/14/2025	SUNDAY	33	32	49
9/15/2025	MONDAY	20	44	67
9/16/2025	TUESDAY	21	42	39
9/17/2025	WEDNESDAY	20	39	45
9/18/2025	THURSDAY	22	48	52
9/19/2025	FRIDAY	25	43	51
9/20/2025	SATURDAY	23	48	53
TOTAL		164	296	356
Golf carts with PTC Decals		28	45	18
Golf carts without visible PTC decals on side		3	6	0
Golf carts with legible decals		2	0	1
Golf carts with license plates		2	1	0
Resident		0	0	1
Non Resident		4	1	0

GAM860 9/14/25 T
 251379 /15/25 T
 25137 9/16/25 T
 YKQ255 9/17/25 T

YUG677 9/14/25 T

25077 9/14/25 P

WEEK # 28 SEPTEMBER 21, 2025 TO SEPTEMBER 27, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
9/21/2025	SUNDAY	39	41	51
9/22/2025	MONDAY	16	50	61
9/23/2025	TUESDAY	18	39	52
9/24/2025	WEDNESDAY	22	50	48
9/25/2025	THURSDAY	19	37	51
9/26/2025	FRIDAY	32	49	47
9/27/2025	SATURDAY	27	40	48
TOTAL		173	306	358
Golf carts with PTC Decals		70	60	55
Golf carts without visible PTC decals on side		2	5	2
Golf carts with legible decals		3	3	0
Golf carts with license plates		0	1	0
Resident		0	0	0
Non Resident		3	4	0

25137 9/22/25 T

25137 9/23/25 T

23989 9/27/25 T

25448 9/22/25 T

20426 9/23/25 T

25448 9/24/25 T

GAM862 9/24/25 T

WEEK # 29 SEPTEMBER 28, 2025 TO OCTOBER 4, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
9/28/2025	SUNDAY	30	32	52
9/29/2025	MONDAY	12	39	44
9/30/2025	TUESDAY	22	26	46
10/1/2025	WEDNESDAY	21	38	49
10/2/2025	THURSDAY	21	50	45
10/3/2025	FRIDAY	31	84	54
10/4/2025	SATURDAY	30	56	53
TOTAL		167	325	343
Golf carts with PTC Decals		50	75	30
Golf carts without visible PTC decals on side		5	7	0
Golf carts with legible decals		4	3	0
Golf carts with license plates		0	0	0
Resident		0	0	0
Non Resident		4	3	0

25137 9/28/25 T
25137 9/30/25 T
25137 10/2/25 T
25137 10/4/25 T

25448 9/28/25 T
25448 10/3/2025 T
25448 10/4/2025 T

WEEK # 30 OCTOBER 5, 2025 TO OCTOBER 11, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
10/5/2025	SUNDAY	25	43	42
10/6/2025	MONDAY	20	40	41
10/7/2025	TUESDAY	22	45	46
10/8/2025	WEDNESDAY	19	40	42
10/9/2025	THURSDAY	23	48	52
10/10/2025	FRIDAY	31	52	56
10/11/2025	SATURDAY	24	37	36
TOTAL		164	305	315
Golf carts with PTC Decals		55	100	45
Golf carts without visible PTC decals on side				
Golf carts with legible decals				
Golf carts with license plates				
Resident				
Non Resident				

25141 10/6/2025 T

25137 10/7/2025 T

25137 10/8/2025 T

25448 10/5/2025 T

25448 10/6/25 T

25448 10/7/25 T

WEEK # 31 OCTOBER 12, 2025 TO OCTOBER 18, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
10/12/2025	SUNDAY	32	40	37
10/13/2025	MONDAY	19	36	24
10/14/2025	TUESDAY	17	27	34
10/15/2025	WEDNESDAY	18	48	45
10/16/2025	THURSDAY	18	43	48
10/17/2025	FRIDAY	22	53	60
10/18/2025	SATURDAY	34	46	30
TOTAL		160	293	278
Golf carts with PTC Decals		50	95	30
Golf carts without visible PTC decals on side				
Golf carts with legible decals				
Golf carts with license plates				
Resident				
Non Resident				

DNK862 10/12/25 T

25448 10/15/25 T

25448 10/16/25 T

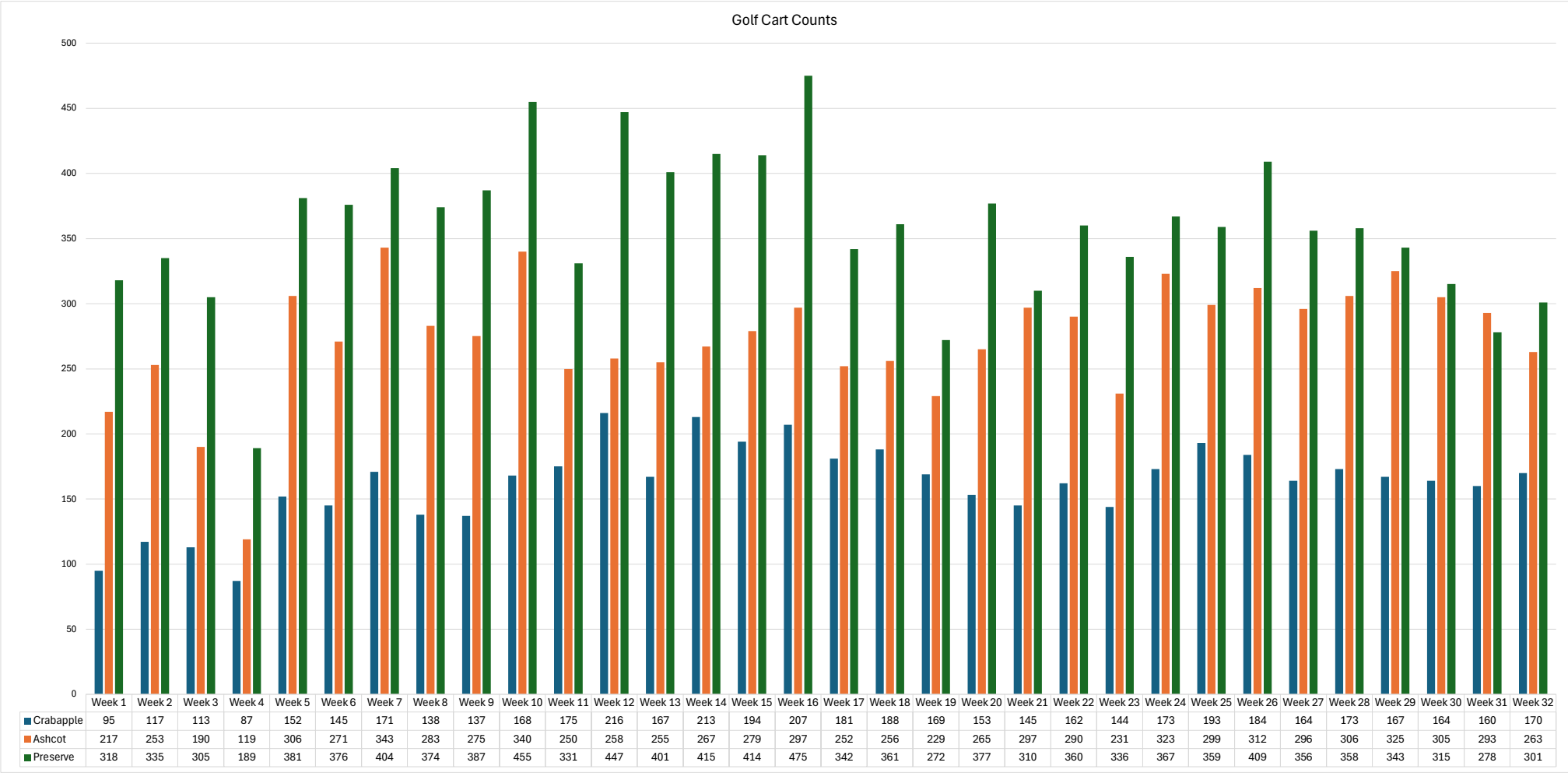
WEEK # 32 OCTOBER 19, 2025 TO OCTOBER 25, 2025

DAY OF WEEK		CAMERA NAME/LOCATION	CAMERA NAME/LOCATION	CAMERA NAME/LOCATION
		F#001 CRABAPPLE LN/IB	F#002 ASHCOT DR/SB	F#003 THE PRESERVE/INBOUND
DATE	DAY OF WEEK			
10/19/2025	SUNDAY	16	32	33
10/20/2025	MONDAY	26	38	39
10/21/2025	TUESDAY	21	39	40
10/22/2025	WEDNESDAY	27	32	53
10/23/2025	THURSDAY	23	35	45
10/24/2025	FRIDAY	29	46	52
10/25/2025	SATURDAY	28	41	39
TOTAL		170	263	301
Golf carts with PTC Decals		35	25	25
Golf carts without visible PTC decals on side		1	3	0
Golf carts with legible decals		1	1	0
Golf carts with license plates		0	1	0
Resident		0	0	0
Non Resident		1	2	0

25137 10/23/2025 T

25448 10/25/2025 T
LS0948 (GA) 10/25/2025 T

Week	Crabapple	Ashcot	Preserve	Crabapple Weekly % Change	Ashcot Weekly % Change	Preserve Weekly % Change
Week 1	95	217	318			
Week 2	117	253	335	23%	17%	5%
Week 3	113	190	305	-3%	-25%	-9%
Week 4	87	119	189	-23%	-37%	-38%
Week 5	152	306	381	75%	157%	102%
Week 6	145	271	376	-5%	-11%	-1%
Week 7	171	343	404	18%	27%	7%
Week 8	138	283	374	-19%	-17%	-7%
Week 9	137	275	387	-1%	-3%	3%
Week 10	168	340	455	23%	24%	18%
Week 11	175	250	331	4%	-26%	-27%
Week 12	216	258	447	23%	3%	35%
Week 13	167	255	401	-23%	-1%	-10%
Week 14	213	267	415	28%	5%	3%
Week 15	194	279	414	-9%	4%	0%
Week 16	207	297	475	7%	6%	15%
Week 17	181	252	342	-13%	-15%	-28%
Week 18	188	256	361	4%	2%	6%
Week 19	169	229	272	-10%	-11%	-25%
Week 20	153	265	377	-9%	16%	39%
Week 21	145	297	310	-5%	12%	-18%
Week 22	162	290	360	12%	-2%	16%
Week 23	144	231	336	-11%	-20%	-7%
Week 24	173	323	367	20%	40%	9%
Week 25	193	299	359	12%	-7%	-2%
Week 26	184	312	409	-5%	4%	14%
Week 27	164	296	356	-11%	-5%	-13%
Week 28	173	306	358	5%	3%	1%
Week 29	167	325	343	-3%	6%	-4%
Week 30	164	305	315	-2%	-6%	-8%
Week 31	160	293	278	-2%	-4%	-12%
Week 32	170	263	301	6%	-10%	8%
Average	162	273	358			
Average % over Crabapple		69%	121%			



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Justin Strickland, City Manager 10/31/2025

DATE: November 6, 2025

SUBJECT: Council Meeting Date Changes (Construction and Holidays)

Recommendation:

No action required at this time.

Discussion:

It had previously been announced that City Hall construction was to start in November; however, the start date has been pushed back to January 2026. The work sessions in December and beyond had all been moved to 6:30 pm instead of a morning session. With the change to the construction period, staff wanted to hear from Council on whether they would prefer to move the December 4th work session to a 9:30 am meeting or have it remain at 6:30 pm.

Additionally, due to the Christmas holiday, the second meeting in December is typically canceled. The meeting date would fall on December 18th. Council should decide if they would like to cancel or reschedule that meeting.

Lastly, the first Thursday in January falls on January 1st, New Year's Day.

An official vote is not required to change or cancel these meetings, but Council should discuss and decide the dates and times of these meetings.

Budget Impact:

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM:

Angela Egan, Purchasing Manager	10/28/2025
Harold Layton	10/30/2025
Dustin Farron, Assistant Financial & Administrative Services Director	10/31/2025
Kelly Bush, Financial & Administrative Services Director	10/31/2025
Chris Hobby, Assistant City Manager	10/31/2025
Justin Strickland, City Manager	10/31/2025

DATE: November 6, 2025

SUBJECT: FY26 Budget Amendment- Sprung Structure for Kedron Aquatic Center

Recommendation:

No action required at this time.

Discussion:

Staff was instructed by Council to evaluate the Kedron Aquatic Center pool area for the installation of a permanent structure over the pools. Staff reached out to Sprung Structures, a manufacturer of advanced tensioned fabric structures, to conduct a preliminary evaluation of our site for applicability. Sprung indicated that it would be feasible to build their fabric structure in this scenario faster and more economical than a conventional structure.

However, there are complex site issues that create some challenges to our particular scenario. For example:

- Non-rectangular layout of pools
- Proximity of existing buildings/modified Sprung design
- Unknown location of all water circulation lines
- Unknown location of electrical lines
- Unknown loads on the existing foundation of the current seasonal inflated structure

Due to the very complex nature of this type of installation, staff reached out to WM2A

Architects to help develop a scope of work for the design of this project (Scope and Fee attached). WM2A comes highly recommended from previous work engaging with Carter and Sloope Consulting Engineers. WM2A met with staff on-site to inspect the entire area and go over all the needed disciplines to be included in the design and construction. With all the aspects of a new building to be considered, the design involves everything from architectural services, to mechanical, electrical, plumbing, fire protection, geotechnical, civil and structural.

The design fee and scope of work are attached. The final cost of the project is estimated to be approximately \$4.5 million with a recommended budget of \$5 million. Staff will be available to answer any questions.

Budget Impact:

Cost of Design is \$247,500.

Attachments:

1. 2025-074 - WM2A Fee Proposal with SOW_10.13.25
2. Kedron Pool Survey map



Trey Wood, AIA
Bill McLees, AIA
Yancey Powers, AIA
Brandon Fairbanks, AIA

24 September 2025

Attn: Mr. Chris Hobby

Re: **Kedron Aquatics Pool Enclosure and Renovation**, Peachtree Cit, GA
WM2A Job No. 2025-074

Dear Chris,

WM2A Architects is pleased to offer the following proposal for architectural and engineering services for the design and construction of new pool enclosures and pool deck as described in the previously provided scope of work document. Effective January 1st 2026, Georgia will be adopting updated building codes, so this project will be designed to those requirements from the start.

Services provided will include:

- **Architectural,**
- **Civil engineering**
- **Structural engineering**
- **Mechanical engineering**
- **Electrical engineering**
- **Plumbing engineering**
- **Fire Protection engineering**
- **Engineering for the Sprung structure**
- **Geotechnical Engineering**
- **Site Survey with utility locate and GPR**
- **Bid opening assistance (if desired)**
- **Construction administration**

Services will be provided for a lump sum fee of \$247,500.00

Macon Office
348 Cotton Avenue
Suite 500
Macon, GA 31201
478.745.4945

Virginia Office
408B North Main Street
Hillsville, VA 24343
276.266.3356



Trey Wood, AIA
Bill McLees, AIA
Yancey Powers, AIA
Brandon Fairbanks, AIA

If the above proposal is acceptable, we will begin to draft a standard AIA contract document (series number TBD) for your review and approval. It will outline deliverable milestones as well as timeline and fee structure. If Peachtree City has a standard contract that they prefer to use, please send over a copy to be reviewed.

Throughout the process, digital drawings and specifications will be available via Share Point for all to view. Hard copy drawings will be available upon request

Sincerely yours,

WM2A ARCHITECTS

A handwritten signature in blue ink, appearing to read 'B. Fairbanks', with a long horizontal stroke extending to the right.

Brandon Fairbanks, AIA,

Macon Office
348 Cotton Avenue
Suite 500
Macon, GA 31201
478.745.4945

Virginia Office
408B North Main Street
Hillsville, VA 24343
276.266.3356



Trey Wood, AIA
Bill McLees, AIA
Yancey Powers, AIA
Brandon Fairbanks, AIA

23 September 2025

Attn: Mr. Chris Hobby

Re: **Kedron Aquatics Pool Enclosure and Renovation**, Peachtree Cit, GA
WM2A Job No. 2025-074

Dear Chris,

Per our discussion during our site visit on August 15th 2025, WM2A is pleased to provide scope of services below for the renovation at the Kedron Aquatics Center. Please review this document and let us know if you have any questions, comments or adjustments to the scope. Following approval of this scope of work a fee proposal will be provided for full A/E services and construction administration. If you have a preference regarding fee structure for design service, please let us know and we can accommodate.

Base Bid:

The base bid for this project is to include all signed and sealed architectural and engineering contract documents necessary to capture the following:

- The removal of the existing pool deck, grade beam, and built-up tile and plaster layers in each of the (2) existing pools.
- Removal of all existing, abandoned utilities below the pool deck
- Design of structural design for the foundation of a new pre-engineered structure.
- Design of a new pool deck to tie into existing pools.
- Provide new pool plaster and/or tiling and line painting.
- Preparation of a Statement and Schedule of Special Inspections per IBC requirements.
- Architectural and engineering coordination with pre engineered manufacture to ensure compliance with all adopted state and local codes including but not limited to life safety analysis, Comcheck report and providing power to pre engineered lighting package.
- Stormwater design for existing downspouts at the pool deck and new runoff created by the pre-engineered structure.

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Trey Wood, AIA
Bill McLees, AIA
Yancey Powers, AIA
Brandon Fairbanks, AIA

- Provide a new pool conditioning unit to cool and heat the new pool enclosure interior. This new unit will connect to the integral pool building ductwork for distribution inside the structure.
- Provide power to a new integral building distribution panel. It is anticipated that the building is pre wired with convenience receptacles and lighting.
- Provide a new grounding system for the new metal building, ensuring it is continuous and on the same grounding plane as the existing pool structure.
- Where the existing pool deck is removed to support the new building, extend the grounding system to keep it continuous
- Where the existing in pool lighting is removed, provide new LED pool lighting designed for the application
- Provide conduit pathways from the new building into the existing to support Owner provided cameras and wireless access points
- Extend the existing fire alarm system to cover new signal and notification devices inside the new building
- Provide hose bibbs around the perimeter of the new pool building enclosure as required
- Review and addressing of all plan review comments.
- Provide geotechnical engineering and utility locate to coordination with structural engineering for foundation design. Scope boundary attached.
- Provide as-built survey and additional utility locate via ground penetrating radar (GPR). Scope boundary attached
- Coordination by the Architect between all disciplines necessary to provide all aforementioned deliverables.

Bidding/ Procurement:

- Provide assistance as requested with bid opening or tabulation.

Construction Administration:

Construction Administration services for this project will include

- Review of all shop drawings and submittals
- Participation in contractor led OAC meetings
- Site walkthroughs by Architect of record (Frequency TBD) including generation of field reports and pay application review.
- Punch inspection and final inspections from each discipline.

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Brandon Fairbanks, AIA

Delete Alternates:

- Reuse of the existing foundation - Analysis of the existing foundation details will be conducted and to the extent possible, the existing foundation will be reused with modifications.
- The existing pool deck will remain. Disturbance will be limited to areas where new or supplemented foundations are necessary.
- The existing pools will be existing-to-remain. No removal of existing materials or providing new plaster/tiling.

Sincerely yours,

WM2A ARCHITECTS

A handwritten signature in blue ink, appearing to read 'B. Fairbanks', is written over a horizontal line.

Brandon Fairbanks, AIA,

Macon Office
348 Cotton Avenue
Suite 500
Macon, GA 31201
478.745.4945

Virginia Office
408B North Main Street
Hillsville, VA 24343
276.266.3356



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Chris Hobby, Assistant City Manager 10/30/2025
Justin Strickland, City Manager 10/31/2025

DATE: November 6, 2025

SUBJECT: FY26 Budget Amendment- PAC Baseball Safety Netting Project

Recommendation:

No action required at this time

Discussion:

This project will enhance the safety and overall experience for spectators at the baseball facility. The new netting system is designed with an improved angle and extended coverage, significantly reducing the number of foul balls that leave the playing field. These improvements will help protect citizens and visitors while watching games, aligning with the City's commitment to maintaining safe and high-quality recreational facilities. Staff received three quotes for the installation of new protective netting at the baseball fields:

- **Frontier:** \$77,800 (lowest quote)
- **Natural Enclosures:** \$119,200
- **Cover Sports:** \$120,885

Budget Impact:

\$77,800.00 from TPD funds for Athletic Complexes

Attachments:

1. Proposal- PTC PAC Netting Frontier
2. PAC Netting- Natural Enclosures
3. PAC Netting- Cover Sports



231 Tiger Way
PEACHTREE CITY, Ga. 30269

Phone 770-652-1451

www.FrontierGA.com

Fax 770-487-2871

TO

PROJECT

City Of Peachtree City

PAC Upper Field Netting

Date : 09/26/2025

Price Per Plans And Specifications Dated 12-24-2024

NOTES:

1. Pricing is for (4) fields
2. Demolition and disposal of existing materials is included
3. Work to be performed Mon-Fri 8AM-4PM
4. Frontier shall provide ground penetrating radar prior to excavation for pole bases
5. Permit and inspection fees are excluded

TOTAL: \$77,800.00

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

James Thompson
Frontier Design /Build



NATURAL ENCLOSURES

FENCE COMPANY

101 Jonesboro Road, McDonough, GA 30253 Phone: 770-506-3222 Fax: 770-506-3228

Surround your grounds with custom fences and outdoor designs

DATE: 09/03/25

Bill To: City of Peachtree City
 Contact: Chad Austin
 Phone: 770-631-2525
 Email: caustin@peachtree-city.org

SALESPERSON	JOB LOCATION	TYPE		TERMS
Rodrigo Velez	1125 Highway 74 South, Peachtree City, GA 30269	Commercial		As Agreed
QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT	
	<u>Baseball Fields 5, 6, 7, and 8</u>			
4	Installing (2) 30'ft tall black steel round post directly burying and attaching new nylon netting to existing back stop chain link fence system per drawings (per field) (excludes the stamp on engineer drawings)	\$29,800.00	\$119,200.00	
	<u>Line Item If Needed</u> If needed, a stamp engineer drawing	\$4,500.00		
	<i>Lead Time Is 6-9 Weeks Out</i> <i>1/2 Deposit due upon acceptance, Balance due upon job completion</i>			
	<i>Price includes material and labor</i>			
	<i>Estimates are good for 30 day's from date received.</i>	TOTAL	\$119,200.00	

Sign: _____ Date: _____

Natural Enclosures carries workman's comp. and liability insurance.
 Make all checks payable to Natural Enclosures, LLC

do hereby agree to all the terms and Conditions set forth by Natural Enclosures, LLC on this _____ day of _____, 2025.
 Work will not be scheduled until this sheet is signed, dated and faxed to Natural Enclosures, LLC
Thank you for your business



5000 Paschall Avenue
Philadelphia, PA 19143
A Division of Humphrys

QUOTE# Q63401

OPP-42084

CREATED: 08/25/2025
EXPIRES: 11/20/2025
CUSTOMER ID: SF 26196
SALES REP: SWORRELL

TO: PEACHTREE CITY LITTLE LEAGUE

TERMS: PREPAID PLUS FREIGHT

Thank you for the opportunity to quote your job!

LN#	PRODUCT	DESCRIPTION	QTY	PRICE	TOTAL
1	INSTALLER	Supply and Install 2 Poles per Field 12" Diameter 30' AG Black Steel Poles Direct Bury of Poles 2 Per Field 4 Fields Includes Removal of Existing Top poles and Netting Netting to Connect to the top of Chainlink Fence Rebar Concrete Base	1	\$114,885.00	\$114,885.00
2	NETTING #18	#18 KNOTTED OUTDOOR BLACK NYLON NET	4	\$1,500.00	\$6,000.00

TOTAL: \$120,885.00

*A 3% convenience fee will be
added for credit card payments*

Any and all claims, disputes, and/or controversies of any nature whatsoever relating to, in connection with and/or arising out of this invoice for your purchase order and/or the alleged or actual breach thereof, shall be solely and exclusively decided by, and subject to, arbitration pursuant to the rules of the American Arbitration Association; and it is further agreed that the sole and exclusive venue for any such arbitration shall be in Philadelphia, Pennsylvania, USA.



QUESTIONS? Call 215.724.8181 or email sales@coversports.com

Page 1 of 1

Page 111 of 143

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 10/30/2025
Justin Strickland, City Manager 10/31/2025

DATE: November 6, 2025

SUBJECT: FY26 Budget Amendment and Acceptance of Donation for Employee Holiday Luncheon

Recommendation:

No action required at this time.

Discussion:

Staff received a \$3,000 donation from Charles Abbott Associates, the City's third-party provider of building services, to support the City Employee Holiday Luncheon. The attached budget amendment increases revenue in the General Fund by this amount and appropriates the funds to operating supplies to help cover the luncheon expenses.

Budget Impact:

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

Attachments:

1. Budget Amendment 26-04 Holiday Luncheon Donation - Charles Abbott

[illegible]

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Dustin Farron, Assistant Financial & Administrative Services Director 10/31/2025
Kelly Bush, Financial & Administrative Services Director 10/31/2025
Justin Strickland, City Manager 10/31/2025

DATE: November 6, 2025

SUBJECT: FY25 Budget Amendment - Housekeeping

Recommendation:

No action required at this time.

Discussion:

Staff will prepare budget amendment 25-23 for fiscal year 2025 for your vote on the November 20, 2025 Council meeting. This budget amendment is housekeeping in nature and is necessary to prepare for the annual audit and to issue financial statements for the fiscal year ended September 30, 2025.

Budget Impact:

We will have the budget amendment and the impact prepared for your vote on the November 20, 2025 Council Meeting.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Dustin Farron, Assistant Financial & Administrative Services Director 10/31/2025
Kelly Bush, Financial & Administrative Services Director 10/31/2025
Justin Strickland, City Manager 10/31/2025

DATE: November 6, 2025

SUBJECT: FY26 Budget Amendment - Carry Forward

Recommendation:

No action is required at this time.

Discussion:

We will attach budget amendments 26-05 and 26-06 for fiscal year 2026 for your approval on the November 20, 2025 Council Meeting Agenda. Budget amendment 25-05 is housekeeping in nature and reflects the September 30, 2025, balance in each of the Special Revenue Funds brought forward to fiscal year 2026. This is done annually in lieu of trying to project the Special Revenue Funds budget balances during the budget process. Budget amendment 26-06 requests the carryover of 2025 funds for omissions and projects planned and equipment ordered but not received or completed prior to 9/30/2026.

Budget Impact:

We will provide a budget amendment with the breakdown of the impact on each fund and department at the November 20, 2025 Council meeting.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: David Borkowski, City Engineer 10/30/2025
Harold Layton 10/30/2025
Dustin Farron, Assistant Financial & Administrative Services Director 10/31/2025
Kelly Bush, Financial & Administrative Services Director 10/31/2025
Chris Hobby, Assistant City Manager 10/31/2025
Justin Strickland, City Manager 10/31/2025

DATE: November 6, 2025

SUBJECT: FY26 Budget Amendment- Drake Pavilion Permanent Repair

Recommendation:

No action required at this time.

Discussion:

The Drake Pavilion Structure developed rot in the main beams that support the roof of the pavilion. In order to protect the public, the pavilion was closed to public access in April of this year. In June, temporary measures were put into place to support the roof and the pavilion was reopened. Since that time, Staff worked with a structural engineer to design a permanent repair for the pavilion, issued bid documents for the work and collected bids from general contractors to perform the repairs. Of the four bids submitted, Staff chose to interview the two lowest bidders and are evaluating their references and other qualifications. Staff will be prepared to submit their recommendation for award at the next council meeting.

Budget Impact:

This project was not budgeted for because it was an unexpected emergency repair. A budget amendment will be included for approval with the award recommendation. The expected cost will be no more than \$109,405.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council
VIA: Justin Strickland, City Manager
FROM: Suzanne Brown, Council member 10/30/2025
DATE: November 6, 2025
SUBJECT: Peachtree City Pilot Hunting Program

Recommendation:

No action required at this time.

Discussion:

Discuss the progress made in the Peachtree City Pilot Hunting Program, how much success we have had, and potential changes and modifications for the remainder of hunting season which lasts until January 31, 2026.

Explore the following topics related to deer hunting and population control measures:

- How many deer have been harvested in the Pilot Program to assess it's "success"
- Deer carcasses have been picked up on our city streets by Public Works:
 - Calendar year 2024: **202**
 - 1st quarter of 2025: **38**
 - 2nd quarter of 2025: **49**
 - 3rd quarter of 2025: **52**
- Ways to allow citizens to hunt on city property that abuts their property by submitting an application that would be reviewed and either denied or approved and a "permit" issued; and whether this is possible during the current hunting season, or for next year
- Revisit the idea of wildlife feeding restrictions and revise our ordinance
- Discuss why feeding the deer is harmful, and the specific information we need to make public
- Discuss how "not feeding the deer" helps to control the population numbers naturally (single births vs twins or triplets)

Budget Impact:

Unknown as of this time

Attachments:

1. CONTROLLING OUR DEER POPULATION



CONTROLLING OUR DEER POPULATION

WHAT ELSE
CAN
WE DO?

OPTIONS:

1. Expand the pilot program to more days per week
2. Continue the lottery non-stop through Jan 31st
3. Let city employees apply to hunt in January
4. Find out the cost of hiring professional hunters who can hunt “out of season” after Jan 31st.
5. Allow hunting on additional city property, adjacent to private property, on a case-by-case basis.
6. Establish a registry of hunters willing to hunt on residents’ property, who can be contacted by homeowners to reduce their individual deer population.



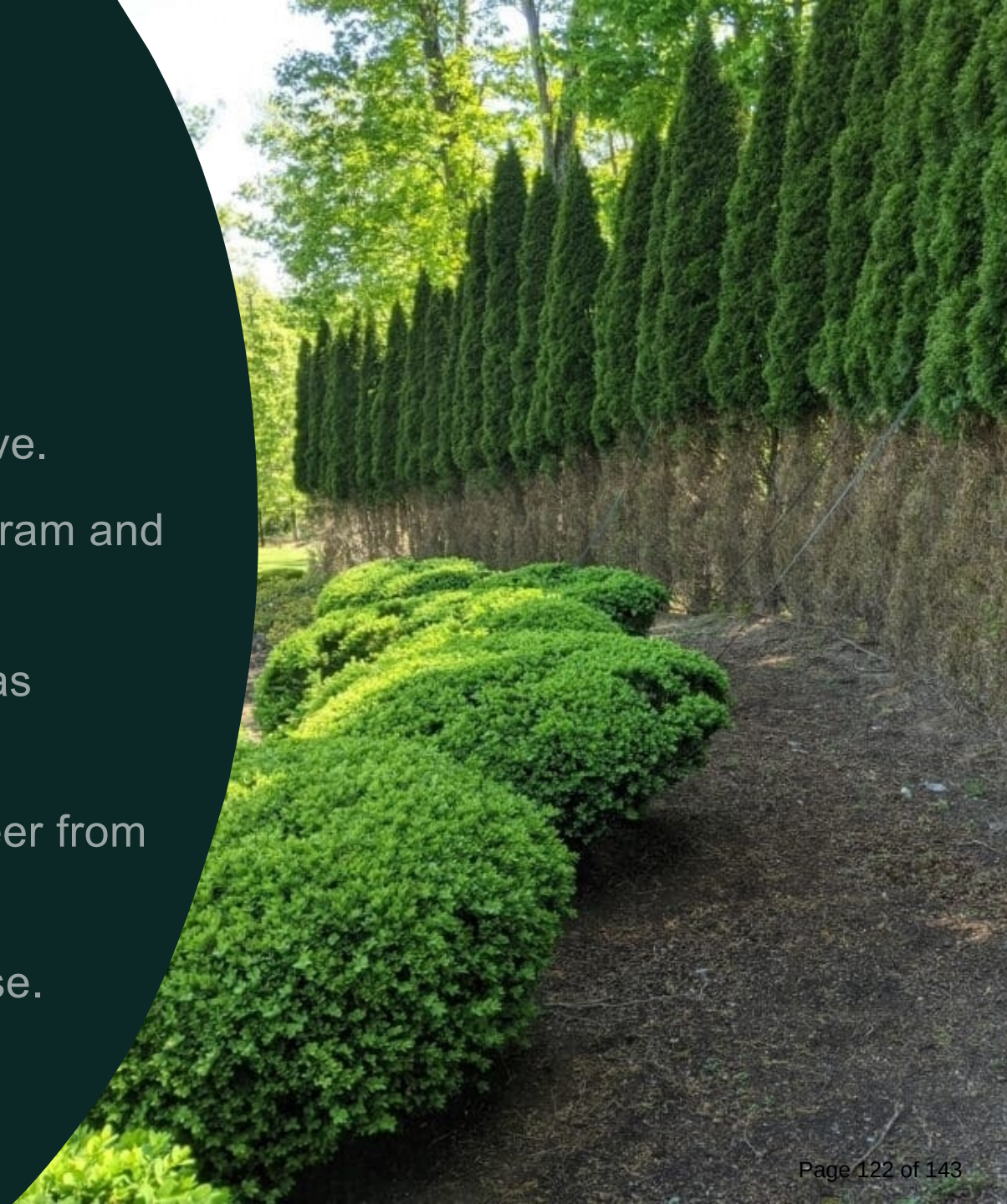
WHY DO WE NEED TO EXPAND THE PILOT PROGRAM?

- As of November 3, our Pilot Program resulted in 12 does, and 1 bucks being harvested.
- At the current rate, we may see close to 20 deer removed
- We need to remove more than 200 to have a positive effect on deer getting hit by cars; because: 202 deer carcasses were picked up in 2024.
- The Pilot Program is only affecting the number of deer in the Flat Creek swamp area, and not the areas of the city with the greatest number of interactions with cars.



DNR wants us to have a successful program to control our deer population. WHY? Because:

- Many communities have the same problem we have.
- We are tackling this issue with a hunting pilot program and discouraging citizens from feeding the deer.
- DNR wants to use us as an example for other areas experiencing the same deer issues.
- A slightly more aggressive program will prevent deer from dying of starvation during the winter.
- Population reduction will slow the spread of disease.



Why you should NEVER feed the deer:



1. Contrary to what you might think, deer don't need extra food in winter. They eat a high fiber diet in winter (twigs and bark) and reduce their movement.
2. Grains like corn are high in carbohydrates,. If deer suddenly switch their diet to corn, they can get "corn toxicity" which can kill them within hours.
3. Artificial feeding puts them too close together which spreads diseases through saliva, blood, urine or feces.
4. It makes deer more aggressive to each other, your pets, and you.
5. It encourages twins and triplets.
6. Feeders draw deer into concentrated herds in more populated areas where they are more prone to be hit by cars and eat your landscape plants.



Female Adult-stage Blacklegged or Deer tick (Ixodes scapularis)



LET'S TALK TICKS / LYME AND ALPHA GAL

REDUCING / CULLING THE HERD

Does tend to have twins or triplets when food is abundant.

So, it makes sense to stop feeding the deer to slow the herd growth.

We cannot sterilize the deer or relocate them.

It's easier to slow the growth of the herd by limiting the food supply so we have more “single births”.

We can more aggressively “cull the herd” by encouraging hunting on private property and opening more city property for hunting in future years.



Summary: Let's discuss our options.

- 1- We can incorporate several ideas right now for the current season as well as for next year.
- 2- We all agreed that we should not pursue the feeding ban ordinance. Perhaps we can find something a bit more acceptable that would have the same result.
- 3- We can develop a questionnaire to gather information on hunters willing to hunt on our citizens' private property. If we establish a database over the next several months then citizens can request the data, read the bios, and reach out to hunters they want to "interview" to hunt on their property.
- 4- We can expand the location of city property available to hunters.



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 10/31/2025
Justin Strickland, City Manager 10/31/2025

DATE: November 6, 2025

SUBJECT: Library Skylight and Canopy Replacements and MRR Grant with 50% Match for FY27

Recommendation:

No action required at this time.

Discussion:

The library's skylights are at the end of their useful life at over 20 years old. They have become increasingly brittle, making them prone to leaks and/or damage from storms.

Budget Impact:

Total Cost of Project: \$748,500 (50% match: \$374,250)

Attachments:

1. 102825 PTC Library Skylight Cost Estimate
2. 102825 PTC Library Canopy Cost Estimate
3. FY27-MRR-Grant-Application

Peachtree City Library Skylight Replacement

Peachtree City, Georgia

PROJECT # N/A

GMC

28-Oct-25

DESIGN COST ESTIMATE

In providing design cost estimate, the cost are presented to the client with the understanding that the Design Professional has no control over cost. The price of labor, equipment, materials and the contractor's method of pricing are subject to open and fair market conditions. The design cost estimate costs provided herein were made on the basis of the Design Professional's qualifications and experience. The Design Professional makes no warranty, expressed or implied, as to the accuracy of such cost as compared to a bid environment or market conditions.

SUBCONTRACTOR

SUBTOTAL		\$268,150
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GENERAL CONDITIONS	5%	\$13,408
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\$281,558

PROFIT & OVERHEAD	10%	\$28,156
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\$309,713

BOND	1.5%	\$4,646
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\$314,359

CONTINGENCY	10%	\$31,436
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ESTIMATED CONSTRUCTION BID COST		\$345,795
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DESCRIPTION	QUANTITY	TOTAL
01 DIVISION 01 - GENERAL REQUIREMENTS	1	\$75,000
02 DIVISION 02 - EXISTING CONDITIONS	1	\$10,150
03 DIVISION 03 - CONCRETE	0	\$0
04 DIVISION 04 - MASONRY	0	\$0
05 DIVISION 05 - METALS	1	\$0
06 DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES	1	\$0
07 DIVISION 07 - THERMAL AND MOISTURE PROTECTION	0	\$1,750
08 DIVISION 08 - OPENINGS	1	\$181,250
09 DIVISION 09 - FINISHES	1	\$0
10 DIVISION 10 - SPECIALTIES	1	\$0
11 DIVISION 11 - EQUIPMENT	0	\$0
12 DIVISION 12 - FURNISHINGS	0	\$0
13 DIVISION 13 - SPECIAL CONSTRUCTION	0	\$0
14 DIVISION 14 - CONVEYING EQUIPMENT	0	\$0
21 DIVISION 21 - FIRE SUPPRESSION	1	\$0
22 DIVISION 22 - PLUMBING	1	\$0
23 DIVISION 23 - HVAC	0	\$0
26 DIVISION 26 - ELECTRICAL	1	\$0
27 DIVISION 27 - COMMUNICATIONS	0	\$0
28 DIVISION 28 - ELECTRONIC SAFETY & SECURITY	0	\$0
31 DIVISION 31 - EARTHWORK	0	\$0
32 DIVISION 32 - EXTERIOR IMPROVEMENTS	0	\$0
33 DIVISION 33 - UTILITIES	0	\$0

SUBTOTAL THIS PAGE

\$268,150

#REF!

				MATERIAL UNITS				LABOR CODE
	CODE	SIZE	DESCRIPTION	QUAN.	UNIT	PRICE	TOTAL	
1								
2								
3	2		Demolition Fiberglass faced insulated sandwich panels	1450	sf	7	10,150	
4								
5	7		Sealant	500	LF	3.5	1,750	
6								
7	8		Fiberglass faced insulated sandwich pan	1450	SF	125	181,250	
8								
9	1		Superintendent	5	Months	13000	65,000	
10	1		Equipment	2.00	ls	5000	10,000	
11								
12			Subtotal	1.00	0	0	0	

Peachtree City Library Canopy Replacement

Peachtree City, Georgia

PROJECT # N/A

GMC

28-Oct-25

DESIGN COST ESTIMATE

In providing design cost estimate, the cost are presented to the client with the understanding that the Design Professional has no control over cost. The price of labor, equipment, materials and the contractor's method of pricing are subject to open and fair market conditions. The design cost estimate costs provided herein were made on the basis of the Design Professional's qualifications and experience. The Design Professional makes no warranty, expressed or implied, as to the accuracy of such cost as compared to a bid environment or market conditions.

SUBCONTRACTOR

SUBTOTAL		\$259,550
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GENERAL CONDITIONS	5%	\$12,978
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\$272,528

PROFIT & OVERHEAD	10%	\$27,253
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\$299,780

BOND	1.5%	\$4,497
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\$304,277

CONTINGENCY	10%	\$30,428
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ESTIMATED CONSTRUCTION BID COST		\$334,705
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DESCRIPTION	QUANTITY	TOTAL
01 DIVISION 01 - GENERAL REQUIREMENTS	1	\$74,000
02 DIVISION 02 - EXISTING CONDITIONS	1	\$15,750
03 DIVISION 03 - CONCRETE	0	\$0
04 DIVISION 04 - MASONRY	0	\$0
05 DIVISION 05 - METALS	1	\$0
06 DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES	1	\$0
07 DIVISION 07 - THERMAL AND MOISTURE PROTECTION	0	\$1,050
08 DIVISION 08 - OPENINGS	1	\$168,750
09 DIVISION 09 - FINISHES	1	\$0
10 DIVISION 10 - SPECIALTIES	1	\$0
11 DIVISION 11 - EQUIPMENT	0	\$0
12 DIVISION 12 - FURNISHINGS	0	\$0
13 DIVISION 13 - SPECIAL CONSTRUCTION	0	\$0
14 DIVISION 14 - CONVEYING EQUIPMENT	0	\$0
21 DIVISION 21 - FIRE SUPPRESSION	1	\$0
22 DIVISION 22 - PLUMBING	1	\$0
23 DIVISION 23 - HVAC	0	\$0
26 DIVISION 26 - ELECTRICAL	1	\$0
27 DIVISION 27 - COMMUNICATIONS	0	\$0
28 DIVISION 28 - ELECTRONIC SAFETY & SECURITY	0	\$0
31 DIVISION 31 - EARTHWORK	0	\$0
32 DIVISION 32 - EXTERIOR IMPROVEMENTS	0	\$0
33 DIVISION 33 - UTILITIES	0	\$0

SUBTOTAL THIS PAGE

\$259,550

#REF!

				MATERIAL UNITS				
	CODE	SIZE	DESCRIPTION	QUAN.	UNIT	PRICE	TOTAL	LABOR CODE
1								
2								
3	2		Demolition Fiberglass faced insulated sandwich panels	2250	sf	7	15,750	
4								
5	7		Sealant	300	LF	3.5	1,050	
6								
7	8		Fiberglass faced uninsulated sandwich panels	2250	SF	75	168,750	
8								
9	1		Superintendent	5	Months	13000	65,000	
10	1		Equipment	2.00	ls	4500	9,000	
11								
12			Subtotal	1.00	0	0	0	

Georgia Public Library Service Major Repair and Renovation Grant Program

FY 2027 Application

Date	10/30/25		
Library System	Flint River Regional Library System		
Library Facility	Peachtree City Library		
Facility Address	201 Willowbend Rd		
City	Peachtree City	County	Fayette

Facility Status (check one)

☐ Main Library

☒ Branch Library

Facility Ownership Status (list the owner of the library facility)

City of Peachtree City

Project Priority (check one)

☐ Structural repairs

☒ Roof replacements and/or repairs

☐ HVAC replacements and/or repairs

☐ Life Safety/Facility Integrity/Hazardous Conditions
 Describe _____

☐ Accessibility and Code Compliance Conditions
 Describe _____

☐ Lighting Upgrades

☐ Civil Upgrades

Local Matching Funds will be provided by

☐ Library funds

☒ Local Taxing Agency: City of Peachtree City

Cost of Project

Contract Cost	\$	680,500.00
Design Fees	\$	0.00
Other Costs	\$	
Other Costs	\$	0.00
Other Costs	\$	0.00
Subtotal	\$	680,500.00
10% Contingency	\$	68,050.00
Total Cost of Project	\$	748,550.00

Describe how these costs were determined?

Are the actual costs from a bid process?	Yes	☐	No	☒
Are the estimates from a design professional?	Yes	☒	No	☐

Description of Project - what will be accomplished with the funds?

Replace all skylights (1 large, 3 small), as well as the matching canopy that covers the exterior walkway.

Need for the Project - why are funds needed for this project and how will it benefit your library?

The library's skylights are at the end of their useful life at over 20 years old. They have become increasingly brittle, making them prone to leaks and/or damage from storms.

Project Schedule - provide a proposed project implementation schedule.

The entire project would take six (6) months for design, bidding, and construction and require partial closure of the library for no more than two (2) months.

Contact Information for Project Manager:

Name	David Borkowski	
Phone Number	770-487-5183	404-403-4432
	(work)	(cell)
E-Mail Address	dborkowski@peachtree-city.org	

Certification of Matching Funds Availability:Library Director:

signature

Library System Board Chair:

signature

Official(s) of Local Taxing Agency Providing the Funds:

1

signature

Kim Learnard, Mayor, City of Peachtree City

typed name, position, agency

2

signature

Kelly Bush, Finance Director, City of Peachtree City

typed name, position, agency

3

signature

Justin Strickland, City Manager

typed name, position, agency

Required Attachments

- | | |
|-------------------------------------|--|
| ☒ | Supporting documentation for project costs |
| ☒ | Professional estimate of repair |
| ☐ | Copies of reports documenting code violations, if applicable |

Optional Attachments

- | | |
|--------------------------|--------------------------|
| ☐ | Plans and specifications |
| ☐ | Photographs |
| ☐ | Other |

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Angela Egan, Purchasing Manager 11/04/2025
Kelly Bush, Financial & Administrative Services Director 11/04/2025
Chris Hobby, Assistant City Manager 11/04/2025
Justin Strickland, City Manager 11/04/2025

DATE: November 6, 2025

SUBJECT: Public Works CAT 953D Track Loader Repair

Recommendation:

No action required at this time.

Discussion:

Staff requested an estimate for normal wear and tear repair costs for the CAT 953D Track Loader from Yancey CAT in March 2025 that was approved in the FY 2026 Budget. Staff budgeted \$41,000 for the repairs based on the initial estimate received from Yancey CAT, but once the machine was at their facility and disassembled, several other items/parts needed to be repaired for proper use and longevity of this equipment. Additional repair quotes for the equalizer bar, seals, and other items that were identified once disassembled have increased the total repair to \$51,236.78.

Budget Impact:

Sufficient funds are budgeted within the Public Works FY 2026 budget in GL 100-4100-542050 Machinery and Equipment.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Angela Egan, Purchasing Manager 11/04/2025
Kelly Bush, Financial & Administrative Services Director 11/04/2025
Jonathan Miller, Public Works Director 11/04/2025
Chris Hobby, Assistant City Manager 11/04/2025
Justin Strickland, City Manager 11/04/2025

DATE: November 6, 2025

SUBJECT: 2006 Capital Improvement Vehicle & Equipment Purchases

Recommendation:

no action required at this time.

Discussion:

To keep purchases moving in an efficient manner, staff is seeking approval to purchase all budgeted vehicles and equipment. In the fiscal years since COVID, staff has encountered an issue with order dates from dealerships opening and closing with little notice. All vehicles and equipment approved herein by City Council will either be purchased through state contracts, competitive quote solicitation, or the competitive public bid process. Staff will follow all state laws and city ordinances when purchasing Council approved vehicles and equipment. Any vehicle or equipment purchase that will exceed the budgeted amount listed below will require further council approval before it is purchased.

The specific vehicles and equipment are:

DIVISION	DESCRIPTION	BUDGET AMT
REC	John Deer 5060e Tractor	\$ 40,000.00
REC	Zero Turn Mowers (2 @ \$14,000)	\$ 28,000.00
REC	F150 Admin Vehicle \$ 6 5,000	\$ 65,000.00
REC	F150 PU Truck Replace (5003)	\$ 55,000.00
PD	Patrol Vehicles (10 @ \$85,000)	\$850,000.00
FIRE	Replace Staff Vehicle (22026)	\$ 60,000.00
FIRE	Replace Staff Vehicle (22025)	\$ 60,000.00
GRDS	Hustler Zero-Turn Mower Repl. (2 @ \$15,350)	\$ 30,700.00
GRDS	F-250 Gas Eng. Repl. 5060	\$ 70,000.00
PW	Wood Chipper-Vermeer - Repl. 3400	\$ 40,000.00
PW	Water Truck (2000 Gal)	\$175,800.00
PW	Drop-in Salt/Sand Spreader for Dump Truck (2 @ 35,000)	\$ 70,000.00
PW	Snow Plow for Dump Truck (2 @ \$25,000)	\$ 50,000.00
PW	HD & MD Wheel Balancer with Road Force Variation	\$ 26,400.00
PW	Boom/Bucket Truck Repl - 3040	\$260,000.00

Budget Impact:

Sufficient funds are budgeted in the FY26 CIP.

Attachments:

None

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 10/27/2025
Justin Strickland, City Manager 10/31/2025

DATE: November 6, 2025

SUBJECT: 11-25-01 New Alcohol License - Rukaa Sushi, 361 Hwy 74 North, Suite 102

Recommendation:

Approve a new alcohol license for Rukaa Sushi at 361 Hwy 74N, Suite 102.

Discussion:

Rukaa Sushi, 361 Hwy 74N, Suite 102, has submitted a request for a new alcohol license. Mr. Alvin Dayrit has requested to be appointed as the Licensee and the License Representative.

The business location and Mr. Dayrit 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. The applicant will be required to pay the annual fee for malt beverages, wine, and distilled spirits, which is \$5,000.

Attachments:

1. application_Redacted



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: RUKAA SUSHI		Business Location: 361 HWY 74N SUITE 102 PEACHTREE CITY, GA 30269		Number of Serving Bars: 1	
Nature of Business: FULL SERVICE RESTAURANT		Mailing Address: 361 HWY 74N SUITE 102 PEACHTREE CITY, GA 30269		Business Phone Number: [REDACTED]	
Name of Licensee: ALVIN DAYRIT		Home Address: [REDACTED] NEWNAN, GA 30269		Home/Cell Phone Number: [REDACTED]	
Name of License Representative: ALVIN DAYRIT		Home Address: [REDACTED] NEWNAN, GA 30265		Home/Cell Phone Number: [REDACTED]	
Type of License:					
Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
Manufacturer					
Malt Beverage	☒	Malt Beverage	☐	Malt Beverage	☐
Wine	☒	Wine	☐	Wine	☐
Distilled Spirits	☒	Distilled Spirits	☐	Distilled Spirits	☐
Sunday Sales	☐	Holidays	☐		☐
	☐	Tastings	☐		☐
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	
Contact Person: ALVIN DAYRIT					
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: _____					

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 10/31/2025
Justin Strickland, City Manager 10/31/2025

DATE: November 6, 2025

SUBJECT: 11-25-02 New Alcohol License - Pint & Play, 302 Willowbend Rd.

Recommendation:

Approve a new alcohol license for Pint & Play at 302 Willowbend Rd.

Discussion:

Pint & Play, located at 302 Willowbend Rd. has submitted a request for a new alcohol license. Mr. Kevin Sutton has requested to be appointed as the Licensee and the License Representative.

The business location and Mr. Sutton 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. The applicant will be required to pay the annual fee for malt beverages and wine, which is \$1,350, and \$500 for Sunday Sales.

Attachments:

1. application Redacted



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: Pints & Play	Business Location: 302 & 304 Willowbend Road Peachtree City GA 30269	Number of Serving Bars: 1	
Nature of Business: Self serve beer taps, Arcade, TV's, & Game Simulator	Mailing Address: 302 Willowbend Road Peachtree City GA 30269	Business Phone Number:	
Name of Licensee: Kevin Sutton	Home Address: 302 Willowbend Road Peachtree City GA 30269	Home/Cell Phone Number: [REDACTED]	
Name of License Representative: Kevin Sutton	Home Address: [REDACTED] Fayetteville GA 30215	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 ☐	☐	☐
☐	Tastings ☐	☐	☐
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	
Kevin & Tracy Sutton, Pints & Play Inc. Kevin Sutton	[REDACTED] Fayetteville GA 30215	Cell Kevin [REDACTED] Tracy [REDACTED]	
Contact Person: Kevin Sutton			
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: _____			