



CITY COUNCIL

Kim Learnard, Mayor

Suzanne Brown, Mayor Pro Tem | Laura Johnson, Post 1

Clinton Holland, Post 3 | Michael Polacek, Post 4

SCAN FOR AGENDA
PACKET



Regular Meeting Agenda

July 9, 2026 | 6:30 PM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Announcements, Awards, Special Recognition**
 - A. Presentation of 4th of July Parade winners
 - Grand Marshal's Trophy - Dirty South Strength & Conditioning
 - Mayor's Trophy - PTC Hockey
 - Most Creative - Air Heat America
 - Most Patriotic - Better Way Ministries
 - Spirit of Peachtree City - Peachtree City Dog Park
4. **Public Comment**
5. **Agenda Changes**
6. **Minutes**
 - A. June 18, 2026 City Council Meeting Minutes
 - B. June 18, 2026 Executive Session Minutes
 - C. June 22, 2026 Special Called Work Session
7. **Consent Agenda**
 - A. Ordinance #1261 Reorganization and Dissolution of the Engineering Services Division
8. **Discussion Items**
 - A. RFP Exclusive Solid Waste Management Collection and Related Services (Jonathan Miller)
 - B. Annexation Study Draft (Justin Strickland)
9. **Old Agenda Items**
10. **New Agenda Items**
 - A. 07-26-01 Continuation of Deer Management Program (Jonathan Miller)
 - B. 07-26-02 Fire Station 85 – Construction Manager at Risk (CMAR) Approval of Guaranteed Maximum Price (Clint Murphy)

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

This meeting will be held in the Frances Meaders Council Chambers at City Hall. Page 1 of 105

11. Public Hearings

- A. 07-26-03 Fiscal Year 2027 Operating & Capital Improvement Budget (Justin Strickland)

12. Council/Staff Topics

13. Executive Session

14. Adjourn

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

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

This meeting will be held in Council Chambers at City Hall

City Council of Peachtree City
Meeting Minutes
Thursday, June 18, 2026
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, June 18, 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. Commemoration of Joel H. Cowan's 90th Birthday with Online Exhibit

Library Director Jill Prouty introduced a new online feature for the Library's Joel Cowan History Room. The History Room, she explained, was started in 1987 by Library Manager MT Allen for the purpose of collecting and preserving documents related to the history of Peachtree City. They had done a lot of collecting, Prouty said, but the latest push was to make those documents accessible to the public. She thanked everyone who had been involved in launching this project. There were cards available that listed the library's digital resources with a QR code linking them.

This new exhibit was titled The Development of Peachtree City: A New Town for South Metro Atlanta. Prouty said they had tried to pare down this story to its essence, but more information would be added later. The exhibit told the story of how young Joel Cowan was hired and the efforts he and others made to build this new city from the ground up.

Prouty remarked that they were fortunate to have Cowan, still a Peachtree City resident, in attendance. The Mayor stepped forward to read a proclamation declaring June 23, 2026, Cowan's 90th birthday, Joel H. Cowan Day in Peachtree City.

B. FY2025 Annual Comprehensive Financial Report

David Irwin of Mauldin & Jenkins LLC presented the annual comprehensive financial report for fiscal year 2025, saying they were issuing a clean, or unmodified, opinion, which was the highest standard. This was the 37th time Peachtree City had earned this ranking. Irwin went over sections of the financial report his firm had provided, including the government-wide financial statement, general fund revenues and expenses, and the fund balance history and breakdown for the year.

He outlined reasons why it was important to maintain a strong fund balance and

noted that although Peachtree City's audit was done in September, before tax revenues came in, the City still maintained about seven months of operating expenses.

Irwin commended Council and staff, saying this kind of financial report was the result of expertise and cooperation.

Johnson said staff deserved praise, and Holland said it was indeed an impressive report. City Manager Justin Strickland noted that finance discussions would continue on Monday when the first public meeting on next year's budget was scheduled.

C. 250th Independence Day Celebration Proclamation

The Mayor noted that this was the 250th year of the signing of the Declaration of Independence. She said the Recreation staff was working hard on the City's festivities. Part of the celebration would be the dedication of the Liberty Tree, planted at City Hall in 2025 in partnership with the Sons of the American Revolution and Daughters of the American Revolution.

Learnard read a proclamation, which included the story of the original Liberty Tree in Boston, Massachusetts, saying that it "served as a gathering place for patriots advocating for freedom and self-determination and became a powerful symbol of resistance to tyranny and devotion to liberty."

The proclamation went on to say that the commemorative plaque at Peachtree City's Liberty Tree would honor the significance of this historic symbol and ensure that future generations understood and appreciated the sacrifices made in pursuit of liberty and independence.

The Mayor proclaimed July 4, 2026 as America 250 Day and Liberty Tree Commemoration Day in Peachtree City and encouraged "all residents to reflect upon our nation's history, honor the sacrifices of those who secured our independence, celebrate the blessings of liberty, and participate in activities commemorating the 250th Anniversary of the United States of America."

Announcements, Awards, Special Recognition

None

Public Comment

Heather Harding, president of the North Cove Community Association, expressed concern about the scale of tree removal that was occurring as a new shared use path was being built along North Peachtree Parkway. She said Public Works had told her there was no plan for replanting. She also noted the lack of a physical barrier between the road and the path, saying it was a safety hazard and also expressed concerns that

this new path would make their neighborhood a cut-thru. Harding asked Council to re-evaluate their plans as this project continued.

The Mayor assured her Council would be discussing this issue.

John Rapp of Botero Carts told Council that Botero supported efforts to improve safety on the paths, but new restrictions on carts had put a strain on their business. Rapp said a large portion of the carts sold through his industry no longer qualified to be registered in Peachtree City because they were too wide. There were just two manufacturers of six-seater carts that met Peachtree City's new standards, and only two dealers in the city that carried those brands. He said Botero had lost 20% of its business due to this issue and another 30% due to weight restrictions that applied to the brands Botero carried.

Rapp said Botero's future looked bleak, and closing would leave 18 employees without jobs. Their landlord would be affected by their breaking the lease they had just signed. He noted that the business's local charitable and tax contributions exceeded \$2 million since they had opened, and that would be gone. He also mentioned that many customers would be unable to get their carts serviced if the selling dealer went out of business. Rapp said Botero was willing to work with the City on adopting more inclusive measures that would still promote path safety.

North Hill Homeowners Association (HOA) President Nicole Braun also wanted to talk about the path project. She said she had worked with the City engineers on the project and was told the columns and gate needed to be moved. Now, they were being told the columns might not have to be moved. She said a site visit was promised but had not occurred. Her understanding was that the columns would remain in place, and the path would pass within four feet of them. She said this posed a safety hazard, and she was concerned that carts would collide with the columns and that the new traffic pattern would lead to collisions with vehicles on the street.

Braun also mentioned the loss of the trees that formed a greenbelt between their neighborhood and the road. She said she had been repeatedly assured that there would be a landscape plan to restore the trees, but she had not seen one.

The Mayor assured her Council would discuss this issue.

Cary Cook addressed path connectivity plans being promoted by the Atlanta Regional Commission and Fayette Forward. Cook said Peachtree City's paths already had issues brought about by reckless use and congestion and did not need additional traffic. He presented a petition signed by 161 residents who were opposed to connecting to areas outside the city.

Fairy Worthem, president of Homefront Families of Military Heroes, asked Council to support the group's efforts to erect a monument to honor families of military members and respect their sacrifices.

Agenda Changes

Holland moved for immediate discussion of New Agenda item B, Resolution to introduce Local Legislation regarding LHOST. Polacek seconded. Motion carried unanimously.

City Clerk Yasmin Julio said the Georgia General Assembly had convened a special session in which they planned to consider local legislation authorizing counties to hold a Local Homestead Option Sales Tax (LHOST) referendum in November. Fayette County was considering pursuing that, and any municipality that wanted to receive LHOST revenue would have to pass a Resolution of Intent.

Holland moved to approve New Agenda item 06-26-06, Resolution to introduce Local Legislation regarding LHOST. Brown seconded. Motion carried unanimously.

Minutes

A. June 4, 2026 City Council Work Session Minutes

Johnson moved to approve the June 4, 2026 Work Session minutes. Brown seconded. Motion carried unanimously.

Consent Agenda

Holland moved to approve Consent Agenda items A and B. Johnson seconded. Motion carried unanimously.

Learnard said they just accepted a donation of a heavy-duty gasoline-powered golf cart, valued at \$11,000, from the Rotary Club of Peachtree City. The Police Department would be using it for path patrols.

A. New Alcohol License - J. Alexander's APPROVED 5-0

B. Donation Acceptance from Rotary Club of Peachtree City APPROVED 5-0

Old Agenda Items

None

New Agenda Items

A. 06-26-05 Fire Station 85 - Construction Manager at Risk (CMAR) Approval of GMP

Fire Chief Clint Murphy told Council they were close to having a guaranteed maximum price for the new fire station and would bring that to them for a vote at

the July 9 meeting. The initial cost estimates had shown it would be within budget and meet all the parameters set in earlier meetings.

Holland asked if this was for a manager, and Murphy said no, it was for the maximum amount the fire station would cost. City Manager Justin Strickland said this would be the last vote before construction began. A groundbreaking was scheduled for August, Murphy reported, and the fire station should be complete around May of 2027.

B. 06-26-06 Resolution to introduce Local Legislation regarding- LHOST

See Agenda Changes section

C. 06-26-07 Classification of two new part-time positions for Youth Council and Public Art Program Managers and one position retitle for the Economic Development Director

Strickland recalled that Council had recently approved two part-time positions for two new volunteer groups, the Youth Council, which also included a Youth Activities Committee, and a Public Art Group. He and Dr. Teaa Allston-Bing had created job descriptions for these two positions. The Youth Council position would be at salary grade 112, and the Art Group position would be grade 110. Because both position were part-time, there would be no cost other than the actual salary paid hourly.

Along with these changes, Strickland recommended retitling the Economic Development Director position to Destination & Economic Development Director. They had explored the idea of having an Economic Development Director but decided that those duties could be done in conjunction with the existing position of Convention and Visitors Bureau Executive Director, currently held by Tyler Runyon. Strickland said if this was approved, Runyon would assume the new title the following Monday, handling tourism and also serving as the point man for economic development.

Strickland read the motion: to approve the classification of two new part-time positions and retitling of the Economic Development Director to the Destination & Economic Development Director as presented. So moved, said Holland, with Polacek seconding the motion. Motion carried unanimously.

Public Hearings

A. 06-26-08 Text Amendment to the Sign Ordinance, specifically Chapter 66, to allow halo-lit (reverse channel/backlit) wall signs

Planning Director Shayla Reed said this text amendment was initiated at a February Council meeting. The Planning Commission discussed it in April and

voted to send it on to Council on June 8. She showed photos of these types of signs.

The sign ordinance was in Chapter 66 of the City's Code of Ordinances and said illuminated signs were prohibited. However, staff had identified several locations where reverse channel illuminated signs had been permitted and installed through the Master Sign Plan program in specific business developments. She displayed a list of these developments, saying they had to be multi-business areas and the plan must have been approved by the City.

Staff had talked with businesses that already had these halo-lit signs to get specific details that would help them if they decided to amend the codes. She had added a proposed definition of halo-lit signs and language to allow for these types of signs. Staff also proposed adding language to specify what color and temperature would be allowed. They looked around the city and talked with one business that had an attractive sign. Staff then contacted the company to get specifics and decided that would be maximum allowed, which was 6500 Kelvin and 9112 Lumens.

The Mayor opened the public hearing. No one wished to speak either in favor or in opposition, and she closed the hearing.

Brown asked about the proposed requirement that signs could be no more than 15 inches from the wall. Shayla said that was pre-existing language and kept the signs from projecting too far from the building.

Holland asked about the photos of halo-lit signs, noting that this type of sign was common. City Attorney Ted Meeker noted that their sign ordinance had not kept up with technology. Someone applied for one of these signs, he reported, and he and Reed had a discussion about why they were not permitted and decided it was time to propose an amendment. Strickland pointed out that there were already hundreds of them in the city. Meeker noted this would simply close a loophole and allow halo-lit signs in areas that did not have a Master Sign Program.

In the photos, Johnson noted, one sign had a warmer light and the other looked cooler. Would both be allowed? Reed said the maximum requirement matched the lumens used by Chick-fil-A to get a soft look. The other photo was just an example of a halo-lit sign.

Strickland pointed out that some existing businesses had these signs with colored lights. They would be grandfathered in, but if the existing business closed, the new owners might not be allowed to put the colors back. Reed noted that there might be a sign program that allowed colored lights. Changes made in the sign ordinance would not apply to areas with sign programs. Meeker remarked that warm white, cool white, and natural white would be allowed, as long as the Kelvins did not exceed 6500.

Holland moved to approve Public Hearing item 06-26-08 Text Amendment to the

Sign Ordinance, specifically Chapter 66, to allow halo-lit (reverse channel/backlit) wall signs. Brown seconded. Motion carried unanimously.

B. 06-26-09 Variance request from stream setback and buffer, 435 Seabiscuit Walk

This property was in the Mill Farm subdivision, zoned Limited Use Residential (LUR-21). The applicant was asking for a variance to allow encroachment into the stream buffers, specifically the 50-foot undisturbed natural vegetative buffer and the additional 25-foot impervious cover setback. They would remain within the State buffers, but encroach on City buffers, and Reed indicated this on a site plan of the lot.

When the subdivision plat was approved in 2024, Reed stated that the developer indicated they had a house footprint that would fit on the lot without encroaching into the designated stream buffers. She had provided Council with both site plans as well as information the developer had provided to claim hardship if this variance was not granted.

Attorney Steven Jones, representing Jeff Lindsey Communities, and Engineer Matthew Gray of Moore Bass Consulting spoke on behalf of the applicant, Redwine Development. Jones said they had mitigation credits to build the road over the stream, then they pushed the stream further south.

Originally there were plans to construct a home outside of the impervious buffer, but purchasers came along that loved this lot and wanted a larger home there. Jones said that left them with two options: one was to reduce the impervious buffer and setback, while option two would be to go into the buffer further with additional mitigation credits to cut the stream down and impact the wetlands to the south, which would be more environmentally intrusive.

Jones said their Land Disturbance Permit allowed them to disturb the area within the buffer, but they left the stream untouched because they did want to intrude into the wetlands. They just cut the stream back and piped it to the extent necessary to put the road in. But now the purchasers had selected a plan that would not fit within the existing buffers, Jones said they needed this variance. The alternative would involve moving the stream and further impacting the wetlands. He described it as a “regulatory fix” versus a “land development fix.”

Gray used the site plan to illustrate the already disturbed areas. He said this was permitted, and they obtained mitigation credits through a lengthy process with the Army Corps of Engineers. He said the site would not need any additional grading for a house of this size to be constructed. Gray explained that he was not involved in the mitigation credit process, and they did not realize the house area was in the buffer until later.

This was not an undisturbed stream buffer now, Gray noted. It had graded slopes per the erosion control plan. He showed where the wetlands would be disturbed if the variance was not granted and where the buffer would be. In order to move the buffer and avoid this variance process, they would have to do another set of plans, with additional Army Corps permitting and going through the City to get new construction plans approved. Jones clarified that the buffer could be pushed back, but it would require additional disturbance in the wetlands.

The prospective property owner, Ms. Patel, spoke, saying she and her husband loved this lot and wanted to build their “forever home” there.

The Mayor opened the public hearing. No one wished to speak either in favor or in opposition to this request, and she closed the hearing. Learnard asked if Council had any questions.

Brown mentioned that at the 2023 hearing to rezone this development from R-12 to LUR to reduce the setbacks, the Planning Director presented a list of recommended conditions. Brown thought the most important was “The location of all flood plains, wetlands and associated buffers shall be field located and surveyed. None of these areas shall be located within the buildable envelope of a lot.” She said the word “shall” was legally binding, adding that this condition was not removed or amended during that hearing. She asked Jones if they had complied with this condition.

Jones said they did, claiming that what they were talking about now were stream buffers and setbacks, not the flood plain and wetlands mentioned in that condition. Learnard asked him to repeat that distinction. Jones did, adding that the stream could be piped back further, but the variance request was an attempt to avoid intrusion into those environmentally sensitive areas.

Learnard asked by what authority the stream could be relocated or paved over? The Corps of Engineers would have to permit it, Jones stated. Gray said the issue of the buffers came up at the final plat, when the City Engineer said the buffers would still apply. It had been their understanding if they graded and put in silt fence, the lot would be allowed, he continued, but they learned they could not do that during the final plat approval process. Jones said the point was that the lot had been pad-graded. They relocated the stream, then the buffer went on top of the lot. Jones described it as a regulatory stream buffer that was imposed on a lot that was already developed.

Learnard asked if the slab was poured, and Jones said it was pad-graded. Gray said all the lots were pad-graded and ready for construction to begin.

The Army Corps of Engineers issued the mitigation credits, using a complex formula, Gray stated. Was the City involved in that decision, Learnard asked, and Gray said they might be involved, but it was primarily through the State and Army Corps of Engineers. Of course, Jones said, the Land Disturbance Permit was

issued by the City.

Holland wanted to know where the downstream water went from this lot. Gray said water went into the detention basin, then into the lake, and eventually to a tributary and the Flint River. Holland noted there were seven and a half miles of the river that were protected because water was drawn off for drinking water. Gray said that was handled in the approved hydrology plan for the entire development.

Learnard said it would be an understatement to say she was not prepared to approve this. She was concerned about the claim that without this variance they would have to move the stream and further the environmental impact. She said the last thing Council wanted to do was exacerbate what looked to be a difficult situation. Did they need to learn more before they made a decision?

Holland agreed, saying he wanted to leave wetlands and undisturbed buffers alone.

Brown wanted to know Meeker's opinion because she interpreted the original condition for rezoning to mean that this lot should not have a house inside the parameters of the buffer. Meeker asked her to read the condition again and said the "associated buffers" language spoke to buffers beyond the wetlands. The wetlands were a Federal jurisdiction more than a City one, he continued, but the language associated with buffers was what they were there to decide. Learnard said this was a stream buffer, which Meeker again noted was an associated buffer.

There was a significant portion of this lot where no structure was allowed, Brown commented, asking why it was not divided or merged with another lot or deeded to the HOA. Gray again stated that this was first brought up on the final plat, and they had previously thought the mitigation had negated the original buffers.

Meeker remarked that there was discussion about this lot and what could be put there during the approval phase in 2023. There was the concept of a smaller house (1,200 square feet) that would fit within the buildable envelope, but that was not what the buyers wanted or what was consistent with the rest of the development.

Holland said he did not like the idea of intruding into buffers and wetlands. He recalled that in 2023, they were careful to create the correct lot sizes to avoid issues like this.

Brown said she believed the house could be made larger and still fit on the lot without encroaching on the setbacks.

The applicant had said they would have to move the stream if the variance was not granted, and Learnard asked if the City could control that. Meeker said they would go through the Corps for permission to move the stream, then back to the Planning Commission to approve the new plat. It would not come before Council again. Interim City Manager Jonathan Miller said they might have to buy more mitigation

credits. Approval would be up to the Army Corps of Engineers.

Holland noted that the City had no jurisdiction if they pursued this path. Learnard said she could not approve the variance.

Brown again stated that a flaw with the original design plan put this lot next to this stream buffer, and the resolution would be to construct a home within the buildable area. Since there was a solution to put a house on that lot, she could not support this variance.

Johnson said she was not inclined to approve this because there were other avenues that could be pursued. Polacek agreed.

Holland moved to deny Public Hearing item 06-26-09, variance request from stream setback and buffer, 435 Seabiscuit Walk. Brown seconded. Motion carried unanimously.

Council/Staff Topics

1. Budget Presentation

Learnard stated that the City Manager would begin the budget season on Monday June 22 with a presentation at 5 p.m. It was open to the public.

2. Naming of the Library

Holland said he felt it was time for Council to again discuss renaming the Library. He read a list of the many City facilities that had been named in honor of past leaders, mostly men, and said it was time to rename the Library for M.T. Allen, 40-year library manager and first female City employee. He suggested they put this on a Council agenda in August.

Polacek said he liked the idea, and Johnson said she had a few questions, such as cost. Brown said she did not support it. Johnson wondered if there would be donation from the family to offset the cost of changing the sign and re-printing documents.

Holland said he was talking about naming it the M.T. Allen Memorial Library. Prouty stated that using the word "memorial" was traditional for libraries.

3. Scout troop

Learnard commended the Boy Scout troop in attendance.

4. July Council meeting

Julio said there would be only one meeting in July, on July 9.

5. City Offices closed

All City offices would be closed on June 19 for the Juneteenth holiday, Julio added.

6. North Hill path project concerns

Polacek said he had received many calls about the North Hill path projects, which was a 2017 Special Purpose Local Option Sales Tax (SPLOST) project. He recalled that there had been a discussion of replanting the trees, and he would support tapping into the Tree Fund to plant mature trees.

Strickland said he and Miller would be talking to the HOAs on June 22. He said Polacek's comments were accurate, and he wanted the HOAs to have input into the tree planting. Polacek said the concerns included the lack of a barrier, and Strickland said he would investigate all potential safety issues.

Executive Session

Johnson moved to adjourn to executive session at 8:37 p.m. to discuss pending or threatened litigation and the sale, lease, or acquisition of real estate. Brown seconded. Motion carried unanimously.

Holland moved to reconvene in regular session at 9:14 p.m. Brown seconded. Motion carried unanimously.

Adjourn

Holland made a motion to deny the claim by Julie Lincoln as presented. Polacek seconded. Motion carried unanimously.

There being no further business. Brown moved to adjourn the meeting. Holland seconded. Motion carried unanimously.

The meeting adjourned at 9:15 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

City Council of Peachtree City

Meeting Minutes

Monday, June 22, 2026

5:00 PM

Call to Order

The Mayor and Council of Peachtree City met in a Special Called Work Session on Monday, June 22, 2026. Mayor Kim Learnard called the session to order at 5 p.m. Council members attending: Laura Johnson, Suzanne Brown, Clinton Holland, and Michael Polacek.

Pledge of Allegiance and Moment of Silence

Discussion

A. Presentation of the FY2027 City Manager's Proposed Budget

City Manager Justin Strickland explained this was a review of the proposed budget for fiscal year (FY) 2027, running from Oct. 1, 2026 to Sept. 30, 2027. He said the budget reflected the City's vision of Uncompromised Excellence and the values of PATHSS: Professionalism, Accountability, Teamwork, Honesty, Sustainability, and Safety. The budget also manifested the City's Five Pillars: A Safe, Family-Friendly Community, An Active, Healthy Community, An Attractive Community, A Thriving, Resilient Business Community, and A City Organization that was Innovative, High-Performing, and Sustainable.

The top priority for the budget was to maintain existing service levels in all divisions and departments, Strickland commented. The first thing they did when beginning the budget process, he remarked, was to look at the costs for current services, which included staffing, health care, equipment, events, and maintenance. New projects and services must have a source of revenue.

Market Trends

A look at market trends showed that the Consumer Price Index (CPI) had jumped 27% since COVID and what would have cost \$76 in 2020 would cost \$100 today. This, of course, meant that everything the City purchased had gone up in price. Strickland had another chart that showed that the average earnings of a worker in the United States rose by about 25% in the period from 2009 to 2020. Since 2020, earnings had jumped an additional 25%. Because of this, the City had to raise compensation to employees in order to recruit and retain them, Strickland noted, and this strategy was working.

He also included a graph that showed a citizen to employee ratio of 8.82. The population was estimated at about 42,000, and this ratio was within the recommended range. The population of Peachtree City had grown about 25%

since 2000, he stated, so they were not adding employees without need.

State Legislative Impacts

House Bill 581, passed two years ago, provided a statewide floating homestead exemption. Municipalities, counties, and schools had the option to opt in or out when this bill was passed, but the Legislature voted in the last session to make compliance mandatory. This bill controlled how much the assessed value of a home could increase over its value in 2024. The increase was tied to the rate of inflation, so for 2026, it was capped at 2.7%. Non-homesteaded properties would continue to be valued at fair market.

Senate Bill 33, passed as the final bill of this year's legislative session, allowed counties to adopt a 1% Local Homestead Option Sales Tax (LHOST) to provide property tax relief for homesteaded properties. It would not expand revenue but would substitute the sales tax for the money lost due to homestead property tax relief.

Adopting this would require a local act of the General Assembly followed by a voter referendum. If approved, the LHOST would be in effect for 10 years. Distribution would be automatically calculated each year based on the homestead digest, with the previous year's sales tax collection determining the current year's homestead exemption. Any excess sales tax collections beyond 100% of the homestead exemption would be used to lower taxes on all properties.

Strickland recalled that the Floating Local Option Sales Tax (FLOST) was part of HB 581. FLOST reduced property taxes for all properties, while LHOST reduced taxes only for homestead properties. Based on what they had estimated their homestead digest and what they could possibly collect on an LHOST, Peachtree City would be very close to 100% homestead exemption, probably 80% or higher, Strickland stated. There was little risk, he said, unlike with a FLOST, because the exemption was based on how much was collected. He added that it was very rare for sales tax to drop from year to year.

Johnson asked if the exemption changed, would they have to advertise it as an increase, Strickland said they would because they were still taxing businesses the same. He said it was complicated, but he supported this LHOST bill because it was good for homesteaders without risk to revenue sources for the City.

General Fund Overview

They were proposing \$60,779,253 in General Fund revenues for FY 27, Finance Director Kelly Bush stated, which was a 4.8% increase over the original FY 26 budget. However, the current projected FY 26 budget had a 2.3% increase in revenues and 2.4% decrease over projected expenditures. The FY 26 budget showed \$3 million in reserve expenditures for the MEJA property.

Next, Bush presented a breakdown of revenue sources, with taxes bringing in 82.55% of the total. These included property taxes, along with others such as alcoholic beverage taxes, Local Option Sales Taxes (LOST), and insurance premium tax. There was a category called Other Financing Sources, which made up 1.49% of the revenues, and Bush said that was the transfer of the General Funds portion of the hotel/motel tax.

There was a \$684,000 decrease over projected in the Intergovernmental classification, and that was due to the school resource officers. This year, the City received 100% reimbursement for the six new officers, but that would change in FY 2027. Bush said she was budgeting using the same formula they had previously used of 50% for 10 months, but that could change. The \$183,000 decrease in miscellaneous revenue came about because they did not budget for insurance reimbursements, which could not be predicted.

Major Revenue Impacts (Estimated)

They had budgeted for a 3.36% increase in property taxes, Bush noted, with commercial taxes growing by 4% and homestead properties capped by law at 2.7%. This would put the estimated property tax collection at about \$24.6 million, an increase of \$969,000 over the previous year.

LOST collection had been flat, but Bush said it was beginning to revive, and staff had budgeted for a 3% gain over the previous year at \$13.314 million, a \$401 increase over the project amount for FY 26.

Interest income was budgeted at about \$500,000 less than FY 26 due to declining interest rates and also because American Rescue Plan Act (ARPA) projects were complete and those funds expended. The City Hall renovation was the final ARPA project, Bush stated.

Bush showed a pie chart that broke down the FY 27 General Fund revenue sources. It showed that 44% came from ad valorem taxes, about 22% from LOST, with the remainder coming from other sources, such as franchise taxes, charges for services, licenses, and fines and forfeitures.

Another chart showed that the millage rate had been reduced by 1.34 mills over the past 13 years, going from 7.178 mills in 2012 to 5.840 mills in 2025. In one year, that 1.34 mills amounted to \$5,650,795, Bush pointed out. This reduction saved the average Peachtree City household \$273. Compounded, this meant there were \$23 million that Peachtree City had not collected in property taxes.

Expenses

The highlights on the expense side showed a 3% Cost of Living Adjustment (COLA) and a 2% increase in technology costs. Personnel costs included hiring the final three firefighters needed to staff the new Station 85. Fuel costs, utilities, and

healthcare costs were all budgeted to increase.

She presented a slide that showed Peachtree City COLAs were not keeping up with the Consumer Price Index (CPI) since COVID. The 3% proposed in this budget would keep them about 7% under CPI, but Bush said staff would be coming back, probably in December, to ask for another 1%, as they did the previous year. She said it was important to stay competitive in the market and for City employees to have the same buying power as they did the year before. They planned on another salary survey this year and did not want to have to make a big increase in compensation all at once.

Proposed personnel additions were the three firefighter EMT/ paramedic positions to round out the nine needed for the new fire station. A new EMS training officer position was proposed. A fire training coordinator was being reclassified to a fire training officer, and a fire logistics coordinator was being reclassified to a fire logistics officer. The three firefighters would start in mid-year for a savings of \$173,828. A Police staff assistant was proposed, as was a new planner position. A reference librarian position was being reclassified to an assistant director for technology and access services, and a reclassification for Code Enforcement would take a senior code enforcement officer to a code enforcement manager. These positions totaled a new cost to the General Fund of \$508,164.

Brown verified with Bush that the Planner position was for the Planning Department, and Strickland added that when he first came to the City, there were two Planner positions, along with the Planning Director, but one position was eliminated during COVID cutbacks. He thought the current workload justified adding it back, but, in addition to that, the General Assembly had passed a bill that put deadlines on plan and permit reviews. This extra position would enable them to meet the deadlines.

He also mentioned they were reorganizing the Engineering Department, and one of the ideas was to move one of the engineers to Planning. Engineering was always involved in plan reviews, and it would be easier to have an engineer in that department.

Polacek asked if the firefighter savings was a one-time event, and Strickland said it was, noting that they had hired all these new firefighters halfway through the year.

Strickland also wanted to explain the reclass for the Code Enforcement officer, saying that person had been performing in a managerial role but was not being paid for those duties.

Bush moved on to show what percentage of the tax bill went to each City division and how much that equated to on the \$1,200 tax bill for a \$508,000 property. Public Safety costs were \$28,446,453, or 46% of the budget. That did not include capital purchases funded through Special Purpose Local Option Sales Tax (SPLOST) or debt service. Ad valorem tax revenue was projected to be

\$24,627,247, which was about \$4 million shy of the cost for those departments. The average home paid about \$46 a month for Public Safety, which was approximately \$1.51 a day, for a Fire Department with a 1 rating from the Insurance Services Office (ISO), an outstanding Emergency Medical Services (EMS) operation, and a top-ranked Police Department.

Holland noted that Public Works also could be considered first responders, and when that was added to Public Safety, it meant those departments took up about two-thirds of the budget. Bush had created a pie chart showing the expenditures by department and said Recreation, Public Works, Fire, and Police made up 74% of the expenses. Engineering and Storm Water were being folded into Public Works and Building Maintenance for FY 27, making the “Big Four” departments more costly. Of the remaining departments, Finance was the largest, making up 9% of costs, and Bush explained that was because it also included GIS, Court, and Customer Service.

Another pie chart showed they were service-driven, Bush stated, with 65% of the budget going to salaries and other personnel costs and another 20% going to contracted services, which included pool maintenance service, tree management contract, and information technology.

A summary of the proposed General Fund FY 27 budget stated that expenses and revenues were balanced at \$60,779,253 with no plan to use any fund balance.

Five-Year Financial Model

Bush presented the five-year financial model without a bond. The percentages of fund balance were listed at the bottom of the table, and they were all healthy, Bush remarked.

She read a statement that detailed what a strong fund balance provided: “A strong fund balance provides financial stability and credit strength that helps protect our bond rating. It provides emergency and economic risk protection. It shields us from revenue shortfalls, funding delays, major unexpected costs like storms or litigation, or facility failures. It provides operational flexibility. It helps us avoid the need for cuts or tax increases during economic disruptions. It provides for capital planning and strategic investments. It allows cash-funded projects when advantageous and flexibility to grant, match or buy property. It provides a lower borrowing cost. Credit rating agencies view a strong reserve favorably. And the bottom line is that maintaining the strong fund balance is not just conservative, it is strategic. It allows us to plan confidently, adapt to uncertainty and preserve our financial strength for the long term.”

Another five-year model gave a financial overview that included a bond and the use of \$6 million from reserves for the renovations for the Police headquarters. The facilities authority bond would be for construction of a permanent structure over the Kedron pools, a multi-purpose field at Braelinn, which would reduce the reserves

down to 46%, which would remain steady over the next five years.

The Mayor asked if that would impact the triple A bond rating, and Bush replied that it would not. She asked about the \$6 million, with Bush saying that it would be taken directly from reserves for the gun range and the Police Department renovations.

She had calculated that annual debt service on a 15-year, \$12 million Facilities Authority loan would be \$1.064 million per year. This would be for the Kedron structure, the Braelinn multi-purpose field, and one other project with the \$1 to \$2 million remaining, Strickland noted.

This was not included in the proposed budget, Bush told Council. They would return around the start of the fiscal year to ask for the \$6 million for the Police projects, then with the Facilities Authority bond. Strickland explained that they were not putting this in the budget, even though they knew it was coming, in order to maintain comparable budgets from year to year. Otherwise, the FY 27 budget would show a huge jump, then would drop again. They wanted budgets that would let them compare the actual operating costs from year to year.

Brown, who had requested earlier to comment on the use of the fund balance, asked where they needed to be to maintain a Triple A bond rating. Their policy required 31% or better, Bush stated. Strickland noted that bond ratings were not just about fund balance; there were other factors that were considered.

Brown said 30% was considered the minimum, but other factors included how much the City had increased or decreased certain items. She said 37% was the recommended maximum. With a balance above that, the City should consider giving the money back to the people, she remarked. It meant citizens had been taxed too much.

These projects were giving the money back to the people in a sense, Strickland commented. They had to do the renovations for PD, and it was good they had the \$6 million. Providing the gun range for training and adding the Emergency Operations Center were tangible assets to the City. Renovations at the 35-year old PD headquarters would provide needed storage space. Also, the Braelinn field and the Kedron pool were facilities the citizens would use. This money was being invested into things citizens would benefit from for decades, said Strickland.

He said this was a good time to do this, and they had agreed they wanted to see the fund balance decrease. He cautioned that the projections were just educated guesses, but using the fund balance now would keep the percentage in the 40s instead of continuing to climb.

Brown asked why the model without the bond showed 62% in the fund balance by 2032. With the bond, it would be 46%. Bush said spending the \$6 million on the PD renovations accounted for that. They also would be taking on the debt service for

the bond. She also noted that if they were at 37% right now, they would not be able to pay cash for the renovation without dipping down so much that it would impact the bond rating.

It was an easy decision for Council to purchase the MEJA building for what they did, because they had the fund balance, Brown observed. With or without the bond, she still wanted to get the number closer to 37%, which she thought was fairer to the citizens. Brown said she wanted to operate in the best interests of the City and of the citizens. Strickland said he believed that is what they all wanted to do.

Brown agreed but added she was looking to see what they could shave off. She believed the LHOST would benefit the citizens. She hoped they could do a better job on citizen education. If they could reduce property taxes by even 50% for homestead properties, it would be significant, she noted.

Strickland said the soonest they could collect the LHOST would be January 2028. Even if it had passed in the special session, it would have been a year and a half before they were able to collect. It would come up again in the 2027 session, and Strickland said they were not losing out on anything because they could not collect until 2028. Brown noted that if it could have been on the November ballot, they could have prepared the FY 28 budget with that information.

Other Funds: The Fred

Assistant Finance Director Dustin Farron explained that the Amphitheater was an enterprise fund, with profits invested back into the facility. It was not supported by taxes. Recent projects had included new spotlights, concourse lighting, perimeter fencing, and a stage roof and ceiling.

They were proposing a \$1.95 million budget for the Amphitheater for FY 27. Charges for services, mostly from ticket sales, made up \$1.6 million of the revenues, with sponsorships bringing in \$255,000. A transfer from the Hotel/Motel Tax was projected at \$75,000.

The largest expenditure, \$1.24 million, was for program expenses for the artists. Purchased and contracted services were \$480,000, and capital outlay, which was the reinvestment back into the facility, was \$100,500. This year they were planning on Americans with Disabilities Act (ADA) upgrades to the restrooms and the replacement of 100 seats, which they did annually, plus some electrical panel upgrades.

Holland asked if program expenses for the artists had increased, and Farron said it had definitely gone up. It was harder to get the bigger names with the money they had. He also mentioned that The Fred competed with Trilith Live and other nearby venues. However, there were six sold-out shows at The Fred this season.

The Mayor asked who they were contracted with to acquire acts, and Farron

explained there were three affiliated companies—PTR, which was part of RCS, FreshTix, and Premier Productions.

Other Funds: Hotel/Motel Tax

Farron detailed the FY 27 budget for the Hotel/Motel Fund, which got its money from the 8% Hotel/Motel Tax levied on hotel rooms and short-term rentals. That tax was projected to bring in about \$2.3 million for FY 26, a 3% increase, and was budgeted for about the same amount in FY 27.

Farron explained that the revenues were collected in this fund but were transferred out according to State law. The General Fund got 3%, which would be \$887,000, and 1.5% went to Tourism Product Development (TPD) in the amount of \$368,000, with \$75,000 of that going to the Amphitheater. The Convention & Visitors Bureau (CVB) was budgeted to receive approximately \$1.035 million. Farron said that was the CVB's largest source of revenue, but it was not their budget. The budget would come to Council in August.

Holland asked if they had a breakdown of revenue received from short-term rentals, and Farron said he did not know that because all Hotel/Motel Tax revenue was lumped in together.

Other Funds: Storm Water Utility Fund

Due to a rate study and the adoption of new rates, there were significant changes to the Storm Water Utility this year, Interim Assistant City Manager Jonathan Miller remarked. These included three new positions, the inclusion of the stormwater bill on the 2026 property tax bill, and an almost 50% increase in spending on pipelining and replacement.

The projected budget was about \$4 million. With the rate increase, revenues were projected to go up by about \$1.3 million compared to FY 26. On the expenditure side, Miller said there were significant increases in personnel costs, the purchase of new equipment and vehicles, and the substantial increase in infrastructure projects. Miller said they were projecting that the budget would be completely balanced and that they would not need to pull money from the reserves.

Learnard said she had devoted a Mondays with the Mayor video to stormwater when Council voted on the rate increase, but she wondered if they needed to do more to prepare citizens. Strickland said businesses would see the new rates on October 1, and residential bills would be included with the tax bills, probably in January. He thought additional public information campaign would be a good idea.

Holland asked if there had been much concern from the community about the rate changes, and Strickland said he personally had not heard anything. Farron said Finance had not received many calls. Brown agreed that a Mondays with the Mayor would be a good idea, maybe every month. City Clerks Yasmin Julio

explained the plans the Communications Office had for publicizing the rate change.

Strickland said there would be a discussion of a stormwater bond in the future to augment the new rates and speed up the progress of some of the projects that were most needed.

Capital Improvement Program (CIP) Funds

Miller listed four CIP projects that were budgeted for: 2027 Comprehensive Plan, Recreation/ Grounds pole barn, Battery Way improvements, and citywide facilities improvements, which included upgrades to the Public Works admin building, Glenloch burglar alarms, roof replacements at Glenloch and Riley Field, and electrical work at Station 81.

Financed projects included Public Works and Grounds equipment, 10 Police patrol vehicle replacements, technology replacements and software, Fire and EMS vehicle and equipment, recreation equipment, along with other financed vehicles and equipment. These were financed over five years at about \$611,000 per year and remained as a revolving financing plan. The total CIP FY 26 budget was \$1,416,491.

Holland asked where the budget showed the capture of revenues from the sale of the vehicles that were being replaced. Bush said it was under other revenue sources in the General Fund. She budgeted \$10,000 each year as a placeholder because she did not know what the sales would net. Miller remarked that some of these vehicles were reallocated for use in other departments and did not go to auction.

Strickland said the Battery Way improvements listed would be for the restrooms. There were SPLOST funds for the other Battery Way projects, but the restrooms were not included. The Battery Way work would be done in FY 27. Holland asked how the restrooms would look, and Strickland said they would be modular, with one male and one female stall. He thought it might be less than \$300,000, and if so, the excess money could be spent on the playground.

Impact Fees

These were collected on new development throughout the city, Miller explained, and were subject to certain legal restrictions, including spending deadlines. The money could be spent only for new paths, and Police and Fire upgrades. The total impact fees available for this fiscal year were almost \$3.2 million, down \$1 million for the previous fiscal year. Spending was required on a revolving five-year plan.

Holland asked if the spending restrictions were a State or local law, and Miller said it was from the State. Strickland explained that the money had to be spent on things that would be impacted by development, such as the paths or Public Safety services. The amount in the Police Department's allocation was low because

impact fees had been used to purchase the gun range.

What Does it Cost to Live in Peachtree City?

Strickland compared the 2026 Maintenance and Operations (M&O) millage rates for Fayette's cities: Peachtree City was 5.840; Fayetteville, 5.646; Tyrone, 2.889, and Brooks, 1.126. He showed another graph that combined the municipal and County millage rates, but not the Board of Education. This showed that Tyrone had the highest total millage rate, 10.682, because they relied on the County for Fire and EMS. Fayetteville used the County for EMS, and its total millage rate was 10.619. Peachtree City provided its own Fire and EMS and had a total millage rate of 9.813. Strickland said Peachtree City was providing those services at a lower cost and with better quality than Fayette County.

Strickland said he did not include school taxes on his chart because they overwhelmed the other numbers. School taxes made up about 60% of the tax bill. Even if they did get the LHOST and eliminate municipal homestead property taxes, there would still be school taxes to pay.

For an average house in Peachtree City valued at \$508,000, the total tax bill would be lower than it would be in Fayetteville or Tyrone. The difference between Tyrone and Peachtree City was about \$177 a year. Taxes amounted to \$16.40 per day in Peachtree City; in Tyrone, it was \$16.88, while in Fayetteville, the taxes were \$16.85 a day. In Brooks, the cost was \$15.90, while in the County and Woolsey, taxes were \$15.27. This meant it cost \$1.13 more a day to live in Peachtree City than in the County.

A pie chart showed that two-thirds of the tax payment went to the Board of Education, while 20% went to the City, and 13% to the County M&O budget, with the remainder going to E-911. Strickland presented photos of some of the things that \$1.13 a day provided, such as an ISO 1 rated fire department, parks and recreation facilities and events, 100-plus miles of paths, a CALEA advanced certification Police Department, city-maintained neighborhood entrances and medians, and a premier public library.

Polacek thought it would be good to explain why the ISO 1 rating was so important. Fire Chief Clint Murphy said ISO was part of the firm that produced rates for insurance companies based on risk. Inspectors visited the city and looked at equipment, training, and organization and awarded the rating. The ISO 1 ranking was the highest and meant citizens paid less in premiums.

Sustainability

Strickland reminded Council that the basis of their budget policy was to take care of what they had. He listed some of the assets, starting with more than 40,000 residents and 380 employees. They had to maintain 88 City buildings and more than 1,000 vehicles and pieces of equipment. There were more than 4,800 traffic

signs on the 100-plus miles of paths and 200-plus miles of streets. Learnard asked him how much they spent on path maintenance, and he said it was at least \$3.2 million each year. Holland asked how many miles of paths there were, and Strickland said there were close to 102 miles of public paths that the City maintained, and around 110 if private paths were added, plus the paths that were on the golf courses.

The City maintained about 95 miles of stormwater pipe, along with 8,000 drainage structures and 100 detention ponds. Maintenance on the 29 tunnels and 48 bridges had to be budgeted, as did care for the more than 40 parks, fields, and recreation areas.

Strickland pointed out that the City owned 2,650 acres that were not in a right-of-way and 398 acres in rights-of-way. This equaled 18% of the land in the city limits, and Strickland said it was unusual for a city to own that much land. They maintained more than 80 landscape islands and 280 neighborhood entrances.

The Path to Continued Uncompromised Excellence

Strickland concluded his presentation with his own list of what they needed to do to maintain Uncompromised Excellence.

- Keep employee pay at the 85th percentile
- Encourage smart economic development
- Invest in safety, which included personnel and infrastructure
- No sacrifices in services
- Utilization of citizen advisory groups
- Continue programs such as PTC101 and summer internships
- SPLOST 2023 projects
- Transportation Improvement Program (TIP) funding grant applications
- Ordinance/policy updates
- Boundary study
- 911 feasibility study
- Highway 54 Corridor study
- LHOST-homestead property tax relief

Strickland said the plan was to hold the public hearing on the proposed budget and CIP at the July 9 City Council meeting and ask Council to adopt them at the August 20 meeting, along with the CVB and the Keep Peachtree City Beautiful budgets.

Council Questions and Discussion

Brown asked if it was typical to do just one public hearing, saying she felt a lot of people would be out of town the week of July 9. Strickland said it was up to

Council, but they usually held it on the second Thursday in July. Learnard said she felt July 9 was far enough removed from the Fourth to be okay, and then Bush said she had already advertised the hearing for July 9. Brown remarked that she understood but thought some citizens would not like it.

Was there a list of projects for the stormwater bond, Johnson asked. Strickland said Integrated Science & Engineering (ISE) had submitted a list of projects, but it could be tweaked. Several Council members mentioned problems with ponds and lagoons, and Strickland acknowledged there was a lot of silt in the East Lagoon. Learnard said they also needed to look at the North Lagoon. Strickland said it would make sense cost-wise to wait to dredge the lagoons when Lake Peachtree was dredged in 2030.

A lot of money had been spent on maintenance, Holland stated, and he did not want them to forget about the hockey rink. It did not show up in this budget because Council had approved a \$500,000 budget amendment for this year, Strickland commented. Any further money would be to enclose it, which they would be considering. Holland said he wanted to make sure the hockey rink would last another 35 years, and Strickland replied that part of the \$500,000 would be to make the repairs suggested by the engineers. Holland said those were for the inside, and he wanted to look at the exterior, too.

Polacek confirmed that these personnel additions would be the only ones. Bush said they were adding a technology person through CPAC to be split between Fire and Police. PD and Fire professional services costs were increasing a bit to pay for this outsourced position, Strickland remarked.

Other than waiting until mid-year to hire the three new firefighters, Polacek asked if any other savings had been captured. Bush explained how they built-in some savings by always budgeting a negative amount equal to 2.25% of each department's budget. Strickland said they could do this because every position they budgeted for would not be filled the entire year. Also, the departments were very careful with their spending and came in under budget most years.

However, he remarked, there had been \$5 million difference in projected revenues and in the initial budget proposals from the departments, so that required some cutbacks. He said they made some projections, such as counting on fuel prices not rising further. Also, he had noticed that electricity costs were lower than projections last year and lowered them accordingly in this year's budget.

All the department heads did a good job in keeping their budgets flat and justifying the increases when they could not, he stated, but some things, like health care costs, were out of their control. Strickland estimated that 75% of the budget increase came from increases in salaries and health care costs.

Budgets reflected what a government valued, Polacek remarked, and this budget showed that they valued public safety, public works and parks, which was where

he thought most residents wanted their tax dollars to go.

He mentioned that they were looking at the use of reserves and a bond to finance the Kedron pool structure, but had not figured out maintenance costs, which they had been told could double for the new facility. Strickland said that it would come up in FY 28. They had accounted for Kedron being closed in this year's budget.

Brown asked about the cost of heating Glenloch and keeping it open in the winter. Recreation Director Harold Layton pointed out that Kedron would be closed, so those operating costs could be applied at Glenloch.

She stated that four of the personnel additions were reclassifications. New positions were the three firefighter EMTs/ paramedics, an EMS training officer, a planner, and a Police staff assistant. Brown said she did not want citizens to be alarmed when they saw the list because so many were reclassifications, and five of the six new positions were for Public Safety.

Most of the reclassifications were minor, Strickland said. He noted that the Police assistant position was added mostly to handle the increase in Open Records requests.

He then returned to the five-year model, saying neither he nor Bush would recommend taking \$6 million from reserves and issuing a bond unless they were certain it would leave them in a sound financial position.

Brown said she was glad they had separated those costs out and did not have them in the proposed budget. Bush said it was easier to explain as a separate item.

Strickland closed by saying this was a massive undertaking, and Peachtree City compiled its budget much earlier in the fiscal year than a lot of governments because they wanted to get things in front of Council and citizens as soon as possible. He thanked the department heads for being mindful of costs and realistic in their requests. Strickland expressed his pride in Bush and Farron for putting all of this information together, creating the massive budget books, and ensuring everything balanced. He said the budget was accessible to the public on the City website.

Adjourn

Brown moved to adjourn at 7:04 p.m. Holland seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Jonathan Miller, Interim Assistant City Manager 07/02/2026
Justin Strickland, City Manager 07/02/2026

DATE: July 9, 2026

SUBJECT: Ordinance #1261 Reorganization and Dissolution of the Engineering Services Division

Recommendation:

Approve the reclassification of titles from the Engineering Division and ordinance #1261 as presented.

Discussion:

The proposed reorganization is a strategic initiative to strengthen operational effectiveness, improve service delivery, and support the city's evolving infrastructure and development needs while continuing to provide exceptional service to residents, businesses, and community partners.

Budget Impact:

Attachments:

1. Ordinance 1261 redlined
2. City Engineer
3. Capital Improvement Project Manager
4. Capital Improvement Project Specialist

AN ORDINANCE TO AMEND ARTICLE IV, DIVISION 1 ~~AND DIVISION~~THROUGH 7 OF THE ADMINISTRATION ORDINANCE OF PEACHTREE CITY, GEORGIA, AS AMENDED, TO PROVIDE FOR THE ORGANIZATION OF CITY DEPARTMENTS AND DIVISIONS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, AND IT IS HEREBY ORDAINED by authority of the same that:

Section 1. Chapter 2, Article IV, Division I ~~through and Division~~ 7, as amended, be further amended to read as follows:

DIVISION 1. GENERALLY

Sec. 2-126. Organization of All Divisions.

Sec. 2-126. Organization of all divisions.

- (a) The municipal government workforce shall be organized into divisions and departments reporting to the city manager's office as follows:
- (1) The executive services division, headed by the city clerk, shall be responsible for the public information and city clerk functions.
 - (2) The planning and development division, headed by the planning and development director, shall be responsible for planning, zoning, protective/building inspection, engineering services as it relates to land development, city floodplain management, and code enforcement functions.
 - (3) The financial and administrative services division, headed by the financial and administrative services director, shall be responsible for the financial, accounting, treasury, information technology, geographic information systems, municipal court, city hall customer service, purchasing, payroll, accounts receivable, accounts payable, grant administration, and budgeting functions.
 - (4) The human resources and risk management division, headed by the human resources and risk management director, shall be responsible for human resources and risk management, including workers' compensation and safety functions.
 - (5) The public safety division shall be divided into two separate departments, each of which shall be regarded as a division:
 - a. The police department, headed by the police chief, shall be responsible for law enforcement, security, and safety education functions.
 - b. The fire department, headed by the fire chief, shall be responsible for fire suppression, fire prevention, fire inspections, fire investigations, public fire and life safety education, technical rescue, hazardous materials response and mitigation, emergency planning and management, and emergency medical services functions.
 - (6) The public works division, headed by the public works director, shall be responsible for the public works functions including the maintenance of city infrastructure including but not limited to streets, rights-of-way, paths, signs, facility grounds, recycling functions, stormwater, building maintenance, capital improvement projects, vehicles, and equipment.

-
- (7) The recreation and special events division, headed by the recreation and special events director, shall be responsible for recreation and recreation programming, sports association management, special events, amphitheater, grounds maintenance landscaping, and maintenance functions for city recreation facilities.
- (8) The library services department, headed by the director of library services, shall be responsible for library programming and all other library services.
- (b) Each director or chief oversees the operations of the respective division and supervises the department heads within the division. The directors/chiefs report directly to the city manager or assistant city manager, serving in the capacity of chief administrative officer and assistant chief administrative officer, and, along with the city manager, assistant city manager, and their department head designees, comprise the city's executive leadership team.
- (a) ~~The municipal government workforce shall be organized into divisions and departments reporting to the city manager's office as follows:~~
- (1) ~~The executive services division, headed by the city clerk, shall be responsible for the public information and city clerk functions.~~
- (2) ~~The planning and development division, headed by the planning and development director, shall be responsible for planning, zoning, protective/building inspection, and code enforcement functions.~~
- (3) ~~The financial and administrative services division, headed by the financial and administrative services director, shall be responsible for the financial, accounting, treasury, information technology, geographic information systems, municipal court, city hall customer service, purchasing, payroll, accounts receivable, accounts payable, grant administration, and budgeting functions.~~
- (4) ~~The human resources and risk management division, headed by the human resources and risk management director, shall be responsible for human resources and risk management, including workers' compensation and safety functions.~~
- (5) ~~The public safety division shall be divided into two separate departments, each of which shall be regarded as a division:~~
- a. ~~The police department, headed by the police chief, shall be responsible for law enforcement, security, and safety education functions.~~
- b. ~~The fire department, headed by the fire chief, shall be responsible for fire suppression, fire prevention, fire inspections, fire investigations, public fire and life safety education, technical rescue, hazardous materials response and mitigation, emergency planning and management, and emergency medical services functions.~~
- (6) ~~The public works division, headed by the public works director, shall be responsible for the public works functions including the maintenance of city infrastructure including but not limited to streets, right of ways, paths, signs, facility grounds, recycling functions, vehicles, and equipment.~~
- (7) ~~The engineering services division, headed by the city engineer, shall be responsible for city engineering services, building maintenance, and stormwater.~~
- (8) ~~The recreation and special events division, headed by the recreation and special events director, shall be responsible for recreation and recreation programming, sports association management, special events, amphitheater, grounds maintenance landscaping, and maintenance functions for city recreation facilities.~~
- (9) ~~The library services department, headed by the director of library services, shall be responsible for library programming and all other library services.~~

~~(b) — Each director or chief oversees the operations of the respective division and supervises the department heads within the division. The directors/chiefs report directly to the city manager or assistant city manager, serving in the capacity of chief administrative officer and assistant chief administrative officer, and, along with the city manager, assistant city manager, and their department head designees, comprise the city's executive leadership team.~~

Secs. 2-127—2-145. Reserved.

DIVISION 2. BUILDING DEPARTMENT

Sec. 2-146. Created.

There is created a building department for the city.

Sec. 2-147. Duties.

Supervision and enforcement of all building construction and related ordinances and rules of the city, the enforcement of the sign ordinance and issuance of building permits, and collection of permit fees shall be vested in the building department.

Sec. 2-148. Composition.

The building department shall consist of a building official who shall act as head of the department and such other employees and consultants as the building official may recommend and the city council may approve as it may deem necessary to properly execute the purposes of this division.

Sec. 2-149. Accountability.

The building official and building department shall be responsible to the planning and development director.

Sec. 2-150. Building official; appointment.

The building official shall be appointed by the city manager. The building official may be a third party who is designated by contract with the city instead of being a city employee.

Secs. 2-151—2-170. Reserved.

DIVISION 3. FIRE DEPARTMENT

Sec. 2-171. Created; purpose.

A department to be known as the Peachtree City Fire Department, the object of which shall be the prevention and extinguishment of fire and the protection of life and property within the limits of the city and such other areas as may be designated by the chief of the fire department, subject to approval of the chief administrative officer and the council, is created.

Sec. 2-172. Definition.

The term “fire department” shall be all-inclusive and shall include the emergency medical services unit operated by the fire department.

Sec. 2-173. Composition; salaries.

The fire department shall consist of a chief and such other authorized positions as shall be deemed necessary by the council for the effective operation of the department; the only employees receiving a salary for service rendered shall be the chief and such other authorized positions as may be appointed by the council, which likewise shall fix the compensation of such employees.

Sec. 2-174. Qualifications, removal of chief.

The chief of the fire department shall be technically qualified by training and experience and shall have the ability to command men and hold their respect and confidence. He shall be removed from office as prescribed by the Charter.

Sec. 2-175. Appointing chief of fire department; accountability of fire department personnel.

- (a) The chief of the fire department shall be appointed by the city manager. The chief of the fire department shall serve without reappointment until terminated according to city policies or otherwise resigns.
- (b) All other fire department personnel shall be accountable to the chief of the fire department and to the city manager’s office as assigned.

Sec. 2-176. Duties of the chief.

- (a) *Formulation of rules and regulations.* The chief of the fire department shall formulate a set of rules and regulations to govern the department and shall be responsible to the chief administrative officer and council for the personnel, morale and the general efficiency of the department.
- (b) *Determining department organization and responsibility.* The chief shall determine the number and kind of companies of which the department is to be composed and shall determine the responsibility of such companies to alarms.
- (c) *Conduct of drills and instructions.* The chief shall, at least once a month, conduct suitable drills or instructions in the operation and handling of equipment, first aid and rescue work, salvage, a study of the buildings in the city, fire prevention, water supply, and all other matters generally considered essential to good firemanship and safety of life and property.
- (d) *Investigation of fires.* The chief is required to assist the proper authorities in suppressing the crime of arson by investigating or causing to be investigated the cause, origin and circumstances of all fires.
- (e) *Right of entry; issuing abatement notices.* The chief is empowered to enter any buildings or premises at reasonable times for the purpose of making inspections and to serve written notice upon the owner or occupant to abate within a fixed time any fire hazards that may be found.
- (f) *Keeping of records.* The chief shall see that complete records are kept of all fires, EMS runs, apparatus and equipment, personnel, and other information about the work of the department.
- (g) *Making monthly reports.* The chief shall report on the operations of the department in a format approved by the chief administrative officer.

-
- (h) *Making annual reports and recommendations.* The chief shall make a complete annual report to the chief administrative officer within one month after the close of each calendar year, such report to include information specified in subsection (f) of this section, together with comparative data for previous years and recommendations for improving the effectiveness of the department.
 - (i) *Submission of budget.* The chief shall, at the direction of the chief administrative officer, submit for approval to the chief administrative officer and city council a budget for the operation of the fire department and the purchase of capital equipment required for the efficient operation of the department. Further, he shall provide with the council's approval, sufficient funds for educational training, (books, seminars, schooling, etc.) that will improve the efficiency of all personnel as it relates to current fire and rescue practices.

Sec. 2-177. Emergency medical services.

The fire department, under the direction of the chief and such persons as may be appointed by the chief, shall operate the emergency medical services. All such personnel shall possess the required training and experience.

Sec. 2-178. Volunteers—Membership; employee status.

The membership of the fire department, other than the chief and permanent personnel employed by the council, shall consist of unpaid volunteers who shall be considered employees of the city only while actively engaged as members of the fire department of the city.

Sec. 2-179. Same—Appointment and removal of members.

The volunteer members of the fire department shall be appointed in a manner prescribed by the chief and chief administrative officer, and such appointment shall be terminated by the chief and the chief administrative officer.

Sec. 2-180. Same—Autonomy; qualifications.

The volunteer body shall be recognized by the city as self-regulating and financially autonomous. The persons approved as volunteer members of the fire department by the chief shall be citizens residing within the city or within the area designated by the chief, preferably property owners whose business activities are normally within the confines of the city and who have telephones in their homes. Determination of whether a candidate for appointment is acceptable shall be made by the chief.

Sec. 2-181. Same—Cause for suspension or discharge.

Any member of the volunteers may be suspended or discharged from the fire department by the chief, at any time he shall deem such action necessary for the good of the department, or in accord with rules and regulations established by the volunteers.

Sec. 2-182. Insurance.

The council shall authorize the chief administrative officer to secure personal, property and public liability and workers compensation insurance for each paid or volunteer member of the fire department, which shall be paid from the general fund of the city. The amount and type of insurance secured for members of the department shall have the approval of the council.

Sec. 2-183. Badge.

Each member of the fire department shall be issued a badge designating his rank.

Sec. 2-184. Police powers.

All regularly appointed members of the fire department are given the necessary special police powers for the purpose of enforcing the provisions of this Code relating to conduct of others at fires or other emergencies, and to the protection of equipment and apparatus.

Sec. 2-185. Responding of peace officers to fire alarms.

It is the special duty of the chief of police and/or other peace officers who may be on duty and available for fire duty, to respond to all fire alarms and assist the fire department in the protection of life and property, in regulating traffic, maintaining order, and in enforcing observance of all pertinent sections of this Code.

Sec. 2-186. Equipment—To be provided.

The fire department shall be equipped with such apparatus and other equipment as may be required to maintain its efficiency and properly perform its prescribed functions.

Sec. 2-187. Same—Requisitioning.

Requisition of apparatus and equipment needed shall be made by the chief of the fire department in accord with the policies, procedures, and operation of the department as approved by the council by ordinance, resolution or other method as may be established.

Sec. 2-188. Same—Safely housed.

All equipment of the fire department shall be safely and conveniently housed in such places as may be designated by the chief administrative officer.

Sec. 2-189. Same—Unauthorized entry of place where housed.

No person shall enter any place where fire apparatus or equipment belonging to the fire department is housed unless accompanied by an officer or authorized member of the fire department.

Sec. 2-190. Same—Use at chief's discretion; unlawfully taking.

The use of all fire apparatus and rescue equipment shall be at the discretion of the chief only. No person shall willfully or without proper authority take away or conceal any article belonging to or used in any way by the department.

Sec. 2-191. Arrangement for turning in alarm.

Suitable arrangements or equipment shall be provided for citizens to turn in a fire alarm and for notifying all members of the fire department so that any member may promptly respond, the cost of which shall be paid by the city.

Secs. 2-192—2-210. Reserved.

DIVISION 4. POLICE DEPARTMENT

Sec. 2-211. Creation.

There is created a police department for the city.

Sec. 2-212. Appointing chief of police department; accountability of police department personnel.

- (a) The chief of the police department shall be appointed by the city manager. The chief of the police department shall serve without reappointment until terminated according to city policies or otherwise resigns.
- (b) All other police department personnel shall be accountable to the chief of the police department and to the city manager's office as assigned

Sec. 2-213. General powers and duties of the chief of police.

The chief of police shall have jurisdiction over the entire operation of the police department. He shall, in addition, be the keeper and custodian of all persons incarcerated for the violation of the ordinances of the city and of all federal and state laws violated within the city. He shall keep such records and make such reports of the activities of the police department as may be required by the chief administrative officer or the city council. The chief of police shall be responsible for the operation of the police department and all of its functions. All persons employed by the police department shall serve subject to the orders and direction of the chief of police.

Sec. 2-214. Qualifications of police officers.

Each person employed as a police officer shall possess the following qualifications:

- (1) Be a person of good moral character and meet the requirements as set forth in O.C.G.A. § 35-8-8.

Sec. 2-215. Approval of employment; salaries.

The chief administrative officer shall approve the employment of all members of the police department and shall prescribe a salary schedule for the employees of the department, which salary schedule the city council may adjust from time to time. A recommendation of a salary schedule and employment of personnel to the police department shall be made by the chief of police and the chief administrative officer to the city council.

Sec. 2-216. Oath of office.

All police officers shall, before entering upon the performance of their duties, subscribe to an oath to be administered by the mayor or by the mayor pro tem. A copy of the oath shall be entered upon the permanent records of the city.

Sec. 2-217. Official bond.

All members of the police department may be bonded in amounts as prescribed by city council for the faithful performance of their duties as police officers. The bonding fee shall be paid from the general funds of the city.

Sec. 2-218. Promulgation of rules and regulations.

The chief of police may formulate and prescribe such rules and regulations as he may deem necessary for the operation of the police department.

Sec. 2-219. Custodian of lost, abandoned or stolen property; service of process.

The chief of police shall be the custodian of all lost, abandoned or recovered stolen property in the city, and shall dispose of such property as provided by state law or city ordinance. The chief of police shall have authority to serve all writs, warrants, summons and other processes duly issued as provided by law or the ordinances of the city. The officers and patrolmen employed by the police department shall likewise have the authority to serve writs, warrants, summons and other processes by direct order of the chief of police.

Sec. 2-220. Conduct of members.

It shall be the duty and responsibility of every member of the police department to conduct himself in a proper and law-abiding manner. All policemen in the performance of their duties shall avoid the use of unnecessary force.

Sec. 2-221. Police as witnesses.

Every member of the police department shall appear as a witness in the courts of the city and the state and the federal courts when their appearance is necessary in the administration of justice.

Sec. 2-222. Disciplinary action.

All members of the police department shall be subject to disciplinary action by the chief of police in accordance with the city's personnel policy.

Secs. 2-223—2-245. Reserved.

DIVISION 5. PUBLIC LIBRARY DEPARTMENT

Sec. 2-246. Created.

There is created a public library department for the city. This department shall fall under the operational and administrative control of the director of library services.

Sec. 2-247. Responsibility.

The supervision and operation of a public library system within the city shall be vested in the library department under the general guidance and oversight of the director of library services. The responsibilities of the public library department include:

Sec. 2-248. Composition.

The public library department of the city shall consist of a director of library services, librarians, and such other employees or consultants as the director of library services may recommend and the city council may approve.

Sec. 2-249. Accountability.

The director of library services shall be responsible to the city manager's office as assigned.

Sec. 2-250. Qualifications of director.

The director of library services shall hold a grade 5(b) or higher professional graduate certificate from the Georgia State Board for the Certification of Librarians.

Sec. 2-251. General duties of the director of library services.

The director of library services shall be responsible for providing professional library services to citizens including the planning, organization, supervision, development, and administration of all services, personnel, operations, and programs within the library department. The director of library services shall also serve as the local liaison to Flint River Regional Library System and shall ensure local compliance to state library law.

Sec. 2-252. Qualifications of librarians.

All librarian positions (youth services librarian, reference librarian, and adult services librarian) shall require a grade 5(b) or higher professional graduate certificate from the Georgia State Board for the Certification of Librarians within six months of employment.

Secs. 2-253—2-270. Reserved.*DIVISION 6. PUBLIC WORKS DIVISION***Sec. 2-271. Creation; composition.**

There is created a public works division for the city, to consist of a director of public works and such other employees and consultants as the director may recommend and the council may approve, as it may deem necessary to properly execute the purposes of this division.

Sec. 2-272. Accountability.

The public works division shall be responsible administratively and executively to the city manager's office as assigned for the following:

- (1) The capital improvements and maintenance of public improvements of city-owned and city-contracted property, both personal and real.
- (2) The installment of traffic control devices that are required to protect the well-being of the present and future citizens of the city.
- (3) To retain copies of all as-builts of utilities, streets, stormwater sewers, and other public installations that are within the public rights-of-way.

Sec. 2-273. Director—Appointment.

The city manager's office shall appoint a public works director in accordance with the city Charter and this article.

Sec. 2-274. Same—Power and authority.

The public works director shall have the full authority to implement the policies, procedures and operation of the department as approved by council by ordinance, resolution or other method, as may be established.

Sec. 2-275. Same—Duties.

The following duties are hereby imposed on the public works director:

- (1) Maintain records of capital equipment, supplies and materials that are required for the operation and maintenance of the department and the meeting of its responsibility.
- (2) See that all equipment is properly maintained and operative at all times.
- (3) Report to the city manager's office all items of administrative consideration, i.e. reports, contract needs, and personnel requirements, in order for those items to reach the city council for consideration in an orderly fashion.
- (4) Advise the city manager's office on matters that would require budgeting consideration on a long-range schedule, i.e. major expenditures required within the scope of this article and the Charter.

Sec. 2-276. Same—Responsibility for enforcement of ordinances relating to destruction, defacement of public property.

It shall be the responsibility of the public works director to see that the prohibitions in this Code relating to destruction or defacement of public property and all ordinances pertaining to his responsibilities be strictly enforced.

Sec. 2-271. Creation; composition.

There is created a public works division for the city, to consist of a director of public works and such other employees and consultants as the director may recommend and the council may approve, as it may deem necessary to properly execute the purposes of this division.

Sec. 2-272. Accountability.

The public works division shall be responsible administratively and executively to the city manager's office as assigned for the following:

- (1) The capital improvements and maintenance of public improvements of city-owned and city-contracted property, both personal and real in coordination with the engineering services division.
- (2) The installment of traffic control devices that are required to protect the well-being of the present and future citizens of the city in coordination with the engineering services division.
- (3) To retain copies of all as-builts of utilities, streets, stormwater sewers, and other public installations that are within the public rights-of-way in coordination with the engineering services division.

Sec. 2-273. Director—Appointment.

The city manager's office shall appoint a director of public works in accordance with the city Charter and this article.

Sec. 2-274. Same—Power and authority.

The director of public works shall have the full authority to implement the policies, procedures and operation of the department as approved by council by ordinance, resolution or other method, as may be established.

Sec. 2-275. Same—Duties.

The following duties are hereby imposed on the director of public works:

- (1) ~~Maintain records of capital equipment, supplies and materials that are required for the operation and maintenance of the department and the meeting of its responsibility.~~
- (2) ~~See that all equipment is properly maintained and operative at all times.~~
- (3) ~~Report to the city manager's office all items of administrative consideration, i.e., reports, contract needs, and personnel requirements, in order for those items to reach the city council for consideration in an orderly fashion.~~
- (4) ~~Advise the city manager's office on matters that would require budgeting consideration on a long-range schedule, i.e., major expenditures required within the scope of this article and the Charter.~~

Sec. 2-276. Same—Responsibility for enforcement of ordinances relating to destruction, defacement of public property.

~~It shall be the responsibility of the director of public works to see that the prohibitions in this Code relating to destruction or defacement of public property and all ordinances pertaining to his responsibilities be strictly enforced.~~

Secs. 2-277—2-300. Reserved.*DIVISION 7. RECREATION AND SPECIAL EVENTS DIVISION***Sec. 2-301. Created.**

There is created a recreation and special events division for the city. This division will fall under the overall operational and administrative responsibility and control of the recreation services and special events director.

Sec. 2-302. Vesting of control of parks.

General control of the lands and property in the city now used as public parks and places or hereafter acquired for such use is hereby vested in the recreation and special events division.

Sec. 2-303. Powers and authority as to parks generally.

The recreation and special events division shall lay out, landscape and improve the parks of the city, and shall have authority generally to maintain and carry forward improvements as money may be appropriated by the mayor and city council.

Sec. 2-304. Responsibilities.

The responsibilities of the recreation and special events division are to:

- (1) Provide for, conduct and supervise public playgrounds, indoor recreation centers and other recreational facilities owned or controlled by the city.
- (2) Conduct such activities on properties under its own control, on public properties with the consent of the authorities of such properties, and on private property with the consent of the owner.

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- (3) Employ a full-time recreation and special events director who is trained and properly qualified as such, and employ such other personnel as the mayor and council deem proper.
 - (4) Recommend the setting aside, leasing or acquisition of lands or buildings within or without the city limits for use as parks, playgrounds, recreation centers, or for other recreational purposes, and provide for the maintenance and improvements of such areas.
 - (5) Submit a budget request annually to the city council for approval.
 - (6) Receive fees and revenue from the operation of recreation facilities and programs. The mayor and council may also solicit or receive any gifts or bequests of money or other personal property and donations to be applied, principal or income, for either temporary or permanent use for playgrounds or other recreational purposes.
 - (7) Exercise such other powers and duties as may be delegated to it by the mayor and city council.

Secs. 2-305—2-335. Reserved.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses, or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

(Signatures on next page)

Done, Ratified, and Passed this ____ day of _____ 202~~63~~.

Kim Learnard, Mayor

~~Mayor Pro Tem~~

~~Laura Johnson, Post Phillip E. Prebor,~~

~~King, Post 2~~

~~Suzanne Brown, Mayor Pro TemMike~~

Clinton Holland, Post 3

~~Michael Polacek, Frank Destadio,~~ Post 4

Attest: _____

Yasmin Julio, City Clerk



City Engineer

Planning and Development
and Development Director

PL02
Reports To: Planning

Salary Grade: 121

FLSA Status: Exempt

Job Code: PL02

Date: June 29, 2026

JOB SUMMARY

This is a highly responsible administrative and technical position conducting engineering activities and related projects. Work involves responsibility for engineering and site development, plan review, and land disturbance activities to ensure compliance with federal, state, and local regulations, engineering standards, and adopted planning policies. The position provides technical expertise to the Planning Commission, City Council, staff, developers, consultants, and the public regarding development-related infrastructure and engineering matters. Independent judgment and discretion are used in carrying out daily operations.

ESSENTIAL FUNCTIONS

- Reviews site plans and hydrological reports, building permits, and erosion and sediment control plans for all commercial and residential developments to ensure compliance.
- Serves as a plan reviewer for site plans, landscape plans, lighting plans, architectural elevations, and residential subdivision plats for zoning and land use related matters
- Reviews preliminary and final engineering designs for compliance with City standards/ordinances, State and Federal regulations, and standard engineering practice.
- Reviews all new development plans; reviews subdivision and commercial plans for compliance with ordinances and construction standards; coordinates changes with developers and their engineer; supervises the inspection and acceptance of City improvements and private development.
- Conduct field inspections to ensure compliance with engineering and landscaping plans, standards, and regulations.
- Assists Permitting and Administrative Staff, as needed, with customer inquiries and application intake.
- Issues permit reviews and make field inspections of residential and commercial construction sites throughout the City as necessary.
- Assists with construction inspections for compliance with approved plans and construction standards, specifications and intent of design.
- Reviews construction documents while on jobsites for compliance with appropriate codes and ordinances while conducting field inspections of residential and commercial construction sites.
- Receives and responds to inquiries and complaints regarding questionable construction practices; addresses complex enforcement issues.
- Provides technical assistance on codes and ordinances to office staff and inspectors in the field; may accompany inspectors in the field to provide advice or assist with difficult situations.
- Attend meetings with contractors, architects, engineers and the general public; confers with same, regarding code compliance matters and interpretation of codes and ordinances.
- Prepare reports and keep records regarding residential and commercial construction sites inspections.
- Attends classes necessary to obtain and/or maintain appropriate certifications.

- Prepare and submit permit applications for various infrastructure projects (e.g., stormwater permits, environmental assessments).
- Address concerns from residents, businesses, and other stakeholders related to public infrastructure projects.
- Inspect construction for compliance with contract documents, approved plans, City standards, and good engineering practice.
- Conducts erosion and development site inspections for all commercial and residential development.
- Issues warnings or stop work orders for non-compliant construction;
- Consults with Code Enforcement Department regarding warnings or stop work orders for non-compliant construction;
- Responds to erosion, traffic and other complaints from the public.
- Coordinates activities of outsourced engineers and contractors on various stages of multiple projects.
- Conducts erosion and development site inspections for all commercial and residential development.
- Acts as the city's floodplain manager
- Performs related duties as assigned.

KNOWLEDGE REQUIRED BY THE POSITION

- Knowledge of civil engineering principles and practices.
- Knowledge of public works infrastructure construction, maintenance, and repair principles.
- Knowledge of erosion and sedimentation control principles and practices.
- Knowledge of analysis, research, and report preparation methods.
- Knowledge of land development design and construction practices.
- Knowledge of zoning regulations, subdivision regulations, and land use planning principles.
- Knowledge of stormwater management, erosion control, and environmental regulations.
- Knowledge of transportation planning and traffic engineering principles.
- Knowledge of relevant federal and state laws, city ordinances, and department policies and procedures.
- Knowledge of computers and job-related software programs.
- Knowledge of GIS principles.
- Knowledge of traffic engineering principles.
- Knowledge of stormwater engineering principles.
- Skill in technical analysis and problem solving.
- Skill in interpreting engineering plans, studies, and reports.
- Skill in project coordination and regulatory review.
- Skill in prioritizing and planning.
- Skill in interpersonal relations.
- Skill in verbal and written communication.

SUPERVISORY CONTROLS

Work is primarily assigned through application submittal of property owners or Director. The Planning & Development Director assigns work in terms of department goals, development review objectives, and City priorities. Work is reviewed through conferences, reports, technical recommendations, and the quality and timeliness of development review activities.

GUIDELINES

Guidelines include federal and state laws, City ordinances, the Unified Development Ordinance (UDO), building codes, engineering standards, transportation standards, stormwater regulations, and city and department policies and procedures. These guidelines require judgment, selection, and interpretation in application. Independent judgment is required in interpreting and applying these guidelines to complex development proposals.

COMPLEXITY/SCOPE OF WORK

The work consists of varied engineering duties, planning, regulatory review, and administrative duties involving complex development proposals and land use issues. The purpose of this position is to perform engineering duties that ensure private development projects comply with applicable regulations and are designed in a manner that protects public health, safety, welfare, and infrastructure systems.

CONTACTS

- Contacts are typically with co-workers, developers, engineers, architects, surveyors, attorneys, consultants, contractors, utility providers, local government officials, regulatory agencies, and the general public. Contacts are typically to exchange information, negotiate matters, resolve problems, and provide services.

PHYSICAL DEMANDS/ WORK ENVIRONMENT

- The work is typically performed while sitting at a desk or table or while intermittently sitting, standing, walking, or conducting field visits, or stooping. The employee occasionally lifts light and heavy objects, traverse construction sites, and inspect development projects, climbs ladders, uses tools or equipment requiring a high degree of dexterity, distinguishes between shades of color, and utilizes the sense of smell.
- The work is typically performed in an office and outdoors, occasionally in cold or inclement weather. The employee may be exposed to machinery with moving parts. Work requires the use of protective devices such as masks, goggles, gloves, etc.

The work is performed primarily in an office environment with periodic outdoor site visits. The employee may occasionally be exposed to construction activities, traffic, uneven terrain, and inclement weather conditions.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

None.

MINIMUM QUALIFICATIONS

- Successful completion of a bachelor's degree in engineering. Preferred major course of study in Civil Engineering. Five (5) years of progressively responsible experience in civil engineering, land development engineering, municipal development review, transportation engineering, or a related field.
 - Experience reviewing private development projects and land use applications preferred.
- Registration as a Professional Engineer (P.E.) in the State of Georgia is preferred but not required.

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

I have read and accept the responsibilities for this position.

Print Name: _____

Signature: _____

Date: _____



Capital Improvement Project Manager

Public Works

PW21

Reports To: Public Works Director

Salary Grade: 122

FLSA Status: Exempt

Job Code: PW21

Date: June 11, 2026

JOB SUMMARY

This position manages the planning, design, procurement, construction, and closeout of Capital Improvement Program (CIP) projects for the city. Responsibilities include overseeing infrastructure projects involving transportation, shared-use paths, stormwater systems, buildings, parks, utilities, and other public facilities. The position serves as the City's project manager throughout all project phases and coordinates consultants, contractors, utility providers, regulatory agencies, and City departments to ensure projects are delivered safely, on schedule, within budget, and in accordance with City objectives.

ESSENTIAL FUNCTIONS

- Manages City capital improvement projects from concept development through design, permitting, bidding, construction, and project closeout.
- Coordinates project planning activities including feasibility studies, preliminary engineering, budgeting, scheduling, and funding analysis.
- Oversee the work of consulting engineers, architects, surveyors, contractors, and construction management firms.
- Develops project scopes, requests for proposals (RFPs), requests for qualifications (RFQs), bid documents, and construction contracts.
- Reviews engineering plans, specifications, cost estimates, and construction schedules for City capital projects.
- Coordinates project activities with City departments, utility providers, regulatory agencies, contractors, and stakeholders.
- Manages project budgets, expenditures, change orders, contract compliance, and funding requirements.
- Conducts construction progress meetings and monitors project schedules, quality control, safety compliance, and contractor performance.
- Prepares reports, presentations, and project updates for City management, advisory boards, and City Council.
- Assists in the development and administration of the City's Capital Improvement Program and long-range infrastructure planning efforts.
- Identifies infrastructure needs and recommends project prioritization based on asset condition, operational requirements, regulatory compliance, and community needs.
- Coordinates grant-funded projects and ensures compliance with applicable federal, state, and local funding requirements.
- Reviews project-related permits, easements, right-of-way acquisitions, and utility coordination activities.
- Responds to citizen inquiries regarding capital projects and construction activities.
- Maintains project documentation, records, schedules, and performance metrics.
- Performs related duties as assigned.

KNOWLEDGE REQUIRED BY THE POSITION

- Knowledge of project management principles and practices.
- Knowledge of public infrastructure planning, design, and construction.
- Knowledge of capital improvement program development and administration.
- Knowledge of construction methods, materials, and inspection practices.
- Knowledge of contract administration and procurement procedures.
- Knowledge of budgeting, cost estimating, and financial management.
- Knowledge of federal, state, and local regulations applicable to public infrastructure projects.
- Knowledge of transportation, stormwater, facilities, parks, and utility infrastructure systems.
- Knowledge of engineering principles and construction standards.
- Knowledge of computers and job-related software programs.
- Skill in project scheduling and resource management.
- Skill in analyzing technical information and developing solutions.
- Skill in prioritizing multiple projects and competing deadlines.
- Skill in negotiating contracts and resolving disputes.
- Skill in interpersonal relations and stakeholder engagement.
- Skill in oral and written communication.

SUPERVISORY CONTROLS

The Public Works Director assigns work in terms of department goals, strategic initiatives, and Capital Improvement Program objectives. Work is reviewed through project performance, reports, meetings, budget compliance, and achievement of established milestones.

GUIDELINES

Guidelines include building codes, engineering standards, and city and department policies and procedures. These guidelines require judgment, selection, and interpretation in application.

COMPLEXITY/SCOPE OF WORK

- The work consists of varied project management, coordination, budgeting, and construction administration duties involving multiple concurrent infrastructure projects.
- The purpose of this position is to successfully deliver City capital improvement projects that enhance public infrastructure, facilities, safety, mobility, and operational efficiency.
- Successful performance contributes to the effective stewardship of public resources and the long-term sustainability of City assets.

CONTACTS

- Contacts are typically with City employees, consultants, contractors, utility providers, architects, engineers, surveyors, vendors, regulatory agencies, elected officials, appointed boards and commissions, and the public.
- Contacts are typically to exchange information, coordinate activities, negotiate matters, resolve problems, and provide project-related services.

PHYSICAL DEMANDS/ WORK ENVIRONMENT

- The work is typically performed while sitting at a desk or conference table and while intermittently standing, walking, bending, climbing, or traversing construction sites. The employee may occasionally lift light objects and use equipment requiring manual dexterity.

- The work is performed in both office and outdoor environments. Outdoor work may involve exposure to construction sites, traffic, inclement weather, uneven terrain, noise, dust, and moving equipment. Appropriate personal protective equipment may be required.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

This position has direct supervision over the Capital Improvement Project Specialist. This position may exercise functional supervision over consultants, contractors, construction managers, inspectors, and project team members assigned to capital improvement projects.

MINIMUM QUALIFICATIONS

- Bachelor's degree in engineering, construction management, public administration, project management, architecture, or a closely related field.
- Five (5) years of progressively responsible experience in capital project management, public infrastructure construction, engineering, construction administration, or a related field.
- Experience managing public sector capital improvement projects preferred.
- Possession of or ability to readily obtain a valid Georgia Driver's License.
- Possession of professional certifications relevant to the position, including but not limited to Professional Engineer (PE), Project Management Professional (PMP), Certified Construction Manager (CCM), or Certified Floodplain Manager (CFM), is preferred. Such certifications are not a condition of employment but may be considered in evaluating qualifications.

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

I have read and accept the responsibilities for this position.

Print Name: _____

Signature: _____

Date: _____



Capital Improvement Project Specialist

PW22

Public Works

Reports To: Capital Improvement Project Manager

Salary Grade: 118

FLSA Status: Exempt

Job Code: PW22

Date: June 11, 2026

JOB SUMMARY

This position provides technical, administrative, and project coordination support for the City's Capital Improvement Program (CIP). The position assists with the planning, design, procurement, construction, and closeout of capital projects involving transportation, shared-use paths, stormwater systems, buildings, parks, utilities, and other public facilities. The Capital Projects Specialist works closely with consultants, contractors, regulatory agencies, and City departments to support successful project delivery.

ESSENTIAL FUNCTIONS

- Assists in managing capital improvement projects from project initiation through construction and closeout.
- Coordinates project schedules, meetings, documentation, and project tracking activities.
- Assists with procurement activities including preparation of bid documents, requests for proposals, and contract documentation.
- Reviews project plans, specifications, cost estimates, and consultant deliverables for completeness.
- Tracks project budgets, expenditures, invoices, funding sources, and contract compliance requirements.
- Coordinates utility relocations, permit applications, easement acquisition activities, and agency reviews.
- Maintains project files, records, schedules, and reporting systems.
- Conducts field visits and assists with construction inspections and progress monitoring.
- Prepares reports, presentations, and project updates for City staff, advisory boards, and City Council.
- Coordinates communications with contractors, consultants, residents, and stakeholders regarding project activities.
- Assists with grant administration and documentation requirements.
- Supports development and updates of the City's Capital Improvement Program.
- Performs related duties as assigned.

KNOWLEDGE REQUIRED BY THE POSITION

- Knowledge of project management principles and practices.
- Knowledge of public infrastructure construction and maintenance practices.
- Knowledge of contract administration and procurement procedures.
- Knowledge of budgeting and cost tracking methods.
- Knowledge of engineering plans, specifications, and construction documents.
- Knowledge of computers and job-related software programs.
- Skill in organization, scheduling, and project coordination.
- Skill in problem solving and attention to detail.
- Skill in oral and written communication.
- Skill in interpersonal relations and customer service.

SUPERVISORY CONTROLS

The Capital Improvement Project Manager assigns work in terms of project objectives, schedules, and departmental priorities. Work is reviewed through reports, meetings, project milestones, and completed assignments.

GUIDELINES

Guidelines include building codes, engineering standards, and city and department policies and procedures. These guidelines require judgment, selection, and interpretation in application.

COMPLEXITY/SCOPE OF WORK

- The work consists of project coordination, technical support, contract administration, and construction support duties involving multiple capital projects.
- Successful performance contributes to efficient delivery of public infrastructure projects.

CONTACTS

Contacts are typically with City employees, contractors, consultants, utility providers, vendors, regulatory agencies, and the public for the purpose of exchanging information, coordinating activities, and resolving issues.

PHYSICAL DEMANDS/ WORK ENVIRONMENT

Work is performed in office and outdoor environments, including construction sites. The employee may be required to walk uneven terrain, inspect construction activities, and occasionally lift light objects.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

None. May provide coordination and project direction to consultants, contractors, and project stakeholders as assigned.

MINIMUM QUALIFICATIONS

- Bachelor's degree in construction management, engineering technology, public administration, business administration, or a related field; or equivalent combination of education and experience.
- Three (3) years of experience in project coordination, construction administration, engineering support, public works, or a related field.
- Experience with public sector capital projects preferred.
- Possession of or ability to obtain a valid Georgia Driver's License

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

I have read and accept the responsibilities for this position.

Print Name: _____

Signature: _____

Date: _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 07/02/2026
Jonathan Miller, Interim Assistant City Manager 07/02/2026
Justin Strickland, City Manager 07/02/2026

DATE: July 9, 2026

SUBJECT: RFP Exclusive Solid Waste Management Collection and Related Services

Recommendation:

No action is required at this time

Discussion:

Staff solicited proposals for exclusive citywide residential solid waste collection and related services. Six qualified proposals were received and evaluated based on the criteria outlined in the RFP. Staff will present an overview of the RFP, summarize the evaluation process, and discuss the results. No Council action is requested at this time; the presentation is intended to provide information and receive Council feedback prior to bringing forward a recommendation for award.

Budget Impact:

N/A

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council
VIA: Justin Strickland, City Manager
FROM: Justin Strickland, City Manager 07/01/2026
DATE: July 9, 2026
SUBJECT: Annexation Study Draft

Recommendation:

No action is required at this time

Discussion:

KB Advisory Group has completed their initial analysis for Peachtree City's Annexation Study. Their process included interviews with individual Council members and key staff, including police and fire departments. They have also completed a cost/benefit analysis of multiple potential priority areas bordering the city. Geoff Koski, President, and Trevor Butler, Senior Consultant, will present KB's initial findings to Council for review, feedback, and next steps. No Council action is requested at this time. This will be a presentation with future steps to come later.

Budget Impact:

None

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Harold Layton 07/02/2026
Jonathan Miller, Interim Assistant City Manager 07/02/2026
Justin Strickland, City Manager 07/02/2026

DATE: July 9, 2026

SUBJECT: 07-26-01 Continuation of Deer Management Program

Recommendation:

Approve the continuation of the Deer Management Program for the 2026-2027 Archery Season.

Discussion:

The deer management program implemented over the past year has provided an opportunity to address the growing concerns associated with the City's deer population, including public safety risks, property damage, and environmental impacts. While progress has been made, effective wildlife management requires a sustained and long-term approach. Accordingly, it is recommended that the City Council authorize the continuation of the Deer Management Program for a second year. Extending the program will allow the City to build upon the data and results obtained during the initial year, further evaluate the effectiveness of management strategies, and continue efforts to reduce deer-related impacts on the community.

A second year of implementation will also provide additional time to assess population trends, monitor program outcomes, and determine the most appropriate long-term management practices for the City.

Therefore, staff respectfully requests that the City Council approve the continuation of the Deer Management Program for an additional one-year term and authorize the necessary actions and funding to implement the program.

Budget Impact:

Attachments:

1. 2026 Urban Deer Management Council Presentation



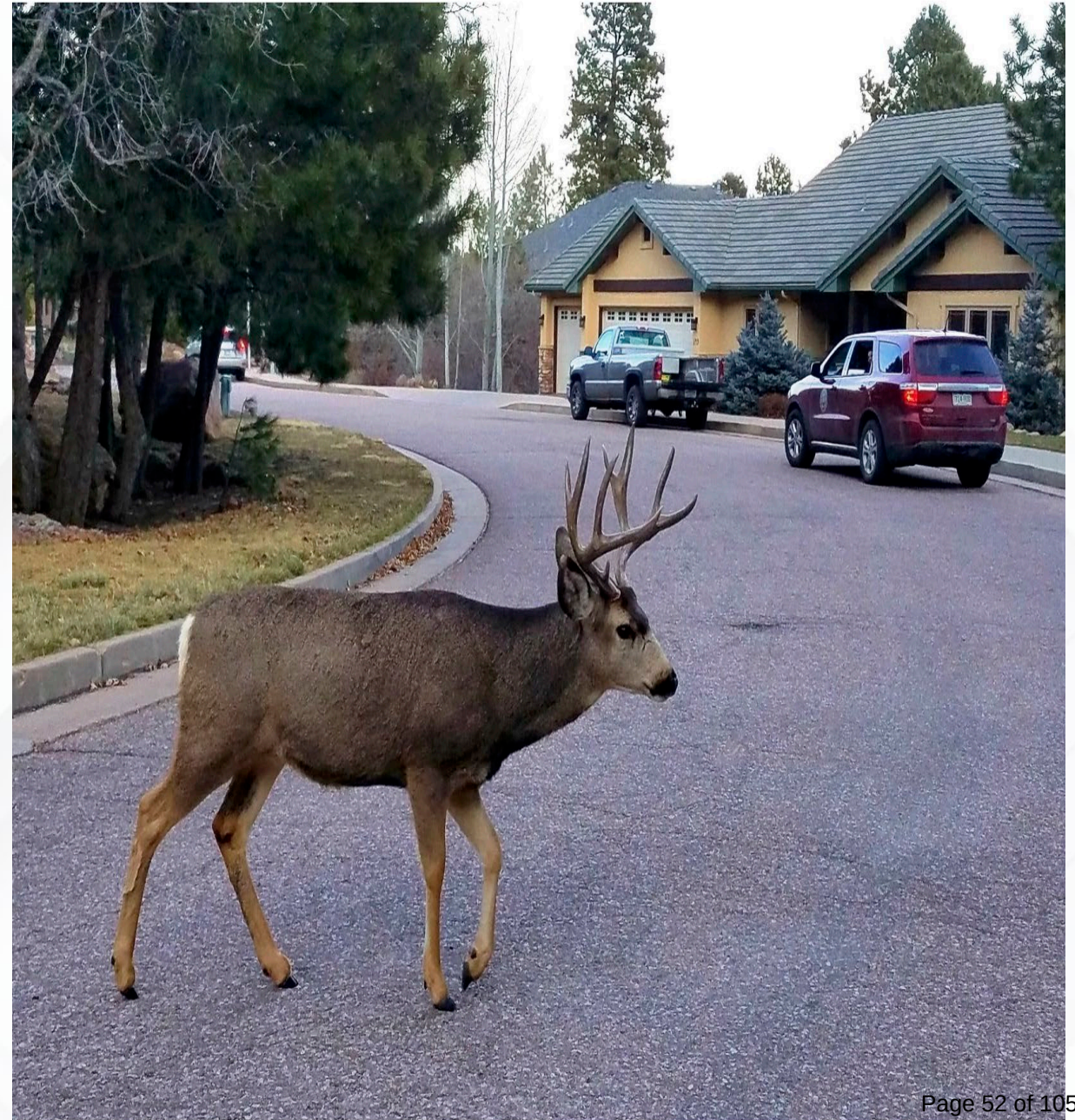
Urban Deer Management

July 9, 2026

Presented by _____

Jonathan Miller
Interim Assistant City Manager

Uncompromised Excellence



Why Manage Urban Deer Populations?

- Prevent deer-vehicle collisions, a major safety risk.

- Reduce spread of tick-borne diseases.

- Minimize property damage to landscaping and public spaces.

- Maintain ecological balance and biodiversity.



Deer-Vehicle Collisions: Local Impact

- Over 200 reported deer-related collisions in Peachtree City since 2022.
- Intersection of Peachtree Pkwy & Interlochen Drive had 9 reported incidents.
- Fayette County ranked 2nd in GA with approximately 514 deer-related crashes per year.
- Collisions cause property damage, injuries, and insurance claims.



Season Outcomes & Success Metrics

- A total of 16 deer were successfully tagged during the 2025–2026 season.
 - 15 Doe (Antlerless), 1 Buck (Antlered)
- Results officially meet the success criteria and baseline guidelines established at the launch of the program.
- Outcome deemed highly successful and aligned with herd management expectations by Seekin Whitetails Wildlife consultants.



Program Evaluation

- Conducted a comprehensive review of the 2025–2026 season to identify key operational areas for improvement.
- Utilized season harvest data and hunter feedback to review and refine safety protocols and program efficiency.
- Evaluating potential new zones and acreage within urban boundaries for program expansion in upcoming seasons with the assistance of the GIS team.
- Continuing partnership with consultants and Georgia DNR to align any future expansions with regional wildlife management goals.



Conclusions and Next Steps

The pilot program was successful and warrants continuation.

- Successful models exist in Forsyth County, Georgia, Fairfax County, Virginia and other communities nationwide.
 - Safety can be ensured with proven methods.
 - Council consider proceeding with the program for the 2026-2027 Season
 - Council consider staff proceeding to expand into other impacted areas of the city at a future meeting
-



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Clint Murphy, Fire Chief 07/02/2026
Kelly Bush, Financial & Administrative Services Director 07/02/2026
Jonathan Miller, Interim Assistant City Manager 07/02/2026
Justin Strickland, City Manager 07/02/2026

DATE: July 9, 2026

SUBJECT: 07-26-02 Fire Station 85 – Construction Manager at Risk (CMAR)
Approval of Guaranteed Maximum Price

Recommendation:

Approve the Guaranteed Maximum Price (GMP) for the Fire Station 85 project to MEJA Construction, Inc as the Construction Manager at Risk (CMAR) in the sum of \$7,981,687.00.

Discussion:

The Council approved the award of the CMAR contract to MEJA Construction at the April 16th, 2026, Council meeting for the sum of \$422,500.00. The initial contract amount for MEJA was for the CMAR's General Conditions and General Requirements, the pre-construction fees and their fee percentage. If approved, MEJA will be awarded Change Order 1 for the sum of \$7,559,187 to increase the initial contract up to the GMP price.

Since the award of the contract, MEJA and the Project Team have carried out a constructibility review of the design and have worked on developing the Guaranteed Maximum Price (GMP). MEJA received pricing from their sub-contractors which was reviewed by the Project Team and a GMP of \$7,981,687.00 is being offered. The project team reviewed all sub-contract packages and costs for completeness and accuracy.

If approval is given, the project will break ground in August 2026 with a target completion date of June 2027.

Budget Impact:

Funding for this project has been previously approved in SPLOST 2023 Project #10 and is included in the current budget.

Attachments:

1. PTC Fire GMP 7.2.26

Peachtree City
PTC Fire Station #85
Peachtree City, Georgia

Project GSF: 12134
Estimate Type: GMP
Estimate Date: 6.29.2026
Cost Limitation \$ 8,000,000.00



Summary- PTC Fire Station #85

Description	Total Cost	Dollars/SF
Concrete	\$ 322,923.00	\$ 26.61
Masonry	\$ 423,055.00	\$ 34.87
Metals	\$ 699,622.00	\$ 57.66
Wood, Plastics, and Composites	\$ 71,488.00	\$ 5.89
Thermal & Moisture Protection	\$ 419,370.00	\$ 34.56
Openings	\$ 397,761.00	\$ 32.78
Finishes	\$ 531,604.00	\$ 43.81
Specialties	\$ 84,383.00	\$ 6.95
Equipment	\$ 39,500.00	\$ 3.26
Furnishings	\$ 4,493.00	\$ 0.37
Special Construction	\$ -	\$ -
Conveying Equipment	\$ -	\$ -
Fire Suppression	\$ 45,000.00	\$ 3.71
Plumbing	\$ 411,804.00	\$ 33.94
Heating, Ventilation, and Air Conditioning (HVAC)	\$ 345,430.00	\$ 28.47
Electrical	\$ 750,000.00	\$ 61.81
Communications - Included In Electrical	\$ 50,000.00	\$ 4.12
Electronic Safety & Security - Included In Electrical	\$ 164,275.00	\$ 13.54
Earthwork	\$ 1,250,000.00	\$ 103.02
Exterior Improvements	\$ 891,069.00	\$ 73.44
Utilities - Included In Earthwork	\$ -	\$ -
Subtotal	\$ 6,901,777.00	\$ 568.80
Building Subtotal	\$ 4,760,708.00	\$ 392.34
Sitework Subtotal	\$ 2,141,069.00	\$ 176.45
Subtotal Cost of Work	\$ 6,901,777.00	\$ 568.80
Contingency @ 7.5%	\$ 517,633.00	\$ 42.66
AV Allowance	\$ 50,000.00	\$ 4.12
Utility Relocation Allowance	\$ 50,000.00	\$ 4.12
Special Inspections Allowance	\$ 25,000.00	\$ 2.06
Subtotal w/Contingency & Allowance	\$ 7,544,410.00	\$ 621.76
CM Preconstruction Services	\$ -	
CM General Conditions	\$ 300,000.00	\$ 24.72
CM Fee @ 1.75%	\$ 137,277.00	\$ 11.31
Total	\$ 7,981,687.00	\$ 657.80

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 07/02/2026
Jonathan Miller, Interim Assistant City Manager 07/02/2026
Justin Strickland, City Manager 07/02/2026

DATE: July 9, 2026

SUBJECT: 07-26-03 Fiscal Year 2027 Operating & Capital Improvement Budget

Recommendation:

No action is required at this time

Discussion:

In accordance with O.C.G.A. § 36-81-5, the City Manager's Proposed Budget for Fiscal Year 2026-2027 was presented to the City Council on June 22, 2026.

The proposed budget was made available to the public in the following ways:

Electronically: A full copy of the budget is accessible on the City's official website.

Physically: A printed copy is available for public inspection at the front desk of City Hall during normal business hours.

A public hearing to receive citizen input on the proposed budget is being held today, on July 9, 2026, at 6:30 PM.

Final adoption of the budget is scheduled for consideration at the regular City Council meeting on August 20, 2026, at 6:30 PM.

Budget Impact:

All operating funds and the capital improvement fund

Attachments:

1. June 22, 2026 FY27 Proposed Budget Overview



FY 2027 Proposed Budget

Monday, June 22, 2026

Presented by _____

Justin Strickland
City Manager

Kelly Bush
Finance Director

Jonathan Miller
Assistant City Manager

Dustin Farron
Assistant Finance Director

Uncompromised Excellence



VISION & VALUES

THE VISION:
UNCOMPROMISED
EXCELLENCE

P

Professionalism

We will demonstrate knowledge and competence in our work, respect for others, and dedication to ethical behavior.

A

Accountability

We will accept and expect personal responsibility for our words, decisions, and actions.

T

Teamwork

We will communicate, collaborate, and unify around common goals.

H

Honesty

We will provide full transparency from policy through implementation.

S

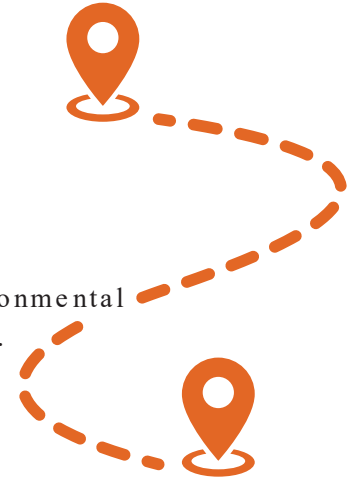
Sustainability

We will provide services that assure ongoing organizational, financial, and environmental preservation to meet the needs of the present without compromising the future.

S

Safety

We will safeguard our community, people, and property.



PTC's Strategic Five Pillars

A Safe, Family-Friendly Community



An Active, Healthy Community



An Attractive Community



A Thriving, Resilient Business Community



A City Organization that is Innovative, High Performing, and Sustainable



Budget Policy

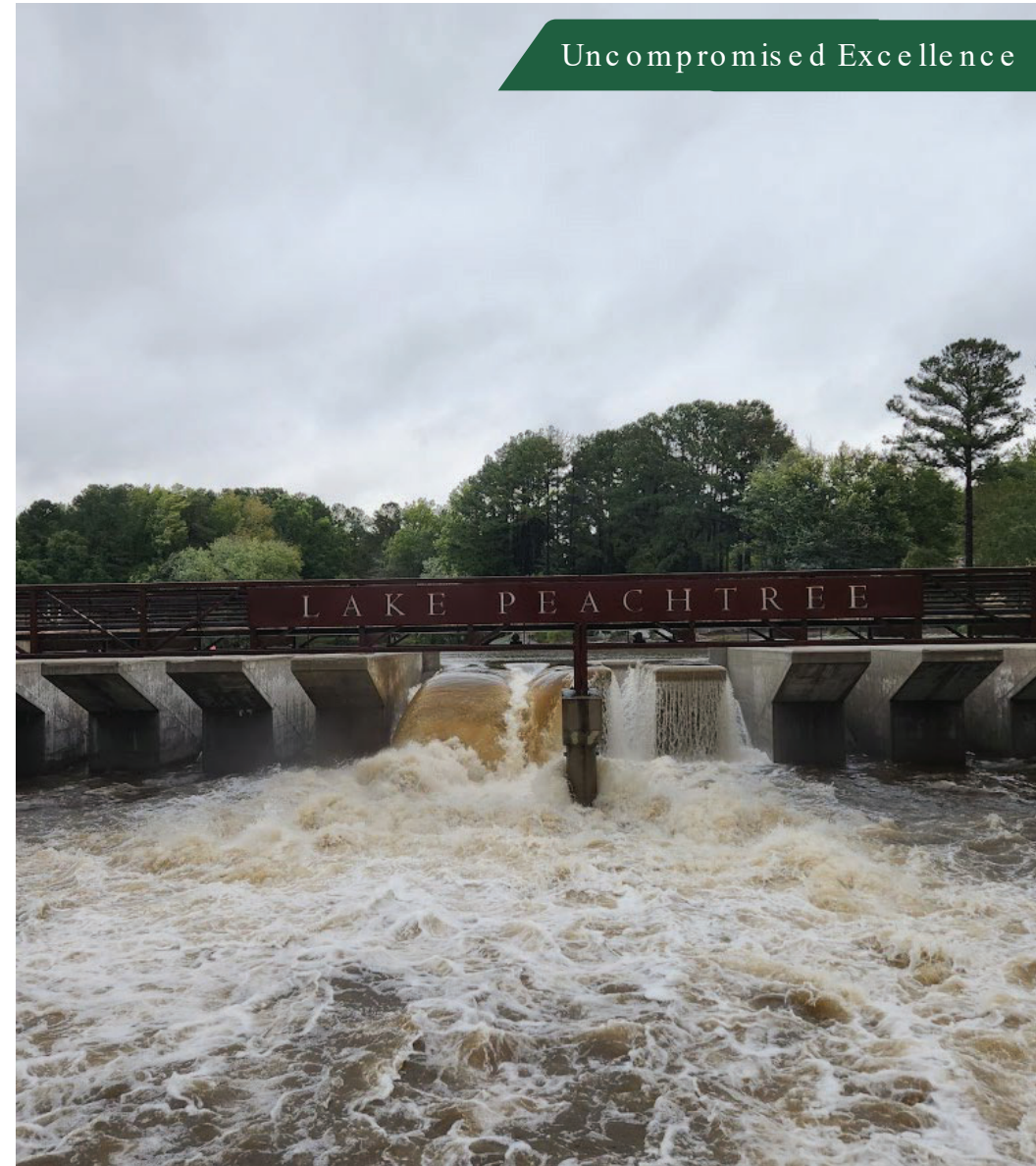
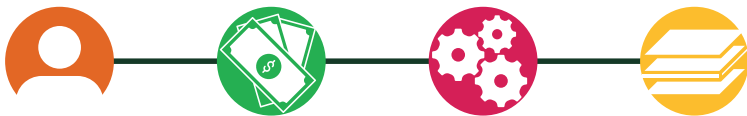
The City's top program priority is to maintain existing service levels in all divisions and departments.

A baseline should be set and serve as an agreed upon point of departure for subsequent budget discussions ie: a new facility or service.

Any additional services above the baseline shall be fully funded at the time of the adoption of the annual budget and ongoing funding sources shall be clearly identified. Such ongoing funding sources must be either new or increased revenues or clearly identified expense reductions.

The Four M's

Manpower • Money • Machines • Materials

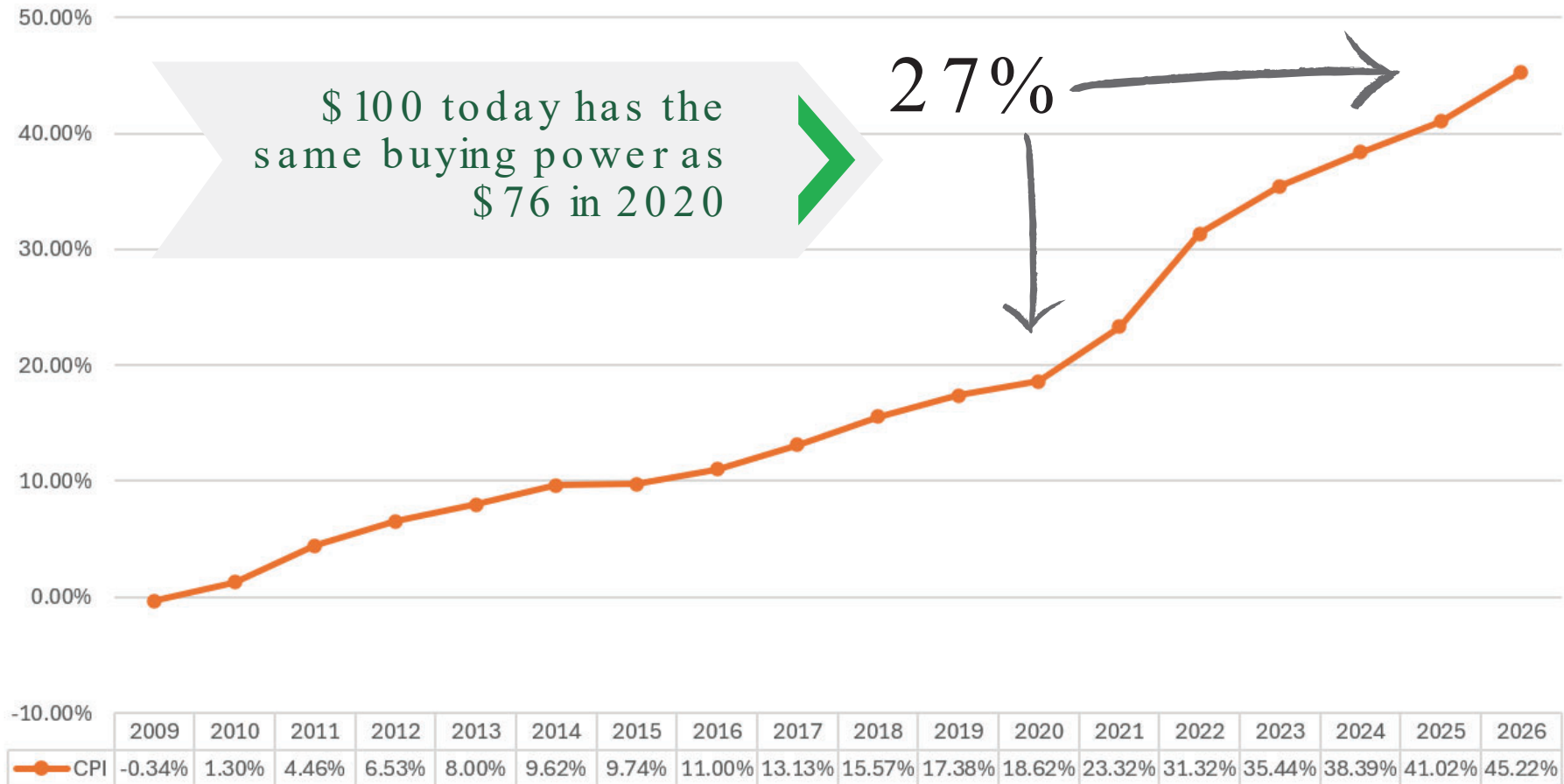


Market Trends

The image features a serene landscape with a calm lake reflecting a cloudy sky. In the foreground, a dark brown wooden Adirondack chair is partially visible on the left. A dark green geometric shape, consisting of a large triangle and a smaller circle, overlays the right side of the image. The title 'Market Trends' is written in white serif font on a dark green banner at the top left.

Consumer Price Index (CPI) All Items in the U.S. Average, Seasonally Adjusted

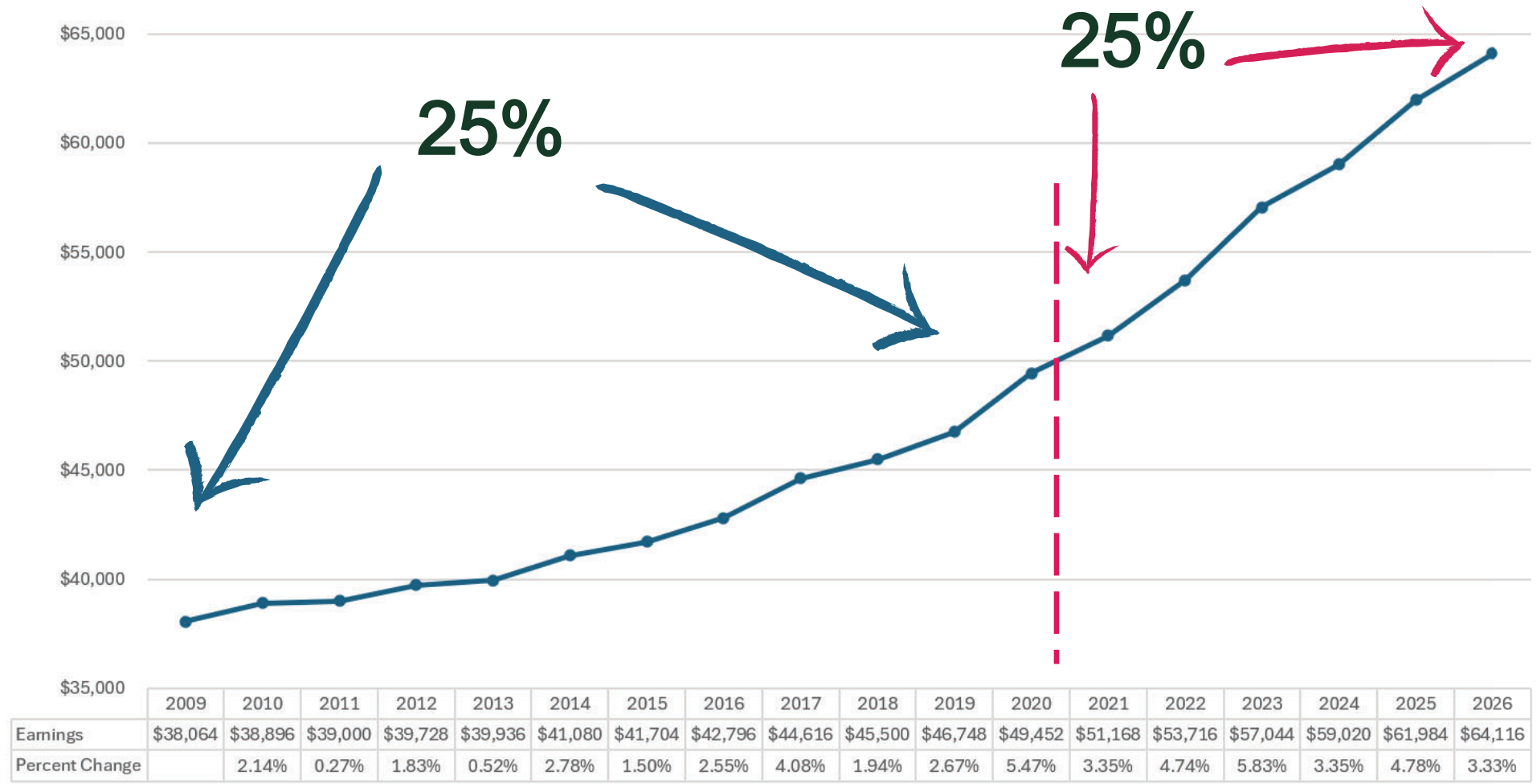
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Source: U.S. Bureau of Labor Statistics

The Rising Cost of Labor

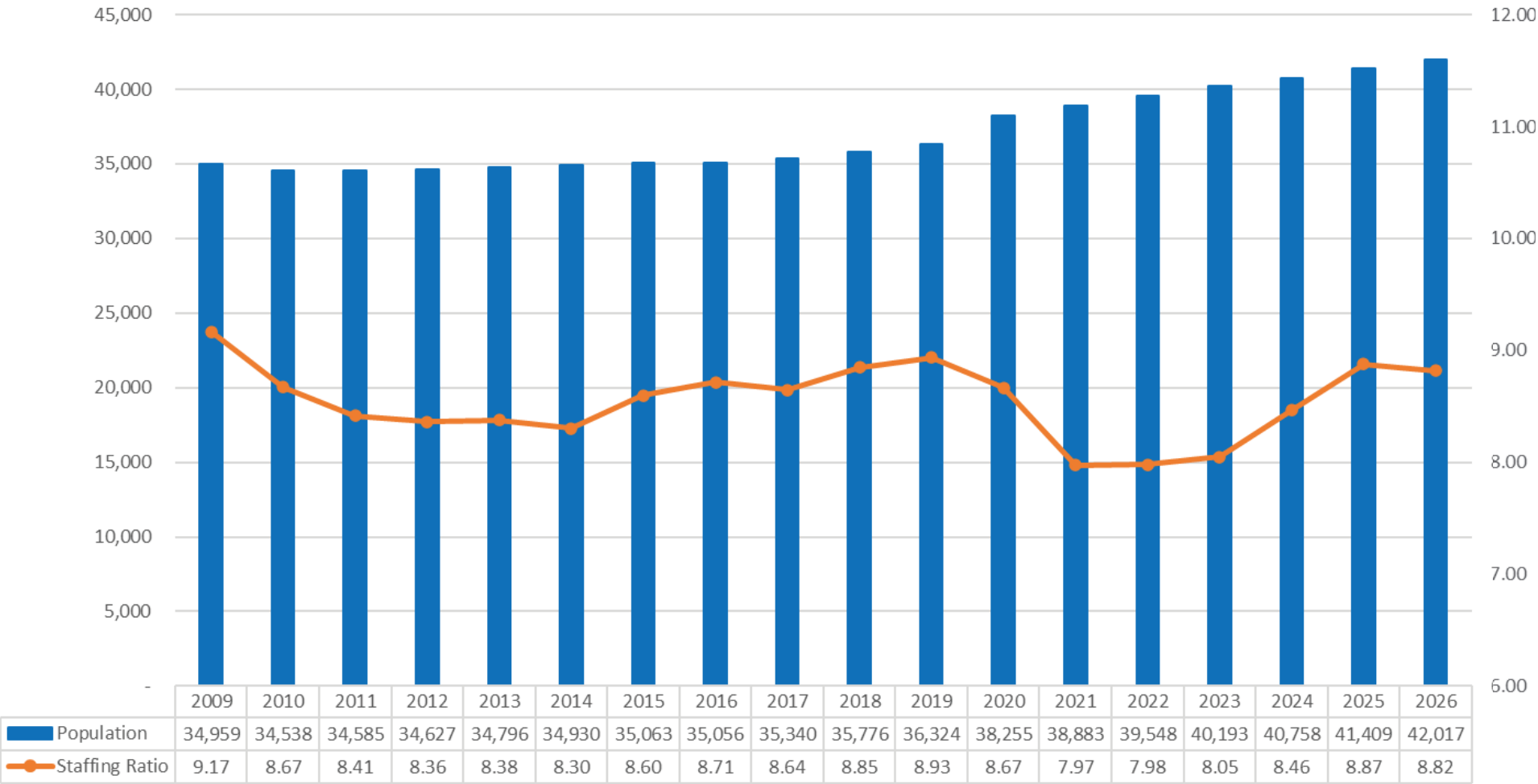
Uncompromised Excellence



Median Annual Earnings of Full Time Workers in United States

Source: U.S. Bureau of Labor Statistics

Citizen to Employee Ratio



State Legislative Impacts

HB 581

- Provides for a statewide floating homestead exemption
- Controls how much the “value” of a home can increase annually
 - Homeowners already granted a homestead receive this exemption automatically
 - Tied to the rate of inflation – 2.7% for 2026
 - FY27 – All Homesteads are capped at a maximum 2.7% increase
 - Non-homesteaded property continues to be valued at fair market with no exemptions



State Legislative Impacts

Uncompromised Excellence

SB 33 – LHOST

- Allows counties to adopt a 1% local sales tax to provide property tax relief exclusively for homesteaded properties
- Does not expand revenue but substitutes the new sales tax for homestead property tax
- Requires a local act of the General Assembly followed by a voter referendum
 - Runs for TEN years before a required renewal
- Distribution is automatically calculated each year based on each jurisdiction's homestead digest
 - Previous year's sales tax collection will determine current year's homestead exemption
 - Ex. FY 2028, earliest collection can legally begin, sales tax collection of the LHOST would determine the percentage exemption for homestead properties for FY2029, and so on.
- Any excess proceeds beyond a 100% homestead exemption will lower the total millage rate for all properties
- Distinction from FLOST
 - LHOST only reduces property tax burden for homestead property
 - FLOST reduces property tax burden for all properties



General Fund Revenues



General Fund Overview

	Original FY 2026	Projected FY 2026	Proposed FY 2027	Difference	Percent Change
Total G/F Revenues	\$57,902,275	\$59,367,027	\$60,779,253	\$2,876,978	4.8%
Total G/F Appropriations	\$57,902,275	\$62,327,139	\$60,779,253	\$2,876,978	4.8%
Cash Revenue Increase/(Use)	\$0	(\$2,960,112)	\$0		
Fund Balance Percent	59.3%	51.55%	57.2%		



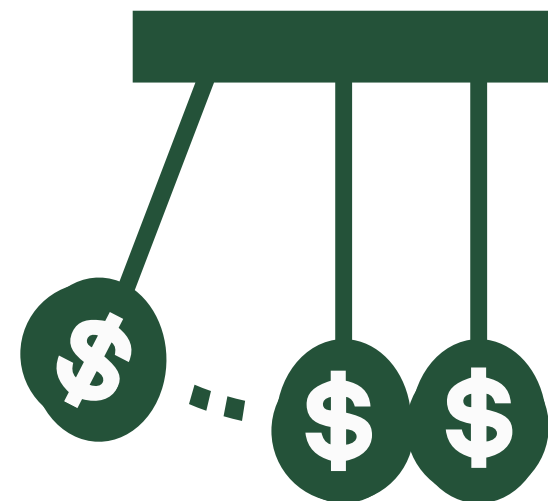
FY 2027 Proposed Budget Revenue Highlights

Estimated Revenues adjusted upwards based on economy/inflation

Budget Classification	FY26 Projected	FY27 Proposed	Amt Changed	% Changed	% of Budget
Taxes	\$ 48,266,927	\$ 50,176,223	\$ 1,909,296	3.96%	82.55%
Licenses & Permits	\$ 1,827,929	\$ 1,850,177	\$ 22,248	1.22%	3.04%
Intergovernmental	\$ 1,205,078	\$ 520,146	\$ (684,932)	-56.84%	0.86%
Charges for Services	\$ 4,542,139	\$ 4,584,068	\$ 41,929	0.92%	7.54%
Fines & Forfeitures	\$ 1,307,159	\$ 1,651,000	\$ 343,841	26.30%	2.72%
Investment Income	\$ 942,768	\$ 1,000,000	\$ 57,232	6.07%	1.65%
Contributions & Donations - Private	\$ 4,120	\$ 3,000	\$ (1,120)	-27.18%	0.00%
Miscellaneous Revenue	\$ 275,441	\$ 91,918	\$ (183,523)	-66.63%	0.15%
Other Financing Sources	\$ 995,466	\$ 902,721	\$ (92,745)	-9.32%	1.49%
Total General Fund	\$ 59,367,027	\$ 60,779,253	\$ 1,412,226	2.38%	100%

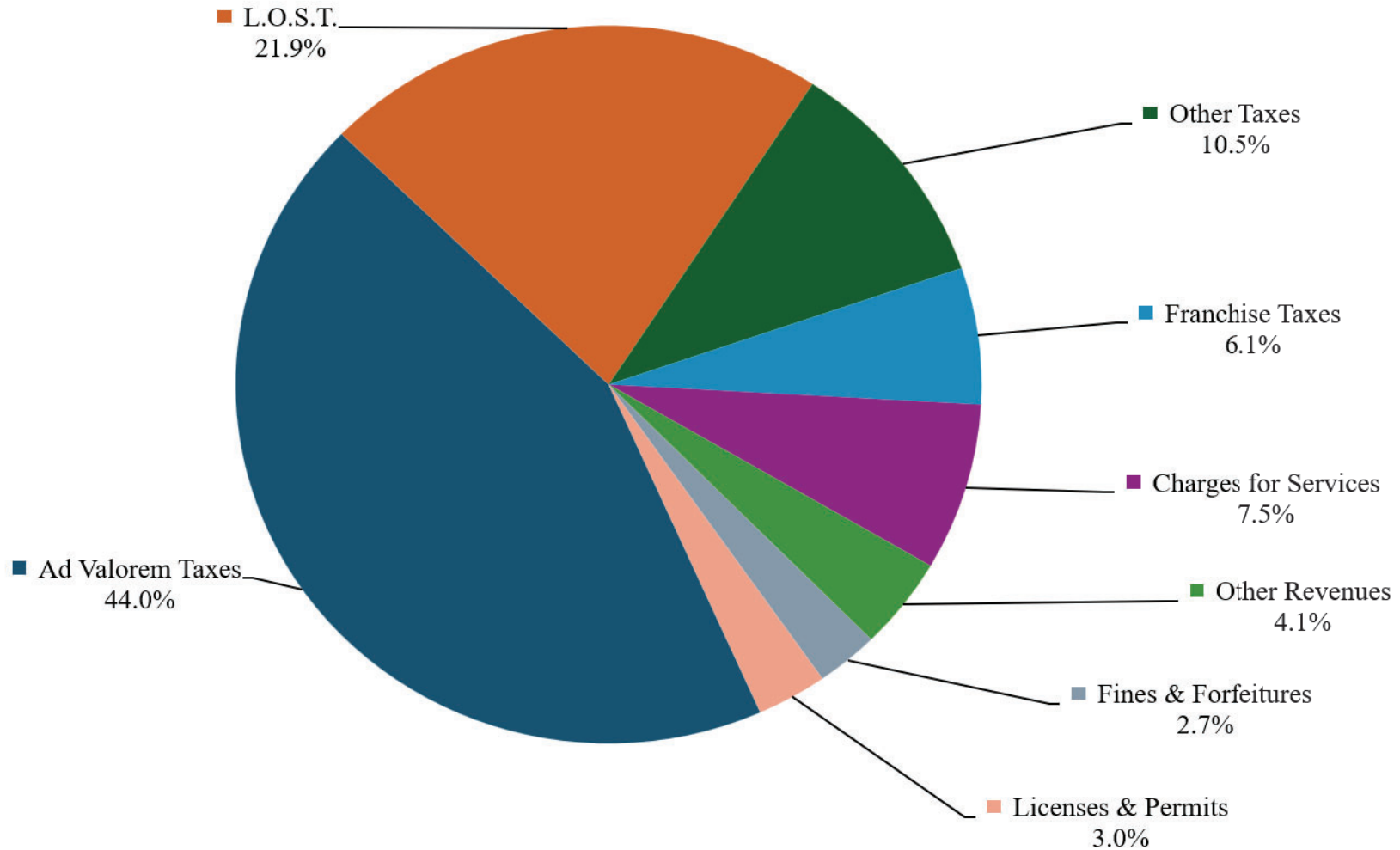
Major Revenue Impacts (Estimates)

- Ad Valorem Property Taxes
 - Recommend flat millage rate
 - Anticipate 2026 (FY27) tax digest value increase of 3.36% (average)
 - Homesteads are capped at 2.7% growth over FY2026.
 - Reassessments not flat but not the 5% we have seen in the past.
 - Estimate total property tax revenue collections of \$24.6MM
 - \$969K increase from FY2026 budget.
- Local Option Sales Tax (LOST)
 - Collections estimated to increase by 3% over FY 2026 projections
 - Total estimated LOST revenue for FY 2027 is \$13.314MM
 - \$401K increase from FY2026 projected
- Interest Income
 - Interest rates declined and ARPA projects are complete and funds are expended. Interest revenue is budgeted \$500K less than FY2026.



FY 2027 General Fund Revenues

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General Fund Expenses





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13-Year Millage Rate History

1.338 mill reduction over the past 13 years

2012	7.178
2013	7.088
2014	7.088
2015	7.070
2016	7.065
2017	6.505
2018	6.408
2019	6.232
2020	6.232
2021	6.043
2022	6.043
2023	6.043
2024	5.983
2025	5.840 (FY 2026)



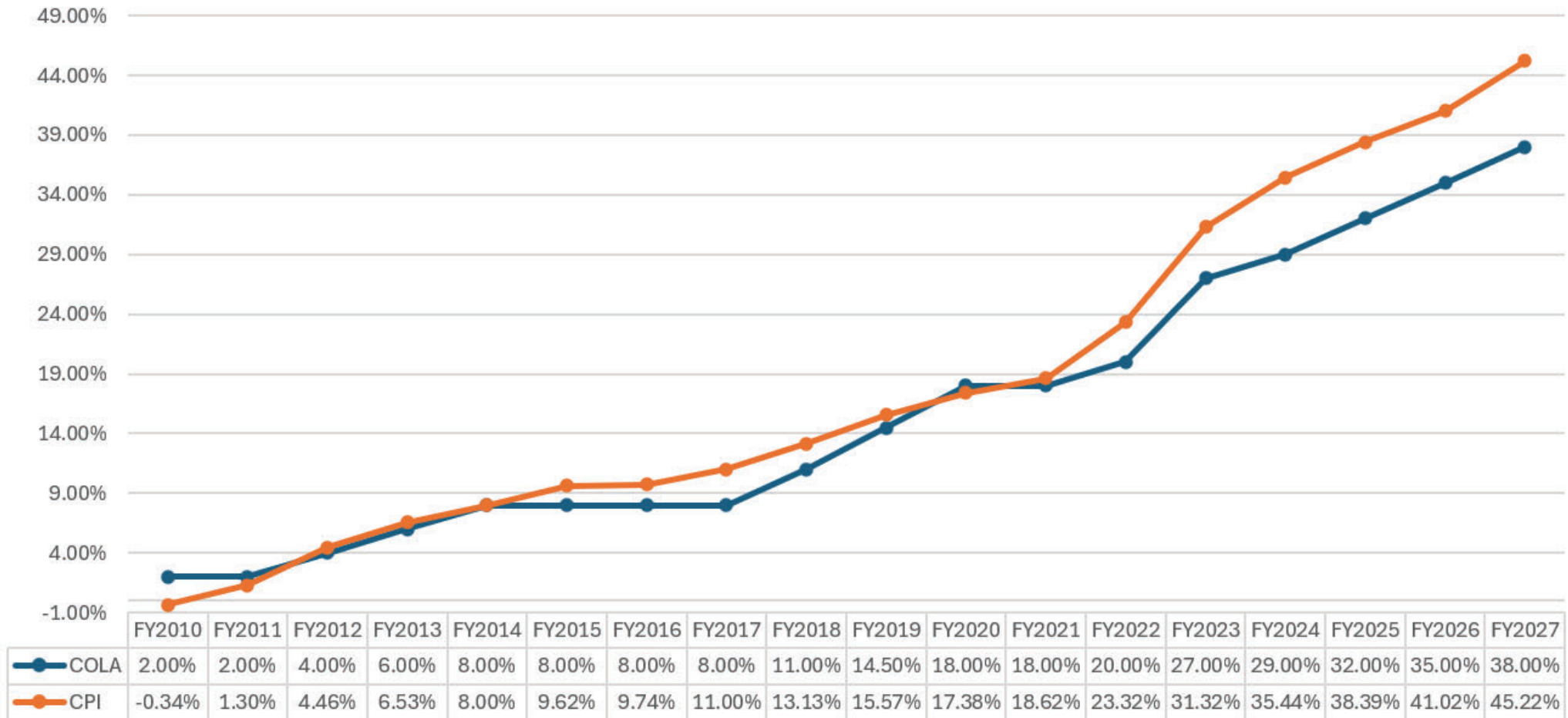
FY 2027 Proposed Budget Highlights - Expenses

- 3% COLA
- Technology costs held steady this year with only a 2% increase over FY2026
- Last three of the required nine new Firefighter positions for the new Station 85
- Three other new positions in Police, Planning, and Fire
- Ongoing competition for labor
- Increased fuel costs
- Increased utility costs
- Increased healthcare costs



Consumer Price Index (CPI) v. PTC COLA History

Uncompromised Excellence



Source: U.S. Bureau of Labor Statistics



FY 2027 Proposed Personnel Additions

Total Cost of Proposed Positions (Salary, Benefits,
Equipment, Vehicles, etc.)

Fire fighter EMT/Paramedic (3)	\$383,953
EMS Training Officer (1)	\$64,907.82
Fire Reclassifications (2)	\$26,943.03
Police Staff Assistant (1)	\$80,927.24
Planner (1)	\$94,761.24
Librarian Reclassification (1)	\$19,402.69
Code Enforcement Reclass (1)	\$11,096.98
Total	<u>\$681,992</u>

1/2 Year for Fire fighters Savings: **\$173,82**

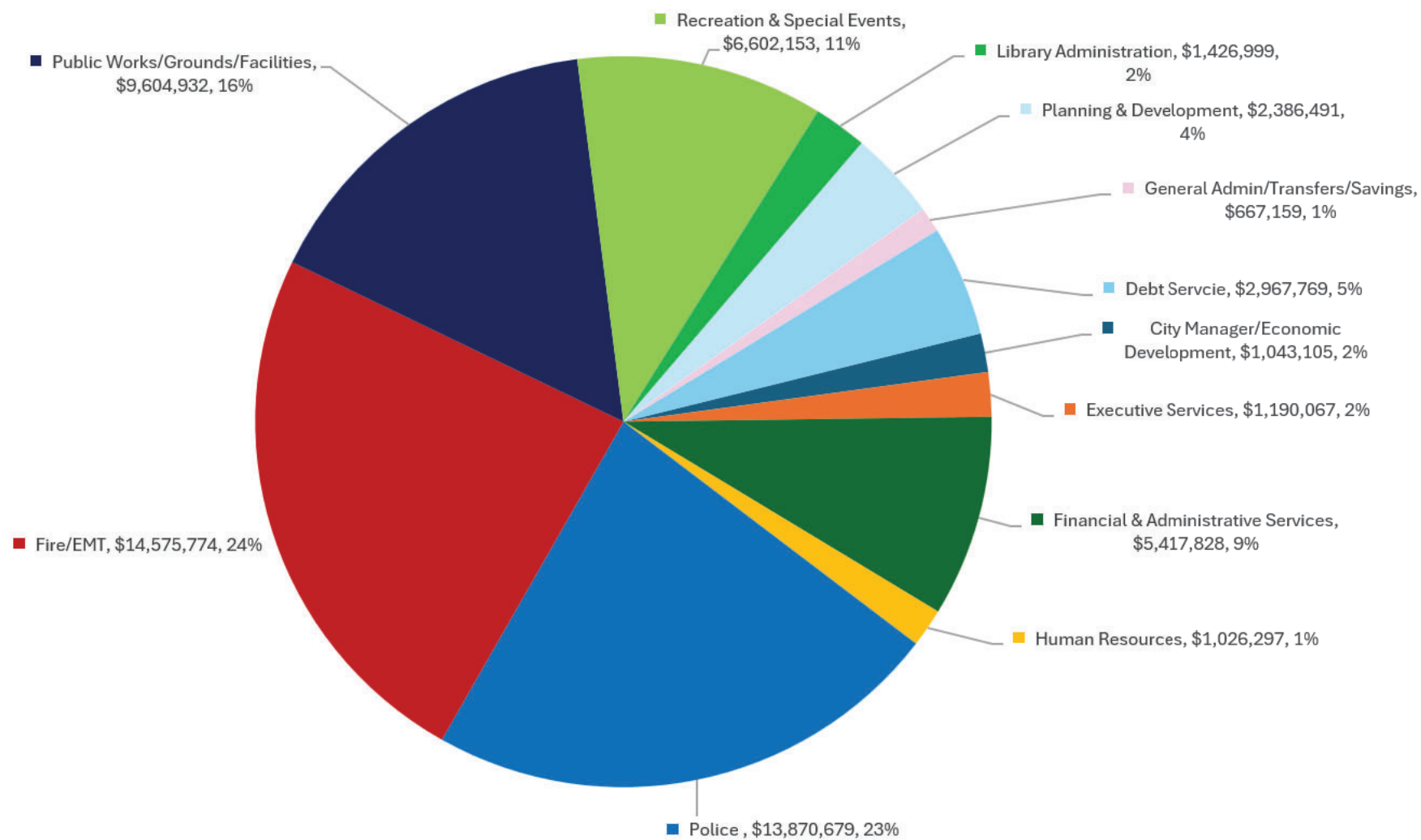
Net Cost to General Fund: **\$508,16**

FY 2027 General Fund Expenditures

Division	Amount	% of Budget	Taxes on \$508K Property per \$1 per year	
City Manager/Economic Development	\$1,043,105	1.7%	\$0.02	\$20
Executive Services	\$1,190,067	2.0%	\$0.02	\$23
Financial & Administrative Services	\$5,417,828	8.9%	\$0.09	\$106
Human Resources	\$1,026,297	1.7%	\$0.02	\$20
Engineering	\$0	0.0%	\$0.00	\$0
Police	\$13,870,679	22.8%	\$0.23	\$271
Fire/EMT	\$14,575,774	24.0%	\$0.24	\$285
Public Works / Grounds / Buildings	\$9,604,932	15.8%	\$0.16	\$188
Recreation & Special Events	\$6,602,153	10.9%	\$0.11	\$129
Library Administration	\$1,426,999	2.4%	\$0.02	\$28
Planning & Development	\$2,386,491	3.9%	\$0.04	\$47
General Admin/Transfers/Savings	\$667,159	1.1%	\$0.01	\$13
Debt Service	\$2,967,769	4.9%	\$0.05	\$58
Total:	\$60,779,253	100.0%	\$1.00	\$1,188

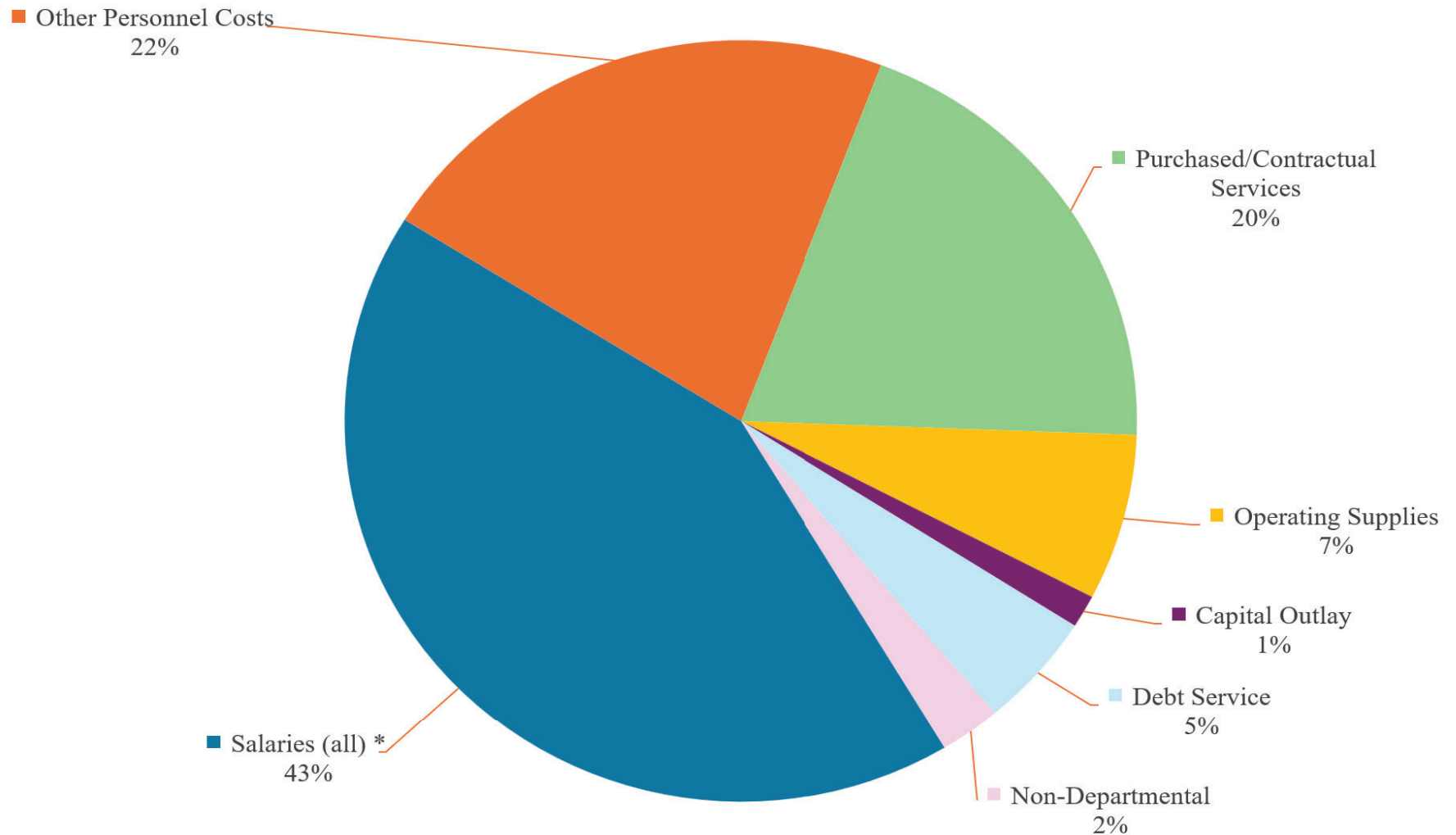
FY 2027 General Fund Expenditures by Division

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FY 2027 General Fund Expenditures by Category

Uncompromised Excellence



General Fund FY 2027 Budget Summary

Uncompromised Excellence

Sources of Funds:

Estimated Revenues

Taxes	\$50,176,223	
Licenses & Permits	\$1,850,177	
Intergovernmental (Grants)	\$520,146	
Charges for Services	\$4,584,068	
Fines & Forfeitures	\$1,651,000	
Investment Income	\$1,000,000	
Contributions & Donations	\$3,000	
Miscellaneous	\$91,918	
Total Estimated Revenues:		\$59,876,532
<i>Other Sources (H/M Taxes, Sale of FA)</i>		\$902,721
<i>Surplus Carryover:</i>		\$0
Total Sources of Funds:		\$60,779,253

Uses of Funds:

Appropriations

Departmental Operating Expenses		
City Manager/Economic Development	\$1,043,105	
Executive Services	\$1,190,067	
Financial & Administrative Services	\$5,417,828	
Human Resources	\$1,026,297	
Public Safety	\$28,446,453	
Public Works	\$9,604,932	
Engineering Services	\$0	
Recreation & Special Events	\$6,602,153	
Library Administration	\$1,426,999	
Planning & Development	\$2,386,491	
Total Departmental Appropriations:		\$57,144,325
Salary Vacancy/ Other Savings		-\$1,285,747
General Administration		
Not-for-Profit Organizations	\$25,000	
General Liability Insurance	\$170,000	
CVB Labor Expense (reimbursed)	\$572,294	
Miscellaneous Legal Fees/Claims	\$230,612	
Unemployment & Other Expenses	\$20,000	
Administrative/Technical Contingencies	\$130,000	
Total General Administration:		\$1,147,906
<u>Transfers to Other Funds/Authorities</u>		
Transfer to CIP	\$805,000	
Transfer to Debt Service	\$2,967,769	
Transfer to KPTCB	\$0	
Total Transfers:		\$3,772,769
Total Uses of Funds		\$60,779,253

5-Year Financial Model w/o Bond

Uncompromised Excellence

General Fund	FY2024 Actual	FY2025 Actual	FY2026 Projected	FY2027 Proposed	FY2028 Projected	FY2029 Projected	FY2030 Projected	FY2031 Projected	FY2032 Projected
Non-Spendable									
Inventories	44,334	44,974	37,790	44,974	44,974	44,974	44,974	44,974	44,974
Prepays	494,233	483,622	612,719	483,622	483,622	483,622	483,622	483,622	483,622
Assigned - Subsequent Year	1,228,563	1,120,635	2,474,186	-	-				
Unassigned	32,222,210	32,267,597	32,496,009	34,653,431	34,653,431	35,995,096	37,506,308	39,196,613	41,076,001
Beginning Fund Balance	33,989,341	33,916,828	35,620,704	35,182,027	35,182,027	36,523,692	38,034,904	39,725,209	41,604,597
Income/Loss									
Revenues	31,973,227	33,359,264	34,554,357	35,310,848	36,370,173	37,461,279	38,585,117	39,742,671	40,934,951
Real & Personal Property Tax	21,888,349	23,545,276	23,817,204	24,555,684	25,417,641	26,309,767	27,233,117	28,188,784	29,177,900
Expenditures	(46,647,270)	(52,617,748)	(54,280,336)	(57,006,484)	(57,500,000)	(59,225,000)	(61,001,750)	(62,831,803)	(64,716,757)
Transfers in	763,652	847,003	867,245	902,721	929,803	957,697	986,428	1,016,020	1,046,501
Transfers out	(8,146,575)	(3,454,627)	(8,046,803)	(3,772,769)	(3,885,952)	(4,002,531)	(4,122,607)	(4,246,285)	(4,373,673)
Transfer to Debt on Facilities Bond									
Use of Reserves for Capital									
Sale of capital assets	96,106	24,708	128,221	10,000	10,000	10,000	10,000	10,000	10,000
Change in fund balance	(72,511)	1,703,876	(2,960,112)	0	1,341,665	1,511,212	1,690,305	1,879,388	2,078,922
Non-Spendable									
Inventories	44,974	37,790	44,974	44,974	44,974	44,974	44,974	44,974	44,974
Prepays	483,622	612,719	483,622	483,622	483,622	483,622	483,622	483,622	483,622
Assigned - Subsequent Year	1,120,635	2,474,186	-	-	-	-	-	-	-
Unassigned	32,267,597	32,496,009	32,131,996	34,653,431	35,995,096	37,506,308	39,196,613	41,076,001	43,154,923
Ending Fund Balance	33,916,828	35,620,704	32,660,592	35,182,027	36,523,692	38,034,904	39,725,209	41,604,597	43,683,518
Unassigned Fund Balance % of Exp	58.89%	57.95%	51.55%	57.02%	58.64%	59.32%	60.19%	61.24%	62.46%

5-Year Financial Model with Bond

Uncompromised Excellence

General Fund	FY2024 Actual	FY2025 Actual	FY2026 Projected	FY2027 Proposed	FY2028 Projected	FY2029 Projected	FY2030 Projected	FY2031 Projected	FY2032 Projected
Non-Spendable									
Inventories	44,334	44,974	37,790	44,974	44,974	44,974	44,974	44,974	44,974
Prepays	494,233	483,622	612,719	483,622	483,622	483,622	483,622	483,622	483,622
Assigned - Subsequent Year	1,228,563	1,120,635	2,474,186	-	-	-	-	-	-
Unassigned	32,222,210	32,267,597	32,496,009	34,653,431	28,653,431	28,930,537	29,377,190	30,002,936	30,817,765
Beginning Fund Balance	33,989,341	33,916,828	35,620,704	35,182,027	29,182,027	29,459,133	29,905,786	30,531,532	31,346,361
Income/Loss									
Revenues	31,973,227	33,359,264	34,554,357	35,310,848	36,370,173	37,461,279	38,585,117	39,742,671	40,934,951
Real & Personal Property Tax	21,888,349	23,545,276	23,817,204	24,555,684	25,417,641	26,309,767	27,233,117	28,188,784	29,177,900
Expenditures	(46,647,270)	(52,617,748)	(54,280,336)	(57,006,484)	(57,500,000)	(59,225,000)	(61,001,750)	(62,831,803)	(64,716,757)
Transfers in	763,652	847,003	867,245	902,721	929,803	957,697	986,428	1,016,020	1,046,501
Transfers out	(8,146,575)	(3,454,627)	(8,046,803)	(3,772,769)	(3,885,952)	(4,002,531)	(4,122,607)	(4,246,285)	(4,373,673)
Transfer to Debt on Facilities Bond					(1,064,559)	(1,064,559)	(1,064,559)	(1,064,559)	(1,064,559)
Use of Reserves for Capital				(6,000,000)	-	-	-	-	-
Sale of capital assets	96,106	24,708	128,221	10,000	10,000	10,000	10,000	10,000	10,000
Change in fund balance	(72,511)	1,703,876	(2,960,112)	(6,000,000)	277,106	446,653	625,746	814,829	1,014,363
Non-Spendable									
Inventories	44,974	37,790	44,974	44,974	44,974	44,974	44,974	44,974	44,974
Prepays	483,622	612,719	483,622	483,622	483,622	483,622	483,622	483,622	483,622
Assigned - Subsequent Year	1,120,635	2,474,186	-	-	-	-	-	-	-
Unassigned	32,267,597	32,496,009	32,131,996	28,653,431	28,930,537	29,377,190	30,002,936	30,817,765	31,832,128
Ending Fund Balance	33,916,828	35,620,704	32,660,592	29,182,027	29,459,133	29,905,786	30,531,532	31,346,361	32,360,723
Unassigned Fund Balance % of Exp	58.89%	57.95%	51.55%	47.14%	47.13%	46.46%	46.07%	45.94%	46.07%

Other Funds



Amphitheater Fund



The Amphitheater continues to operate as a self-sustaining enterprise fund, with profits reinvested back into the facility.

Recent improvements to the venue to enhance customer experience include:

- Replaced and upgraded four spotlights
- Upgraded concourse lighting
- Installed new perimeter fencing
- Upgraded fiber network and security system
- Replaced stage roof and ceiling



Amphitheater Fund Operating & Capital Budget FY 2027



Revenues:

Charges for Services	\$1,594,500
Sponsorships	\$255,000
Miscellaneous Revenue	\$1,500
Transfer from HM Tax Fund	\$75,000
(TPD)	
Surplus Carryover	\$20,644
Total Revenues	\$1,946,644

Expenses:

Personnel Services and Employee Benefits	\$37,339
Purchased/Contracted Services	\$479,946
Supplies	\$69,368
Program Expenses	\$1,244,075
Capital Outlay/Contingency	\$100,500
Contingency	\$15,416
Total Expenses	\$1,946,644

Hotel Motel Tax Fund Operating Budget FY 2027

		FY 2026 Current Budget	FY 2026 Projected	%	FY 2027 Proposed
Estimated Revenue:					
Hotel/Motel Taxes	6.5%	\$1,713,188	\$1,867,375	3%	\$1,923,396
H/M Tax (TPD)	1.5%	\$395,351	\$430,933	3%	\$443,861
	8.0%	<u>\$2,108,539</u>	<u>\$2,298,307</u>		<u>\$2,367,256</u>
Operating Transfers Out:					
* Convention & Visitors Bureau	3.5%	\$922,486	\$1,005,509		\$1,035,675
* City General Fund: 3%	3.0%	\$790,702	\$861,865		\$887,721
* City TPD Fund - 1.5%	1.5%	\$320,351	\$355,933		\$368,861
* Amphitheater Fund (TPD)		\$75,000	\$75,000		\$75,000
Total:	8.0%	<u>\$2,108,539</u>	<u>\$2,298,307</u>		<u>\$2,367,256</u>

Storm Water Utility Fund

- Significant operating changes proposed with the completion of the rate study along with the adoption of the new rates.
- 3 New Stormwater Positions
- Stormwater bills will be included on the 2026 calendar year tax bill.
- \$1,000,000 included for renewal & extension projects (pipelining & replacement, etc.)
- **Total budget: \$4,027,309**

Stormwater Utility Fund Operating & Capital Budget FY 2027

Fund 521	Revenues	FY26 Original Budget	FY27 Proposed Budget
Fund 521	Description		
	Charges for Services	\$ 2,669,714	\$ 3,961,959
	Investment Income	75,000	65,000
	Miscellaneous Revenue	-	350
	Total Stormwater Revenues:	\$ 2,744,714	\$ 4,027,309
	Appropriations		
Fund 521	Description	Amount	Amount
	Personnel Services & Benefits	\$ 716,101	\$ 1,034,656
	Purchased/Contracted Services	752,740	831,550
	Supplies	171,957	210,438
	Contingency	-	-
	<u>Capital Outlay</u>		
	Vehicles & Equipment	-	267,665
	Infrastructure - Renewal & Extension	600,000	1,000,000
	Depreciation & Amortization		
	Other Costs (Bad Debt Expense)	30,000	30,000
	Debt Service	653,000	653,000
	Other Financing Uses	-	-
	Total Stormwater Appropriations:	\$ 2,923,798	\$ 4,027,309
		\$ (179,084)	\$ -

Uncompromised Excellence

Capital Funds

FY 2027 CIP Fund - Major Capital Outlays Update

2027 Comprehensive Plan	\$150,000
Rec. Grounds Pole Barn	\$95,000
Battery Way Improvements	\$300,000
Citywide Facilities Improvements	\$260,000
Public Works & Grounds Equipment	\$527,000* Financed
10 Police Patrol Vehicle Replacements	\$850,000* Financed
Technology Replacements/Software	\$961,000* Financed
Fire & EMS Vehicle & Equipment	\$100,930* Financed
Recreation Equipment	\$125,000* Financed
Other Financed Vehicles & Equipment	\$258,000* Financed
Loan Proceeds	\$2,821,930
Financing cost to Debt Service	\$611,491

Total FY 2027
CIP Fund:

\$1,416,491

Uncompromised Excellence



Impact Fees

Uncompromised Excellence

Time limits on
encumbering and
spending these
funds!

- Current balances:
 - Culture/Recreation (exclusively new paths) - \$2,742,330
 - Fire Department - \$375,452
 - Police Department - \$44,034
- Total Impact Fees Available: \$3,161,816



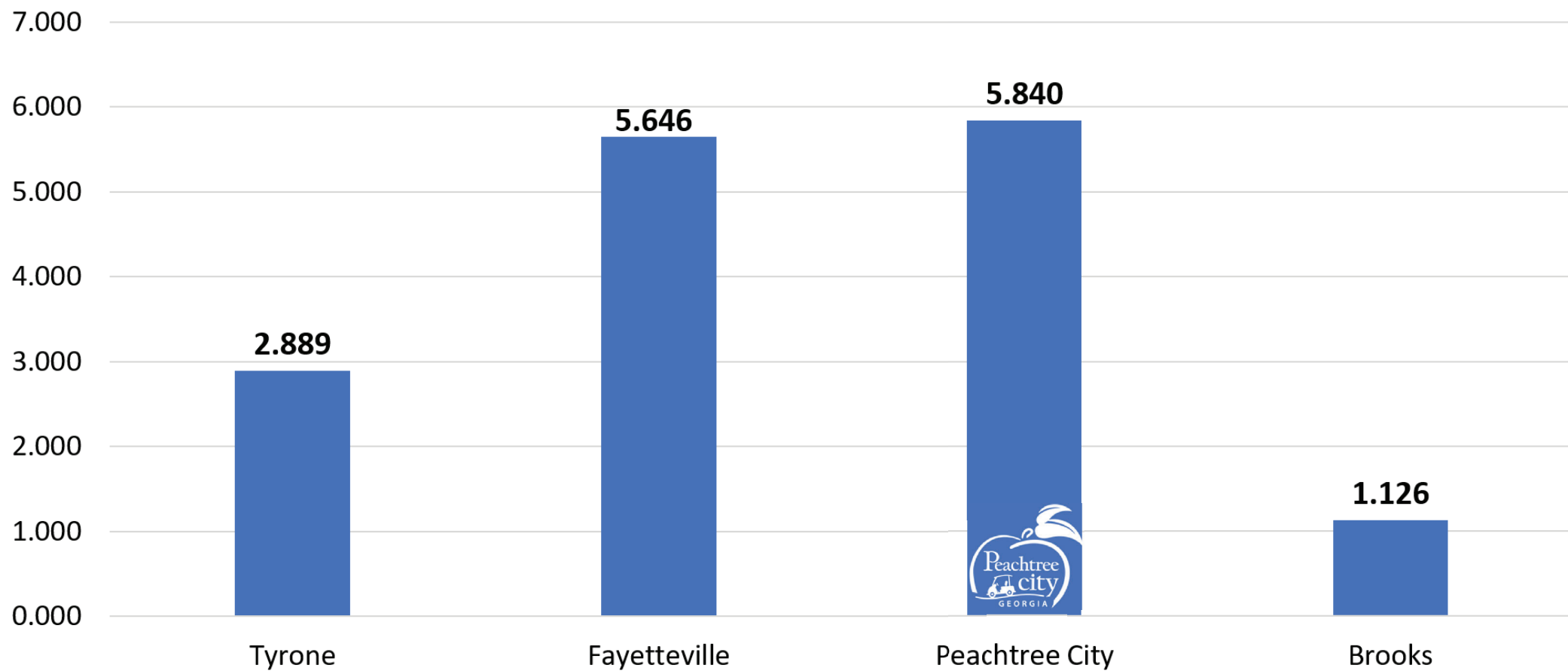
What does it
cost to live in
Peachtree City?

And what do
you get for
your money?

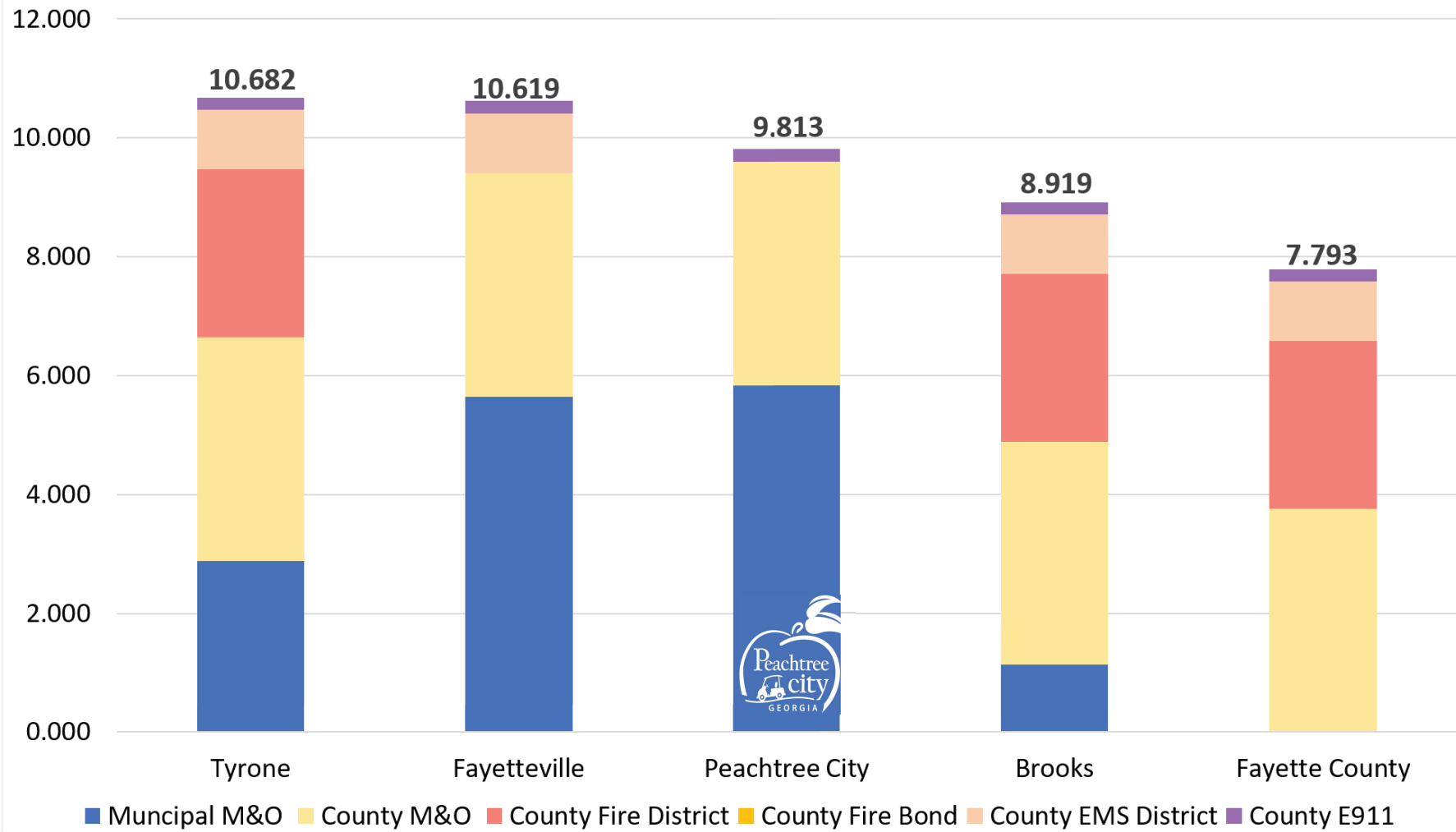
Uncompromised Excellence



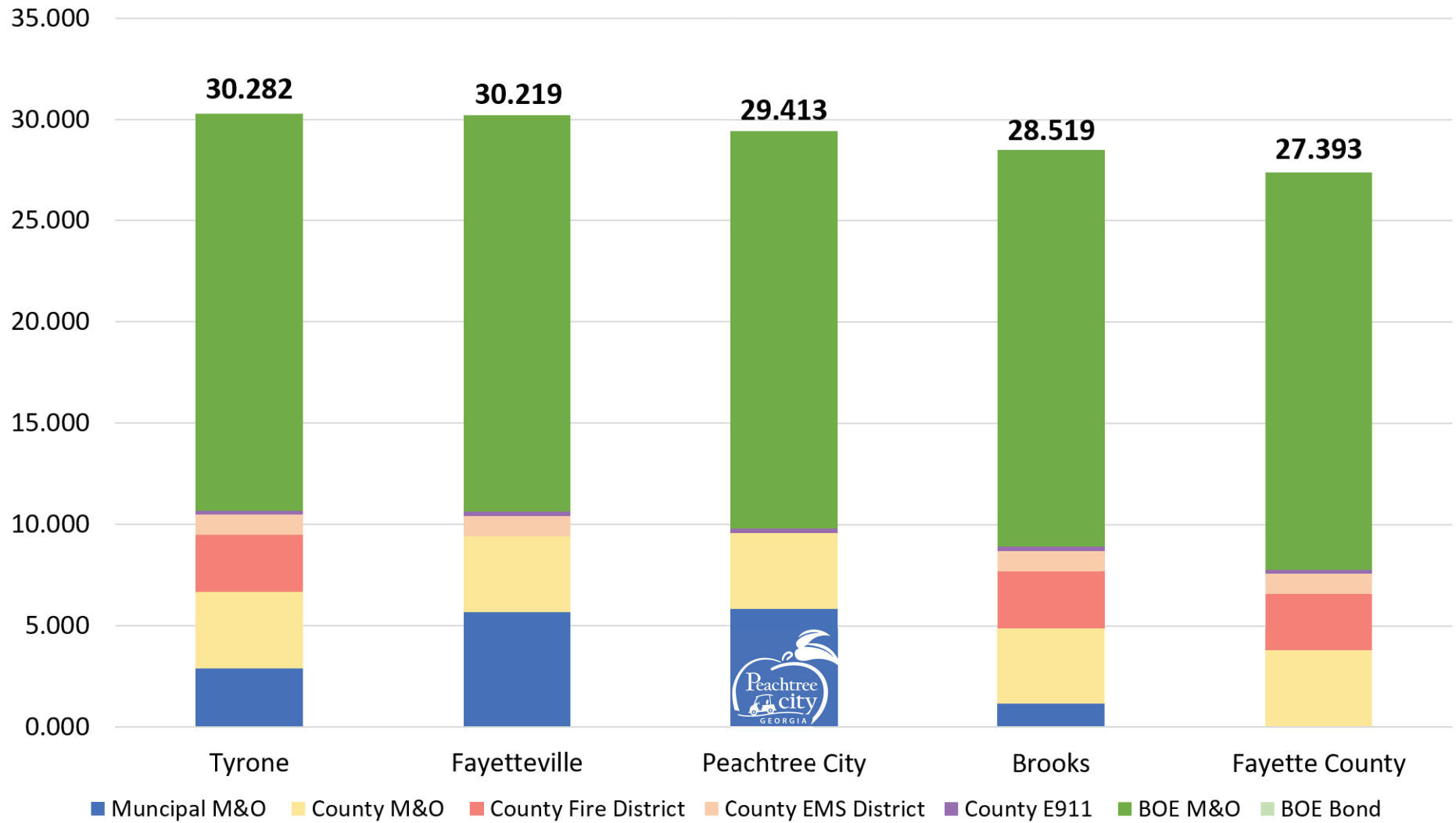
2026 Municipal Maintenance and Operations Millage Rate



2026 Municipal and County Total Millage Rates - No BOE

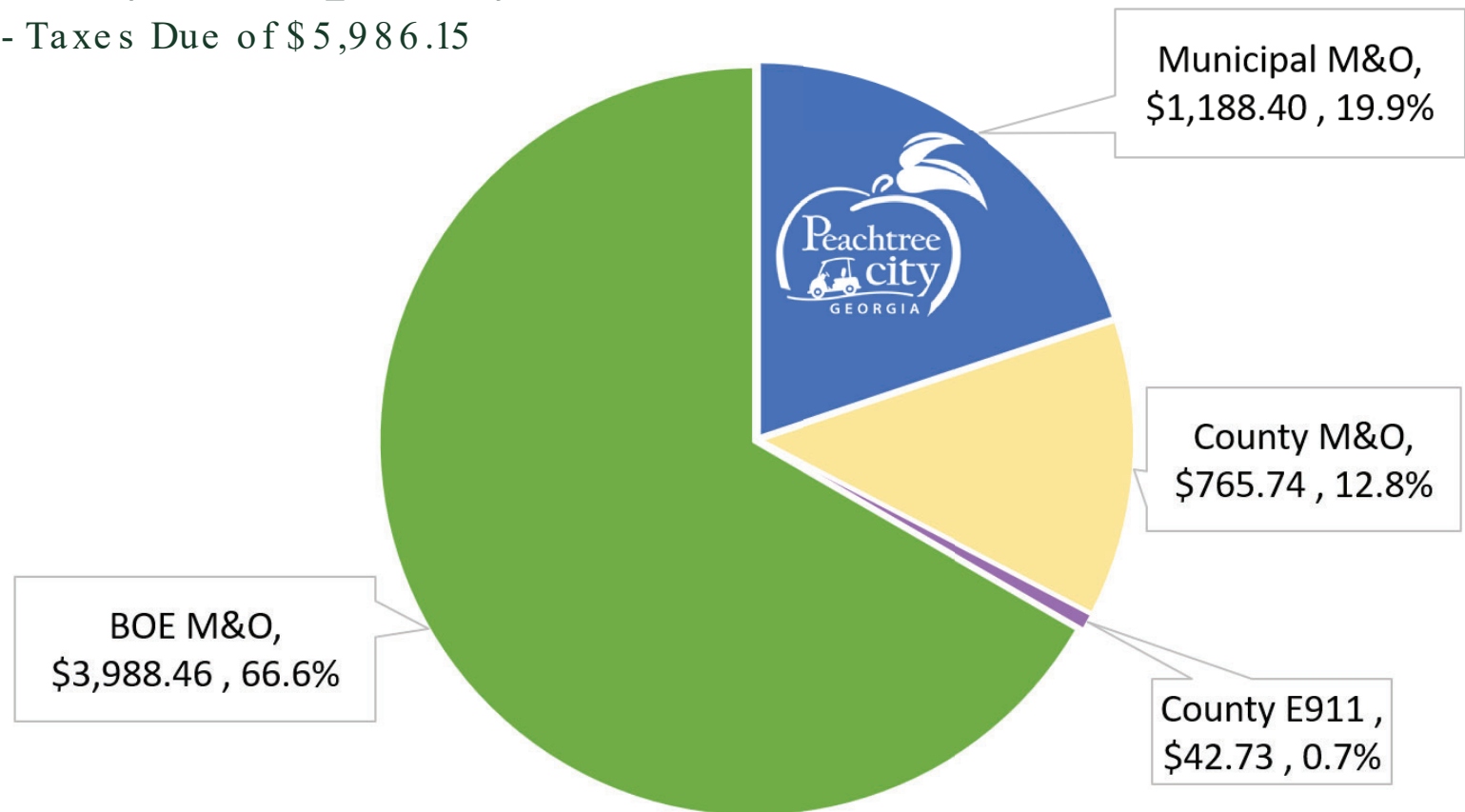


2026 Total Millage Rates



Peachtree City - Where Do My Property Taxes Go?

\$508,732 Property - Taxes Due of \$5,986.15



What do you get in Peachtree City?

It costs just **\$1.13 more per day** to live in Peachtree City than in Unincorporated Fayette or Woolsey

ISO 1 Fire and
Premier EMS
Services



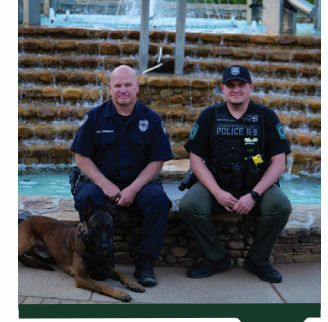
Premier Public
Library



Neighborhood
and Median
Maintenance



100+ Mile
Multi-Use Path
System



CALEA
Advanced
Certification
Police
Department

Great Parks,
Recreation
Areas, Facilities,
Events, and Year-
Round Swimming



Sustainability

Operational



Financial



Environmental



*Taking care
of what we have*

Over 40,000 Citizens - Over 14,000 Households

Over 380 Employees

88 City Buildings - Over 400K Sq. Ft.

Over 1,000 Vehicles & Equipment

Over 4,800 Traffic Signs

Over 200 Miles of Streets - Over 100 Miles of Paths

Over 95 Miles of Pipe - Over 8,000 Drainage Structures - Over 100 Detention Ponds

29 Tunnels - 48 Bridges

Over 40 Parks, Fields, and Rec Areas

2,650 Acres Owned (Non-ROW) - 398 Acres of ROW - Over 80 Landscape Islands

280 Neighborhood Entrances

Our Path to Continued Uncompromised Excellence

- Keeping Employee Pay at the 85th Percentile
- Encouraging Smart Economic Development
- Investing in Safety
 - Personnel & Infrastructure
- Investing in Maintenance
- Not Sacrificing Services
- Utilization of Citizen Advisory Groups
- Continue programs like PTC101 and Summer Interns
- SPLOST 2023 Projects
- TIP Funding – Grant Applications
- Ordinance/Policy Updates
- Boundary Study
- 911 Feasibility Study
- Hwy 54 Corridor Study
- LHOST – Homestead Property Tax Relief



Budget Calendar

Monday, June 22nd	●	City Council Workshop to review Managers Proposed Budget
Thursday, July 9th	●	Hold Public Hearing on Proposed Budget and Capital Improvement Program (CIP) – Regular City Council Meeting
Thursday, August 20th*	●	Adoption of Operating Budget and Capital Improvement Program (CIP).
Thursday, August 20th	●	Adopt CVB and KPTCB Budgets at regular City Council Meeting

*Note: Separate meetings will be scheduled for public hearings on the millage rate, if need be. The millage rate will most likely be set at one of the two regular Council meetings in October or November.

