

City Council of Peachtree City
Meeting Minutes
Thursday, May 7, 2026
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met for a work session on Thursday, May 7, 2026. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Laura Johnson, Suzanne Brown, Clinton Holland and Michael Polacek.

Pledge of Allegiance and Moment of Silence

Presentation

A. Shared Use Path System Master Plan Update and TAG Initiatives

Transportation Advisory Group (TAG) Chairman Paul Schultz and TAG member Blake Hayes updated Council on TAG's work over the past year. Schultz first emphasized that there were ample opportunities for citizen input as TAG worked on its responsibilities of path and road paving, safety, education, and planning in regard to the Americans with Disabilities Act (ADA).

A major project this year was an update of ordinances dealing with the shared-use path system. Many residents had comments on changes, with an ongoing debate being whether pedestrians should be required to walk on the right or left sides of the path. The update left it as either side depending on safety and conditions.

The update also went into detail in specifying micromobility vehicles and what was allowed and not allowed on the paths. Schultz told Council he was sure they would have to add new devices in the future. Of course, he acknowledged, enforcement was essential, and he said Code Enforcement was especially cracking down on E-motos. TAG would take another look at the ordinance later this year and planned annual reviews henceforth.

Hayes reviewed the update to the Path Master Plan and listed the areas where TAG thought paths should be added to improve connectivity and link new development to the network. TAG also had added a recommendation for a high-intensity activated crosswalk beacon (HAWK) signal along Robinson Road near Booth Middle School. He remarked that the signal could not be funded through impact fees or the Special Purpose Local Option Sales Tax (SPLOST), as new paths were, and told Council they might see a budget request for that new HAWK signal this year.

There had been a path along Holly Grove Road in the Master Plan since 2010, Hayes said, but as design work began this spring, residents objected. They said they did not want to lose the trees along the road and were fine with cart traffic continuing to flow through the neighborhood. Based on that feedback, TAG decided to leave the path in the Master Plan but deprioritize it. Hayes noted that this pointed to a need for residents to be more aware of what was coming up and

for the City to better publicize planned changes to the network.

TAG had also developed a list of priorities for 2026, based on input from TAG members and City staff. However, he emphasized, inclusion on this list did not mean TAG recommended something, only that they wanted to discuss it. Items included collaborating with staff on an update of the path brochure, safety training in schools and through City outreach, improvements to the Navigate PTC app, identifying improvements to intersections, removal of unsafe paths after an alternative connection had been identified, and path reciprocity and integration with surrounding communities.

Schultz finished with a rundown of near-term actions from TAG. They had completed reviews of the 2026 streets and paths paving plan as per the ordinance. Ongoing topics included discussing motorized cart insurance requirements, updating the path brochure in collaboration with staff, working with staff to decide on a design and locations for village signs, and reviewing concept designs for path signs.

The Mayor asked about meeting dates and times, and Schultz replied that TAG met at 6:30 p.m. on the second and fourth Tuesdays of each month. During the City Hall renovations, meetings were at the Convention and Visitors Bureau (CVB), but the normal meeting place was in the Community Room at City Hall.

Brown noted that they had used several different terms to refer to the shared-use path network and thought this pointed to a need for an official name for the path system.

Johnson asked if the HAWK light on Robinson was in conjunction with the bridge over SR 54. Schultz said it was, and the engineers would need to find a good location to get carts from the west side of Robinson to the east side. The Master Plan was a vision, not a firm commitment.

B. Drone Contest Winner

Assistant Recreation Director Michelle Johnson introduced young artist Aneesh Maravekere, whose drawing of the Artemis II space craft was selected from 18 entrants for inclusion in the July 4 drone show. Aneesh explained that he thought America's return to the moon was worth celebrating on the country's 250th birthday, and his design was complete with a PTC peach logo on the space capsule.

C. Kedron Pool Permanent Structure and Required Renovations

Recreation Director Harold Layton introduced Brandon Fairbanks with WM2A Architects and consultant Craig Bleakley. Layton began with a timeline of the deliberations on the future of the Kedron Aquatics Center, which started with a

citizen survey in May of 2021 that gauged opinions on what to do about the air-supported structure. The majority of respondents thought user fees should be increased to maintain the programs.

In 2022, the SPLOST advisory group considered including Kedron upgrades in the 2023 project list but decided against it due to timing considerations and the opportunities to procure funding from other sources. Layton said staff began research on the potential cost to replace the air-supported pool structure in the summer of 2023.

Council identified replacement of the pool structure as a priority project during its retreat in January 2024, and the Recreation Master Plan adopted in January 2025 cited the need for immediate repairs or replacement and evaluated the city's long-term aquatic needs. The plan, Layton noted, recommended building a 55,000-60,000 square foot facility at a different location. The cost for that in 2024 was estimated at \$30 million.

Staff and consultants presented four options to Council in April 2025, and Council directed staff to pursue Option 4, with a focus on the feasibility of a permanent Sprung Structure, design analysis, cost assessment, and planning for long-term sustainability. Staff then began working with architectural firm WM2. In August, staff met with high school booster representatives and community stakeholders to discuss ongoing facility concerns, operational challenges, and potential long-term solutions for Kedron.

Also in August, engineering studies showed that the existing beam was insufficient to support the Sprung Structure, and Layton reported that they received a fee proposal in September for architectural and engineering design services associated with the permanent enclosure and renovations. In December, staff and Council visited similar facilities in two other cities and then authorized the project to move ahead into the conceptual design and planning phase.

There was continued communication with the Fayette County Board of Education at that time regarding the City's plans for the pool and for the swim teams that utilized it. Layton said he told them it was too early in the process to make any decisions. Council reviewed four design concepts at their retreat in January 2026 and again at a later meeting.

Layton then showed the four design options Council had considered. The first was another Arizona air supported structure, which would have a life expectancy of 12 to 15 years and required staff time every year to erect and remove. The cost for replacement would be about \$2 million. Option 2 was an aluminum building from Open Aire Inc., but Layton said they decided against that because the warranty was not comprehensive and the price was not all-inclusive. Option 3 was a DynaDome structure with a quoted price of \$2.55 million that did not include any site work, HVAC, electrical, or equipment hookups.

Option 4, the Sprung Structure, was initially quoted at \$1.6 to \$2 million for the structure only with a warranty from 30 to 50 years. It could be erected in about a month after arriving on the site, which Layton said made it a great choice for Peachtree City.

There were several issues that needed to be addressed at Kedron, he continued. Both pools had five layers of plaster that must be removed before resurfacing at an estimated cost of \$500,000 to \$700,000. Also, he pointed out that they were looking at a 30-year-old pool, and the plumbing and electrical systems were nearing the end of their lifespans. There were also some health code concerns that required replacement of the pool deck.

Layton had presented several design concepts at the January 2025 retreat. Option A called for building two separate structures over the existing two pools, but Layton said they later found out that this would not be feasible because the grade beam was too close to the mechanical room and would block access. Option B stemmed from what they observed on the field trip to Jefferson, including the ramps for ADA-accessibility. He said they still would be unable to build a structure over the small pool, and the ramp would cause them to lose square footage in the big pool. These considerations made Option B unacceptable as well.

Options C-1 and C-2 were similar, Layton remarked, with the instructional pool relocated to a spot in front of the main pool, which would allow for a ramp into the instructional pool. C-1 would require traveling completely around the pool to get to the ramp, and Layton said that did not seem very accessible. C-2 had a more direct route to the ramp, and Layton told Council that this was why they thought C-2 was the better option.

The pool renovations without the structure for C-2 had a price tag of \$5.2 million, Layton noted, saying this included upgrades of all electrical, the pool deck, concrete work—everything except the structure. There would be a concrete area where the instructional pool was that could be used for a sun deck or an area that could be reserved for private parties.

Option D was construction of a similar 25-meter pool at a different location to be chosen later. The cost would be between \$15 to \$20 million, estimated in 2024.

In summary, Layton concluded, the current enclosure at Kedron was at the end of its lifecycle and the mechanical systems needed modernization. The pools required complete plaster removal and replacement. He said replacing the temporary bubble with a permanent enclosure would give the citizens a beautiful space for many years to come. There would be better air quality control; it would be heated and cooled with garage doors on the sides that could be opened in the spring and fall. Layton said they wanted to do the best job for the citizens, and this seemed to be the right choice. He then asked Council for questions.

Learnard asked if C-2 had room for bleachers, and Layton said it did. Learnard

mentioned the lighting they admired at the facility in Jefferson, and Layton explained that the structure they were considering had translucent ceiling tiles that let in natural light.

The Mayor explained that Council would first ask questions of Layton, Fairbanks, and Bleakley, then allow for comments from the public. Finally, Council would talk more about the project and direct staff on how to proceed. She mentioned the trip to Jefferson and said they were impressed with what they saw.

Johnson asked the potential start and finish time for the suggested option. Layton said they hoped to start construction in quarter 4 of this year. The estimated timeline was 10 to 12 months.

Could the Glenloch Pool be heated and usable during the months Kedron was closed, Johnson continued, and Layton replied that Glenloch was a 25-yard pool that they could put four lanes in. United Pools had given them a quote of \$50,000 to heat the pool and add the lanes. He said they would heat the pool up to 84 to 88 degrees and cover it with thermal blankets at night.

Brown mentioned the high cost of operating a pool and noted that the Kedron pool operated at a \$226,000 revenue deficit in fiscal year 2025. If they built a bigger pool, there would be a bigger deficit if they did not significantly increase user fees. This deficit was a concern for many residents, she remarked.

How was the air circulated to keep down the chlorine smell in a facility like this, Polacek asked, noting that there was no smell at the pool in Jefferson. Layton explained that they would use an air quality filtration system and a dehumidification system that worked well.

In the area that Layton said could be a sun deck, Polacek suggested a splash pad for toddlers and young children. He also loved the idea of an event area. Layton told him they were in the infancy era of concepts, and there was a lot they could explore.

Holland mentioned new technology that eliminated the chloramine smell entirely. He went on to say that he was interested in Option D, with a 50-meter pool on the Kedron site. He suggested they heat the Kedron and Glenloch pools while building the new pool. Holland said they should not overlook the option of constructing a 50-meter pool until they fully investigated the costs and feasibility.

He added that he knew it would be expensive and thought it should be put to voters on a General Obligation (GO) bond referendum. Approval would show that citizens wanted to move in that direction. If it was turned down, they still had the other options, Holland remarked.

Brown asked him where the larger pool could be built, and he said it should be at the Kedron property, with the current pool remaining in use while the new one was

being constructed.

Brown then asked Layton if the prices he had given included the Sprung Structure. He said they did, and Option C-2 had a Palacio cost estimate of \$7.8 million if they started in Q4 of this year. Any quarter after that added a 1.6% compounding increase. Learnard asked him to explain Palacio, and Fairbanks said Palacio Collaborative was a cost estimating company for many types of projects.

Council decided on C-2 at the January retreat, the Mayor pointed out, and any thumbnail estimates since that time had been focused on C-2.

Brown, going back to Holland's proposal, asked about the timeline for getting a GO bond before voters. City Clerk Yasmin Julio explained that there was a statewide general election in November, and if Council wanted the GO bond question on the same ballot, they would have to call it 90 days prior to the election date. If it was a separate ballot on the same day, it had to be called at least 29 days in advance. The 90 days would be by August 5, and 29 days would be October 5. Early voting started October 13, and the ballots would have already been printed. There would be time to create their own ballot for the election day, but not for advance voting if they waited until 29 days out.

Even if the bond was approved, Learnard cautioned that there would be at least a two and a half year timeframe for design and implementation. Brown said she was sure some people wanted to go for the larger pool, but the timeline was something they had to consider. She also noted that taxpayers would be paying for this. Holland said he was not talking about a natatorium with a dive well, just a long course pool for competitive swimming.

Brown had said they would have to wait on the taxes to be collected, but City Manager Justin Strickland corrected her, saying that funding would be instantaneous with the bond—all the money was up front. The City would then be paying the payments on it.

City Attorney Ted Meeker told them the design should be basically complete before they held the bond referendum because it would need to capture enough funding to cover the cost.

Did the 1.6% per quarter increase cover the full \$7.8 million or was it just for the pool itself, Polacek asked, and Layton said it was for the entire project. The swim community was concerned about missing out on a season, and Council should look at the cost of delaying construction to March so the swimmers would miss only one season.

Learnard asked Layton to explain how the seasons worked. The high school swim season was October through February, with practice starting in August or September. A delay until March would push construction into quarter 2. Learnard noted that no matter when they started, there would be a 10 to 12 month downtime.

The Sprung Structure would take about a month to erect, but the repairs and prep work were what were so time-consuming. Holland said construction would probably take longer than estimated, but Layton replied that 12 months was the absolute maximum.

Referring to the disruption in the season, Polacek commented that it was unfortunate that they were so limited in aquatic capacity in this region. The City needed to find a way to limit that, even if that meant additional costs. He asked citizens to think about solutions.

Brown asked the citizens who intended to speak to please identify their neighborhoods. She said many people who did not live in Peachtree City had opinions on how Peachtree City should spend its money.

Learnard told the citizens that no one had heard them say that they needed to let the pool close because it was costing too much money. The Council, City Manager, and staff, she stated, were dedicated to finding a way to preserve this facility for the next 30 years. She said Council agreed with them that the Kedron Pool was important, and they needed to talk about solutions.

Public Comment

Of the 29 people who signed up to speak, just one was there for a topic other than the Kedron Pool. Keith Larson noted that May was National Bike Safety Month. He mentioned that the County Transportation Plan update was getting underway, and input was sought from citizens. Also, he lauded the volunteers who had turned out over the past few weeks to get the Gin Branch Trail in shape for bikers and walkers.

Those who spoke regarding the pool were Jessica Summers, Candace Shively, Jaime Trost, Emerson Trost, Evan Westafer, Briana Dodgen, Angela Benson, Lauren Benson, Jack Trost, McClendon Tyndal, Ella Hinton, Jennifer Hinton, Mackayla Richards, Nancy Moore, Jessica Weadon, Lindsey Gentry, Clair Scharber, Cal Scharber, Abriel Rose, Carleigh Spann, Mary Plant, Lorin Broome, Susan Walton, James Clifton, Timothy Patrick, Joan Brenna, and Terry Lane.

These speakers, ranging in age from elementary school to senior citizens, recounted their experiences as swimmers, coaches, and swim parents and lamented the need to close the pool, even temporarily. Many mentioned the harm it would do to the high school swimmers by requiring them to drive to other cities for swim practices. Several speakers thought what Council was considering was not sufficient and wanted a 50-meter pool, with some mentioning the lack of large aquatic centers on the southside of Atlanta. Some suggested that Fayette County, the Board of Education, and municipalities collaborate on a natatorium. Others mentioned flaws in the design concept Council was considering. Some citizens urged Council to keep the pool open for at least one more season while they

explored other options.

After the final speaker, the Mayor called for a break at 8:57 p.m. and reconvened at 9:06 p.m.

Kedron Pool Discussion

Brown reported that discussions on a potential partnership with Fayette County and the Board of Education had no traction. She suggested the citizens take their arguments to the County Commission and the School Board, noting that the County was building a new recreation facility on Redwine Road and chose not to include a pool. The School Board paid Peachtree City just \$18,000 a year to use Kedron and had no financial incentive to get involved in a huge project with Peachtree City. Peachtree City needed to either get their attention by raising prices or the swimmers needed to go to the School Board and demand attention, she commented. It was not fair for Peachtree City to carry the whole burden when they made up 40% of the county's population. Brown stated that Peachtree City would like to cooperate, but the County and School Board would not.

Learnard asked Layton about the concerns regarding deck space on C-2. He again noted they were only in the early concept stages. Fairbanks added that a later iteration of C-2 allowed for more deck space, and they would be discussing it further.

She then asked about timing of the project. Fairbanks estimated that design time would be between 14 and 16 weeks, which allowed for review by Council. After completion, there would be a review by the Health Department and the City as part of the permitting process. During that review process, which averaged 30 days, the project would be put out to bid to contractors. Negotiations would ensue and the contractor would estimate the timeline.

If they made a decision at the end of May, Learnard asked, when would construction begin. It would be at least five months, Fairbanks stated, and from there they were looking at 10 to 12 months.

Holland asked how long it would take for design, and Fairbanks again said 14 to 16 weeks, which built in time for some minor alternations. Holland said he believed about 20 weeks would be more realistic.

He also wanted it on the record that he was a proponent of a 50-meter pool and asked Layton if they could build that pool on land at the Kedron complex and not shut down the one they had. Holland suggested the existing pool be heated, but wondered if it could stand two years of heating and use during construction. Layton said there was a new boiler system at Kedron, and they had raised the temperature up to 93 degrees as a test.

Holland said it seemed they could keep the existing pool operational during

construction of a larger pool. He thought the next step should be for Council to agree on a 50-meter pool paid for by some type of bond, plus reserve funds. Was two years a reasonable amount of time to design, engineer, bid, and construct? Fairbanks said he would expect longer than two years for a brand-new facility. Holland went on to say they could then spend more money and construct C-2 and have a complex to serve all of Fayette and perhaps Coweta County.

However, he continued, someone would have to pay for all that and the Board of Education needed to step up to the plate. The City Manager and Council should ask for more money from them. Holland said a citizen told him \$100,000 a year would be appropriate. Even that would not mitigate all the initial costs, but would help with maintenance, he remarked. Holland said he felt what he proposed would be a good solution for everyone.

If voters turned this down, Brown remarked, they would have wasted a lot of time. Holland said they could use reserves or another type of bond. Brown said most of the Council supported financing for C-2 but could not see their way clear to fund Option D in a reasonable timeframe. She admitted it would be hard to close Kedron in order to improve it, but that was a better option than having Holland's plan defeated at the ballot box. Holland said there were other methods, but Brown asked if he was willing to saddle all the citizens with that amount of money for a pool?

Polacek asked if there was a maximum amount for a facilities bond, and Strickland said he did not believe there was. However, he reminded Council that they had dozens of projects that also needed to be put on a bond. Strickland said he was not saying the pool was unimportant, but Council must consider the entire scope of the organization, not just this one project.

Holland said it was time to get Peachtree City, Fayetteville, Tyrone, and Fayette County together to talk about how to get this done. They could either work together or Peachtree City could raise their fees.

Learnard said she understood from citizens that they wanted a conversation around building a 50-meter pool with expanded year-round access. However, she said she believed the C-2 plan was the best option in this timeframe, considering they already had a concept and some design work completed. Nobody wanted the pool closed for a year, but sometimes that is what renovations required, she said, pointing to City Hall and Riley Field Track temporary closures as examples. The City Manager had identified ways to fund C-2 and get started in a near-term, reasonable timeframe.

She told Holland the D options had uncertainty in design, location, delays, cost, and there was uncertainty in how long the existing pool would last. They all would love a 50-meter pool, but it was not feasible now. Option C-2, she continued, was an exciting, workable design that would serve the community. Also, it would give

them time to re-double their efforts with the County on a 50-meter pool. A community center with a 50-meter pool was already in the Recreation Master Plan, she said, and there was a history of GO bonds passing when the citizenry was well-informed. But for now, she said, this C-2 plan was within reach.

Learnard also pointed out that the School System simply did not have the money to spare. State law limited their millage rate, and their State and Federal funding had been cut. The County was a different matter. For now, though, her recommendation was to go for a sure thing now and build Option C-2. One of their stated priorities was to maintain existing facilities, and they could take a vote at the next meeting and get this underway.

Polacek said everyone agreed that repairs were needed. He wanted to eliminate disruption to the swimmers. No matter what they did, the pool would have to close for these repairs. He asked Layton about options for local swimmers, and Layton said Spalding County had said they could accommodate Peachtree City's swimmers, as had Trilith and several local establishments. Glenloch would also allow for four lanes. Strickland then said the School Superintendent had told him they already had made arrangements with Spalding and Clayton counties.

The repairs had to be done all at once, Polacek confirmed. Layton said chipping out the old plaster alone was going to take a month. The instructional pool could not remain open then for safety reasons. They could try to do the repairs when the school teams were not in season, but there were many lap swimmers and people using the pool for therapeutic use. Swim time was already at a premium.

Layton asked about operating hours, and Layton said they had looked at that and were considering taking over lifeguarding and pool maintenance themselves. This was a good time to take all that into consideration.

This project had been a priority for years, Polacek remarked, and was a responsible way to use tax dollars. There were many layers to adding a new facility, such as adding staff. He also acknowledged that there were many other projects. His priority was limiting disruption, but they either had to do something now or wait for the County, which did not seem like an option. There would be disruptions, and they just had to accept that and get it over with as soon as possible. He thought they should wait until March to avoid conflict with the swim season. He supported heating Glenloch Pool.

Learnard asked him if his opinion was based on the fact that the high school swim teams ended in March, and Polacek said it was. Layton then noted that there was a lot of emphasis on high school swimming, but there were only about 150 to 165 high school swimmers. There were more than 1,400 swimmers in the City's Gold Program. Even though they had talked about the high school season from October through March, accommodating work for that schedule would impact two summers' worth of Gold swimming with many more swimmers. There was no perfect time to

do this; someone would be impacted no matter.

Strickland clarified by saying that if they started in late fall, they could potentially bleed into a second high school season. By starting in March, they could bleed into a second summer season for the Association.

Johnson said Council understood the feelings of all the swim families and appreciated the benefit of swimming. She found this to be a tough decision and thanked the citizens for letting their opinions be known. Johnson said they could hold off the repairs for one to three years, but another facility would not appear during that time. An interruption was inevitable. She noted that postponing the work meant the price would increase with inflation. She said the Board of Education was understanding and had reached out to Clayton and Spalding counties, and this cooperation was not unusual among high schools.

Johnson said their priority was to ensure the longevity of City facilities, but sometimes that meant making hard decisions and undergoing inconveniences. The door was not being closed to discussion, and she again mentioned the Community Center in the Recreation Master Plan. However, she added, they could not spend so much money now on swimming and neglect the many other sports.

She said she was interested in the cost of turning Kedron into a 50-meter pool. She feared that if they had to put it on a GO bond, it would not pass. Strickland explained that there was not technically a limit on a facilities bond, but realistically, you wanted to hear from citizens when there was a large amount of money involved. He said they had talked about a 50-meter pool at Kedron but did not know the cost.

Johnson said she would like to know that cost because she might be willing to support a higher price and longer downtime if it meant a better facility. Strickland said he felt they could have an approximate cost estimate by the next Council meeting in two weeks.

As of now, Johnson said, she was in favor of C-2 but also would support a GO bond for a Community Center in the future. She also wanted the price of a 50-meter pool at Kedron. There would be a lot of grading and engineering work required, Layton added. Polacek asked about the instructional pool under that plan, and Strickland said it would remain.

They had a way to fund C-2, Brown said, and she leaned toward that. There would be something down the road, but she thought they should finish this project before starting on plans for a larger pool. Learnard said she wanted the numbers on that pool, and Brown said she did, too.

Option D was still Holland's choice. He said this was all about money, not timing or inconvenience. There was about \$30 million in cash in the reserve funds, and they could get some more money through bonds. That was tax money, he said, and this

was the time to look down the road and build something that future generations could be proud of. He thought they should keep Kedron as a heated pool while building the new one.

Brown reminded Holland that there were a lot of other sports with big ticket items coming right behind this, so they should not put all their eggs in one basket. They had roller hockey issues, a huge playground they wanted to build at Braelinn, and many other projects. Swimming was important, but there were many other sports. They could not pay for everything out of the reserve fund.

Learnard asked Strickland if he had the guidance he needed from them, and he said he did. He also mentioned there was still a full agenda to get through. Johnson suggested amending the agenda to allow the Public Hearing to be next. Julio then said there was an ordinance that stated that items could not be discussed or under consideration after 11 p.m. unless there was consent from a majority of Council. The Mayor promised they would be finished before 11.

Agenda Changes

Public Comment

See Item 3C

Quarterly Reports

A. 2026- 1st Quarter Reports

The quarterly reports were comprehensive as always, Learnard said. Brown added that the colors were much better.

Minutes

A. April 16, 2026 City Council Meeting Minutes

Holland moved to approve the April 16, 2026 City Council meeting minutes. Johnson seconded. Motion carried unanimously.

Consent

Holland moved to approve Consent Agenda A-H. Brown seconded. Motion carried unanimously.

A. FY26 Budget Amendment — Memorial Bench Donation APPROVED 5-0

B. Police Vehicles-Accessory bid award APPROVED 5-0

- C. **Alcohol License Extension - Pint & Play**
APPROVED 5-0
- D. **FY2027 Non-Profit Funding - Fayette Senior Services, Inc.**
APPROVED 5-0
- E. **FY2027 Non-Profit Funding - Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place**
APPROVED 5-0
- F. **Agreement with Fayette County Tax Commissioner — Property Tax Billing**
APPROVED 5-0
- G. **Agreement with Fayette County Tax Commissioner — Stormwater Billing**
APPROVED 5-0
- H. **Resolution of Support in an Amicus Brief**
APPROVED 5-0

Public Hearings

A. 05-26-04 Variance request from Landscape Buffer, 211 Sweetbriar Street

The Mayor asked for a motion to move Item 11, Public Hearing, ahead of the Old Agenda items. So moved, said Brown, with Polacek seconding. Motion carried unanimously.

Planning and Development Director Shayla Reed said the owners of 211 Sweetbriar Street were requesting a variance to encroach 19 feet, 4 inches into a 25-foot landscape buffer in order to build a pool. The applicants had included a justification that cited hardships due to the lot's size and the location of a utility easement that extended through the center of the rear yard. The application included a site plan that showed the proposed development layout. She said staff had no recommendations for conditions.

The applicants were Jack and Renee Serenci. Jack Serenci explained that they were aware of the sewerage easement when they started this project in the fall. They drew up plans and had a professional survey done that showed a landscape buffer of which no one in the neighborhood was aware. That buffer, he said, meant about 60% of their backyard would be unbuildable without a variance.

Serenci presented a photo that showed the hardscaping that had already been done in his yard. They were not looking to cut trees, just enhance what was already there.

Learnard opened the public hearing. No one wished to speak either in favor or

opposition, and she closed the hearing.

Learnard then asked for a definition of landscape buffer. Reed said it was any type of vegetative buffer that had to remain untouched, usually to protect what was on the other side. Strickland remarked that Peachtree City's definition allowed the cutting of underbrush, but not mature trees.

Learnard noted that no one apparently knew about this buffer until now. Reed said it was marked on the plat, but a resident might not know about it unless they were constructing something. Many neighborhoods had them.

Johnson said she didn't see any mature trees in the photo Serenci provided. She asked him to assure her that no mature trees would be removed in the construction of this pool. He said there were two pine trees on the edge of the property that needed to come down.

Patrick Studley of J&M Pool Co. pointed out the location of the sewer pipe across the yard, which prevented the pool from being located elsewhere on the property. They had obtained a letter from the Water & Sewerage Authority (WASA) saying this would not effect the structural integrity of the sewer pipe.

Why did they insist on a 25-foot landscape buffer on this property, Brown asked Reed, who said it was designated in the code. Brown noted that this was the first landscape buffer she could recall coming before Council. Reed said she believed the trees in this buffer must have been removed in the time between the home's construction in 1994 and the Serencis' purchase of it. A lot of the properties in that neighborhood had the trees removed.

Brown noted that the sewer line went through the yards of all 10 properties on this street, which meant it was not a unique problem. She also assumed there was a landscape buffer on all those properties and asked Reed if this was the case throughout the neighborhood or just on this street? Reed pointed to the location of the buffers, saying they were primarily near the wetlands.

Learnard asked about setbacks, and Reed said they would be there, undisturbed. Johnson noted that the pool was allowed to go into a setback within four feet of the property line.

The landscape buffer language made it sound like no one should have cut down any trees within it, but the photo of the property showed that trees had been removed. Reed said no one had applied to remove trees on this parcel, and she did not know when they removed.

Brown asked again what the landscape buffer was put in place to protect. She thought the expectation must have been to keep it in its natural form to help with drainage issues from the wetlands. She also was concerned about access to the

pipe in case of a sewer break.

Serenci said he was fairly sure the trees were not there when the houses were built. Meeker said there was a difference between an undisturbed buffer and a landscape buffer. Learnard asked him if the Serencis would be protected in the future, and Meeker said there would be a record of the variance going forward. Holland was concerned about setting a precedent, and Meeker agreed that it did potentially open the door for others on that street.

Strickland said, looked back on old aerial survey photos, that the improvements were done between 2016 and 2017, and it did look like trees were removed at that time.

Johnson said she initially was against this but could not bring herself to let two pine trees stand in the way of this family getting their pool.

Polacek noted that he lived in this neighborhood, but Meeker had told him it was not a conflict of interest to vote on this since he would gain no personal benefit. He had not talked to the Serencis about it. He said he could support someone who simply wanted to improve their property.

Brown asked Serenci if he knew about the sewer line when he bought the property, and he said no. Johnson again noted that WASA approved, and the neighbors had written letters of support, Learnard added.

Holland said he usually was against variances but saw no harm in allowing this pool.

Johnson moved to approve Public Hearing 05-26-04, Variance request from Landscape Buffer, 211 Sweetbriar Street. Polacek seconded. Motion carried unanimously.

New Agenda Items

A. 05-26-01 2026 Street Paving Bid Award

Public Works Director Jonathan Miller said they received four bids for the 9.7 miles of roadway to be paved, all very close in amount. Atlanta Paving and Concrete submitted the low bid of \$5,986,666.01. This bid originally included paving at the Kedron Fieldhouse, but Miller said he had talked to the City Manager and the contractor, and they had decided to substitute paving at City Hall. He said he was asking Council to award this contract that night so they could go ahead with the notice to proceed.

Johnson moved to award the 2026 Street Paving Project to Atlanta Paving and Concrete in the amount of \$5,986,666.01. Holland seconded. Motion carried

unanimously.

Learnard asked if paving the City Hall parking lot would smooth out the bumps from tree roots, and Miller said that was the plan. Strickland said the paving would extend to the Drake Field parking lot and perhaps All Children's. Holland asked about installing a permeable surface around the lake, and Miller said the paving contractor could not do that, and Georgia clay was not compatible with large areas of permeable surface.

B. 05-26-02 FY26 Budget Amendment- Stormwater Piping

Miller explained that this was in conjunction with paving bid. Atlanta Paving and Concrete had bid \$2 million to replace pipes under the roads they were repaving, but he was going through that bid and thought they could get it down to about \$1 million, which would cover about 80% of what was in the original bid. He wanted Council to approve a budget amendment from stormwater reserves.

Holland moved to approve New Agenda item 05-26-02 to authorize a budget amendment for stormwater in the amount of \$1 million. Polacek seconded. The motion carried unanimously.

Brown and Johnson said they thought it should say "to Atlanta Paving and Concrete," but Miller said it was just for the budget amendment. However, later in the meeting, Finance Director Kelly Bush said the earlier motion for the stormwater pipes should have included that the bid was awarded to Atlanta Paving.

Learnard asked for a revised amendment. Holland moved to reconsider item 05-26-02, and to award the replacing of various stormwater pipes to Atlanta Paving and authorize a budget amendment of \$1 million. Brown seconded. Motion carried unanimously.

C. 05-26-03 Award Unified Development Ordinance RFP

Reed said they received four bids earlier this year for the Unified Development Ordinance (UDO) and interviewed two of those four. Inspire was the highest scoring of those two, and Reed said staff recommended Council award this contract to Inspire with a start date of June 1, 2026, and would work with Legal to formalize the contract.

Strickland noted that the UDO Steering Committee, made up of Planning Commission members, in addition to staff from four departments, interviewed the bidders and agreed with this recommendation.

Polacek called it "wild" that it had been 38 since there was a comprehensive

ordinance review such as this.

Johnson moved to award the contract for the UDO to Inspire for FY 2026 and authorize the Mayor to execute the contract, subject to Legal and staff review, in the amount \$179,110. Holland seconded. Motion carried unanimously.

Work Session Discussion Items

A. 2027 Comprehensive Plan Update

The City was on schedule for the 2027 Comprehensive Plan update. At the retreat, staff proposed that the Atlanta Regional Commission (ARC) conduct the update. They had since learned that the ARC would meet the State's minimum requirements, but if Peachtree City wanted broader public involvement, the ARC recommended hiring a consultant. Reed asked if Council wanted to do that.

Learnard said the ARC was a great resource for cities of 5,000 or under with fewer resources, but Peachtree City would be better served by hiring a consultant. The other Council members agreed.

Strickland said there would still be a steering committee appointed by Council, and he and Reed would be heavily involved. He felt a consultant's expertise was good, plus they were an objective third party which would protect staff from any political accusations.

B. Transmittal Resolution - 2026 Capital Improvement Element (CIE) Annual Update

Reed said they were in the process of preparing the draft of the 2026 Capital Improvements Element (CIE) Annual Update to the ARC and the Georgia Department of Community Affairs for review and approval. This would be on the May 21 Council agenda.

C. ~~Luther Glass Tunnel Design~~

D. PTC Youth Council & Youth Activities Committee

There was discussion at the January retreat about the remaining citizen advisory groups Council wanted to form. They had approved the Arts Group this year and had been working on plans for a Youth Council, which would be the largest of the groups. Staff and Council members attended Youth Council meetings in other communities, and he and Johnson had discussed how it could work in Peachtree City.

In their packet were ordinances to create two groups, a Youth Council and a committee of adults that would supervise and guide them. The Youth Council would be open to any high school students who lived in Peachtree City. The packet also included bylaws for the group. Strickland said there should be a part-time person involved to supervise both the Youth Council and the adult group and manage a budget, which he proposed at \$80,000 for a full year. This money would be used for conferences, among other things. He wanted Council to be prepared to vote in two weeks but said the Youth Council probably would not begin operation until FY 2027.

Johnson said they visited two different youth councils and learned a great deal. She was sure they could mold this into something that fit Peachtree City, and she was excited. Strickland noted how well the Transportation and Recreation groups had worked out.

Learnard asked how members would be appointed. Council would appoint the adult group, Johnson said, and Strickland added that the adults would select the Youth Council.

E. Consider Naming Peachtree City's Shared - Use Path System

Brown wanted to get two questions on the upcoming annual survey of residents. One asked if they should give an official name to the path system. Then, she wanted to offer three suggestions and leave space for suggestions. She said she had talked to CVB Director Tyler Runyon, and he said naming the system would be a boon from a marketing standpoint.

Meeker said his only request was that they figure out how to put the word "recreation" in the name because private and public property owners in Georgia enjoyed immunity under the Recreational Property Act. He had observed that there were more runners and walkers on the path than carts, and using the word "recreation" might help them in the event of a lawsuit.

Brown said there were a lot of names for the paths, but "recreation" was not in any of them. Holland had some suggestions. Learnard said there was time to debate all that, but they all agreed to put it on the survey.

Council/Staff Topics

1. Name for the New Pickleball Facility

The Mayor said the Jim Meade Memorial Pickleball Court Complex was an awesome facility, but it, too, might need a catchier name. Polacek asked if they could perhaps work with local merchants to get some revenue out of the naming. Learnard said those sponsorships usually offered some revenue to the business, which this would not.

Brown told her to write a memo in order to get this on the agenda.

2. Level 1 Drought

Holland wanted to note that the Department of Natural Resources had issued a Level 1 drought advisory that included Fayette County, which meant watering was restricted from 10 p.m. to 4 a.m. He urged residents to abide by these rules.

3. Pickleball Grand Opening

Julio noted there were only 11 hours before the pickleball complex grand opening, and Strickland said there would be a free tournament on Saturday. Polacek commended staff for all their work in getting this facility ready.

Executive Session

None

Adjourn

There being no further business, Polacek moved to adjourn at 10:53 p.m. Johnson seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor