

City Council of Peachtree City
Meeting Minutes
Thursday, June 4, 2026
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met for a work session on Thursday, June 4, 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. Presentation of Peachtree City's 2026 Summer Interns

Human Resources Director Dr. Teaa Allston-Bing presented the 2026 summer interns, who would be working with the City for 10 weeks. This year's cohort named themselves The Peachtree City Connectors and chose the theme of Building Connections and Strengthening Our Community.

Each intern introduced themselves. They were Rory Boyles, Recreation & Special Events, Kennesaw State University; Abigail Brown, Recreation & Special Events, Georgia College & State University; Amanda Gonzalez Macedo, Tourism, Kennesaw State University; Addisen Juggins, Planning & Development, North Carolina A&T State University; Victor Montoya, Human Resources, University of Georgia, Terry College of Business; Caden Moore, Library Services, Middle Georgia State University; Shruti Nainwal, Fire & Rescue, Georgia Institute of Technology. Sai Yaswanth Reddy Suram, a Georgia State University student, would be interning with Fire & Rescue but could not be present at this meeting.

Announcements, Awards, Special Recognition

Public Comment

John Riley thanked Council for listening to residents and constructing the new pickleball complex. He had high praise for the new facility, saying he had already observed how popular it was.

Jeremy Richardson, president of the Peachtree City Hockey Association, recounted recent accomplishments of the youth hockey program and said the investment the City was willing to make in the program was paying off. He presented Council with a plaque from the Wish Cup as a way of showing gratitude.

Agenda Changes

None

Minutes

Holland moved to approve the May 21, 2026, City Council meeting minutes and the May 21, 2026 Executive Session minutes. Brown seconded. Motion carried unanimously.

A. May 21, 2026 City Council Meeting Minutes

APPROVED 5-0

B. May 21, 2026 Executive Session Minutes

APPROVED 5-0

New Agenda Items

A. 06-25-01 Budget Amendment IGA with County for Jail Inmate Fees

Finance Director Kelly Bush explained that the service agreement with Fayette County included a daily rate per inmate housed at the jail, with an adjustment allowed every three years. This requested increase was from \$57.60 to \$72.12, an increase of \$14.52 per inmate day. It also added the first day, which was excluded in the original agreement.

Council was being asked to approve a budget amendment of \$3,500, which would cover the rest of this year. Bush said there would be an additional \$14,000 in next year's budget to cover the increase. She also was asking the Mayor to execute the new Intergovernmental Agreement (IGA) agreement.

This seemed like a big increase, Brown remarked, and asked if there was a reason other than inflation. Bush replied that the County established the daily cost by dividing the prior year's operational cost of the jail by 365, then dividing that number by the average number of inmates. Previously, the City had paid 66% of the average daily cost, with the first and last days excluded. The new agreement raised the percentage to 75% and included the first day.

Holland moved to approve New Agenda item 06-25-01 Budget Amendment IGA with County for Jail Inmate Fees. Brown seconded. Motion carried unanimously.

B. 06-25-02 Initiate Text Amendment for the Allowance of Pushcarts

Learnard said the Willow District had requested a permit to allow a pushcart to sell bread on their premises, but the City had no ordinance to allow pushcarts. Holland said he had no problem with creating a new ordinance. Brown mentioned some provisions she wanted in the ordinance, and Learnard suggested letting staff and the Planning Commission work on it, and Council could make sure it had what they wanted when it came before them.

Holland moved to approve New Agenda item 06-25-02, Initiate Text Amendment

for the Allowance of Pushcarts. Johnson seconded. Motion carried unanimously.

C. 06-25-03 Budget Amendment - Hockey Rink Improvements

Layton was asking Council to approve a \$500,000 budget amendment for several projects at the hockey rink, including insulating the ceiling and sidewalls with spray foam to control condensation, purchasing new scoreboards, completing maintenance items cited in an engineering report, and purchasing new boards, walls, and glass that would help the facility meet Americans with Disabilities Act (ADA) standards.

Holland noted that the existing roof had a load requirement of one pound per square foot, and cautioned Layton to be aware of the density of the insulation. A structural engineer needed to look at it, he remarked. Layton reported that closed-cell sprayed insulation at one inch thick would add .17 pounds per square foot, while two inches thick would add .33 pounds, and three inches thick would add a half pound. They would be getting quotes the following day and would discuss this, he added.

Holland moved to approve New Agenda item 06-25-03, Budget Amendment for Hockey Rink Improvements, in the amount of \$500,000. Brown seconded. Motion carried unanimously.

D. 06-25-04 Kedron Multi-purpose Rink Hockey Wall Replacement

They had looked at Becker Arena Products, Athletica Sports Systems, and Rink Systems to provide quotes for walls and glass for the hockey rink itself, Layton said, with two of those coming through purchase cooperatives. He asked Council to approve the quote from Becker Arena Products in the amount of \$288,783.

Johnson verified this was part of the \$500,000 and not in addition to that. Layton told her that was correct.

Holland said he was glad to see these repairs and renovations at the hockey rink, but as an engineer, he had some concerns. He remarked that recreation was a big reason why people wanted to live in Peachtree City.

Last year, he recalled, Council discussed needed repairs to the 35-year-old rink and considered enclosing it and adding HVAC, which would take care of the condensation issue. Staff had located the original engineer of the structure and asked him to come and review the building. He did and listed repairs that were needed, along with a recommendation to add one or two structural members across the roof to handle the additional weight and brace the structure for windy conditions. Holland remarked that all this would need to be confirmed by a structural engineer, but he was sure the Hockey Association would appreciate

having an enclosed structure as a relief from the summer heat.

He mentioned how Council was taking care of other public buildings and asked that the hockey rink not be neglected. Holland suggested slowing down the interior work in order to get the exterior work completely settled first.

He then made a motion that they direct staff to get quotes for adding more roof supports, enclosing the building with sheet metal, and adding an HVAC system, with structural engineering help. Brown seconded.

Johnson asked if the insulation would help with the condensation, and Layton said it would, noting that this technique was often used in high-humidity areas. She then asked Layton how long the quote on the boards would be valid. He replied that it would be good through probably the end of July when tariffs and prices would go up. Could they approve this now and still move forward with exploring options for exterior work, Johnson wondered. Layton told her he did not see why they could not do both.

Polacek remarked that this facility had looked the same for years, and the work was sorely needed. He likened this conversation to the one regarding a 50-meter pool. Council all wanted that 50-meter pool, but the cost made it unfeasible. Polacek said he did want more data on enclosing the hockey rink. Even if they postponed that project, they would have information and could add it to a list of projects to prioritize over the coming years. He said he would like to pursue a quote on what it would cost to enclose the rink.

Brown recalled that the original motivations for this project were the heat and the condensation on the rink. Did they know that the foam would be enough to fix the condensation? Should the rink be enclosed and an HVAC system installed? She said the open walls allowed hot, humid air to enter the building and, when it cooled off at night, condensation from the roof caused it to rain down on the rink. She did not know if the insulation would stop that and was unsure if they should go ahead and put up the new boards without knowing this. Brown agreed with Holland that they should get some quotes on enclosure and HVAC costs before proceeding. She said she supported what they were trying to do, but she did not want to put a few superficial things in the rink without knowing if it would fix the underlying heat and humidity problems.

Learnard asked Layton what a purchase cooperative was, and he explained that it was a company that would help them get the lowest prices from the vendors. They could get items faster through a cooperative than by putting it out to bid. Learnard asked about lead times, and Layton said a couple of months.

He went on to explain that they were looking to get the boards done first because of safety concerns at the rink. There were broken pieces that could hurt skaters as they went by. Learnard asked if they could go ahead and approve the \$288,000 for boards and glass and still get quotes on enclosure and HVAC. That was possible,

Layton replied, adding that they could wait on insulation until they decided on the direction to pursue.

City Manager Justin Strickland added that approving the \$500,000 did not commit that money to be spent. Approval simply allowed them to assign a project number and reserve the money for use at the hockey rink. They had not approved the insulation; they just approved the money to be used for it eventually. He also assured Council that the boards could be removed and re-installed if they decided to enclose the rink, and Layton said they could protect the interior so contractors could work while the boards were in place.

Learnard asked Holland if his motion was just for investigation of enclosure, and he said that was correct. That was not the agenda item, Learnard said, and now they had an awkward motion because it was not an advertised agenda item. They could have more than one motion, Holland replied.

City Attorney Ted Meeker said the motion was on an ancillary matter pertaining to the agenda item, and they would need to vote on the agenda item. Strickland verified with Holland that his motion was to get the big picture on what it would take to enclose the hockey rink and install an HVAC system.

Strickland looked at the engineering report and said the current windload was 80 mph, and 115 mph was needed to enclose the rink. It did not specify the number of roof beams that would be needed.

The Mayor called for a vote on Holland's motion, and it passed unanimously.

She asked for another motion on the hockey walls. Johnson moved to approve New Agenda item 6-25-04, Kedron Multi-purpose Rink Hockey Wall Replacement, in the amount of \$288,783 to Becker Arena Products through Sourcewell purchasing cooperative. Holland seconded. Motion carried unanimously.

Work Session Agenda Item

A. Braelinn Recreational Center Playground Designs

Layton presented photos of potential playgrounds at the Braelinn Recreation Center at price points of \$500,000, \$630,000, \$750,000, and \$1 million. He was seeking guidance on what Council wanted so he could present a plan at the next Council meeting. All of these designs had been chosen by the Recreation Advisory Group (RAG), which considered things such as functionality and ADA components.

The \$500,000 option, Layton explained, had a mulch surface that would have to be refreshed periodically. This playground and the \$630,000 option had the same equipment and sun shades, but the more expensive one had a poured-in-place surface. There were 12 or 13 ADA components, and Layton said all four

playground options had nine or more ADA features.

Dinosaurs were the theme of the \$750,000 option. Most of the surface was poured-in-place, but one small area was mulch, and fossils would be hidden there. There were a couple of swing options, including some for kids with disabilities.

Holland asked what age groups these playgrounds were suited for, and Layton said each had two areas, one for ages 2 to 5 and another aimed at ages 5 to 12. Holland wondered about areas for parents, and Layton pointed out nearby benches and picnic tables that were in the shade.

The \$1 million option had two themes: pirates and space.

Learnard asked about the life expectancy of one of these playgrounds, and Layton replied that it was between 25 to 30 years. Brown asked about the surface, and he told her that was about 20 to 25 years, with some coating needed every three or four years to maintain the surface.

Layton showed photos of the \$630,000 option, pointing out that the surface had a design of peaches. Johnson inquired about the benefits of poured-in-place over mulch. It aided in the maneuverability of wheelchairs and ensured that the playground consistently met the head impact criteria for falls onto the surface, he replied.

Learnard said for reasons of ADA, safety, and maintenance, she thought they should take the mulch surface off the table. Holland agreed, and Polacek said they decided during his time on RAG that all City playgrounds should have the poured-in-place surface in the future.

Johnson wondered if these playgrounds could be customized, and Layton said they could change colors and features, but they needed to keep the surface a light color due to heat. What about adding a water feature for cooling? Johnson asked. Layton said they had not discussed this, but it was possible.

Learnard said she was grateful to RAG and asked about their process. They were looking for a big impact playground for this large area, Layton responded, and RAG even invited some kids come in to voice their opinions.

Learnard noted they did not need to make a decision that night and suggested looking at the next item on the agenda.

Polacek, however, had a couple of questions. He asked if they could plant trees adjacent to the playground, and Layton said they could or they could add some shade structures. Strickland pointed out that they could tap the Tree Fund. The City could build its own structures, which would be cheaper than buying them. They also could add water spouts here and at other playgrounds. Layton pointed out

there were standards that dictated the height of trees at playgrounds.

What would go in the space where the old playground was? Polacek asked. Layton said he would be open to adding another picnic shelter, and Strickland suggested another basketball court.

Holland asked how the cost would compare to All Children's Playground?

Strickland said All Children's total was about \$500,000 for 9,000 square feet, and that was four years ago.

He also wanted to know how far the playground would be from the multi-purpose field they were considering at Braelinn. About 150 feet, Layton replied. Holland said he did not want any kids injured from a cricket ball, but Layton said there was a cart path in between, along with bleachers and a fence.

Learnard asked that they move on to the next agenda item, which was a Ninja course, before making a decision.

Brown asked how many playgrounds they had that catered to the age group targeted by the Ninja course. None, Layton replied.

B. Braelinn Recreational Center Ninja Course Option

The Ninja Course was manufactured by Greenfields, and this would be their first in Georgia if Council gave the go-ahead. Layton said he had seen them set up at conferences, and they were great pieces. Like Brown had just pointed out, the current playgrounds were geared to children, but this course could accommodate young teens through adults.

They were looking at doing the same surfacing as the playground. The equipment would be purchased from Greenfields and erected by Playworld, which also would be installing the playground.

Layton displayed photos of the course's features, which included cargo nets, strength and balance apparatus, and hanging features. He said the manufacturer had told him a lot of places added a strip for a 40-yard dash at the end of the course.

What about cost? Learnard asked. The equipment would be \$299,789, and the installation and surfacing would be an additional \$231,000, according to Layton. They would add a couple of shade structures, as well, and Layton estimated the total at around \$550,000.

The course would be on the opposite side of Braelinn from the new playground. Holland was concerned that it would create too much noise for the nearby

neighborhood, but Layton assured him noise would not be an issue.

Learnard asked if there were options scaled in price, but Layton said there was just the one option.

This project and the \$630,000 playground would use up the \$1.2 million in Special Purpose Local Option Sales Tax funds (SPLOST) allocated for playgrounds, Strickland stated. If they went for a more elaborate playground option, it would exceed the SPLOST funds. However, he stated that the County had estimated their portion of the intake from the 2023 SPLOST at \$67 million, but it looked like it was going to come in higher. His conservative estimate was that they would take in around \$80 million by the end of the SPLOST. He recommended that if they wanted to do the Braelinn playground and Ninja Course, they then pause other playground projects until all the other SPLOST projects had been complete. Then they could use the remaining money for playgrounds.

Brown said her grandsons were huge American Ninja Warrior fans and would love this course. She said she did not know how any kid could not.

Johnson explained how the idea for the Ninja Course had come about. She had attended a RAG meeting to learn about the playground options. She said they were great but looked like more of the same and were aimed at the same age groups. She spied a brochure for the Ninja Course and asked what RAG thought about that.

Her choice was to go with the \$630,000 option for the playground and also the Ninja Course with the addition of the sprint lane.

Polacek thought this was a brilliant idea and thanked Johnson for bringing it to them. He also liked the \$630,000 option plus the Ninja Course. He, too, wanted to know the cost of the sprint lane.

He mentioned that he had talked to friends who said they would consider moving to Peachtree City from Alpharetta, but Alpharetta had nice playgrounds in every part of the city. Polacek said Peachtree City's playgrounds needed help, and there was tremendous opportunity to modernize them. This Ninja Course could be a good start in attracting families.

If they approved this in a couple of weeks, when could they expect it to be finished, Polacek asked Layton, who replied that they had to get the Meade Playground finished first, then could roll into this. He hoped the Ninja Course could be installed by next spring.

Holland, too, was in favor of the Ninja Course and thought it would help differentiate Peachtree City from the northern suburbs. He also wanted the sprint lane, and Layton said he would get the cost on that by the next Council meeting.

Holland asked about a grant, and Layton said they received a \$40,000 grant discount from Greenfields for the course, thanks to the work of Assistant Recreation Director Michelle Johnson.

Learnard said she believed they were all in agreement that they wanted the Ninja Course, but she had not decided between the \$630,000 and the \$750,000 playgrounds. Layton showed photos of both options again.

Brown said she saw the value of having a themed playground for smaller children, but older kids were not as impressed with dinosaurs and rockets. Strickland liked the \$630,000 option, and Layton said they could incorporate some unique features, such as a peach arch. Learnard said she had been convinced that the \$630,000 option would be more than adequate.

Strickland said they would come back to Council with a proposal for the \$630,000 soft-surface playground and the Ninja Course with the option to add the sprint lane.

Holland wanted them to look at additional options for the playground and the Ninja Course, Learnard said they had done that through RAG's evaluation process. Layton responded that RAG thought the four playgrounds presented to Council offered the best features at those price points.

Strickland said he liked the playground without a theme because it seemed like there was more and bigger equipment. Johnson said RAG went through several options at each price point.

Council/Staff Topics

1. World Cup watch party

Polacek mentioned that the World Cup was kicking off the following week, and there would be watch parties at Drake Field for the USA matches. He said these watch parties were always a lot of fun and unified the community.

2. Runoff election

Brown reminded everyone that there was a runoff election on June 16, with early voting being held June 8-12.

3. Gin Branch Trail ribbon cutting

There would be a ribbon cutting for the new Gin Branch Trail on June 6, Learnard said.

4. Chip Conner Island dedication

She also reported there had been a wonderful dedication for the naming of Chip Conner Island the previous week.

5. Community Day

Clothes Less Traveled was holding a Community Day on June 6 at Drake Field to provide information about a variety of community service programs.

6. Shred Day

A document shredding event was also scheduled for June 6.

7. Memorial Day celebration

Brown thanked the Recreation Department for its Memorial Day program at Kedron Fieldhouse, saying it was one of the best they had held. Holland said the American Legion was pleased and hoped it would continue to be held at Kedron.

8. Georgia Legislature Special Called Session on June 17

On the last day, in the last hour of this year's legislative session, Learnard stated, a form of property tax legislation was tacked on to SB 33, which was a hemp bill. She said this last-minute piece of legislation would impact how they levied property taxes in Peachtree City and how they might offset property tax loss with a sales tax instead.

The Governor had announced a special legislative session and property tax legislation would be discussed. Cities and counties might have the option to impose an extra penny sales tax through a Local Homestead Option Sales Tax (LHOST) or a Floating Local Option Sales Tax (FLOST) to make up for any legislation that could reduce their property tax collection.

Learnard said they would need to decide if they wanted to run a public advertisement that they might want to have an LHOST or a FLOST, and that ad would have to run by June 16. The City's legal organ, The Fayette County News, would need advance notice by the next day at noon.

Learnard stated that this was no way to legislate sales taxes in Georgia. Property taxes were levied locally, and 42% of Peachtree City's budget was property taxes. Peachtree City did a good job in the public forum, holding public meetings, hearings, and workshops on the budget each year. Citizens could attend and be part of the process. She said the State was overstepping with this legislation.

There would be nothing to bind them if they placed an ad by the next day, and they would do that. She said she was sharing this because she wanted Council to know what she knew. Learnard said she was irritated by haphazard legislation by State officials that could affect their local property taxes.

Polacek said the Governor was adding to the special session the option for local governments to adopt LHOSTs or FLOSTs. He gathered this was at the request of several cities that would be impacted by potential property tax legislation more than Peachtree City would be. They wanted the option to vote on something this year.

He said he would always advocate for property tax relief in a responsible fashion that allowed them to maintain their level of services, but they had to acknowledge that everything had gotten more expensive over the past few years. It had been a trend to look only at the millage rate, but that seemed to be shifting to see what cities could do with additional homestead exemptions.

They had to advertise this, Polacek continued, but he also thought they could consider how to add to the homestead exemptions in a responsible manner and how to balance that with another revenue source.

Strickland said that unlike other sales taxes, these required local legislation. He said he would like the option to run a sales tax without the rest of the county, but that was only allowed for Fulton County. The LHOST would require agreement from all the cities in the County. He had been told the County would be running the ad, and they would be the ones to put in on the ballot. The cities and the County would negotiate a formula for allocating the proceeds.

Holland said he was leery about replacing property taxes with sales taxes. Bush said her understanding was that the LHOST would replace lost property tax revenue dollar for dollar.

When would they need to decide if they wanted to put this on the November ballot? Polacek asked. Meeker said he would need to investigate that, but Strickland said the deadline would be on Fayette County. The City could not run an LHOST by itself. Holland wondered if they could get legislation to allow them to do that, and Strickland said all they could do was ask. Meeker said Fulton County's was targeted to a specific need for its water system.

Brown asked if every municipality in the county had to agree, and Strickland said it did not. Learnard said her discussions with other mayors led her to believe they would.

Brown stated that this was a knee-jerk reaction to HB 581. Strickland said he agreed with Polacek about homestead exemptions, but they had to find a way to fill in for the lost revenue.

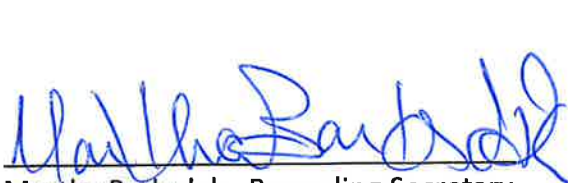
Learnard again said the State should stay out of this because it was a local matter. Council was accountable to their constituents, and Brown said she agreed.

Executive Session

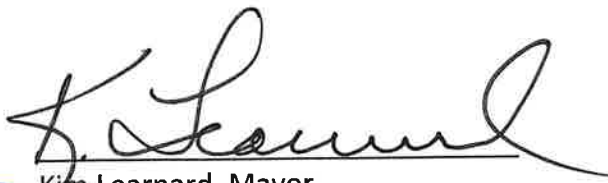
None

Adjourn

There being no further business, Holland moved to adjourn at 8:10 p.m. Brown seconded. Motion carried unanimously.



Martha Barksdale, Recording Secretary



Kim Learnard, Mayor