



Recreation Advisory Group

Erin McDowell - Chair, Rohit Nanda - Vice-Chair, Joseph Tesoriero, Tommy Johnson, Michael Pappas, Stacey Clarke, Jordan Childress, Harold Layton

Meeting Agenda

May 11, 2026 | 8:00 AM
10 Planterra Way

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Minutes**
 - A. March 9, 2026 Meeting Minutes
4. **Discussion**
 - A. Braelinn Rec Center Playground Presentation and Discussion
 - B. Playground Assessment Discussion
 - C. Kedron Pool and Structure Update
5. **Adjourn**

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Recreation Advisory Group of Peachtree City
Meeting Minutes
Monday, March 9, 2026
8:00 AM

Call to Order

Chairwoman Erin McDowell called the monthly meeting of the Recreation Advisory Group to order at 8:00. In attendance were members Stacey Clarke, Rohit Nanda, Mike Pappas, Jordan Childress, and newest member Joe Tesoriero, along with Recreation & Special Events Director Harold Layton and Assistant Director Michelle Johnson. Tommy Johnson was absent. Additionally, Chris Helton, Chad Austin, and Assistant City Manager Chris Hobby were there.

Pledge of Allegiance

Minutes

A. February 9 ,2026 Recreation Advisory Group Meeting Minutes

Nanda made a motion to approve the minutes from the February 9th meeting. Childress seconded. Motion carried unanimously.

Discussion

A. Introduction of New Member

Joe Tesoriero was introduced to the group as the newest member. He will be filling the term of Michael Polacek, who resigned his seat upon being sworn in as a City Council member.

B. 2026 Recreation and Special Events Maintenance presentation

Layton introduced Recreation Facilities Supervisor Chris Helton. He leads a crew of 8 responsible for year-round maintenance of all parks, playgrounds, tot lots, and facilities, including Meade Field, the PAC, Glenloch, Shakerag, the Tennis Center, Riley Field, and Kedron. They maintain over 25 playgrounds and tot lots, as well as 10 nature areas. Sanitation and janitorial services are under their purview. The City hosts approximately 60 special events which they assist with, along with the concerts at the Fred. Finally, Helton said, they have special projects that come up during the year that this crew has to do, such as replacing basketball goals, putting up new swings, etc.

Austin, the Athletic Facilities Supervisor, informed the group that his team of 14 people are responsible for mowing, blowing, dredging the clay, lining and painting the fields, and general upkeep and maintenance of 27 ball fields in the City. Other tasks that these crews do are verification, de-thatching, sod replacement, pest management, just to name a few.

Nanda commented that people come from all over and are very complimentary of our facilities.

Tesoriero asked what the biggest areas of need are. Austin replied that

summertime staffing is always an issue, while Helton mentioned getting the Fred ready for the upcoming concert season. Johnson closed by saying it is hard to maintain buy-in from the residents.

C. Playground and Tot Lot List

Layton tasked the group to provide feedback on the conditions of the playgrounds and tot lots. Clarke asked if we would remove or replace and was told that Placer AI can track the number of visitors at each location.

D. Tennis Center Light Discussion

Pappas spoke to the group about the issues with lights at the Tennis Center. There are currently four lights out on the courts. Additionally, when the bulbs were replaced about four years ago, the lumens are different, which causes shadows to appear. Many people are on the courts during the evening hours. He asked if it were possible to balance the lights. Layton said that they could take a look at it, but there may be budgetary restrictions.

E. Mission Statement

Clarke made the motion to approve the mission statement as read, with the inclusion of the word accessibility. Childress seconded. Motion carried unanimously. Clarke also mentioned that wheelchair tennis will be starting in March.

Adjourn

Chris Ratledge asked if there were vending machines at Kedron. He was told that the City was currently working on an RFP for vending.

With no more business to come before the group, Tesoriero made a motion to adjourn. Clarke seconded. The motion carried unanimously.

The meeting adjourned at 9:02 a.m.

Stacey Collins, Deputy City Clerk

Erin McDowell, Chairwoman



Kedron Pool Design Update

May 7, 2026

Presented by _____

Harold Layton
Recreation and Special Events Director

Timeline

Initial discussions:

- **May 2021-** Conducted community survey to assess future needs for replacement of the air-supported structure.
- **Fall 2022-** Evaluated as a potential SPLOST project by a Citizen Advisory Group; ultimately not included in the final SPLOST list.
 - The group acknowledged necessary repairs and upgrades but recommended deferring the project pending future funding opportunities and timing considerations.
- **Summer 2023-** Staff initiated research to determine realistic cost estimates for replacing the air-supported pool enclosure.

ANSWER CHOICES	RESPONSES	
Property taxes should increase to help pay for a permanent structure.	12.26%	101
Property taxes should increase to help pay for a replacement structure.	8.50%	70
These services should not be offered therefore the City should not make the repairs.	6.92%	57
User fees should increase to sustain program.	65.41%	539
Another department's budget should be cut to pay for the repairs. Please list the department you would cut below; (please specify)	6.92%	57
TOTAL		824



Timeline

- **January 2024** – Kedron Pool enclosure replacement identified as a priority capital project and presented during the City Council Retreat as part of the City’s long-term facility needs discussion.

- **January 2025** – Recreation Master Plan formally adopted. Assessment identified significant aging and wear of the existing air-supported bubble structure and evaluated long-term aquatic facility needs for the community.

- **Master Plan Recommendations**

Remove aging bubble enclosure and maintain outdoor pool operations until a permanent solution is developed

Evaluate development of a future permanent natatorium

Long-term concepts included:

- 55,000–65,000 SF facility

- 50-meter competition pool

- Diving well

- Expanded year-round aquatic programming

- **April 2025** – Staff and consultants presented four potential enclosure and facility improvement options to Mayor and Council for evaluation.

- **Council Direction – April 2025**

Mayor and Council directed staff to pursue **Option 4**

Focus included:

- Sprung Structure feasibility evaluation

- Design analysis

- Cost assessment

- Long-term operational sustainability planning



Timeline

- **June 2025** – Consulted with architectural firm WM2A to evaluate facility needs, project feasibility, and preliminary cost estimates for construction of a permanent Sprung Structure enclosure at Kedron Aquatic Center.
- **August 2025** – Met with local high school booster representatives and community stakeholders to discuss ongoing facility concerns, operational challenges, and potential long-term solutions for Kedron.
- **August 2025** – Engineering review determined the existing bubble grade beam was insufficient to support a new permanent Sprung Structure, requiring additional structural considerations within the project scope.
- **August 2025** – Received formal scope of work from WM2A outlining design requirements, engineering evaluations, and conceptual planning needs for the proposed renovation and enclosure project.
- **September 2025** – Received professional fee proposal for architectural and engineering design services associated with the permanent enclosure and aquatic facility renovation project.
- **December 2025** – Conducted site visits and facility evaluations in Jefferson, GA and at Dynamo Swim Center to review comparable enclosure systems, operational layouts, and long-term aquatic facility best practices.
- **December 2025** – Design and engineering fee proposal formally approved by Mayor and Council, authorizing the project to move forward into the conceptual design and planning phase.
- **December 2025** – Coordinated communication with Fayette County Board of Education representatives regarding community concerns and rumors related to potential pool closure while reaffirming the City’s continued planning efforts.
- **January 2026** – Preliminary concepts and potential pool configuration options presented during the City Council Retreat to begin long-term discussion regarding facility direction, operational goals, and future community aquatic needs.



Current Structure

Arizon Air Supported Structure

- Current structure originally installed 2012
- Life expectancy 12-15 years
- Inflator fans have been remanufactured once since installation
- Several repairs have been made to fabric since initial installation
- Emergency door frames have been rebuilt twice since installation
- Current mechanical system needs repairs for current structure to be installed Fall 2025
- Installation man hours – 440
- Removal man hours – 495
- Total pool users in the last year – 15,593 FY24



Option 1

Arizona Air Supported Structure Replacement

- Budgetary quote price - \$512,510.00
- Does not include:
 - Installation
 - HVAC
 - Site engineering/Architecture
 - Pool covers
 - Lighting
 - Concrete work
- Based on projections, estimated \$1.5 Million
- Projected 20-year life cycle of material



Option 2

Open Aire Inc.

- Budgetary quote price –
- \$2.9 - \$3.2 Million
- Estimated life cycle:
 - Aluminum-50+years
 - Poly carbonate roofing 20 years
 - Warranty - 5 to 10 years
- Does not include:
 - Foundation and structural support footings
 - Conventional construction
 - HVAC, Electrical and Civil work
 - Permits and Bonds
 - Final cleaning
 - Installation and labor



Option 3

DynaDome Inc.

- Budgetary quote price - \$2.55Million Delivered and Installed
- Estimated life cycle:
 - Aluminum – 50 years
 - Poly Carbonate roofing – 20 years
- Does not include:
 - Site work prep/ Civil
 - Electrical, HVAC, Plumbing
 - Lighting
 - Equipment hookups



Option 4

Sprung Structures


- Budgetary quote price – Verbally quoted \$1.6 - \$2 Million for materials waiting for installation and budgetary quote
- Estimated life cycle:
 - Aluminum 50 years
 - Wall materials 25-30 years
 - Warranty 25 years for wall materials.



Other Known Kedron Pool Concerns

- Pool resurfacing:
 - Large and Small Pools will need resurfacing in the next 1-3 years.
 - The pools have 5 layers of plaster on them and will need to have all the layers removed before the new surfacing can be applied.
 - Tile and plaster in commercial pools carries an expected life of 7-10 years due to deterioration.
 - In removing these layers of pool surfacing, we should move forward with replacing the Plumbing, Electrical, and Lighting systems in the pool.
 - Large Pool was leaking at a rate of 1.5"-2.5" per day (4,050- 6,750 Gallons) per day when the pool is full. This has been mitigated as part of a temporary fix until we resurface the pools.
 - Leak was caused by the lights not being able to seal properly due to the 5 layers of surfacing that need to be replaced.
 - Plumbing and Electrical systems have a typical lifespan of 30-40 years. Kedron is in this window and this needs to be addressed before a structure is built over the pool.
- Mechanical and control systems are also at the end of their life cycles (20-30 years). These will require upgrading to new systems due to obsolete parts.
- Health code concerns for egress onto the pool deck from the building need to be addressed as well as needs to repair cracked and broken concrete sections of the pool deck.



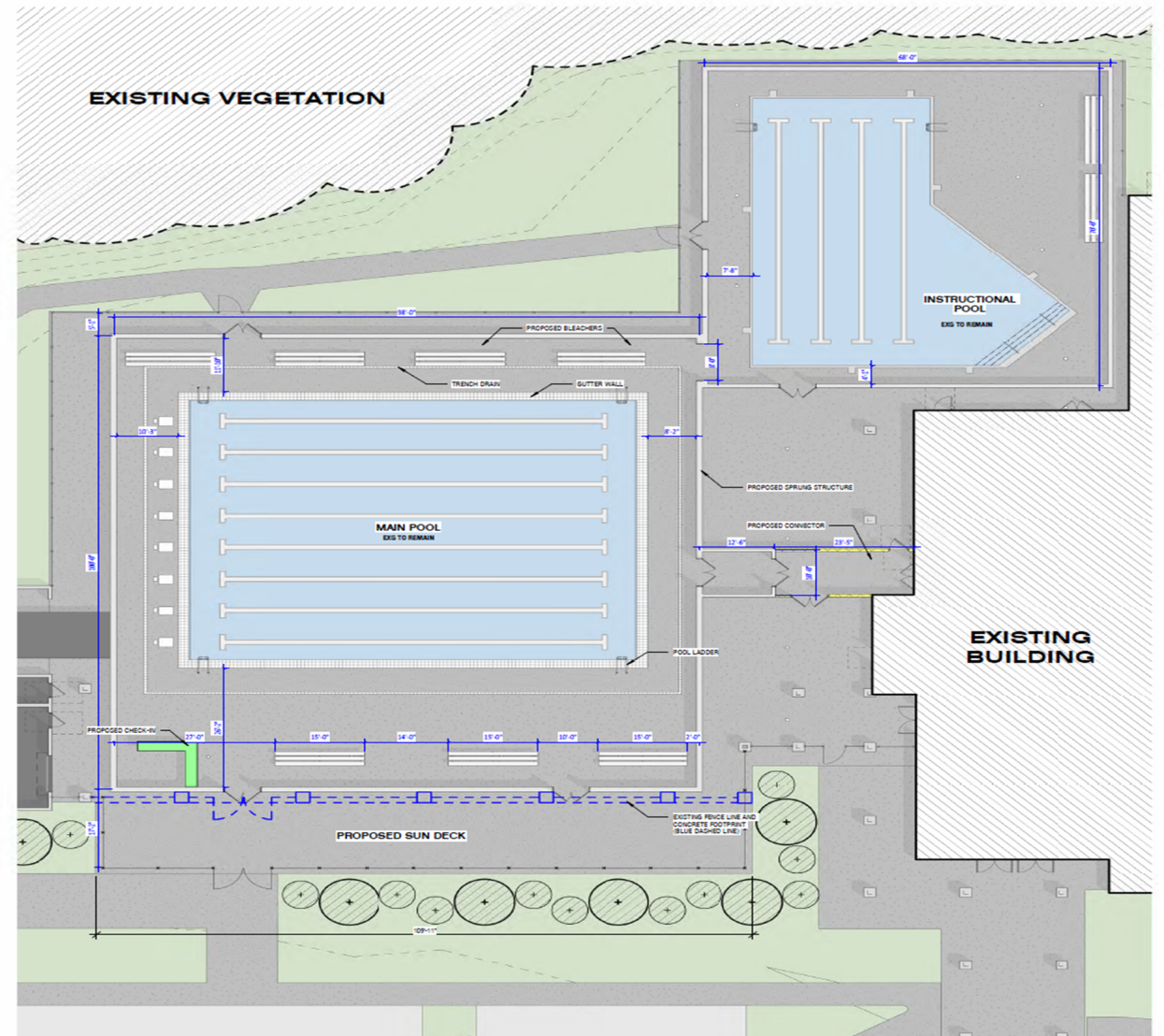
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January 2026 Concepts

Kedron

Pool and Structure Design

- Option A
 - Original design fee from architect.
 - Current Pool configuration
 - Replace plaster walls
 - Structure covers same area as the bubble
 - Existing plumbing would be utilized
- Removed from consideration due to the following reasons:
 - Building code will not allow permanent structure around instructional pool due to required door clearance.
 - Strong desire for ADA ramps.
 - Lifeguard visibility concerns.
- Preliminary construction budget \$2.5M



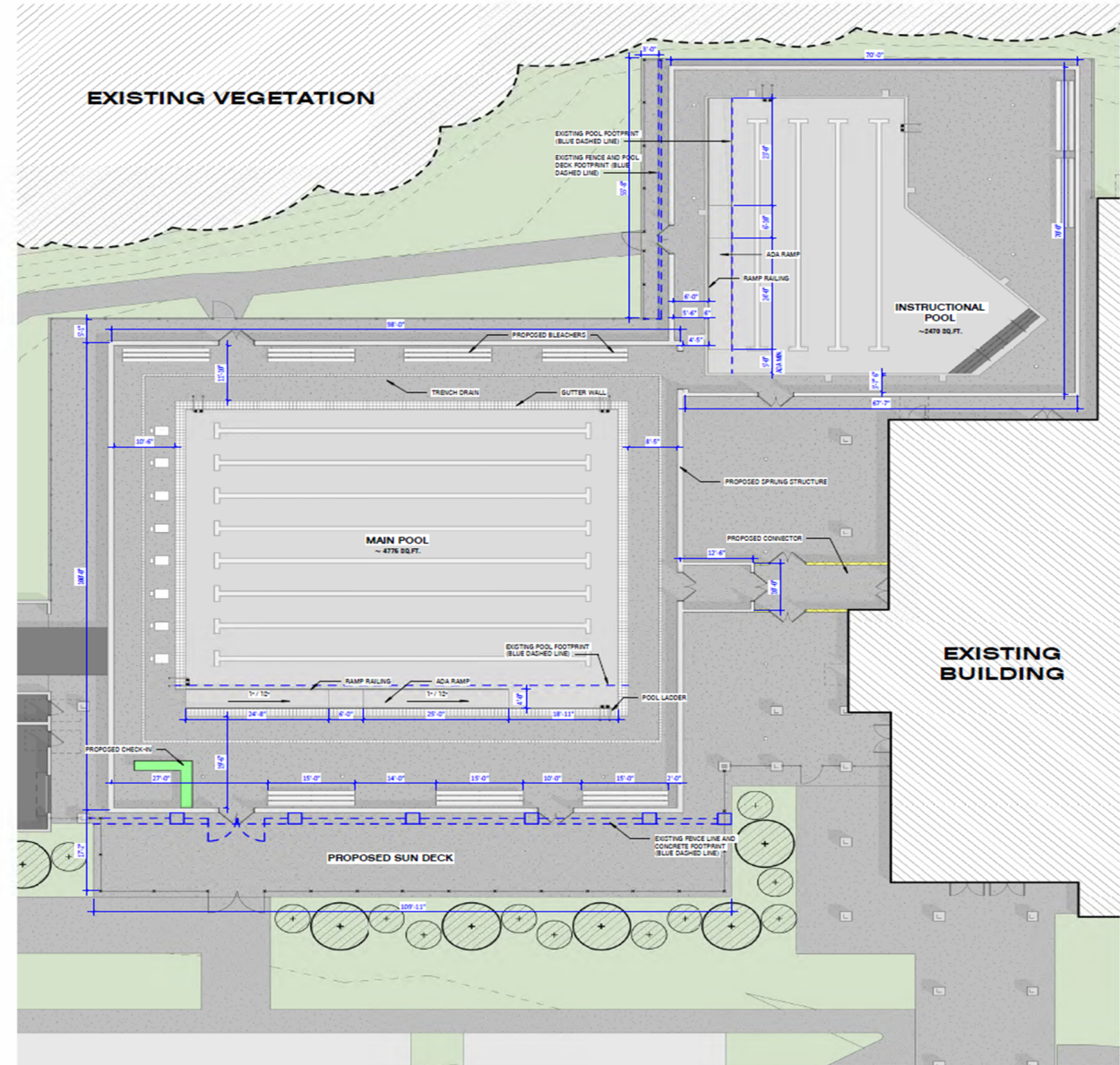
1 | POOL DECK - OPTION 1
 AT | 3/32" = 1'-0"



Kedron

Pool and Structure Design

- Option B
 - Original design fee from architect.
 - Current Pool configuration
 - Addition of ADA ramp in both pools
 - Replace plaster walls
 - Structure covers same area as the bubble
 - Existing plumbing would be utilized
- This option was removed from consideration for the following reasons:
 - Building code will not allow permanent structure around instructional pool due to required door clearance.
 - Ramp installation might require infrastructure to be brought up to current code.
 - Lifeguard visibility concerns
 - Preliminary Construction Budget \$4.0M-\$4.5M



1 | POOL DECK - OPTION 2
A2 | 3/32" = 1'-0"

Team,

The discussion with our pool consultant was very insightful. Below are a few cliff notes from our discussion. They are going to provide me a fee to come out and do a site review of the existing conditions. They will need this to understand better what their scope of work would be. They expressed that a renovation (retrofit of an existing system) their work is more complex and the for the construction there may not be a cost saving over replacing the systems entirely.

- Rough cost of Aquatics only (no starting blocks, equipment, demo, Sprung structure, etc) is a range of \$450-500/SF. Using this to make an estimate for the aquatic portion of the project only, a rough number for this is \$3.6 million.
- Schemes that call for the instructional pool to remain raise an issue at the wall that will separate the instructional pool from the mechanical and electrical rooms. AT BEST, this is barely code compliant. From a functional standpoint it is far from ideal on the inside for circulation and on the exterior for maintenance purposes. I agree with this.
- The recommendation was made by the consultant to consider not installing a ramp in the main pool and instead having a set of stairs and a lift to save real estate. Not a requirement, but something to consider
- For the ramp(s) a suggestion was made to have a wing wall in lieu of just a railing. There have been reports of people slipping in the pool going down the ramp and sliding of the side. Another item that is not a requirement but for consideration.
- From Sprung: They are going to work on some cost comparison between the schemes, but they do not anticipate much difference for each option that is on the Kedron site. Naturally the one on the new site would be higher as it is a larger building to house more functions.
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Please let me know if you have any questions or need anything additional from me before this is presented to council.

Thanks,

Brandon Fairbanks, AIA, NCARB

Principal

WM2A Architects

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Macon, GA 31210

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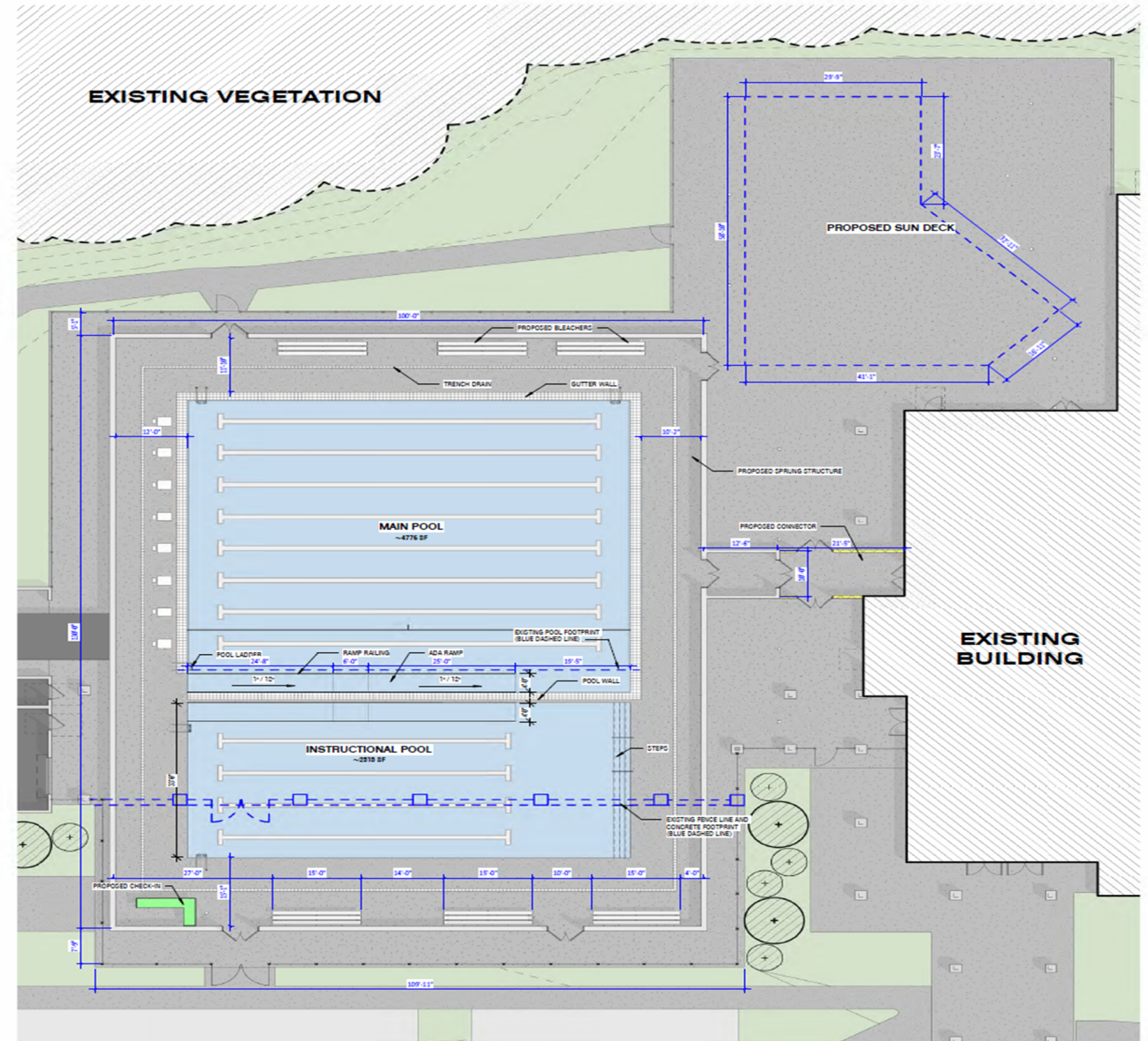
WM2A.com



Kedron

Pool and Structure Design

- Option C-1
 - Redesign Pool layout to accommodate ramp design desired from Jefferson
 - New plumbing designs
 - Only requires one structure
 - Larger sun deck area where current instructional pool is located
 - Could require more design fees
 - Eliminated due to ramp entrance functionality compared to Main pool entrance.



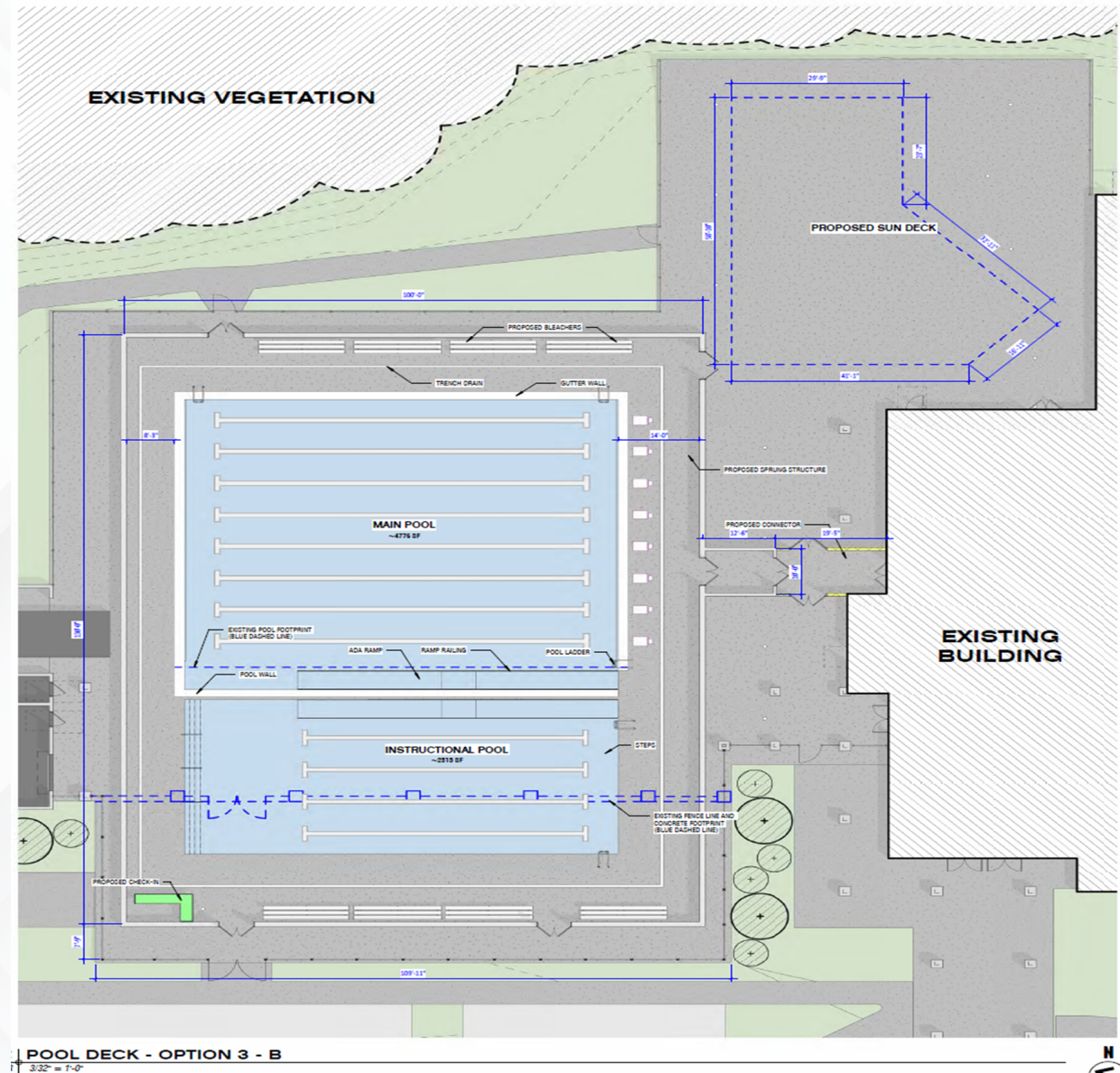
1 | POOL DECK - OPTION 3 - A
A3 | 3/32" = 1'-0"



Kedron

Pool and Structure Design

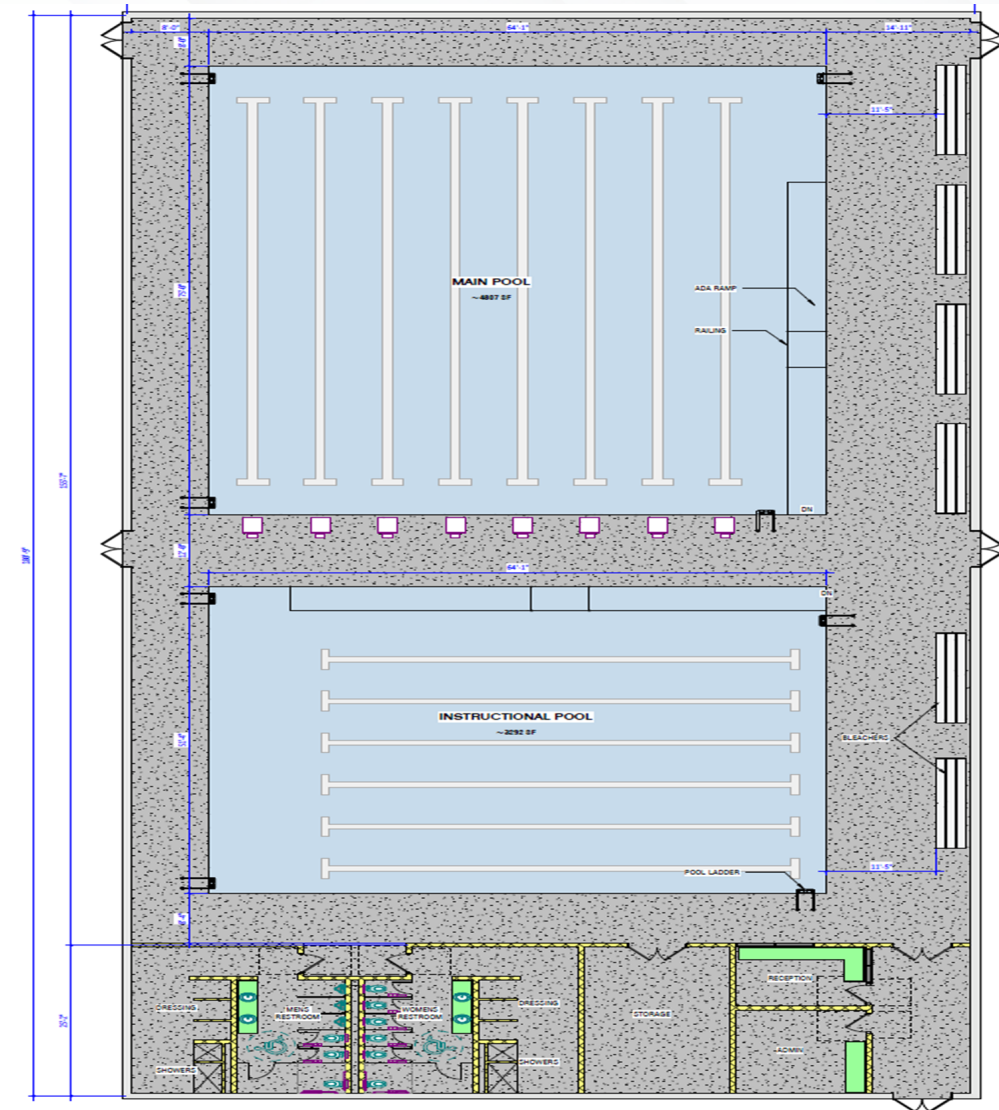
- Option C-2
 - Redesign Pool layout to accommodate ramp design desired from Jefferson
 - New plumbing designs
 - Only requires one structure
 - Larger Sun deck area where instructional pool is located
 - This design was the suggested design by council to move forward with at retreat.
 - Initial Palacio cost estimate \$7.8M for complete project
 - Pool renovations without structure built- \$5.2M
 - Design fee increase from \$247,500 to \$417,500.



Kedron

Pool and Structure Design

- Option D
 - Initial cost to build a new facility offsite
 - Comparison of costs for options
 - Would require locating a new site to proceed
 - Construction estimate \$11.6M-\$12M for similar facility constructed in Spalding County in 2024 with cost escalation to account for current market pricing
 - Construction estimate for Jefferson 50-meter pool
 - \$15M in 2024 with cost escalation to account for current market pricing.



1 POOL DECK - OPTION 4 - STAND ALONE FACILITY

49 1/8" = 1'-0"

Summary

Investing in the Long-Term Future of Aquatics in Peachtree City

- The existing Kedron aquatic facility and air-supported enclosure are at the end of their useful service life.
- Aging infrastructure, increasing maintenance demands, and operational limitations make long-term reinvestment necessary.
- The proposed renovation project will modernize critical pool systems, improve reliability, and enhance the overall user experience.
- Replacing the temporary bubble with a permanent enclosure structure will provide:
 - Improved durability and lifespan
 - Enhanced energy efficiency
 - Better climate and humidity control
 - Reduced long-term maintenance costs
 - Increased year-round operational reliability
- The project is intended to preserve and strengthen aquatics programming for:
 - Recreation users
 - Swim lessons
 - Competitive swim teams
 - Fitness programming
 - Community events
- This investment positions Kedron Fieldhouse and Aquatic Center to continue serving the community for decades to come while providing a safer, more sustainable, and modern aquatic facility.



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Questions?