



CITY COUNCIL PLANNING RETREAT DAY #2 JANUARY 18, 2025

BARNESLEY RESORT
TOWN HALL MEETING ROOM
597 BARNESLEY GARDENS ROAD, NW
ADAIRSVILLE, GEORGIA 30103
8:30 AM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLANNING RETREAT DAY #2 ANNOUNCEMENTS**
 - A. The Mayor, City Council, and City Staff will have a working lunch today in the Town Hall meeting room beginning at 12:00 pm.
4. **NEW CITY WEBSITE**
 - A. Presentation and Preview of New City Website
5. **CITY COUNCIL DISCUSSION, VISIONING, AND PRIORITY SETTING**
 - A. *The following topics were identified prior to the retreat, however, there is a significant likelihood that other priorities of the Mayor and Council will and may be discussed as they are identified during the retreat.*

TOPICS OF DISCUSSION MAY INCLUDE THE FOLLOWING ITEMS:

 1. Parks Bond Project Update
 2. Wills Park Equestrian Center Renovation
 3. Fire Station Renovation Update
 4. TSPLOST Update
 5. Downtown Parking
 6. North Point Redevelopment
 7. Economic Development Department Mission and Focus Areas
 8. Alcoholic Beverages during Special Events and at City Facilities or City Owned Property
 9. Tax Allocation Districts and Special Service Districts
 10. Probation Transition / Municipal Court
 11. Brooke Street Park Lighting
 12. House Bill 581 Statewide Floating Homestead Exemption
6. **PLANNING RETREAT DAY #2 ADJOURNMENT**



STAFF REPORT

Department: Administration
Submitted By: Deanna McKay
Meeting Date: January 18, 2025

AGENDA ITEM:

Presentation and Preview of New City Website

STAFF RECOMMENDATION:

This item is for presentation and discussion purposes only.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

Communications Manager, Deanna McKay, will demo the draft of the new city website.

ALTERNATIVES:

ATTACHMENTS:



STAFF REPORT

Department: Public Works
Submitted By: Peter Sewczwicz
Meeting Date: January 18, 2025

AGENDA ITEM:

Parks Bond Project Update

STAFF RECOMMENDATION:

This item is for presentation and discussion purposes only.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

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ITEM DESCRIPTION:

Remaining projects in the Parks Bond Project are:

- Old Rucker Park
- Union Hill Park
- Wills Park - Equestrian
- Wills Park - Recreation
- Farmhouse
- Alpha Loop - Various segments

The Public Wors Director will discuss the status of the design, procurement methodology to hire a contractor, and the anticipated schedule of the procurement. Only the first four projects will be discussed, the Farmhouse project is currently on-hold due to the inability to obtain parking from an adjacent property owner.

ALTERNATIVES:

ATTACHMENTS:

1. 2025 Council Retreat Park Project Update
2. Old Rucker Site Plan
3. Wills Equestrian Site Plan
4. Wills Park Wacky World Area Site Plan
5. Wills Park Overall Site Plan

6. Union Hill Site Plan

2022 Parks Bond



as of December 16, 2024

	Life-to-Date Forecast (Budget + Est.)	Life-to-Date Detail (FYs 2022-2025)				Preliminary Surplus/ (Shortfall)
		Budget	Actuals (as of 12/16/24)	Encumbrances (as of 12/16/24)	Available Budget	
Revenues						
Bond Proceeds	\$ 27,335,000	\$27,335,000	\$ 27,335,000	\$ -	\$ -	\$ -
Bond Premium	2,539,405	2,539,405	2,539,405	-	-	-
Investment Earnings	3,585,778	3,585,778	3,174,629	-	411,149	-
	\$ 33,460,183	\$33,460,183	\$ 33,049,034	\$ -	\$ 411,149	\$ -
Expenses						
AlphaLoop (various segments)	\$ 7,500,000	\$ 7,500,000	\$ 51,159	\$ 790,301	\$ 6,658,539	\$ -
Farmhouse Park	2,000,000	2,000,000	30,570	-	1,969,430	-
Mid Broadwell Park	496,021	496,021	496,021	-	0	-
Old Rucker Park	3,000,000	3,000,000	410,530	3,925	2,585,545	TBD*
Union Hill Park	3,250,002	3,250,002	613,219	85,188	2,551,596	TBD*
Waters Road Park	1,256,501	1,256,501	1,256,501	-	-	-
Webb Bridge Park Soccer Field Artificial Turf	1,632,541	1,632,541	47,597	1,584,180	764	-
Wills Park Maintenance Facility	328,634	328,634	328,634	-	-	-
Wills Park Equestrian Center (City funding)	5,000,000	5,000,000	1,306,910	157,470	3,535,621	-
Wills Park	5,671,367	5,671,367	763,705	31,010	4,876,652	TBD*
Subtotal (Projects)	\$ 30,135,067	\$30,135,067	\$ 5,304,846	\$ 2,652,074	\$ 22,178,147	\$ -
Project Reserve	-	1,666,566	-	-	1,666,566	1,666,566
Arbitrage Reserve	1,690,000	1,290,000	-	-	1,290,000	(400,000)
Debt Issuance Costs	368,550	368,549	368,549	-	-	-
Total	\$ 32,193,617	\$33,460,182	\$ 5,673,396	\$ 2,652,074	\$ 25,134,713	\$ 1,266,566
Surplus/(Deficit)*	\$ 1,266,566	* Construction of these parks will be procured in Spring 2025. Based on				

* Construction of these parks will be procured in Spring 2025. Based on current cost estimates, funding for the parks improvements as designed will likely exceed current appropriations. As such, improvements will be separated into subsections to allow for prioritization.

2022 Park Bond Projects Status - January 2025

- **Old Rucker Park**

- Project scope includes:
 - Walking trails (10' width, gravel and concrete)
 - Requires numerous retaining walls
 - Restroom building (2 stalls)
 - Parking lot (45 spaces)
 - Nature play area
- Design complete.
- \$2,585,545.00 remains in the bond account.

- **Union Hill Park**

- Project scope includes:
 - New skatepark
 - New playground
 - Parking lot renovations (11 additional spaces, improved circulation)
 - Storm drainage improvements
- Design team working on addressing comments on 90% plans. Anticipated design completion in April 2025.
- \$2,551,595.50 remains in bond account.

- **Wills Park Equestrian**

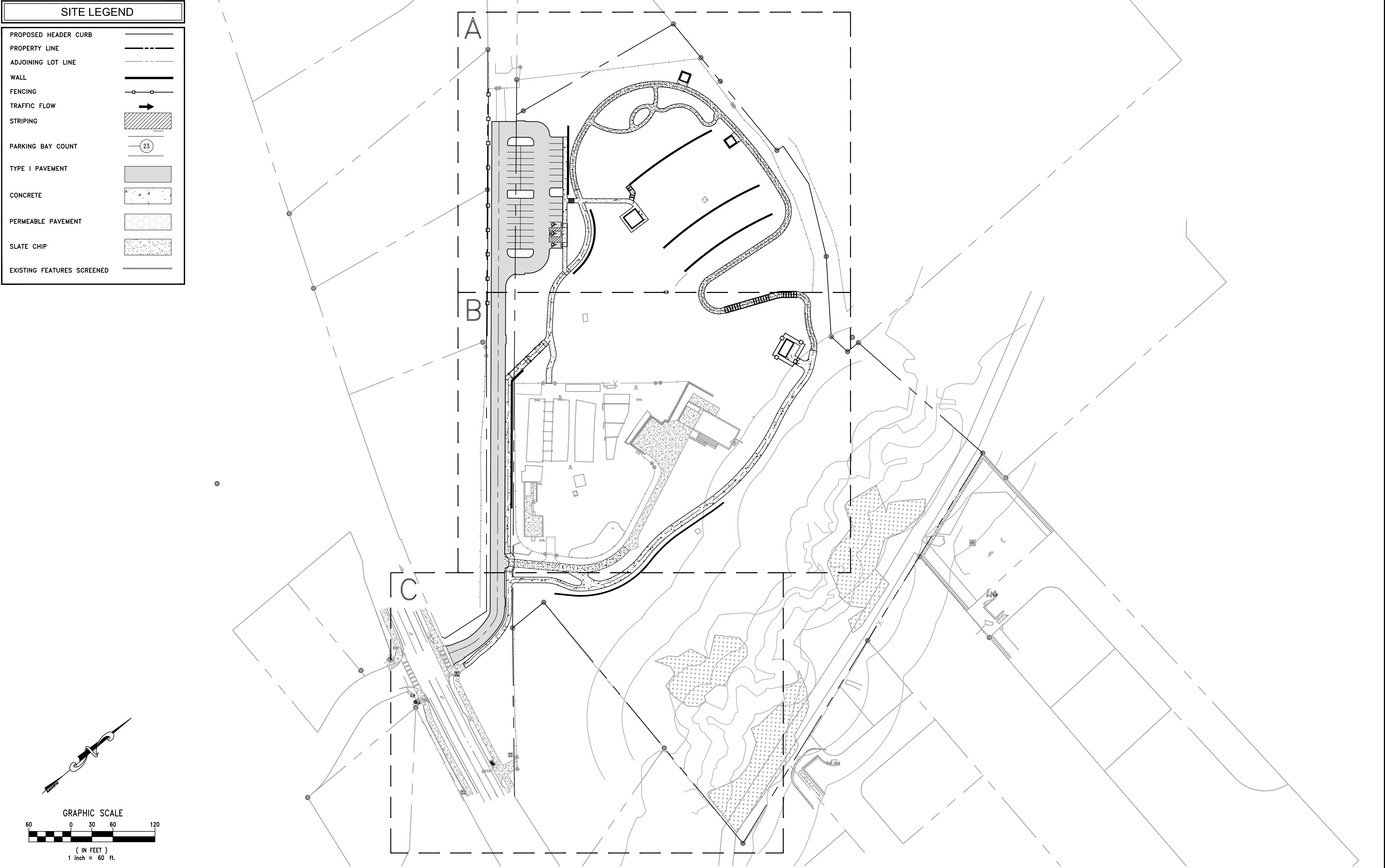
- Project scope includes:
 - Replacement of Ring 2 with a larger ring
 - Replacement of Ring 4 footing, underdrain, and fencing
 - Replacement of RV utility hookups
 - New access drive
 - Overflow parking lot (40 spaces, grass paver system)
 - Stormwater improvements
- Design team addressing final round of comments & working towards completion of final plans. Anticipated design completion in February 2025.

- \$3,535,620.75 remains in bond account.
- Finance and Recreation, Parks, and Cultural Services are preparing a Request for Proposals for installation of the underdrain and footings for Rings 2 and 4.
 - Anticipated to advertise by end of January 2025 with responses due in March 2025.
 - Procurement award anticipated to be brought before mayor and council in May 2025.
- **Wills Park Recreation**
 - Project scope includes:
 - Replacement of Wacky World playground
 - Replacement of Wacky World restroom (new 21 stall building)
 - Gateway Plaza at corner of Roswell Street and Old Milton Pkwy
 - Gateway Plaza at corner of Wills Road and Old Milton Pkwy
 - “Spine” walking trail connecting gateway plazas (10’ wide concrete with brick bands)
 - Renovations of Waggy World dog park
 - Parking lot expansion (72 spaces)
 - Replacement of crosstie flume near Lion Club’s pavilion
 - Design complete.
 - Revisions to gateway plaza at Roswell St/Old Milton Pkwy to incorporate Alpha Loop in progress. Anticipated to be completed in April 2025.
 - \$5,198,426.00 remains in multiple accounts.
 - \$4,876,652.00 remains in bond account.
 - \$306,704.00 remains in impact fees account.
 - \$15,070.00 remains in hotel/motel account.
- **Construction Procurement for the above Park Projects**
 - Public Works is preparing a Request for Qualifications for a General Contractor to construct the Old Rucker Park, Union Hill Park, Wills Park, and Wills Park Equestrian projects. Anticipated to be issued in February 2025 with responses due in late March 2025.
 - Qualified firms will then be invited to participate in a Request for Proposals anticipated to be issued in April 2025 with responses due in May 2025.
 - Award anticipated to be brought before mayor and council in July 2025.

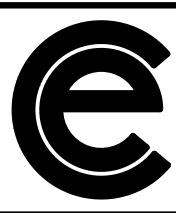
- **Farmhouse**
 - \$1,969,430.00 remains in bond account.
 - Concepts for a staircase access from Old Milton Parkway were completed in January 2023.
 - Recreation, Parks, and Cultural Services staff was discussing an alternative access with the adjoining property owner. The property owners and developers currently do not have a plan for exactly what is going to be placed on their property, which directly impacts our access. Lately they have been non-communicative regarding access.
- **Alpha Loop**
 - **Roswell Street from OMP to Old Roswell Street**
 - Under Construction
 - Anticipated completion 10/17/2025
 - **Roswell street from Devore Road to OMP**
 - Under Design
 - Anticipated Completion 2/17/2025
 - **Devore Road fronting Quick Trip**
 - Under Design
 - Anticipated Completion 2/17/2025
 - **Crossing HBR at Devore Road**
 - Under Design
 - Anticipated Completion 2/17/2025
 - **Crossing OMP at Kingry Lane**
 - Under Design
 - Anticipated Completion 3/17/2025 (Consultant will submit for a GDOT permit after PW has approved the design)

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	22-121	10	70

SITE LEGEND	
PROPOSED HEADER CURB	
PROPERTY LINE	
ADJOINING LOT LINE	
WALL	
FENCING	
TRAFFIC FLOW	
STRIPING	
PARKING BAY COUNT	
TYPE I PAVEMENT	
CONCRETE	
PERMEABLE PAVEMENT	
SLATE CHIP	
EXISTING FEATURES SCREENED	



DATE	REVISIONS	DATE	REVISIONS



COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GA 30096
(770) 925-0357



CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA, GA 30009

OLD RUCKER PARK
IMPROVEMENT PROJECT
OVERALL LAYOUT & DIMENSIONING PLAN

DESIGNED BY GAF	CES JOB NO. 5758.00	DRAWING NUMBER C-02
DRAWN BY SG	DATE 06/28/2024	
CHECKED BY JAS	SCALE AS NOTED	

SITE LEGEND

PROPOSED HEADER CURB	
PROPERTY LINE	
ADJOINING LOT LINE	
FENCING	
TRAFFIC FLOW	
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PARKING BAY COUNT	
TYPE I PAVEMENT	
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EXISTING FEATURES SCREENED	

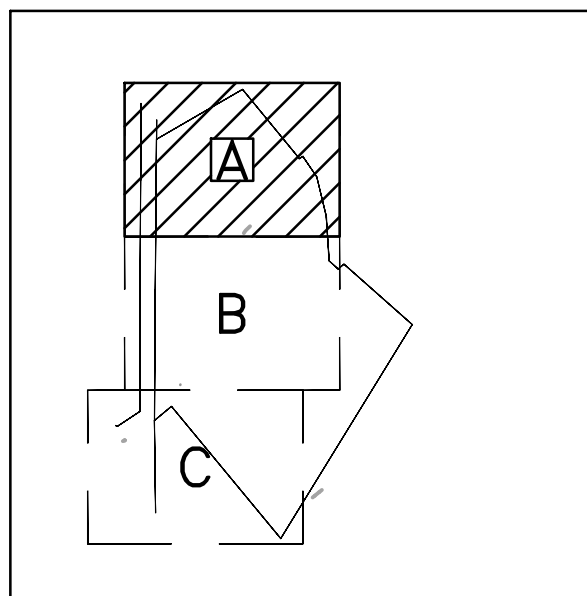
OLD RUCKER ROAD

Number	Radius	Length	Line/Chord Direction	A Value
L1		23.92	N18° 54' 32.52"E	
C1	60.00	15.95	N11° 17' 40.17"E	
C2	111.00	35.47	N5° 28' 26.70"W	
L2		4.13	N14° 37' 41.23"W	
C3	31.00	18.89	N32° 04' 56.97"W	
L3		696.80	N49° 32' 12.70"W	

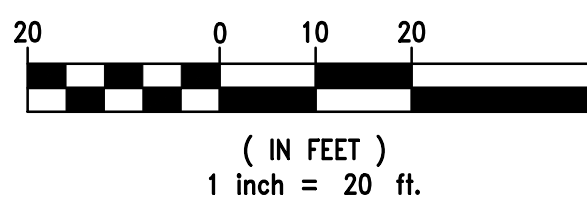
WALL TABLE

Wall	Wall Type
A	Gravity RediRock Wall with a Ledgestone Texture and Tennessee Fieldstone Coloration
B	Freestanding RediRock Wall with a Ledgestone Texture and Tennessee Fieldstone Coloration
C	Gravity RediRock Wall with a Ledgestone Texture and Tennessee Fieldstone Coloration
D	Gravity RediRock Wall with a Ledgestone Texture and Tennessee Fieldstone Coloration
E	Freestanding RediRock Wall with a Ledgestone Texture and Tennessee Fieldstone Coloration
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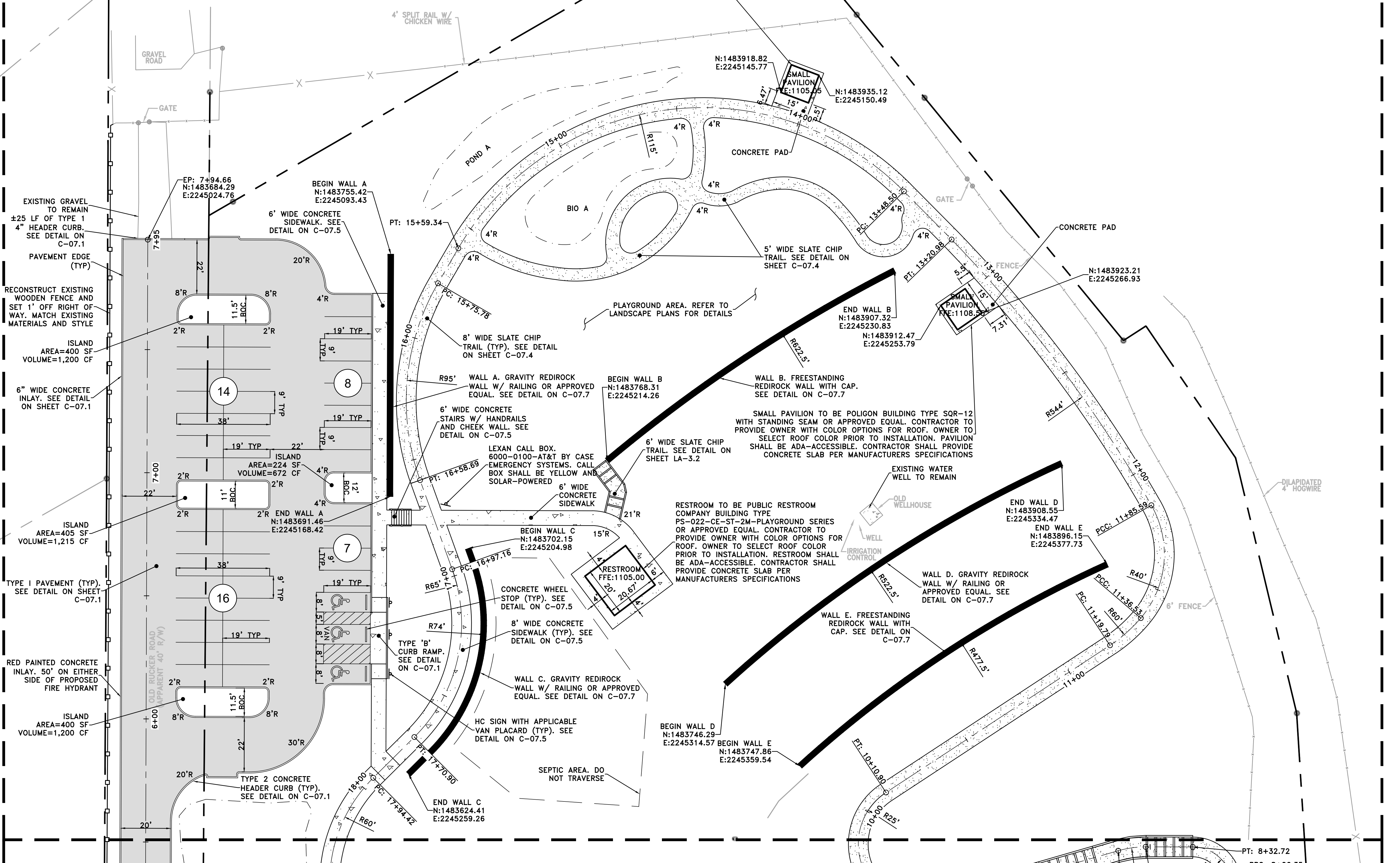
KEY MAP



GRAPHIC SCALE



SMALL PAVILION TO BE POLIGON BUILDING TYPE SQR-12 WITH STANDING SEAM OR APPROVED EQUAL. CONTRACTOR TO PROVIDE OWNER WITH COLOR OPTIONS FOR ROOF. OWNER TO SELECT ROOF COLOR PRIOR TO INSTALLATION. PAVILION SHALL BE ADA-ACCESSIBLE. CONTRACTOR SHALL PROVIDE CONCRETE SLAB PER MANUFACTURERS SPECIFICATIONS



DATE	REVISIONS	DATE	REVISIONS

COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GA 30096
(770) 925-0357

CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA, GA 30009

**OLD RUCKER PARK
IMPROVEMENT PROJECT
LAYOUT & DIMENSIONING ENLARGEMENT PLAN**

DESIGNED BY GAF	CES JOB NO. 5758.00	DRAWING NUMBER
DRAWN BY SG	DATE 06/28/2024	C-02.1
CHECKED BY JAS	SCALE AS NOTED	

SITE LEGEND

PROPOSED HEADER CURB

PROPERTY LINE

ADJOINING LOT LINE

WALL

FENCING

TRAFFIC FLOW

STRIPING

PARKING BAY COUNT

TYPE 1 PAVEMENT

CONCRETE

PERMEABLE PAVEMENT

SLATE CHIP

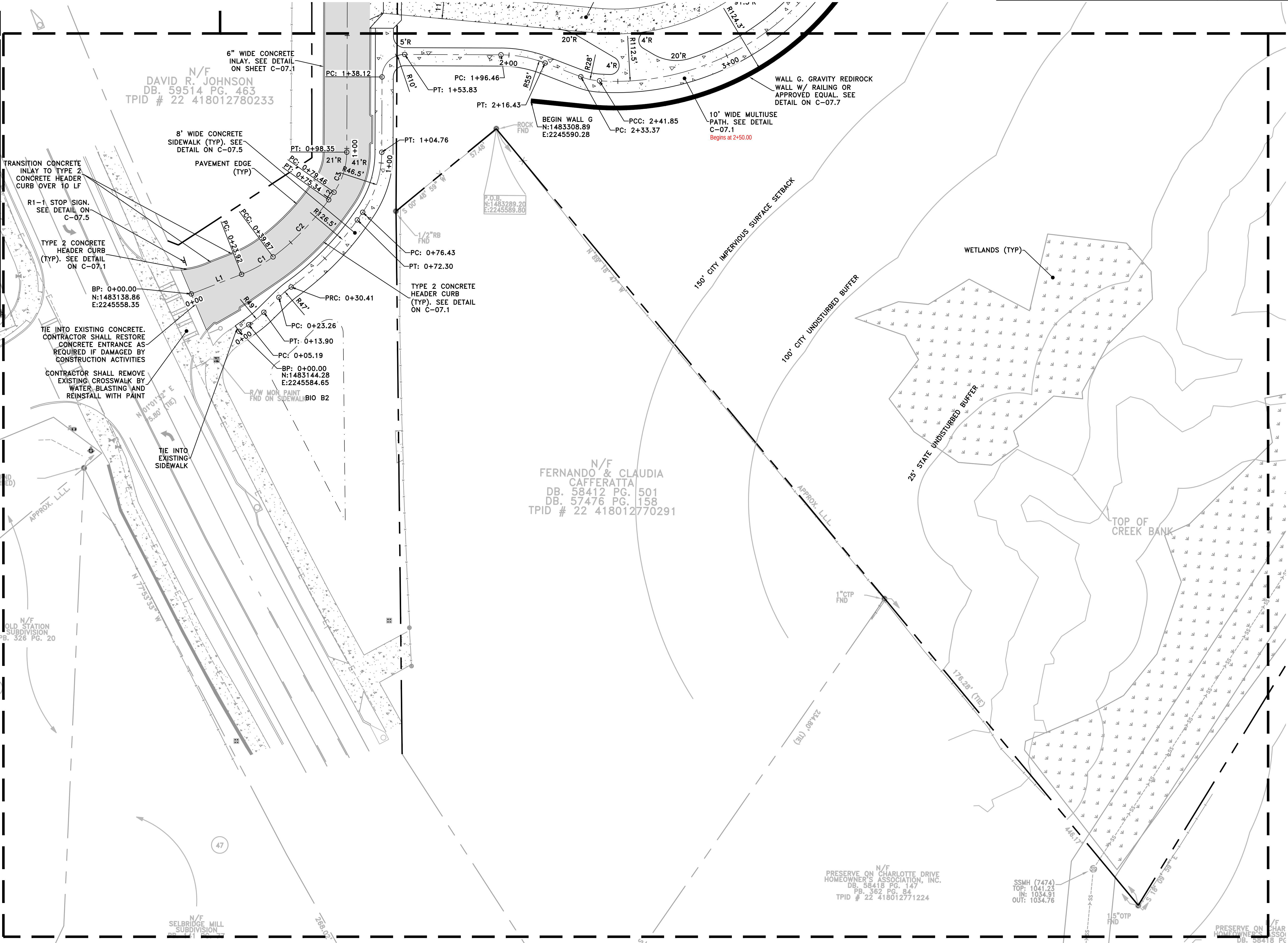
EXISTING FEATURES SCREENED

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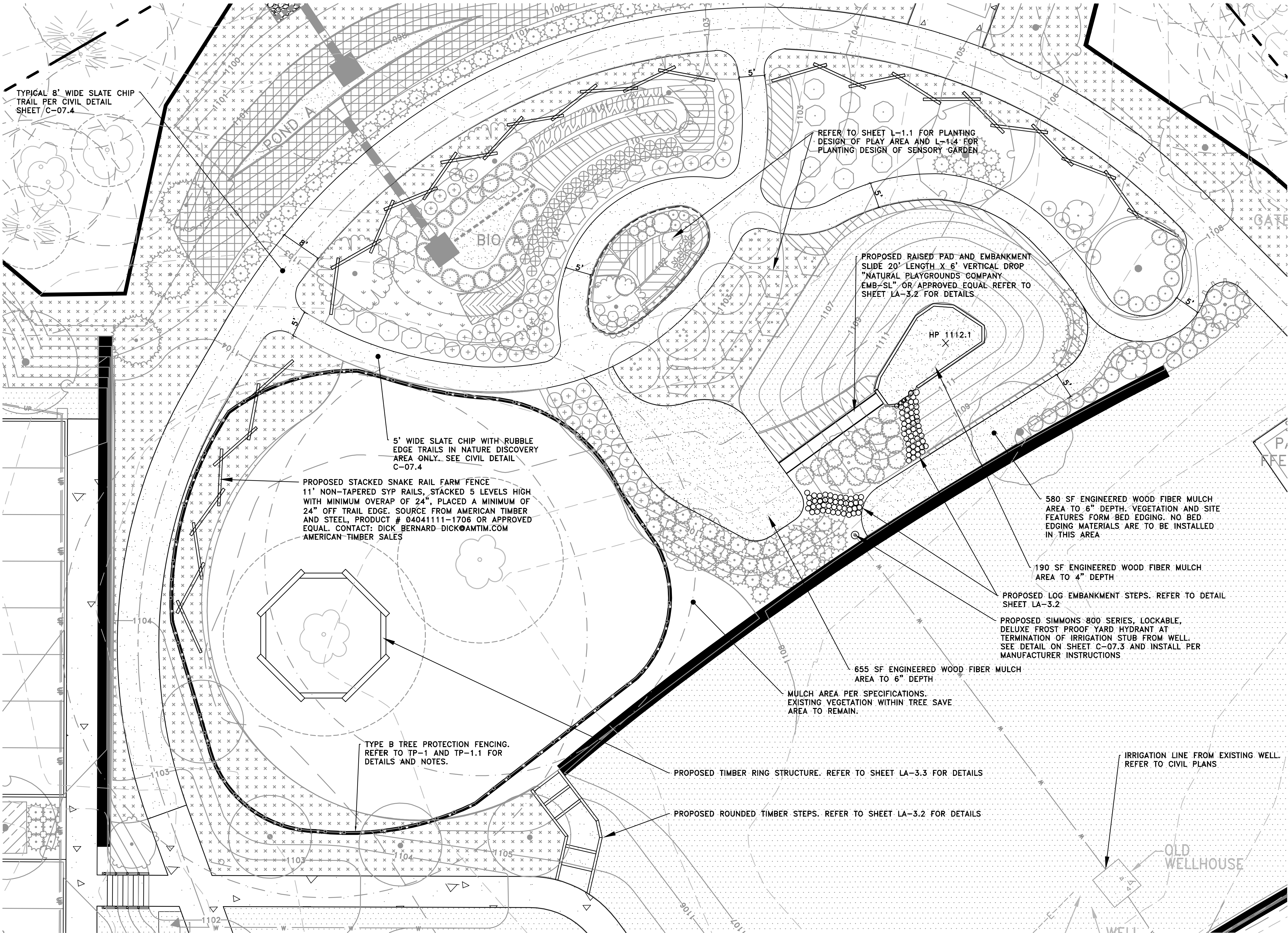
KEY MAP

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

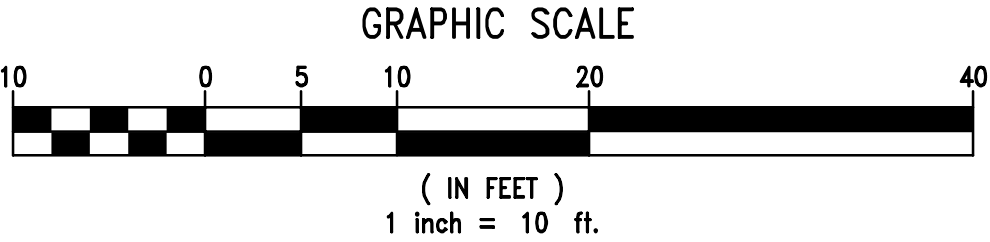
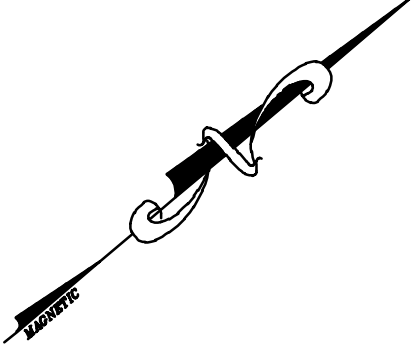


STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	22-121	60	70

REFER TO LANDSCAPE AND TREE PROTECTION PLANS FOR TREE PROTECTION AND PLANTING IN THIS AREA



10/06/23



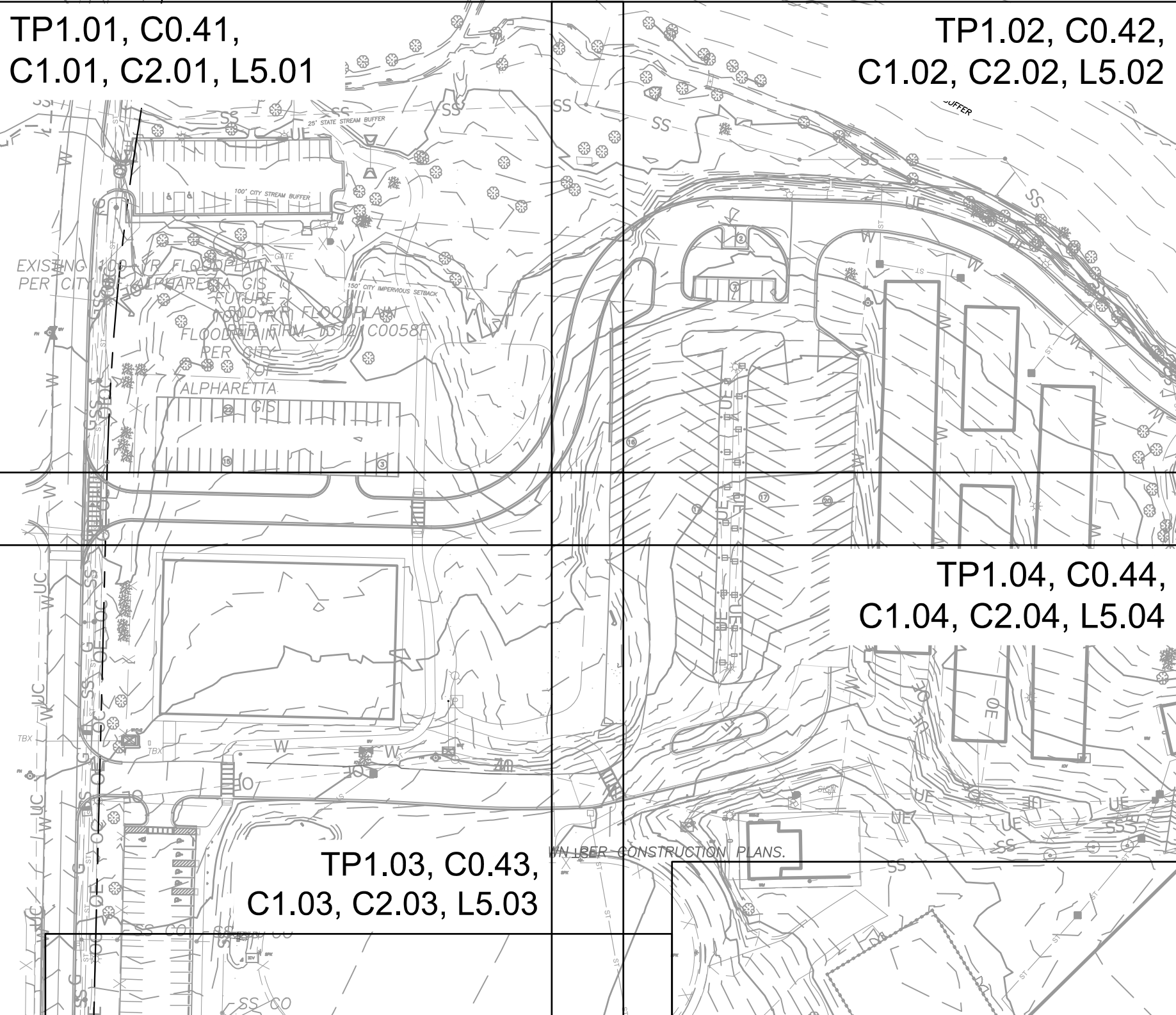
DATE	REVISIONS	DATE	REVISIONS

**COLUMBIA ENGINEERING**
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GA 30096
(770) 925-0357

**CITY OF ALPHARETTA**
2 PARK PLAZA
ALPHARETTA, GA 30009

OLD RUCKER PARK
NATURE DISCOVERY AREA PLAN

DESIGNED BY RG	CES JOB NO. 5758.00	DRAWING NUMBER
DRAWN BY RG	DATE 10/06/2023	LA-1.5
CHECKED BY RG	SCALE AS NOTED	



PARCEL ID: 12 2460006450187	FEMA PANEL: ZONE "X", PANEL NO. 0058, COMMUNITY NO. 130084F. 09/18/2013
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FILE NO. 3817701

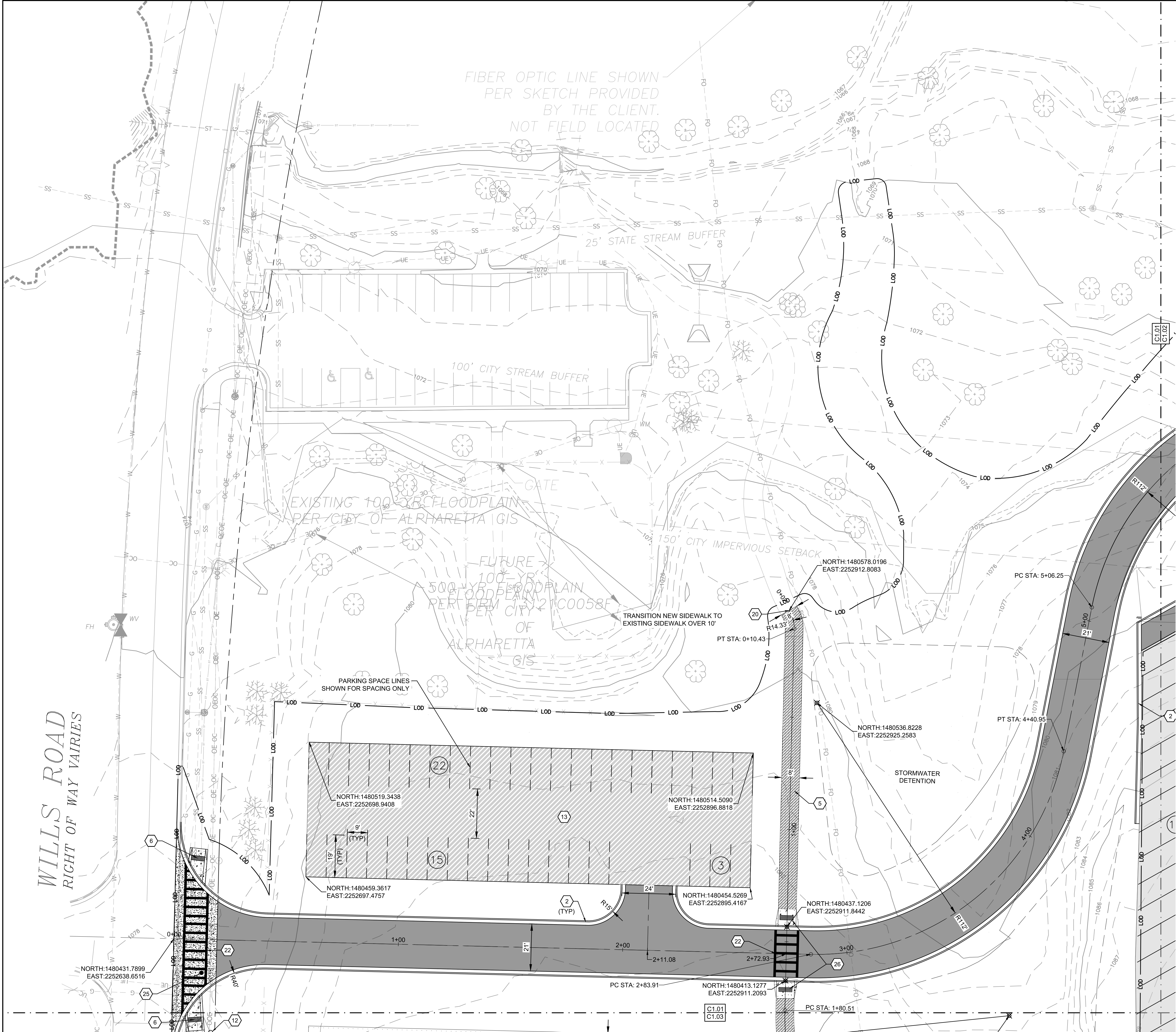
OVERALL KEY MAP

11915 WILLS ROAD, ALPHARETTA, GA 30009

[illegible]

C0.21

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SAVED:11/14/2024
PLOTTED:11/14/2024



GENERAL NOTES	
1.	CONTRACTOR TO REPLACE ANY SIDEWALK AND PAVEMENT, INCLUDING MARKINGS, REMOVED DURING CONSTRUCTION TO MATCH EXISTING CONDITIONS.
2.	SEE STD. 901/C7.02 AND ACCOMPANYING NOTE FOR ALL ASPHALT DETAIL SECTIONS.

SITE KEYNOTES	
1	ARENA FOOTING (SEE DETAIL 1/L7.01)
2	24" CURB AND GUTTER (SEE STD. 901/C7.02)
3	CONCRETE SIDEWALK (SEE STD. 902/C7.02)
4	AGGREGATE BASE (SEE DETAIL STD. 901/C7.02)
5	ASPHALT SIDEWALK PAVEMENT (SEE DETAIL 1/C7.02)
6	ADA CURB RAMP W/ DETECTABLE WARNINGS; TYPE D SKEWED (SEE STD. 902/C7.02)
7	FENCE (SEE DETAIL 1/L7.02)
8	GATE (SEE DETAIL 2/L7.02)
9	ARENA IRRIGATION (BY OTHERS / NIC)
10	C.I.P CONC. WALL (ORCHARD STONE VENEER) (SEE DETAIL 3/L7.03)
11	STONE SEATWALL (SEE DETAIL 5/L7.01)
12	LOCATION OF RELOCATED POWER POLE TO BE COORDINATED BY THE CONTRACTOR WITH GA POWER
13	PERVIOUS PARKING (SEE DETAIL 3/C7.03)
14	2" PVC WATER LINE
15	YARD HYDRANT (SEE DETAIL 1/L7.03, YARD HYDRANT ONLY)
16	CONCRETE STEPS WITH RAILING (SEE DETAIL 4/L7.01)
17	SLATESCAPE (SEE DETAIL 3/L7.01)
18	NEW/REFRESHED THERMOPLASTIC STRIPING
19	CONCRETE WHEEL STOP (SEE DETAIL 3/C7.01)
20	TIE INTO EXISTING SIDEWALK - FLUSH CONDITION
21	FLUSH CURB (SEE DETAIL 1/C7.04)
22	CROSSWALK (SEE DETAIL T-11A/C7.04) THERMOPLASTIC ON ASPHALT, PAINT ON CONCRETE
23	NEW ADA PARKING STALLS (SEE DETAIL 1/C7.03)
24	RV HOOK UP PEDESTAL WITH BOLLARD (SEE DETAIL 1/L7.03)
25	CONCRETE DRIVEWAY APRON (SEE DETAIL 951/C7.04)
26	ADA CURB RAMP W/ DETECTABLE WARNINGS; TYPE D (SEE DETAIL 902/C7.02)
27	2" WATER LINE AND GATE VALVE (SEE DETAIL 2/C7.04)
28	ACCESSIBLE PARKING SIGN (SEE DETAIL 2/C7.03)

LEGEND

CONCRETE SIDEWALK

AGGREGATE BASE

ARENA FOOTING (FIBER AND SAND)

ASPHALT PAVEMENT (FULL DEPTH)
SEE STD. 901/C7.02

ASPHALT PARKING PAVEMENT
SEE STD. 901/C7.02

ASPHALT SIDEWALK PAVEMENT
SEE STD. 901/C7.02

ASPHALT PAVEMENT
(2" MILL & RESURFACE WITH 12.5MM SUPERPAVE)

SLATESCAPE

PERVIOUS PARKING AREA

C1.02

C1.03

C1.04

C1.05

C1.06

811

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PARCEL ID:
12 2460006450187

FEMA PANEL:
ZONE "X", PANEL NO. 0058,
COMMUNITY NO. 130084F, 09/18/2013.

20' 10' 0' 20' 40'

SCALE: 1 INCH = 20 FEET

BARGE
DESIGN SOLUTIONS

2359 Paces Ferry Road / Suite 650 / Atlanta, GA 30339
PHONE (770) 626-7631 / FAX (770) 865-5903

GEORGIA
REGISTERED
ENGINEER
1114-2024
CHRISTOPHER L. RAINE, P.E.
GSWCC#: 2916

SITE LAYOUT AND UTILITY PLAN

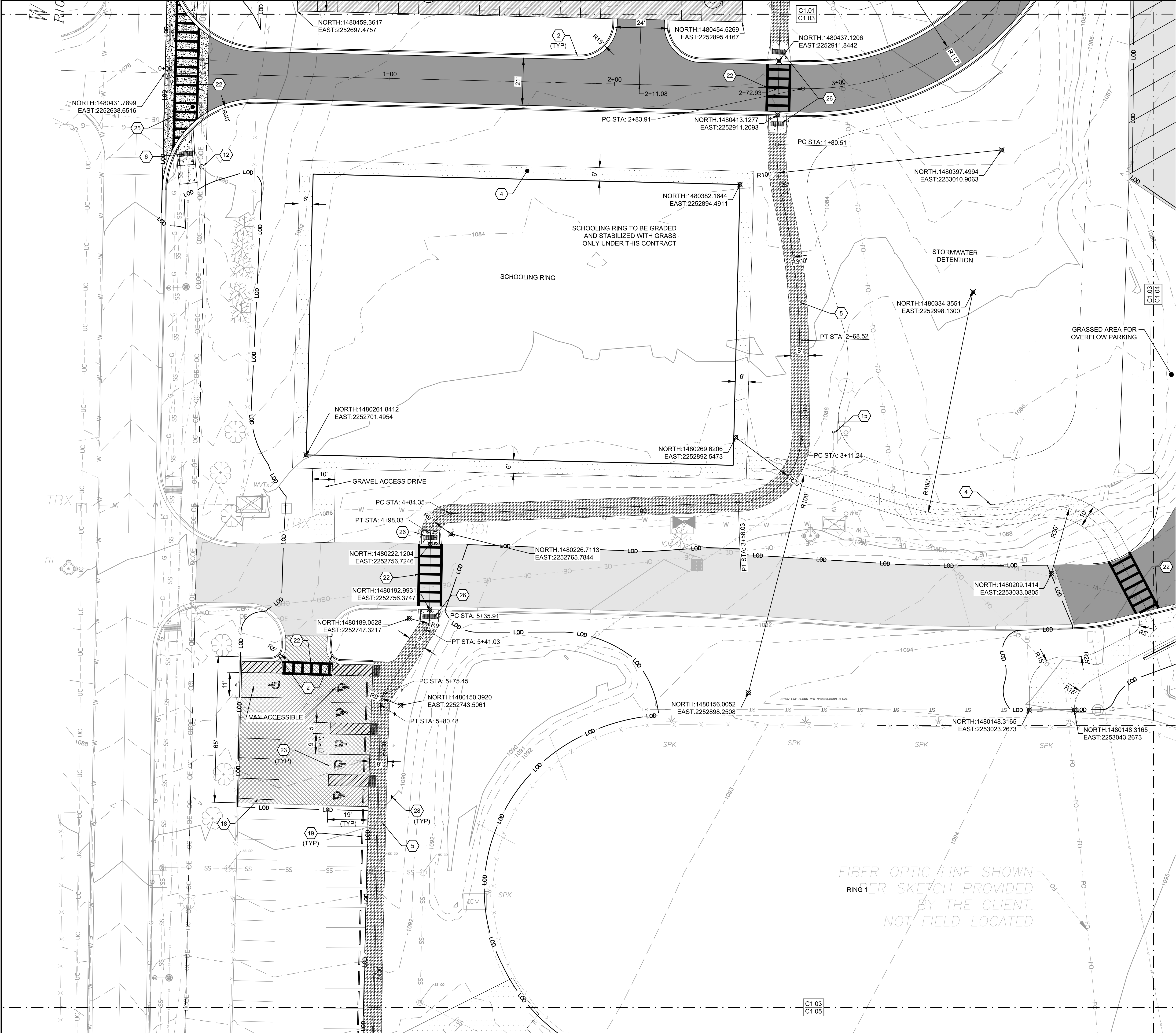
CITY OF ALPHARETTA
WILLS PARK IMPROVEMENTS - PACKAGE 2
11915 WILLS ROAD, ALPHARETTA, GA 30009

REV.	DR.	CHK.	DATE	DESCRIPTION
0		CM	11-14-2024	100% IFC

C1.01

FILE NO. 3817701

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FILE:3817710104_CADD\CV\PLT\3817701 - C1.03 SITE LAYOUT.dwg
SAVED:11/14/2024
PLOTTED:11/14/2024



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6	ADA CURB RAMP W/ DETECTABLE WARNINGS; TYPE D SKEWED (SEE STD. 902/C7.02)
7	FENCE (SEE DETAIL 1/L7.02)
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LEGEND

	CONCRETE SIDEWALK
	AGGREGATE BASE
	ARENA FOOTING (FIBER AND SAND)
	ASPHALT PAVEMENT (FULL DEPTH) SEE STD. 901/C7.02
	ASPHALT PARKING PAVEMENT SEE STD. 901/C7.02
	ASPHALT SIDEWALK PAVEMENT SEE STD. 901/C7.02
	ASPHALT PAVEMENT (2" MILL & RESURFACE WITH 12.5MM SUPERPAVE)
	SLATESCAPE
	PERVIOUS PARKING AREA

811 Know what's below
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811
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PARCEL ID: 12 2460006450187
FEMA PANEL: ZONE "X", PANEL NO. 0058, COMMUNITY NO. 130084F. 09/18/2013.

SCALE: 1 INCH = 20 FEET

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DESIGN SOLUTIONS

2359 Paces Ferry Road / Suite 550 / Atlanta, GA 30339
PHONE (770) 626-7631 / FAX (770) 865-5903

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
11/14/2024
CHRISTOPHER L. RAUS

GSWCC#: 2916

SITE LAYOUT AND UTILITY PLAN

CITY OF ALPHARETTA

WILLS PARK IMPROVEMENTS - PACKAGE 2

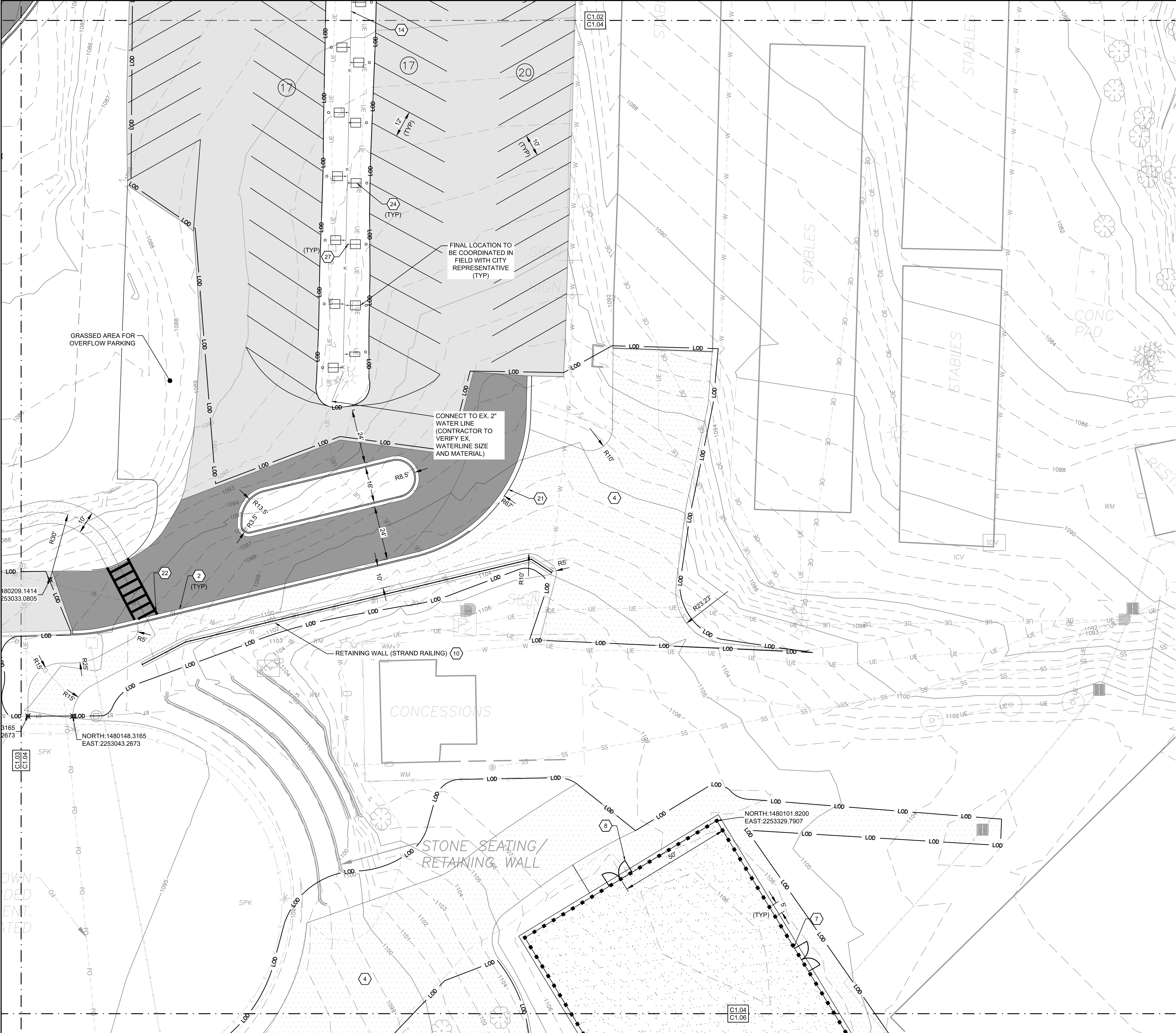
11915 WILLS ROAD, ALPHARETTA, GA 30009

REV.	CHK.	DATE	DESCRIPTION
0	CM	11-14-2024	100% IFC

C1.03

FILE NO. 3817701

USER:CMARTE
FILE:3817710104_CADDIVLAYOUT.dwg
SAVED:11/14/2024
PLOT:11/14/2024



GENERAL NOTES	
1.	CONTRACTOR TO REPLACE ANY SIDEWALK AND PAVEMENT, INCLUDING MARKINGS, REMOVED DURING CONSTRUCTION TO MATCH EXISTING CONDITIONS.
2.	SEE STD. 901/C7.02 AND ACCOMPANYING NOTE FOR ALL ASPHALT DETAIL SECTIONS.

SITE KEYNOTES	
1	ARENA FOOTING (SEE DETAIL 1/L7.01)
2	24" CURB AND GUTTER (SEE STD. 901/C7.02)
3	CONCRETE SIDEWALK (SEE STD. 902/C7.02)
4	AGGREGATE BASE (SEE DETAIL STD. 901/C7.02)
5	ASPHALT SIDEWALK PAVEMENT (SEE DETAIL 1/C7.02)
6	ADA CURB RAMP W/ DETECTABLE WARNINGS; TYPE D SKEWED (SEE STD. 902/C7.02)
7	FENCE (SEE DETAIL 1/L7.02)
8	GATE (SEE DETAIL 2/L7.02)
9	ARENA IRRIGATION (BY OTHERS / NIC)
10	C.I.P CONC. WALL (ORCHARD STONE VENEER) (SEE DETAIL 3/L7.03)
11	STONE SEATWALL (SEE DETAIL 5/L7.01)
12	LOCATION OF RELOCATED POWER POLE TO BE COORDINATED BY THE CONTRACTOR WITH GA POWER
13	PERVIOUS PARKING (SEE DETAIL 3/C7.03)
14	2" PVC WATER LINE
15	YARD HYDRANT (SEE DETAIL 1/L7.03, YARD HYDRANT ONLY)
16	CONCRETE STEPS WITH RAILING (SEE DETAIL 4/L7.01)
17	SLATESCAPE (SEE DETAIL 3/L7.01)
18	NEW/REFRESHED THERMOPLASTIC STRIPING
19	CONCRETE WHEEL STOP (SEE DETAIL 3/C7.01)
20	TIE INTO EXISTING SIDEWALK - FLUSH CONDITION
21	FLUSH CURB (SEE DETAIL 1/C7.04)
22	CROSSWALK (SEE DETAIL T-11A/C7.04) THERMOPLASTIC ON ASPHALT, PAINT ON CONCRETE
23	NEW ADA PARKING STALLS (SEE DETAIL 1/C7.03)
24	RV HOOK UP PEDESTAL WITH BOLLARD (SEE DETAIL 1/L7.03)
25	CONCRETE DRIVEWAY APRON (SEE DETAIL 951/C7.04)
26	ADA CURB RAMP W/ DETECTABLE WARNINGS; TYPE D (SEE DETAIL 902/C7.02)
27	3" WATER LINE AND GATE VALVE (SEE DETAIL 2/C7.04)
28	ACCESSIBLE PARKING SIGN (SEE DETAIL 2/C7.03)

LEGEND

CONCRETE SIDEWALK

AGGREGATE BASE

ARENA FOOTING (FIBER AND SAND)

ASPHALT PAVEMENT (FULL DEPTH)
SEE STD. 901/C7.02

ASPHALT PARKING PAVEMENT
SEE STD. 901/C7.02

ASPHALT SIDEWALK PAVEMENT
SEE STD. 901/C7.02

ASPHALT PAVEMENT
(2" MILL & RESURFACE WITH 12.5MM SUPERPAVE)

SLATESCAPE

PERVIOUS PARKING AREA

C1.01

C1.02

C1.03

C1.05

C1.06

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PARCEL ID:
12 2460006450187

FEMA PANEL:
ZONE "X", PANEL NO. 0058,
COMMUNITY NO. 130084F, 09/18/2013.

20' 10' 0' 20' 40'

SCALE: 1 INCH = 20 FEET

BARGE

DESIGN SOLUTIONS

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GEORGIA

REGISTERED PROFESSIONAL ENGINEER

11/14/2024

CHRISTOPHER L. RAINGIS

GSWCC#: 2916

SITE LAYOUT AND UTILITY PLAN

CITY OF ALPHARETTA

WILLS PARK IMPROVEMENTS - PACKAGE 2

11915 WILLS ROAD, ALPHARETTA, GA 30009

REVISION INFORMATION

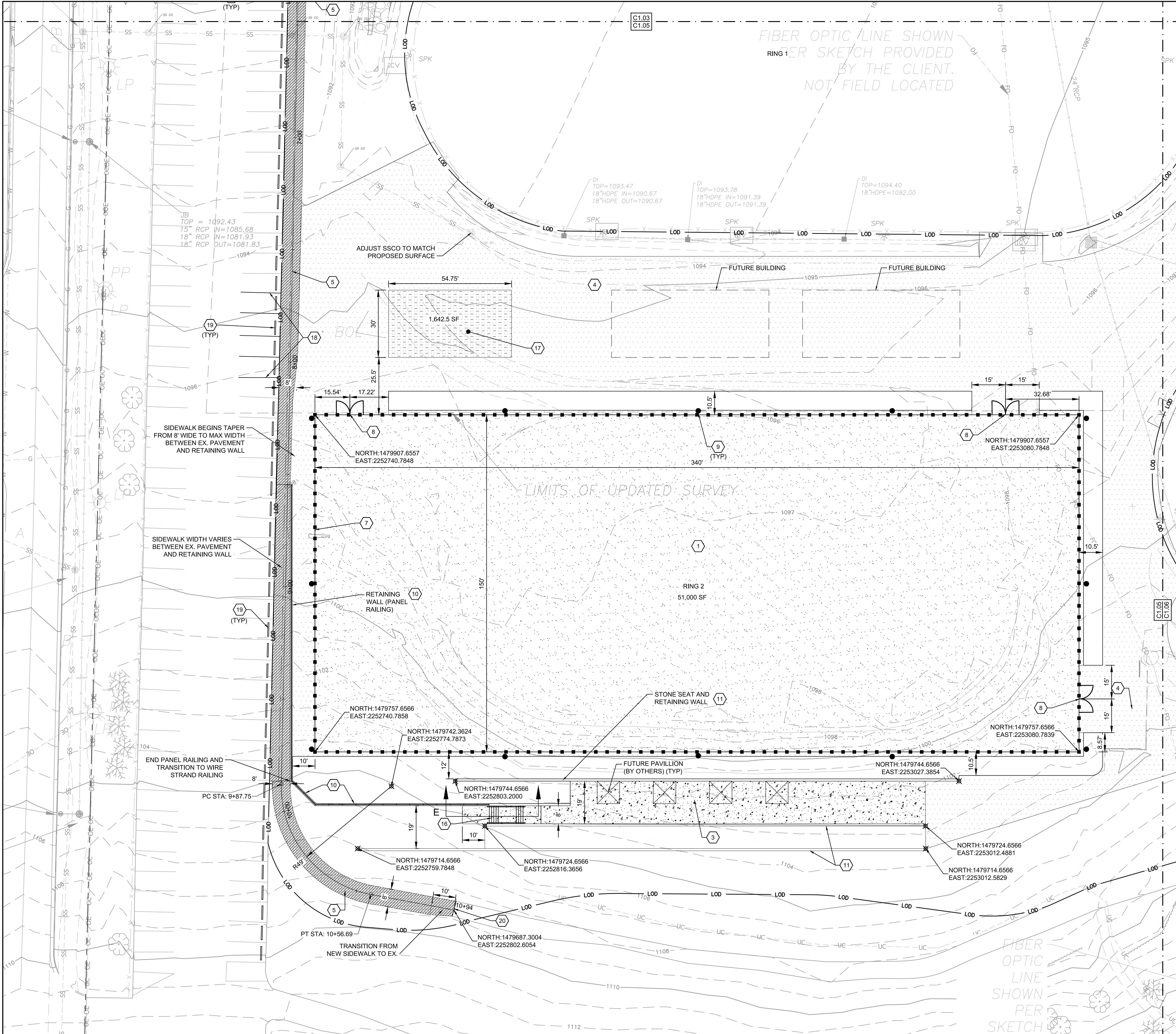
REV.	DR.	CHK.	DATE	DESCRIPTION
0	CM	CLR	11-14-2024	100% IFC

C1.04

FILE NO. 3817701

Page 18 of 113

USER:CMARTE
FILE:381770104_CADDIVLPL013817701 - C1.00 SITE LAYOUT.dwg
SAVED:11/14/2024
PLOT:11/14/2024



GENERAL NOTES	
1.	CONTRACTOR TO REPLACE ANY SIDEWALK AND PAVEMENT, INCLUDING MARKINGS, REMOVED DURING CONSTRUCTION TO MATCH EXISTING CONDITIONS.
2.	SEE STD. 901/C7.02 AND ACCOMPANYING NOTE FOR ALL ASPHALT DETAIL SECTIONS.

SITE KEYNOTES	
1	ARENA FOOTING (SEE DETAIL 1/L7.01)
2	24" CURB AND GUTTER (SEE STD. 901/C7.02)
3	CONCRETE SIDEWALK (SEE STD. 902/C7.02)
4	AGGREGATE BASE (SEE DETAIL STD. 901/C7.02)
5	ASPHALT SIDEWALK PAVEMENT (SEE DETAIL 1/C7.02)
6	ADA CURB RAMP W/ DETECTABLE WARNINGS; TYPE D SKEWED (SEE STD. 902/C7.02)
7	FENCE (SEE DETAIL 1/L7.02)
8	GATE (SEE DETAIL 2/L7.02)
9	ARENA IRRIGATION (BY OTHERS / NIC)
10	C.I.P CONC. WALL (ORCHARD STONE VENEER) (SEE DETAIL 3/L7.03)
11	STONE SEATWALL (SEE DETAIL 5/L7.01)
12	LOCATION OF RELOCATED POWER POLE TO BE COORDINATED BY THE CONTRACTOR WITH GA POWER
13	PERVIOUS PARKING (SEE DETAIL 3/C7.03)
14	2" PVC WATER LINE
15	YARD HYDRANT (SEE DETAIL 1/L7.03, YARD HYDRANT ONLY)
16	CONCRETE STEPS WITH RAILING (SEE DETAIL 4/L7.01)
17	SLATESCAPE (SEE DETAIL 3/L7.01)
18	NEW/REFRESHED THERMOPLASTIC STRIPING
19	CONCRETE WHEEL STOP (SEE DETAIL 3/C7.01)
20	TIE INTO EXISTING SIDEWALK - FLUSH CONDITION
21	FLUSH CURB (SEE DETAIL 1/C7.04)
22	CROSSWALK (SEE DETAIL T-11A/C7.04) THERMOPLASTIC ON ASPHALT, PAINT ON CONCRETE
23	NEW ADA PARKING STALLS (SEE DETAIL 1/C7.03)
24	RV HOOK UP PEDESTAL WITH BOLLARD (SEE DETAIL 1/L7.03)
25	CONCRETE DRIVEWAY APRON (SEE DETAIL 951/C7.04)
26	ADA CURB RAMP W/ DETECTABLE WARNINGS; TYPE D (SEE DETAIL 902/C7.02)
27	3" WATER LINE AND GATE VALVE (SEE DETAIL 2/C7.04)
28	ACCESSIBLE PARKING SIGN (SEE DETAIL 2/C7.03)

LEGEND

	CONCRETE SIDEWALK
	AGGREGATE BASE
	ARENA FOOTING (FIBER AND SAND)
	ASPHALT PAVEMENT (FULL DEPTH) SEE STD. 901/C7.02
	ASPHALT PARKING PAVEMENT SEE STD. 901/C7.02
	ASPHALT SIDEWALK PAVEMENT SEE STD. 901/C7.02
	ASPHALT PAVEMENT (2" MILL & RESURFACE WITH 12.5MM SUPERPAVE)
	SLATESCAPE
	PERVIOUS PARKING AREA

C1.01

C1.02

C1.03

C1.04

C1.06

N

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PARCEL ID:
12 2460006450187

FEMA PANEL:
ZONE "X", PANEL NO. 0058,
COMMUNITY NO. 130084F, 09/18/2013.

20' 10' 0' 20' 40'

SCALE: 1 INCH = 20 FEET

2389 Paces Ferry Road / Suite 650 / Atlanta, GA 30339
PHONE (770) 626-7631 / FAX (770) 865-5903

GSWCC#: 2916

SITE LAYOUT AND UTILITY PLAN

CITY OF ALPHARETTA

WILLS PARK IMPROVEMENTS - PACKAGE 2

11915 WILLS ROAD, ALPHARETTA, GA 30009

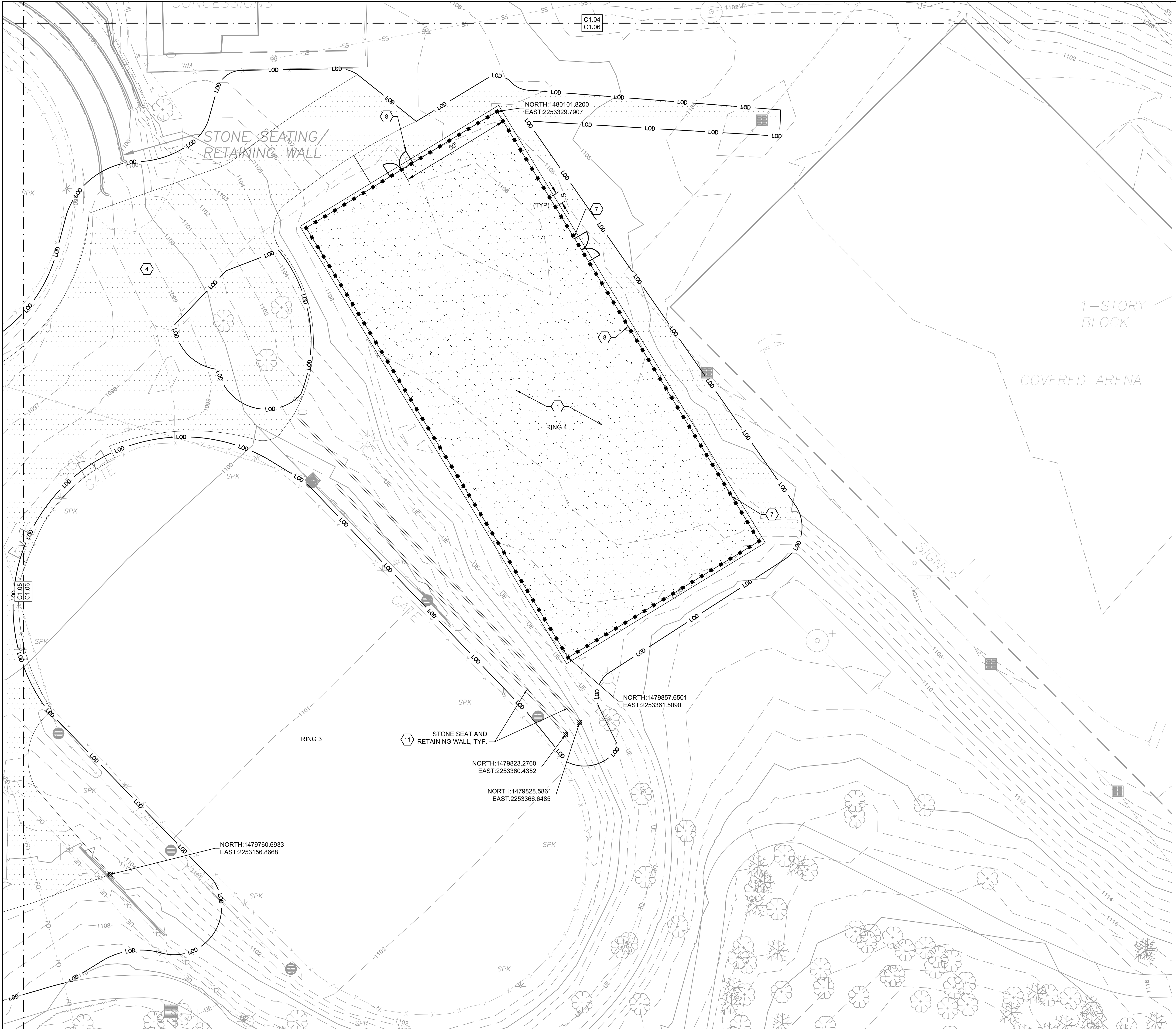
REV.	DR.	CHK.	DATE	DESCRIPTION
0	CM	CL	11-14-2024	100% IFC

C1.05

FILE NO. 3817701

Page 19 of 113

USER:CMARTE
FILE:381770104_CADD\CVL\PLT\03817701 - C1.06 SITE LAYOUT.dwg
SAVED:11/14/2024
PLOT:11/14/2024



GENERAL NOTES	
1.	CONTRACTOR TO REPLACE ANY SIDEWALK AND PAVEMENT, INCLUDING MARKINGS, REMOVED DURING CONSTRUCTION TO MATCH EXISTING CONDITIONS.
2.	SEE STD. 901/C7.02 AND ACCOMPANYING NOTE FOR ALL ASPHALT DETAIL SECTIONS.

SITE KEYNOTES	
1	ARENA FOOTING (SEE DETAIL 1/L7.01)
2	24" CURB AND GUTTER (SEE STD. 901/C7.02)
3	CONCRETE SIDEWALK (SEE STD. 902/C7.02)
4	AGGREGATE BASE (SEE DETAIL STD. 901/C7.02)
5	ASPHALT SIDEWALK PAVEMENT (SEE DETAIL 1/C7.02)
6	ADA CURB RAMP W/ DETECTABLE WARNINGS; TYPE D SKEWED (SEE STD. 902/C7.02)
7	FENCE (SEE DETAIL 1/L7.02)
8	GATE (SEE DETAIL 2/L7.02)
9	ARENA IRRIGATION (BY OTHERS / NIC)
10	C.I.P CONC. WALL (ORCHARD STONE VENEER) (SEE DETAIL 3/L7.03)
11	STONE SEATWALL (SEE DETAIL 5/L7.01)
12	LOCATION OF RELOCATED POWER POLE TO BE COORDINATED BY THE CONTRACTOR WITH GA POWER
13	PERVIOUS PARKING (SEE DETAIL 3/C7.03)
14	2" PVC WATER LINE
15	YARD HYDRANT (SEE DETAIL 1/L7.03, YARD HYDRANT ONLY)
16	CONCRETE STEPS WITH RAILING (SEE DETAIL 4/L7.01)
17	SLATESCAPE (SEE DETAIL 3/L7.01)
18	NEW/REFRESHED THERMOPLASTIC STRIPING
19	CONCRETE WHEEL STOP (SEE DETAIL 3/C7.01)
20	TIE INTO EXISTING SIDEWALK - FLUSH CONDITION
21	FLUSH CURB (SEE DETAIL 1/C7.04)
22	CROSSWALK (SEE DETAIL T-11A/C7.04) THERMOPLASTIC ON ASPHALT, PAINT ON CONCRETE
23	NEW ADA PARKING STALLS (SEE DETAIL 1/C7.03)
24	RV HOOK UP PEDESTAL WITH BOLLARD (SEE DETAIL 1/L7.03)
25	CONCRETE DRIVEWAY APRON (SEE DETAIL 951/C7.04)
26	ADA CURB RAMP W/ DETECTABLE WARNINGS; TYPE D (SEE DETAIL 902/C7.02)
27	3" WATER LINE AND GATE VALVE (SEE DETAIL 2/C7.04)
28	ACCESSIBLE PARKING SIGN (SEE DETAIL 2/C7.03)

LEGEND

CONCRETE SIDEWALK

AGGREGATE BASE

ARENA FOOTING (FIBER AND SAND)

ASPHALT PAVEMENT (FULL DEPTH)
SEE STD. 901/C7.02

ASPHALT PARKING PAVEMENT
SEE STD. 901/C7.02

ASPHALT SIDEWALK PAVEMENT
SEE STD. 901/C7.02

ASPHALT PAVEMENT
(2" MILL & RESURFACE WITH 12.5MM SUPERPAVE)

SLATESCAPE

PERVIOUS PARKING AREA

C1.01

C1.02

C1.03

C1.04

C1.05

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COMMUNITY NO. 130084F, 09/18/2013.

2359 Paces Ferry Road / Suite 650 / Atlanta, GA 30339
PHONE (770) 626-7631 / FAX (770) 865-5903

GSWCC#: 2916

SITE LAYOUT AND UTILITY PLAN

CITY OF ALPHARETTA

WILLS PARK IMPROVEMENTS - PACKAGE 2

11915 WILLS ROAD, ALPHARETTA, GA 30009

REV.	DR.	CHK.	DATE	DESCRIPTION
0	CM	CLR	11-14-2024	100% IFC

C1.06

FILE NO. 3817701

USER:NGRISH
FILE:38177004_CADD\CVL\LOT\PACKAGE ONE - PLAYGROUND AND PARKING\3817700-C1.01 Site Layout.dwg
SAVED:12/15/2023
PLOTTED:12/15/2023



GENERAL NOTES

- CONTRACTOR TO REPLACE ANY SIDEWALK AND PAVEMENT, INCLUDING MARKINGS, REMOVED DURING CONSTRUCTION TO MATCH EXISTING CONDITIONS.
- RADIUS MEASUREMENTS SHOWN TO INTERIOR CURB FACE WHERE APPLICABLE.
- WATER SERVICE MUST BE MAINTAINED. WATER SERVICE TO CONCESSION BUILDING MUST BE RESTORED BY 4:00 PM EACH DAY.
- PERMIT IS REQUIRED FROM FULTON COUNTY FOR WATER AND SEWER RENOVATIONS.
- WITHIN THE PROJECT LIMITS, A TOTAL OF 27,878 SF OF IMPERVIOUS SURFACES WILL BE CONSTRUCTED. THIS REPRESENTS A NET INCREASE OF 7,124 SF OF IMPERVIOUS SURFACES FROM EXISTING CONDITIONS.

FIRE MARSHAL'S OFFICE REQUIREMENTS

- ROADWAYS TO BE CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS OF GROSS WEIGHT PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2018.

LEGEND

- STANDARD CONCRETE SIDEWALK
- WOODEN BOARDWALK
- HEAVY DUTY CONCRETE PAVEMENT
- GRAVEL (RIVER ROCK)
- HEAVY DUTY BRICK PAVERS (PLAYGROUND PLAZA AS SPECIFIED BY THE CITY OF ALPHARETTA)
- HEAVY DUTY BRICK PAVERS (DONATION PLAZA AS SPECIFIED BY THE CITY OF ALPHARETTA)

SITE KEYNOTES

1	PLAYGROUND AREA (17,268 SQ.FT) (PLAYGROUND EQUIPMENT AND SURFACE TO BE INSTALLED UNDER SEPARATE CONTRACT)
2	RESTROOM BUILDING (SEE TSW ARCHITECTURAL PROJECT)
3	STANDARD DUTY CONCRETE SIDEWALK (SEE DETAIL 6/L4.01)
4	WOODEN BOARDWALK (10' LONG) (SEE DETAIL SHEETS L4.04-4.05)
5	BIO-RETENTION SWALE (SEE DETAIL 4/C7.01)
6	6" EXTRUDED CURB (SEE DETAIL 1/L4.02)
7	6" FLUSH CURB (SEE DETAIL 1/L4.02)
8	CURB TRANSITION (SEE DETAIL 5/C7.01). TRANSITION FROM EXTRUDED CURB TO FLUSH CURB OVER 5'.
9	2.5" PVC WATER LATERAL TO BUILDING CONNECTION (SEE ARCH/MEP PLANS FOR CONTINUATION)
10	6" SDR 35 PVC SEWER LATERAL TO 4" SDR35 BUILDING CONNECTIONS (SEE ARCH/MEP PLANS FOR CONTINUATION)
11	FLAGSTONE VENEERED SEAT WALL, APPROX. 70 LF (SEE DETAIL 3/L4.02)
12	HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL 1/L4.01)
13	RIVER ROCK
14	FLAGSTONE VENEERED SEAT WALL, APPROX. 67 LF (SEE DETAIL 3/L4.02)
15	SANITARY SEWER CLEAN OUT (SSCO) (SEE DETAIL 8/C7.01)
16	CORE DRILL EX. SSMH AND CONNECT NEW SEWER LATERAL AT IE: 1085.00
17	RETAINING WALL, APPROX. 90 LF (SEE DETAIL 1/L4.03)
18	CONNECT NEW 2.5" PVC WATERLINE TO EX. WATERLINE OR VALVE
19	PLAYGROUND FENCE (TO BE INSTALLED UNDER SEPARATE CONTRACT)
20	DONATION BRICK PLAZA (SEE HEAVY DUTY BRICK PAVER DETAIL 2/L4.02)
21	PLAYGROUND PLAZA (SEE SHEET L2.00)
22	TOP OF POND BANK (ELEV. 1086.50)



DATUM: GSPW NAD83
FEMA PANEL: ZONE "X", PANEL NO. 13121C0058F, 9/18/2013.

SCALE: 1 INCH = 20 FEET

BARGE
DESIGN SOLUTIONS



CIVIL SITE AND UTILITY PLAN

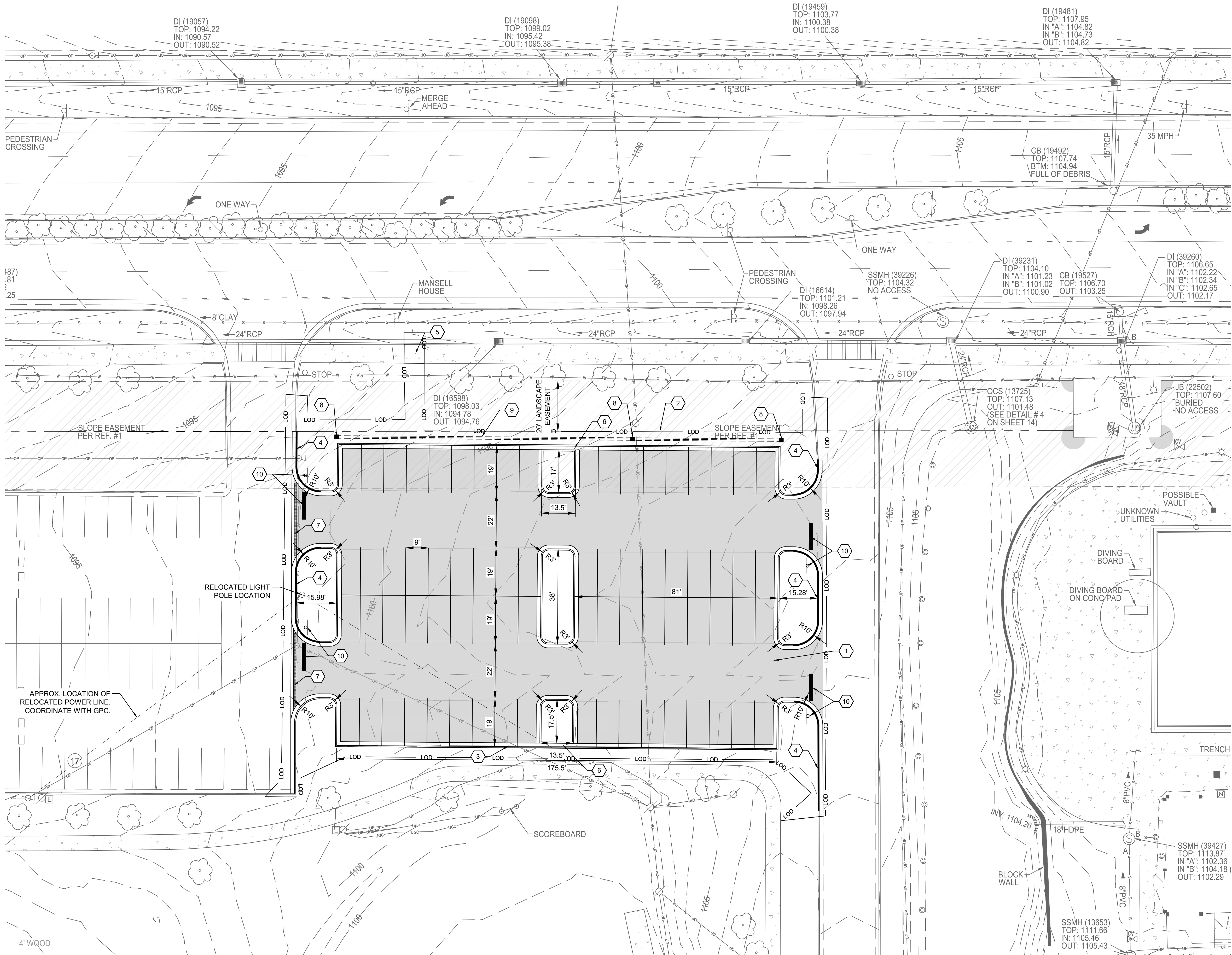
CITY OF ALPHARETTA
WILLS PARK IMPROVEMENTS-PACKAGE ONE
1815 OLD MILTON PARKWAY, ALPHARETTA, GA 30009

REVISION INFORMATION			
REV.	OR.	CHK.	DATE
0	KL	KL	08/22/2023
1	KL	KL	11/15/2023
2	WR	WR	12/15/2023

C1.01

FILE NO. 3817700

OLD MILTON PARKWAY
(F.K.A. MADDOX STREET)
(F.K.A. MARIETTA STREET)
(APPARENT VARIABLE WIDTH R/W)



GENERAL NOTES

- CONTRACTOR TO REPLACE ANY SIDEWALK AND PAVEMENT, INCLUDING MARKINGS, REMOVED DURING CONSTRUCTION TO MATCH EXISTING CONDITIONS.
- WITHIN THE PROJECT LIMITS, A TOTAL OF 23,955 SF OF IMPERVIOUS SURFACES WILL BE CONSTRUCTED. THIS REPRESENTS A NET INCREASE OF 17,458 SF OF IMPERVIOUS SURFACES FROM EXISTING CONDITIONS.

FIRE MARSHAL'S OFFICE REQUIREMENTS

- ROADWAYS TO BE CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS OF GROSS WEIGHT PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2018.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- RELOCATED POWER LINE

SITE KEYNOTES

1	ASPHALT PAVEMENT (SEE DETAIL STD.901/C7.02, TYPE I PAVEMENT)
2	LANDSCAPE EASEMENT
3	24" CURB AND GUTTER (SEE DETAIL STD.901/C7.02)
4	PAINT CURB LINE RED WHERE INDICATED
5	CONCRETE SIDEWALK (SEE DETAIL 3/C7.03)
6	CONCRETE FLUME AT PARKING ISLAND (SEE DETAIL 3/C7.01)
7	TRENCH DRAIN (SEE DETAIL 7/C7.01)
8	TYPE 3 PULL BOX (GDOT DETAIL 40-001, SHEET C7.05)
9	INSTALL THREE (3) 2" ELEC. TYPE 3 CONDUIT WITH PULL TAPE FOR FUTURE EV CHARGING STATIONS
10	STOP BAR AND STOP SIGN (SEE DETAIL 2/C7.01)



DATUM: GSPW NAD83
FEMA PANEL: ZONE "X", PANEL NO. 13121C0058F, 9/18/2013.

SCALE: 1 INCH = 20 FEET

BARGE
DESIGN SOLUTIONS



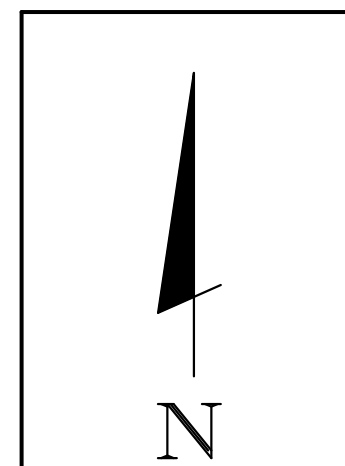
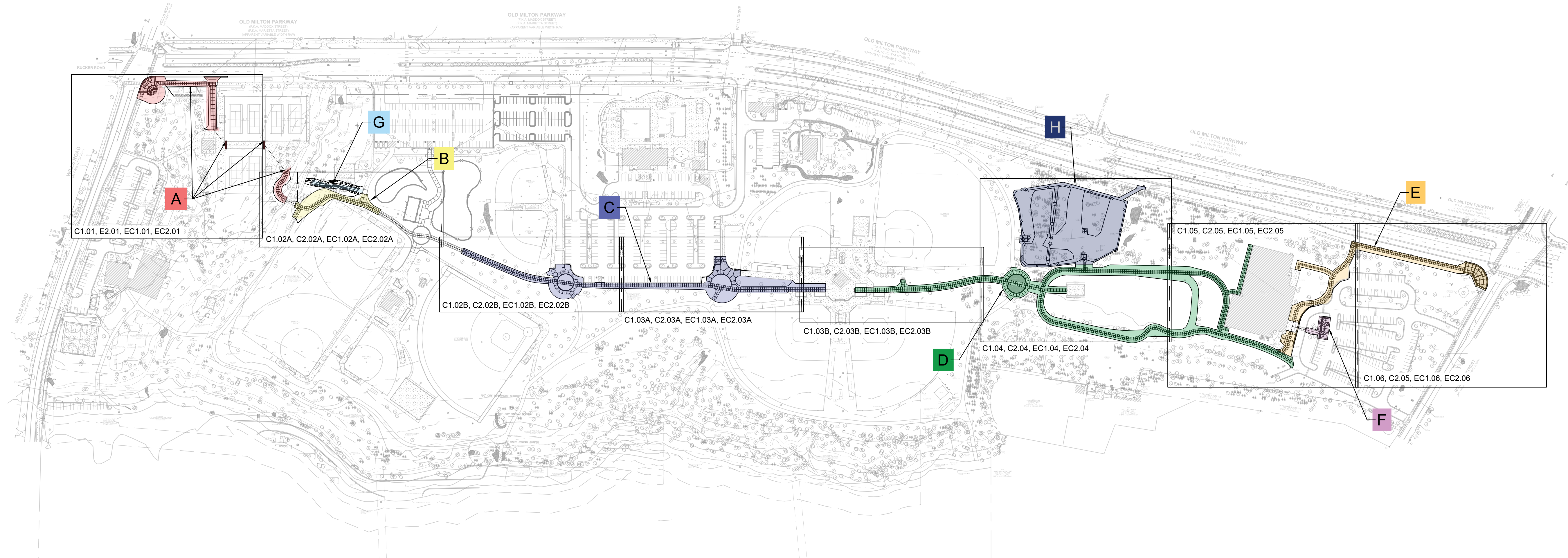
CIVIL SITE AND UTILITY PLAN - ADD ALTERNATE #1

CITY OF ALPHARETTA
WILLS PARK IMPROVEMENTS-PACKAGE ONE
1815 OLD MILTON PARKWAY, ALPHARETTA, GA 30009

REVISION INFORMATION			
REV.	DR.	CHK.	DATE
0	KB	CLR	08/22/2023
1	KB	CLR	09/12/2023
2	WR	CLR	12/12/2023

C1.02
FILE NO. 3817700

- | | |
|---|--|
| A | 6 WEEKS TO COMPLETE, EXCLUDING LANDSCAPE INSTALLATION |
| B | 3 WEEKS TO COMPLETE, EXCLUDING LANDSCAPE INSTALLATION |
| C | 4 WEEKS TO COMPLETE, EXCLUDING LANDSCAPE INSTALLATION |
| D | 6 WEEKS TO COMPLETE, EXCLUDING LANDSCAPE INSTALLATION |
| E | 6 WEEKS TO COMPLETE, EXCLUDING LANDSCAPE INSTALLATION. |
| F | 2 WEEKS TO COMPLETE, EXCLUDING LANDSCAPE INSTALLATION. MUST BE COMPLETE BEFORE E CAN START |
| G | 6 WEEKS TO COMPLETE, EXCLUDING LANDSCAPE INSTALLATION |
| H | 4 WEEKS TO COMPLETE, EXCLUDING LANDSCAPE INSTALLATION |



DATUM: GSPW NAD83	FEMA PANEL: ZONE "X", PANEL NO. 13121C0058F, 9/18/2013.
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150' 75' 0' 150' 300'

SCALE: 1 INCH = 150 FEET

[illegible]

OVERALL SITE KEY MAP

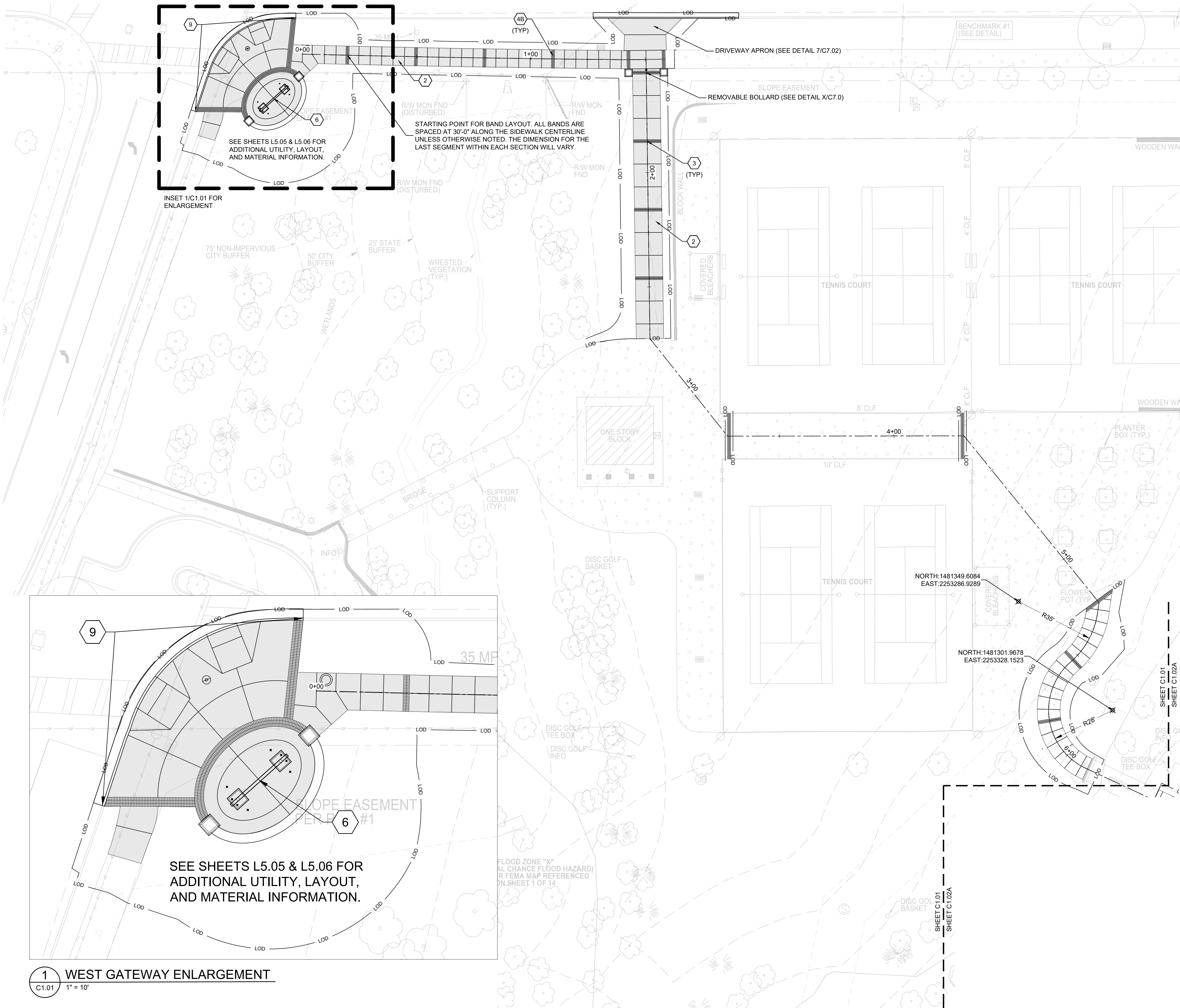
CITY OF ALPHARETTA

WILLS PARK IMPROVEMENTS - PACKAGE THREE

175 ROSWELL ST., 1815 OLD MILTON PARKWAY, & 11925 WILLS ROAD, ALPHARETTA, GA 30009

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DESIGN SOLUTIONS

C1.00



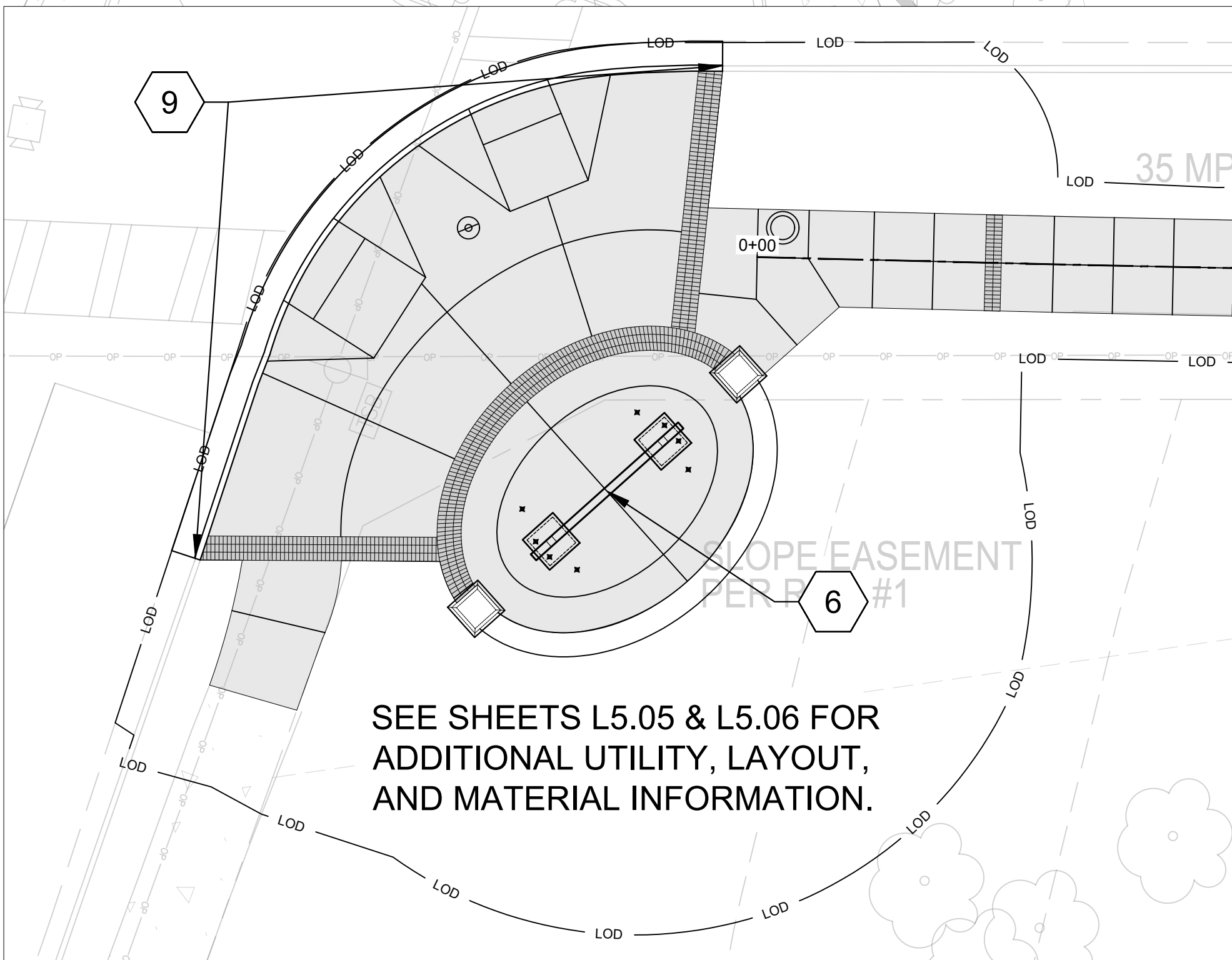
- GENERAL NOTES**
- CONTRACTOR TO REPLACE ANY SIDEWALK AND PAVEMENT, INCLUDING MARKINGS, REMOVED DURING CONSTRUCTION TO MATCH EXISTING CONDITIONS.
 - RADIUS MEASUREMENTS SHOWN TO INTERIOR CURB FACE WHERE APPLICABLE

LEGEND

- STANDARD CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- GRAVEL (RIVER ROCK)
- BRICK BANDING
- SLATESCAPE
- PERVIOUS STANDARD DUTY CONCRETE

SITE KEYNOTES

1	STANDARD DUTY CONCRETE SIDEWALK (SEE DETAIL 7/L4.01)
2	HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL 1/L4.01)
3	BRICK BANDING IN EXISTING CONCRETE (SEE DETAIL X/L4.0X)
4A	BRICK BANDING IN STANDARD DUTY CONCRETE (SEE DETAIL 3/L4.01)
4B	BRICK BANDING IN HEAVY DUTY CONCRETE (SEE DETAIL 2/L4.01)
5	EAST ENTRANCE GATEWAY (SEE DETAIL 1 & 2/L5.02)
6	WEST ENTRANCE GATEWAY (SEE DETAILS 1 & 2/L5.07)
7	NOT USED
8	CROSSWALK (SEE DETAIL 903/C7.01)
9	REPLACE EXISTING CURB AND GUTTER (SEE DETAIL 901/C7.01)
10	ACCESSIBLE PARKING SPACE (SEE DETAIL 3/C7.02)
11	ACCESSIBLE PARKING SIGN (SEE DETAIL 4/C7.02)
12	CONCRETE WHEELSTOP (SEE DETAIL 5/C7.02)
13	CROSSWALK (SEE DETAIL 903/C7.01)
14	ACCESSIBLE CURB RAMP WITH DETECTIBLE WARNINGS (STD. 902/C7.01)
15	DOG PARK MAINTENANCE GATE - FENCE A (SEE DETAIL 1/L4.03)
16	DOG PARK MAINTENANCE GATE - FENCE B (SEE DETAIL 2/L4.03)
17	FENCE A - PERIMETER FOUR BOARD W/VINYL COATED CHICKEN WIRE FENCE (SEE DETAIL 1/L4.03)
18	FENCE B - CHAIN LINK BLACK VINYL COATED FENCE (SEE DETAIL 2/L4.03)
19	DOG PARK SPIGOT (SEE DETAIL 5/L4.02)



1 WEST GATEWAY ENLARGEMENT
C1.01 1" = 10'

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DATUM:
GSPW NAD83

FEMA PANEL:
ZONE "X", PANEL NO.
13121C0058F, 9/18/2013.

20' 10' 0' 20' 40'

SCALE: 1 INCH = 20 FEET

REV

CHK

DATE

DESCRIPTION

100% CD REVIEW

C1.01

C1.02A

C1.02B

C1.03A

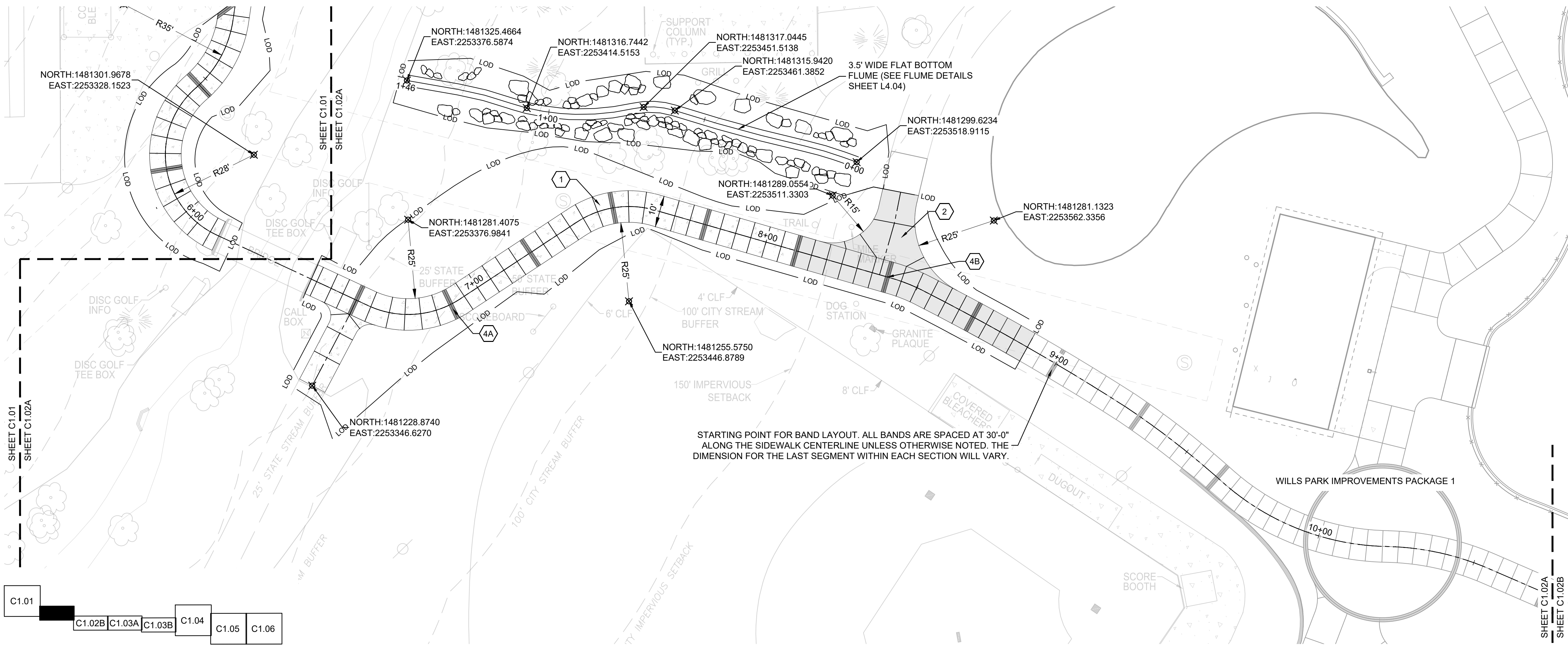
C1.03B

C1.04

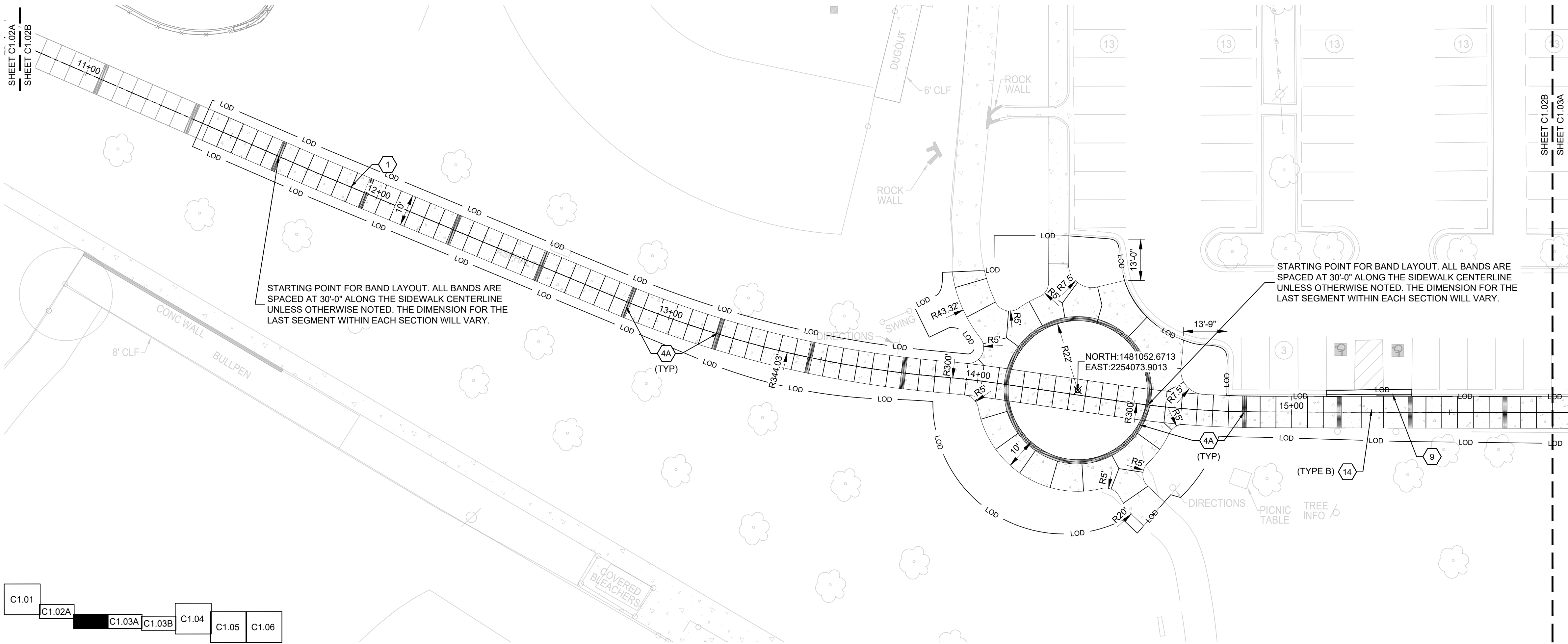
C1.05

C1.06

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SAVED:7/1/2024
PLOTTED:7/1/2024



A SEAM PATH - TOP
C1.02 1" = 20'



B SEAM PATH - BOTTOM
C1.02 1" = 20'

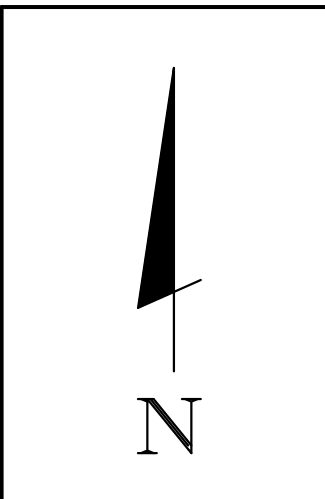
- GENERAL NOTES**
- CONTRACTOR TO REPLACE ANY SIDEWALK AND PAVEMENT, INCLUDING MARKINGS, REMOVED DURING CONSTRUCTION TO MATCH EXISTING CONDITIONS.
 - RADIUS MEASUREMENTS SHOWN TO INTERIOR CURB FACE WHERE APPLICABLE

LEGEND

- STANDARD CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- GRAVEL (RIVER ROCK)
- BRICK BANDING
- SLATESCAPE
- PERVIOUS STANDARD DUTY CONCRETE

SITE KEYNOTES

1	STANDARD DUTY CONCRETE SIDEWALK (SEE DETAIL 7/L4.01)
2	HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL 1/L4.01)
3	BRICK BANDING IN EXISTING CONCRETE (SEE DETAIL 2/L4.0X)
4A	BRICK BANDING IN STANDARD DUTY CONCRETE (SEE DETAIL 3/L4.01)
4B	BRICK BANDING IN HEAVY DUTY CONCRETE (SEE DETAIL 2/L4.01)
5	EAST ENTRANCE GATEWAY (SEE DETAIL 1 & 2/L5.02)
6	WEST ENTRANCE GATEWAY (SEE DETAILS 1 & 2/L5.07)
7	NOT USED
8	CROSSWALK (SEE DETAIL 903/C7.01)
9	REPLACE EXISTING CURB AND GUTTER (SEE DETAIL 901/C7.01)
10	ACCESSIBLE PARKING SPACE (SEE DETAIL 3/C7.02)
11	ACCESSIBLE PARKING SIGN (SEE DETAIL 4/C7.02)
12	CONCRETE WHEELSTOP (SEE DETAIL 5/C7.02)
13	CROSSWALK (SEE DETAIL 903/C7.01)
14	ACCESSIBLE CURB RAMP WITH DETECTIBLE WARNINGS (STD. 902/C7.01)
15	DOG PARK MAINTENANCE GATE - FENCE A (SEE DETAIL 1/L4.03)
16	DOG PARK MAINTENANCE GATE - FENCE B (SEE DETAIL 2/L4.03)
17	FENCE A - PERIMETER FOUR BOARD W/VINYL COATED CHICKEN WIRE FENCE (SEE DETAIL 1/L4.03)
18	FENCE B - CHAIN LINK BLACK VINYL COATED FENCE (SEE DETAIL 2/L4.03)
19	DOG PARK SPIGOT (SEE DETAIL 5/L4.02)



DATUM: GSPW NAD83	FEMA PANEL: ZONE "X", PANEL NO. 13121C0058F, 9/18/2013.
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SCALE: 1 INCH = 20 FEET				

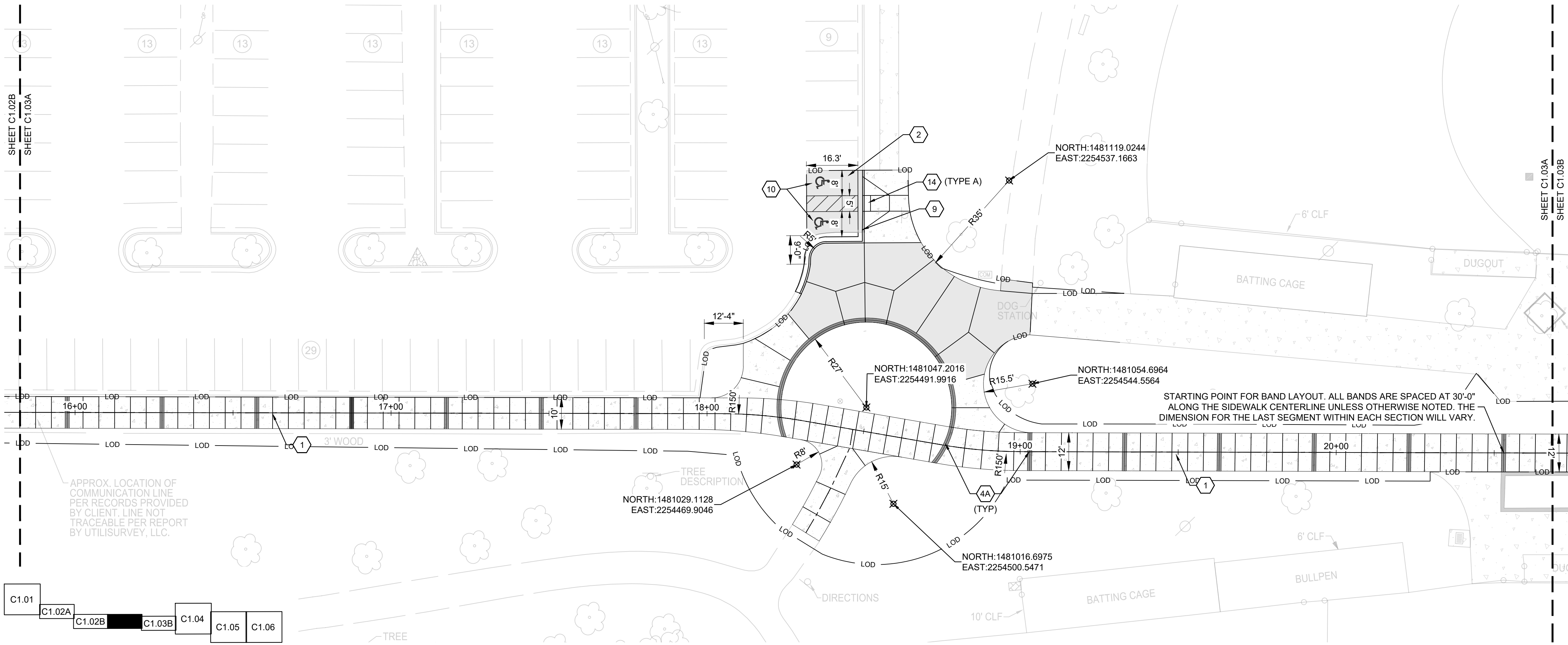
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DESIGN SOLUTIONS

SITE LAYOUT PLAN
CITY OF ALPHARETTA
WILLS PARK IMPROVEMENTS - PACKAGE THREE
175 ROSWELL ST., 1815 OLD MILTON PARKWAY, & 11925 WILLS ROAD, ALPHARETTA, GA 30009

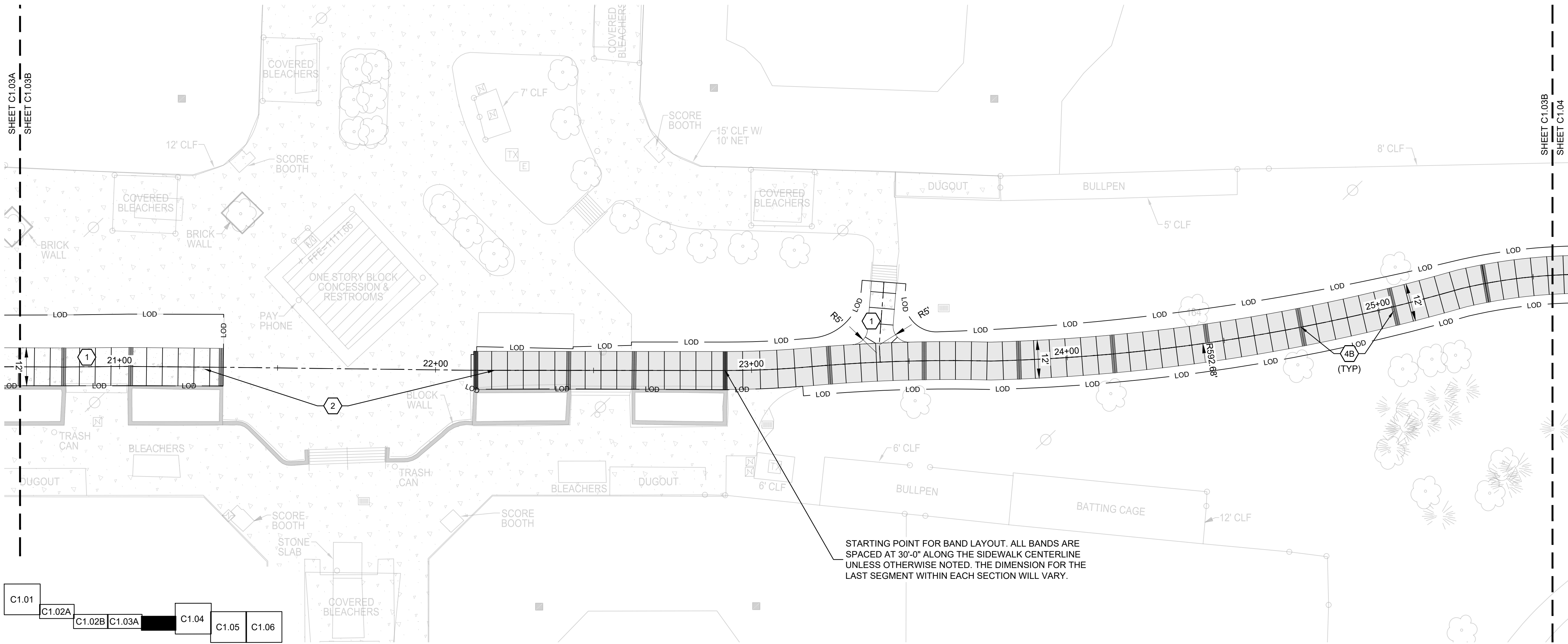
REV.	OR.	CHK.	DATE	DESCRIPTION
1		GH	06/27/2024	100% CD REVIEW

C1.02
FILE NO. 3817700_1

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SAVED:7/1/2024
PLOTTED:7/1/2024



A SEAM PATH - TOP
C1.03 1" = 20'



B SEAM PATH - BOTTOM
C1.03 1" = 20'

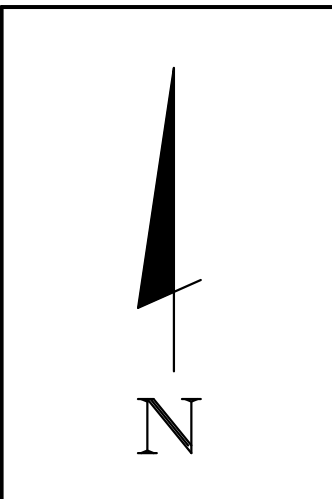
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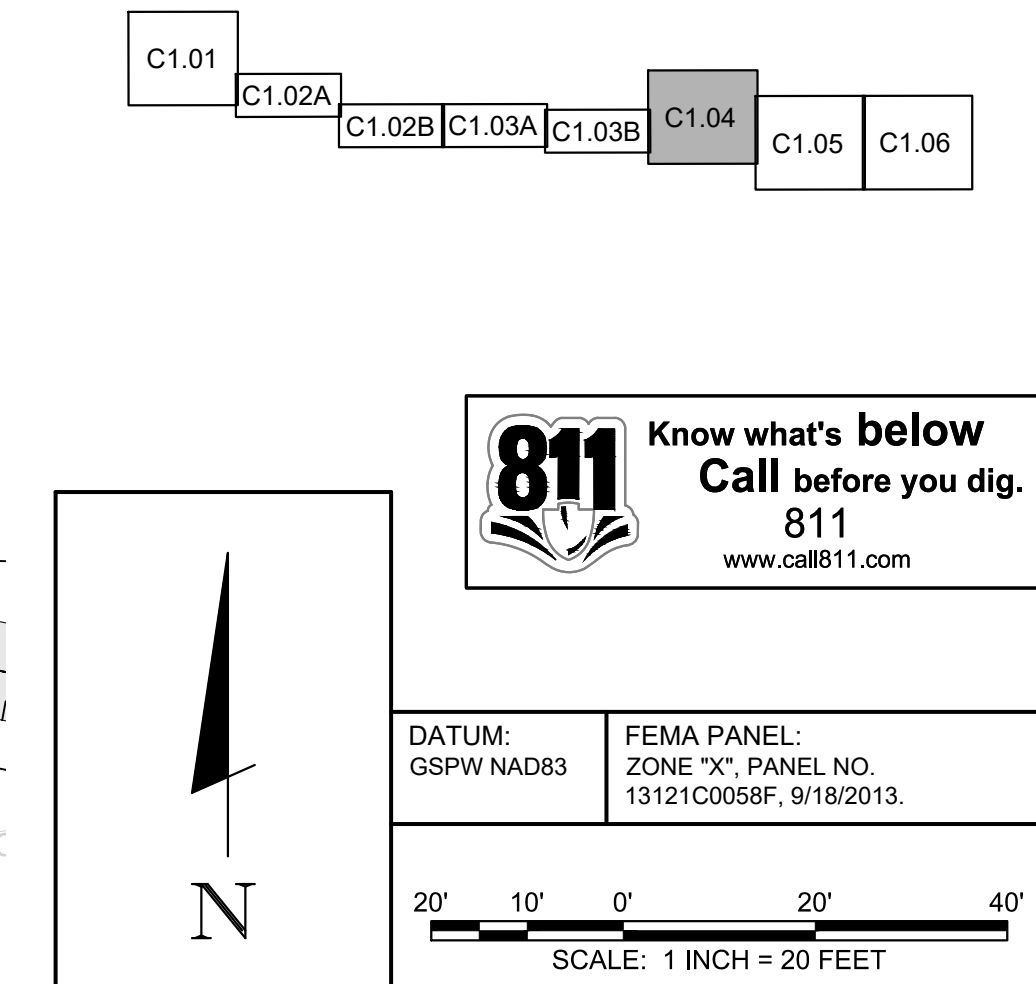
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FEMA PANEL: ZONE "X", PANEL NO. 13121C0058F, 9/18/2013.
SCALE: 1 INCH = 20 FEET

BARGE
DESIGN SOLUTIONS
PHONE (404) 885-9999

SITE LAYOUT PLAN
CITY OF ALPHARETTA
WILLS PARK IMPROVEMENTS - PACKAGE THREE
175 ROSWELL ST., 1815 OLD MILTON PARKWAY, & 11925 WILLS ROAD, ALPHARETTA, GA 30009

REV.	OR.	CH.	DATE	DESCRIPTION
1			06/27/2024	100% CD REVIEW

C1.03
FILE NO. 3817700_1



CITY OF ALPHARETTA

75 DOCKWELL CT 4045 CINDY TON DARDIMAY 8 4400E WILLI C D D C D A ALBIA BETTA CA 200000

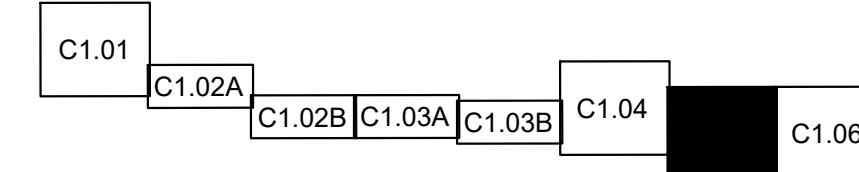
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FILE NO. 3817700 1

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2. RADIUS MEASUREMENTS SHOWN TO INTERIOR CURB FACE WHERE APPLICABLE

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	HEAVY DUTY CONCRETE PAVEMENT
	GRAVEL (RIVER ROCK)
	BRICK BANDING
	SLATESCAPE
	PERVIOUS STANDARD DUTY CONCRETE

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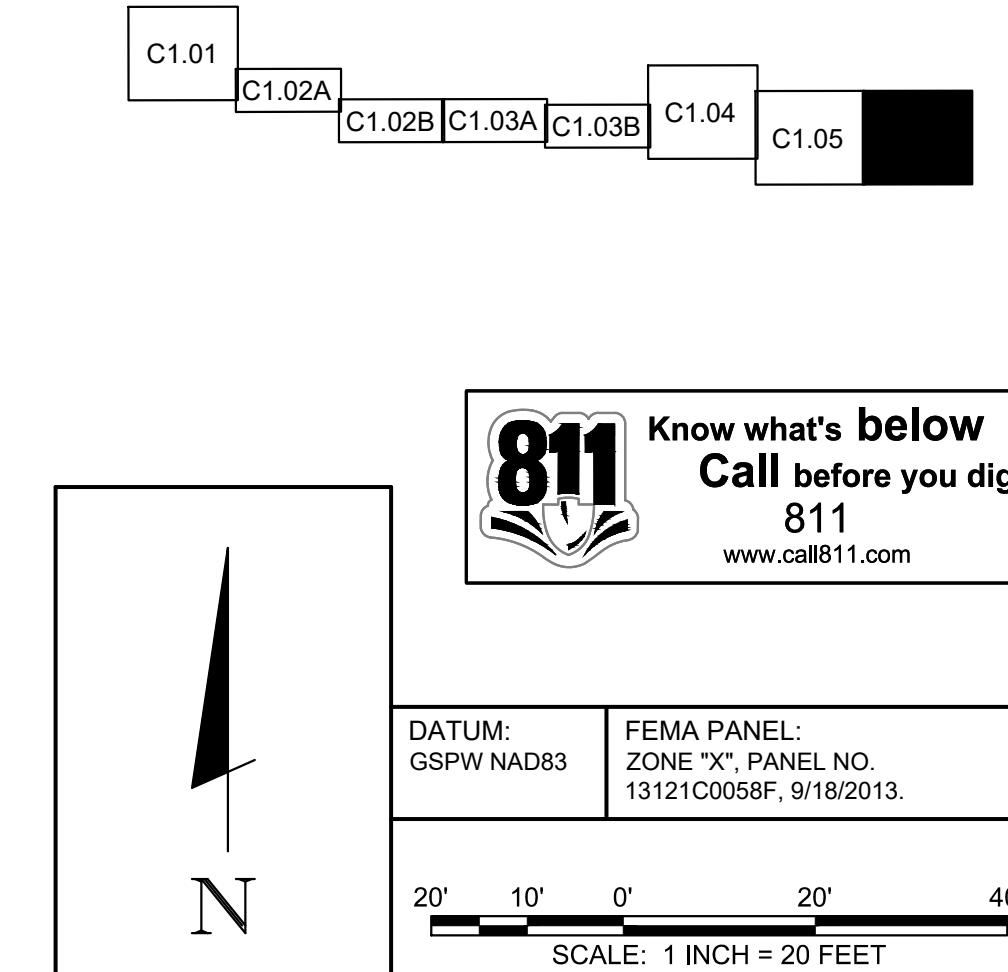


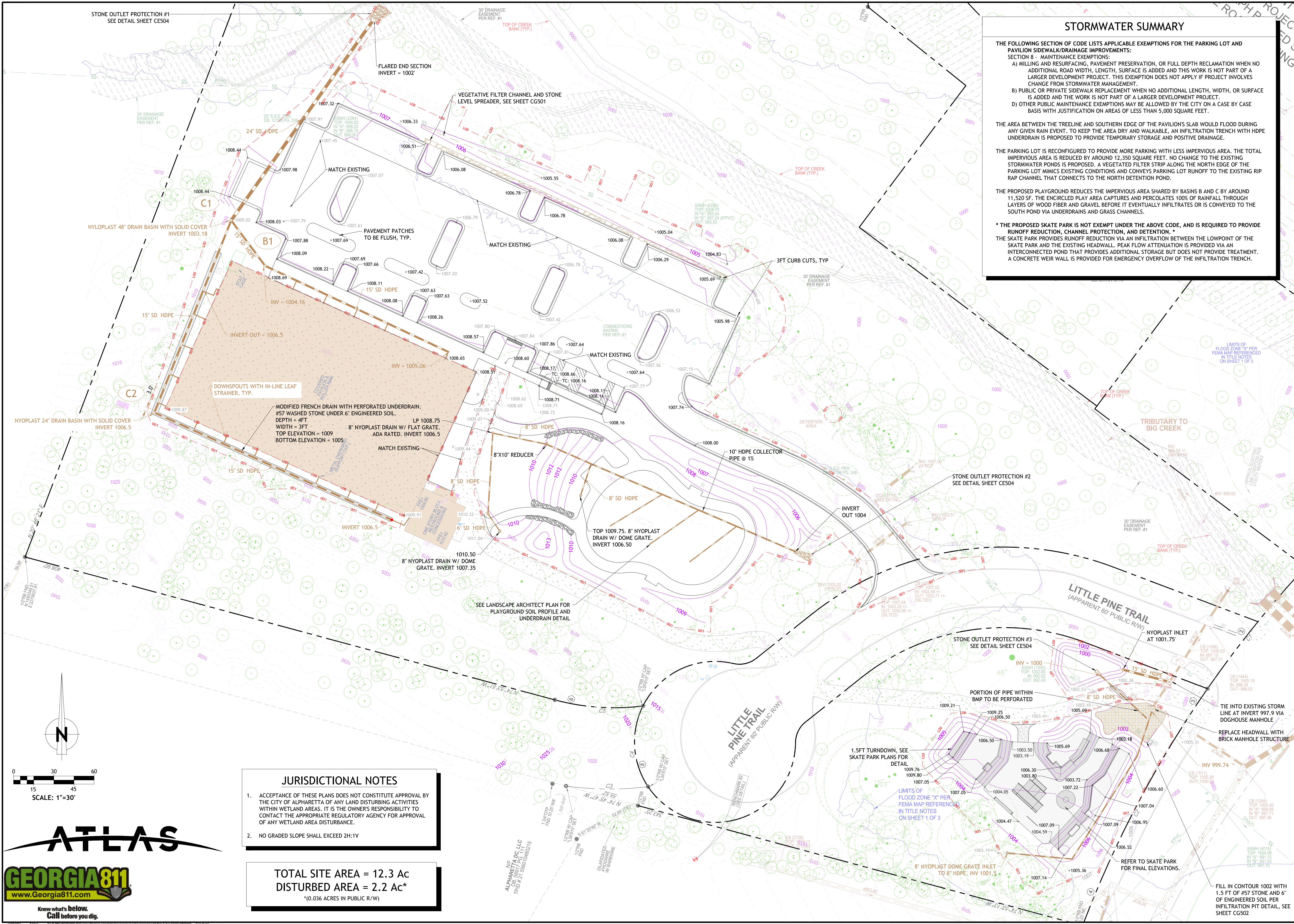
FEMA PANEL:
ZONE "X", PANEL NO.
13121C0058F, 9/18/2013



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STORMWATER SUMMARY

THE FOLLOWING SECTION OF CODE LISTS APPLICABLE EXEMPTIONS FOR THE PARKING LOT AND PAVILION SIDEWALK/DRAINAGE IMPROVEMENTS:
SECTION 8 - MAINTENANCE EXEMPTIONS:
A) MILLING AND RESURFACING, PAVEMENT PRESERVATION, OR FULL DEPTH RECLAMATION WHEN NO ADDITIONAL ROAD WIDTH, LENGTH, SURFACE IS ADDED AND THIS WORK IS NOT PART OF A LARGER DEVELOPMENT PROJECT. THIS EXEMPTION DOES NOT APPLY IF PROJECT INVOLVES CHANGE FROM STORMWATER MANAGEMENT.
B) PUBLIC OR PRIVATE SIDEWALK REPLACEMENT WHEN NO ADDITIONAL LENGTH, WIDTH, OR SURFACE IS ADDED AND THE WORK IS NOT PART OF A LARGER DEVELOPMENT PROJECT.
D) OTHER PUBLIC MAINTENANCE EXEMPTIONS MAY BE ALLOWED BY THE CITY ON A CASE BY CASE BASIS WITH JUSTIFICATION ON AREAS OF LESS THAN 5,000 SQUARE FEET.

THE AREA BETWEEN THE TREELINE AND SOUTHERN EDGE OF THE PAVILION'S SLAB WOULD FLOOD DURING ANY GIVEN RAIN EVENT. TO KEEP THE AREA DRY AND WALKABLE, AN INFILTRATION TRENCH WITH HDPE UNDERDRAIN IS PROPOSED TO PROVIDE TEMPORARY STORAGE AND POSITIVE DRAINAGE.

THE PARKING LOT IS RECONFIGURED TO PROVIDE MORE PARKING WITH LESS IMPERVIOUS AREA. THE TOTAL IMPERVIOUS AREA IS REDUCED BY AROUND 12,350 SQUARE FEET. NO CHANGE TO THE EXISTING STORMWATER PONDS IS PROPOSED. A VEGETATED FILTER STRIP ALONG THE NORTH EDGE OF THE PARKING LOT MIMICS EXISTING CONDITIONS AND CONVEYS PARKING LOT RUNOFF TO THE EXISTING RIP RAP CHANNEL THAT CONNECTS TO THE NORTH DETENTION POND.

THE PROPOSED PLAYGROUND REDUCES THE IMPERVIOUS AREA SHARED BY BASINS B AND C BY AROUND 11,520 SF. THE ENCIRCLED PLAY AREA CAPTURES AND PERCOLATES 100% OF RAINFALL THROUGH LAYERS OF WOOD FIBER AND GRAVEL BEFORE IT EVENTUALLY INFILTRATES OR IS CONVEYED TO THE SOUTH POND VIA UNDERDRAINS AND GRASS CHANNELS.

* THE PROPOSED SKATE PARK IS NOT EXEMPT UNDER THE ABOVE CODE, AND IS REQUIRED TO PROVIDE RUNOFF REDUCTION, CHANNEL PROTECTION, AND DETENTION. *
THE SKATE PARK PROVIDES RUNOFF REDUCTION VIA AN INFILTRATION BETWEEN THE LOWPOINT OF THE SKATE PARK AND THE EXISTING HEADWALL. PEAK FLOW ATTENUATION IS PROVIDED VIA AN INTERCONNECTED POND THAT PROVIDES ADDITIONAL STORAGE BUT DOES NOT PROVIDE TREATMENT. A CONCRETE WEIR WALL IS PROVIDED FOR EMERGENCY OVERFLOW OF THE INFILTRATION TRENCH.

JURISDICTIONAL NOTES

1. ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF ALPHARETTA OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
2. NO GRADED SLOPE SHALL EXCEED 2H:1V

TOTAL SITE AREA = 12.3 Ac
DISTURBED AREA = 2.2 Ac*
*(0.036 ACRES IN PUBLIC R/W)



150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.647.1777

Date: 11/22/2024
Drawn by: AG
Reviewed by: TD
Job Number: 220501
Issued for: Date:

ALPHARETTA UNION HILL PARK
ALPHARETTA, GEORGIA

City of Alpharetta
1790 HEMBREE ROAD

90% CONSTRUCTION DOCUMENTS

GRADING & DRAINAGE PLAN

NOT FOR CONSTRUCTION

Sheet Number:

CG101





STAFF REPORT

Department: Public Works
Submitted By: Peter Sewczwicz
Meeting Date: January 18, 2025

AGENDA ITEM:

Wills Park Equestrian Center Renovation

STAFF RECOMMENDATION:

This item is for presentation and discussion purposes only.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

ITEM DESCRIPTION:

The Public Works Director and City Administrator will lead a discussion on the status of the of the Wills Park Equestrian Center project. Status of the design and schedule of procurement for the multiple phases will be the main discussion points.

ALTERNATIVES:**ATTACHMENTS:**



STAFF REPORT

Department: Public Works

Submitted By:

Meeting Date: January 18, 2025

AGENDA ITEM:

Fire Station Renovation Update

STAFF RECOMMENDATION:

This item is for presentation and discussion purposes only.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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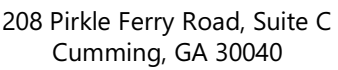
ITEM DESCRIPTION:

The Public Works Director will discuss the status of the design and procurement of the construction manager at risk (CMAR) for improvements to Fire Station 81. Attached is a floorplan of the proposed improvements and addition.

ALTERNATIVES:

ATTACHMENTS:

1. 2025-01-10 Alpharetta Fire Station 81 - Updated Plan



2970 WEB BRIDGE RD, ALPHARETTA, GA
30009

Drawn By BTT	Checked By JDG
Date 12/16/2024	Job No. 24022

A-1.01R

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STAFF REPORT

Department: Public Works
Submitted By: Peter Sewczwicz
Meeting Date: January 18, 2025

AGENDA ITEM:

TSPLOST Update

STAFF RECOMMENDATION:

This item is for presentation and discussion purposes only.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

ITEM DESCRIPTION:

The Director of Public Works will discuss the status of the multiple TSPLOST I and II projects Public Works is working on.

- Old Milton Parkway - NPP to SR 120
- McGinnis Ferry - Ronald Regan to Douglas Road
- Crossing Academy Street from City Center to Churches
- Cumming Street
- Encore Greenway
- Kimbal Bridge Road - Northwinds to NPP
- Roswell Street Alpha Loop (OMP to Old Roswell) and improvements at Marietta Street
- North Point Parkway - Encore to HBR
- Alpha Link
- Webb Bridge Road Corridor
- Windward Pedestrian Bridges

ALTERNATIVES:

ATTACHMENTS:

1. TSPLSOT I Projects
2. TSPLSOT II Projects

TSPLOST-I



as of December 16, 2024

	Life-to-Date Forecast (Budget + Est.)	Life-to-Date Detail (FYs 2017-2025)				Preliminary Surplus/ (Shortfall)
		Budget	Actuals (as of 12/16/24)	Encumbrances (as of 12/16/24)	Available Budget	
Revenues						
TSPLOST	\$ 57,666,810	\$ 57,666,810	\$ 57,666,810		\$ -	\$ -
Investment Earnings	5,127,709	4,777,709	4,844,478		(66,769)	350,000
	\$ 62,794,519	\$ 62,444,519	\$ 62,511,288		\$ (66,769)	\$ 350,000
Expenses						
Haynes Bridge Road Capacity Imp. (Northwinds Pkwy to NP Pkwy)	\$ 187,598	\$ 187,598	\$ 187,598	\$ -	\$ -	\$ -
Old Milton Parkway Capacity Imp. (4 lanes to 6 lanes; NP Pkwy to City limits)	5,579,475	5,579,475	3,204,054	463,073	1,912,349	-
McGinnis Ferry Road Capacity Improvements	5,026,414	5,026,414	1,310,206	-	3,716,208	-
Windward Pkwy Business Dist./Union Hill Rd Capacity Imp.	185,100	185,100	185,100	-	-	-
Windward Pkwy Eastbound Imp. (Westside Pkwy to GA 400 - HP side)	1,427,989	1,427,989	1,427,989	-	-	-
Windward Pkwy Westbound Imp. (GA 400 to NP Pkwy)	985,509	985,509	985,509	-	-	-
Academy St/Webb Bridge Operational/Pedestrian Imp.	397,206	397,206	397,206	-	-	-
Academy Street Imp. (Alpharetta Presbyterian Church to FS 81)	275,490	275,490	275,490	-	-	-
Webb Bridge Road Improvements (Greenway to Webb Bridge Park/KBR)	876,388	876,388	876,388	-	-	-
Webb Bridge Road Improvements (NPP to the Greenway) - design	692,472	692,472	692,472	-	-	-
Webb Bridge Road Improvements (Westwind to Greenway)	725,037	725,037	725,037	-	-	-
Webb Bridge Road Improvements (Roundabout to Park)	6,000,001	6,000,001	3,962,230	716,310	1,321,461	TBD*
Webb Bridge Road Improvements (Greenway to Roundabout)	17,000,001	17,000,001	3,082,842	13,277,046	640,113	TBD*
Morris Road Operational Improvements	3,215,476	3,215,476	3,215,476	-	-	-
Bethany Rd at Mid-Broadwell Rd Intersection Imp.	1,174,001	1,174,001	1,174,001	-	-	-
Bethany Rd at Mayfield Rd Intersection Imp.	1,648,759	1,648,759	1,648,759	-	-	-
N. Fulton Transportation Study/Tradewinds Study/TSPLOST 2 Proj. Mgmt.	143,974	143,974	143,974	-	-	-
Kimball Bridge Rd Operational Imp. (2 to 4 lanes; Northwinds Pkwy to NP Pkwy)	1,359,742	1,359,742	1,297,487	61,170	1,085	-
Other - Sidewalks (Greenway)	1,000,000	1,000,000	1,000,000	-	-	-
Other - Sidewalks (Encore Greenway Gateway)	6,678,124	6,678,124	771,740	5,675,480	230,904	-
Other - Sidewalks (AlphaLoop - Old Milton Parkway to Northwinds)	825,000	825,000	825,000	-	-	-
Other - Milling & Resurfacing	2,000,000	2,000,000	2,000,000	-	-	-
GA 400 Bridge Improvements (WBR/KBR/Tradewinds)	4,886,000	4,886,000	2,811,714	2,074,286	0	0
Subtotal (Projects)	\$ 62,289,756	\$ 62,289,756	\$ 32,200,273	\$ 22,267,364	\$ 7,822,120	\$ 0
Project Reserve	-	154,763	-	-	154,763	154,763
Total	\$ 62,289,756	\$ 62,444,519	\$ 32,200,273	\$ 22,267,364	\$ 7,976,883	\$ 154,763
12/16/2025						
Surplus/(Deficit)*	\$ 504,763					

* Residual funding within TSPLOST-I is currently estimated to be used for completing the Webb Bridge Rd. Corridor (landscape, lighting, etc.) as well as the Morris Rd. to North Point Pkwy section (also funded within TSPLOST-II).

TSPLSOT I Projects

- **Encore Greenway**
 - Notice to proceed has been issued - 1/13/2025
 - Project kickoff meeting with the contractor occurred on 1/8/25
 - Project is an 18-month project
- **McGinnis Ferry**
 - Widening from Ronald Regan to Douglas
 - Project is on-hold due to insufficient funds for construction
- **Old Milton Parkway**
 - Widening via the median from North Point to SR 120
 - Project is in the ROW acquisition phase
 - Anticipate acquiring necessary ROW/Easements in Spring 2025
 - Construction is funded via GDOT
- **Webb Bridge Road (TSPLSOT I and II)**
 - Maid Marion to Webb Bridge Park
 - Construction substantially complete
 - Georgia Power replacing post tops (lighting will be dark sky compliant)
 - Utilities need to be relocated
 - Landscape installation needs to occur
 - Greenway Tunnel to Maid Marion
 - Under construction – on schedule
 - Anticipated completion 2/2/2026
 - Alpharetta High School to Greenway Tunnel (Bridge Replacement)
 - Construction on schedule
 - Traffic shifted to new bridge
 - Georgia Power installing post tops (lighting will be dark sky compliant)
 - Anticipated completion 9/1/2025
 - Morris Road to Alpharetta High School
 - Obtaining field run survey to start design phase

TSPLOST-II



as of December 16, 2024

	Life-to-Date Forecast (Budget + Est.)	Life-to-Date Detail (FYs 2022-2025)				Preliminary Surplus/ (Shortfall)
		Budget	Actuals (as of 12/16/24)	Encumbrances (as of 12/16/24)	Available Budget	
Revenues						
TSPLOST 2	\$ 61,238,266	\$ 52,052,526	\$ 38,081,151		\$ 13,971,375	\$ 9,185,740
Investment Earnings	1,594,508	1,444,508	1,437,160		7,348	150,000
	\$ 62,832,774	\$ 53,497,034	\$ 39,518,311		\$ 13,978,723	\$ 9,335,740
Expenses						
Mid-Block Crosswalk (Alpharetta Elementary School)	\$ 107,670	\$ 107,670	\$ 107,670	\$ -	\$ -	\$ -
Mid-Block Crosswalk (Manning Oaks Elementary School)	18,537	18,537	18,537	-	-	-
Improved Crossing from Parking Deck to north side of Milton Ave	208,128	208,128	208,128	-	-	-
Raised intersection at Marietta St and Roswell St	350,001	350,001	225,058	124,943	-	-
Improved Pedestrian Crossings from City Center to Churches	750,001	750,001	38,061	80,639	631,301	-
AlphaLoop (Old Milton Pkwy to Northwinds Pkwy)	11,110,929	11,110,929	11,048,736	62,192	1	-
4 Pedestrian Bridges (Windward Pkwy over Big Creek; Greenway access)	4,000,002	4,000,002	660,453	3,074,250	265,299	-
North Point Pkwy Corridor (cost is an allocation)	10,000,001	10,000,001	360,865	342,576	9,296,559	TBD
Mid-Block Crosswalk (Cogburn Road Park)	129,616	129,616	129,616	-	-	-
Mid-Block Crosswalk (Mid Broadwell Rd at Charlotte Dr)	146,000	146,000	146,000	-	-	-
Webb Bridge Rd Improvements (PH 4; NPP-Greenway)/Morris-AHS	13,500,001	13,000,001	6,496,764	3,405,928	3,097,310	(500,000)
Tradewinds Ripple Effect Improvements	2,000,000	3,500,000	437,015	-	3,062,985	1,500,000
Cumming St Corridor Improvements (cost is an allocation)	4,757,526	4,757,526	31,967	136,837	4,588,722	-
Kimball Bridge Rd Gap	500,000	500,000	118,837	-	381,164	-
Dryden Rd Extension	3,000,000	3,000,000	98	-	2,999,902	-
Subtotal (Projects)	\$ 50,578,411	\$ 51,578,411	\$ 20,027,804	\$ 7,227,364	\$ 24,323,243	\$ 1,000,000
Project Reserve	-	1,918,622	-	-	1,918,622	1,918,622
Total	\$ 50,578,411	\$ 53,497,033	\$ 20,027,804	\$ 7,227,364	\$ 26,241,865	\$ 2,918,622
Surplus/(Deficit)	\$ 12,254,362					

TSPLSOT II Projects

- **Crossing Academy Street from City Center to Churches**
 - Project is on-hold due to protentional re-development at the intersection of Academy and SR 9 and possible future locations of loading zones on Academy Street
- **Cumming Street Sidewalk**
 - Cricket Lane to Creek – obtaining ROW
 - Multiple property owners have been non-responsive
 - Creek Crossing in design
 - Anticipated completion date of design is 3/31/2025
 - Will need ROW from 1 property owner
 - School to Westside and along Westside in design phase
 - Working to save the existing trees along the corridor, will require the sidewalk to be raised and constructed with auger cast piles
- **Kimball Bridge Road – Northwinds to North Point**
 - ROW/Easements have been acquired
 - True North 400 Contractor will not start construction until all utilities have been relocated
 - City received bids to install dark sky lighting)-\$247.685.13
 - Landscaping will be installed after construction has been completed
- **Roswell St Alpha Loop - OMP to Old Roswell**
 - Notice to proceed issued 12/9/2025, and construction has started
 - Modifying design (keeping more parallel parking spaces) since the intersection is a 4-way stop.
 - Anticipated completion date is 10/17/2025
- **North Point Parkway – Encore to Haynes Bridge**
 - City received MOU from GDOT to acquire necessary ROW and Easement
 - Project Cost \$25.4M
 - ROW \$2.5M
 - Utility Relocations \$4.5M
 - Construction \$18M
 - Funds available
 - TSPLSOT II \$7M
 - Federal \$9M Construction
 - Federal \$2M ROW
 - Today's dollars we are \$7.4M short for the scaled back project

- **Alpha Link – HBR to Encore**
 - Cost to complete design - \$2.8M and 4 years (Federal Process)
 - Design - \$2.5M
 - ROW Professional Services - \$150K
 - PM - \$150K
 - Funds Available - \$1.5M
 - \$1.175M Fed (GDOT provided an additional \$800k)
 - \$325k City Match (includes City's match of \$200k for receiving \$800k)
- **Webb Bridge Road (TSPLSOT I and II)**
 - Maid Marion to Webb Bridge Park
 - Construction substantially complete
 - Georgia Power replacing post tops (lighting will be dark sky compliant)
 - Utilities need to be relocated
 - Landscape installation needs to occur
 - Greenway Tunnel to Maid Marion
 - Under construction – on schedule
 - Anticipated completion 2/2/2026
 - Alpharetta High School to Greenway Tunnel (Bridge Replacement)
 - Construction on schedule
 - Traffic shifted to new bridge
 - Georgia Power installing post tops (lighting will be dark sky compliant)
 - Anticipated completion 9/1/2025
 - Morris Road to Alpharetta High School
 - Obtaining field run survey to start design phase
- **Windward Pedestrian Bridges**
 - Construction on schedule
 - Anticipated completion date of the project is 2/6/2026



STAFF REPORT

Department: City Clerk
Submitted By: Chris Lagerbloom
Meeting Date: January 18, 2025

AGENDA ITEM:

Downtown Parking

STAFF RECOMMENDATION:

It is recommended the City Council provide feedback to staff based upon the presentation and discussion.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

One of the City Council priorities is to evaluate parking downtown and determine what type of a parking management plan is appropriate. The city contracted with Pivot Parking to deliver on a first phase of data collection, and recommendations for implementation. At the retreat, the data generated, and conclusions drawn will be presented to the City Council. The report from Pivot Parking is in a draft format. If it is complete prior to the retreat, it will be uploaded to the agenda. If not, it will be provided in hard copy format during the meeting.

ALTERNATIVES:

No alternatives.

ATTACHMENTS:



STAFF REPORT

Department: City Clerk
Submitted By: Kathi Cook
Meeting Date: January 18, 2025

AGENDA ITEM:

North Point Redevelopment

STAFF RECOMMENDATION:

This item is for presentation and discussion purposes only.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

This item is to discuss the potential redevelopment opportunities of the North Point Parkway area, as the city has not received any new zoning applications.

ALTERNATIVES:**ATTACHMENTS:**



STAFF REPORT

Department: Community & Economic Development

Submitted By: Charlie Jewell

Meeting Date: January 18, 2025

AGENDA ITEM:

Economic Development Department Mission and Focus Areas

STAFF RECOMMENDATION:

This item is for presentation and discussion purposes only.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

Director of Economic Development will provide an overview of the mission and focus areas of the Economic Development Department.

Mission: To enhance the quality of life in the City of Alpharetta by attracting and retaining high-quality business investment that strengthens the local economy, expands the tax base, and creates meaningful employment opportunities.

Focus areas for Economic Development Department programming:

- Support the retention and expansion of businesses within the city
- Recruit new businesses in targeted sectors to the city
- Support small business development and entrepreneurship in the city
- Promote thriving commercial districts in the city

ALTERNATIVES:

ATTACHMENTS:



STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: January 18, 2025

AGENDA ITEM:

Alcoholic Beverages during Special Events and at City Facilities or City Owned Property

STAFF RECOMMENDATION:

This item is for presentation and discussion purposes only.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

The Director of Recreation, Parks, and Cultural Services will present a list of city facilities and city owned property and provide a recommendation of locations where alcoholic beverages can or cannot be sold or consumed, for council consideration and discussion.

The City Clerk will present a summary of the current alcohol ordinance as it relates to special events and festivals occurring on city owned property. Additionally, a recommendation will be made for council consideration and discussion as to how alcoholic beverage sales and consumption may occur during special events and festivals.

ALTERNATIVES:

ATTACHMENTS:

1. Sec. 32 4. Rules and regulations for parks owned and operated by city
2. Sec. 4 257 Exception for publicly owned facilities
3. Sec. 4 401. Outside consumption of alcoholic beverages permitted
4. Sec. 4 305. Special temporary outside events
5. Sec. 4 239. Licensed alcoholic beverage caterers
6. Sec. 4 11. Nonprofit civic organization temporary permit
7. Sec. 4 6. License applications

Sec. 32-4. Rules and regulations for parks owned and operated by city.

- (a) *Adopted.* There shall be a set of rules and regulations developed to set standards of conduct in the parks and recreational facilities owned or operated by the City of Alpharetta. These rules shall be designed to assure the safety and enjoyment of park participants.
- (1) No person shall serve, consume, or transport in open containers any alcoholic beverage within a city park or recreation facility except in designated event venues during city sponsored events or during an event in Union Hill Park for which a permit has been issued by the director of recreation, parks, and cultural services as contemplated by this section. For purposes of this section, the department of recreation, parks, and cultural services shall define "event venue" for each such event.
 - (2) It shall be unlawful for any person to use tobacco products within a city park. Examples of tobacco products include, but are not limited to, cigarettes, e-cigarettes, cigars, chewing tobacco, snuff, pipes, etc.
 - (3) No person shall operate a motorized vehicle of any kind or nature in or on a city park, bicycle path, trail, or any other area owned or operated by the city for recreational purposes.
 - a. This section does not prohibit persons with disabilities from using a motorized wheelchair, as an auxiliary aid, in a city park or on a bicycle path, or any other area owned or operated by the city for recreational purposes.
 - b. This section does not prohibit the use of motorized vehicles for maintenance purposes or motorized vehicles using marked roads, driveways, or parking areas.
 - c. The use of golf carts, ATVs, LSVs and PTVs, motorized scooters, motorized skateboards, class 3 electric bicycles, hover boards, and similar devices is prohibited on the Greenway, AlphaLoop, or any other trail.
 - (4) The use of bicycles on sidewalks and trails is prohibited within city parks, except as follows:
 - a. Bicycles, including class 1 and 2 electric bicycles, may be used at a maximum speed of 15 miles per hour on the Greenway, AlphaLoop, marked roads, driveways, or parking areas.
 - b. Children under the age of six may use bikes with training wheels on park trails, when accompanied by an adult.
 - (5) The use of skateboards is prohibited in city parks except on the Greenway, AlphaLoop, and in areas expressly designated for the use of skateboards.
 - a. Designated areas will be posted with proper signage.
 - (6) Park hours are set according to park categories and are posted at each park. Park categories and a listing of all park hours can be found on the City of Alpharetta's website. Park categories and their respective park hours are also provided below:
 - a. Active parks: 5:00 a.m. to 11:00 p.m.
 - b. Greenway, greenway access parks, and the AlphaLoop: Dawn to dusk.
 - c. Neighborhood parks: Dawn to dusk.
 - d. Downtown parks: Dawn to midnight.
 - (7) Littering, vandalism, and the damage or removal of city property is prohibited.
 - (8) All pets must be on-leash and under physical control at all times, except at designated off-leash areas. Additionally, park guests must adhere to the following:

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- a. No pets or animals are allowed on athletic fields;
 - b. Animals are prohibited inside buildings, in city swimming areas, the areas inside fencing around pools, and in concession and restroom facilities at swimming pools;
 - c. This section does not prohibit persons with disabilities from bringing service animals as defined under the Americans with Disabilities Act (ADA) into any such areas or into any city park or area owned or operated by the city for recreational purposes; and
 - d. Pet waste must be picked up and disposed of properly in designated pet waste containers.
- (9) All organized programs and activities must be approved by the city.
- a. Organized assemblies or groups of 25 or more persons are prohibited, unless approved by prior issuance of a permit by the director of recreation, parks, and cultural services.
 - b. When using an athletic field, a group of ten or more persons and private instruction require prior issuance of a permit by the director of recreation, parks, and cultural services.
- (10) It shall be unlawful for any person to build or maintain a fire in any park, except in city-provided pavilion grills.
- (11) The following are prohibited, except by permit issued by the city:
- a. Hunting;
 - b. Camping, urban camping, and/or tents;
 - c. Open fires, fireworks, and/or explosives;
 - d. Golf;
 - e. Archery;
 - f. Soliciting, vending, peddling, or selling;
 - g. Cutting of trees, shrubs, or other plantings;
 - h. Removal or attachments of any kind to trees, plants, or structures;
 - i. Public address systems, loudspeakers, or amplifying devices;
 - j. Overnight parking;
 - k. Drones, unmanned aerial vehicles, rockets, or model aircraft;
 - l. Inflatables;
 - m. Petting zoos;
 - n. Metal detecting; or
 - o. Construction of any structure (temporary or permanent).
- (12) Disorderly conduct is not permitted in any city park or any other area owned or operated by the city for recreation purposes. For purposes of section 32-4, disorderly conduct includes any conduct or behavior tending to a breach of the public peace, such as, but not limited to:
- a. Engaging in fighting or threatening, violent or tumultuous behavior;
 - b. Jostling or roughly crowding persons unnecessarily;
 - c. Creating a hazardous condition by any act which serves no legitimate purpose;
 - d. Causing or risking public inconvenience, annoyance or alarm; or

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- e. Making an obscene communication or display.
- (b) *Greenway and AlphaLoop designated parks.* For all purposes of section 32-4, the City of Alpharetta Greenway system and the AlphaLoop shall be deemed as a park.
- (c) *Enforcement.*
- (1) All city law enforcement officers, city officials, and other city officers are authorized, empowered, and directed to enforce compliance with this section.
 - (2) Nothing in this section shall prevent the enforcement of city and county ordinances and regulations or state statutes or codes in any park or recreation facility owned or operated by the city.
 - (3) Any person who violates any provision of this article shall be guilty of a misdemeanor and, upon conviction, shall be fined according to the penalties described in section 1-8, or sentenced to labor under city supervision on the streets, sidewalks, parks or other public works for a period not to exceed 45 days.
- (d) *Public notification.*
- (1) The director of recreation, parks, and cultural services shall reproduce the rules in a format suitable for public distribution. Such copies of the park rules and regulations shall be available to the public at all city recreation buildings and other city locations, as deemed necessary by the director of recreation, parks, and cultural services.
 - (2) The director of public works shall have the rules and regulations reproduced on all-weather signs and shall post the signs in the city's parks. Locations of such signs shall be determined by the director of recreation, parks, and cultural services and shall be placed in plain public view.

(Code 1989, § 14-4; Ord. No. 286, §§ 1—3, 5-13-1991; Ord. No. 844, § 1, 5-2-2022; Ord. No. 870, § 1, 3-18-2024)

Sec. 4-257. Exception for publicly-owned facilities.

- (a) Notwithstanding any other provision of this chapter to the contrary, a limited exception to sections 4-6 and 4-47, shall exist for that person or entity possessing a public facilities permit, as hereinafter defined.
- (b) For all purposes of this section, the term "public facilities" means:
 - (1) An historic structure owned by the city and operated as a welcome center by a local historical society or similar nonprofit organization; or
 - (2) Property and/or facilities owned by the city and operated by the city as an equestrian center.
- (c) Any person or entity desiring to engage in activities permitted by this section shall make and file a written application to the director of community development for the appropriate public facilities permit on forms prescribed by the city. For each proposed event, the applicant shall pay a license fee and any investigative and administrative fees in accordance with the fee schedule as established by resolution of the city council, from time to time, and kept on file in the office of the city clerk. If the application is denied, or if the applicant withdraws the application prior to its approval, the license fee, without interest, shall be refunded. The application shall include, but shall not be limited to: the name and address of the applicant, the date, address and times of the proposed event and the location of the public facility. All applications shall be sworn to by the applicant before a notary public or other officer authorized to administer oaths.
- (d) If such public facilities permit is granted by the director of community development, it shall be good only for the specified event at the specified address and times set forth in the application, not to exceed five days for an equestrian center and one day for a welcome center.
- (e) A public facilities permit for an equestrian center shall only permit the permit holder to serve (not sell) alcoholic beverages in a hospitality tent or similar structure previously approved by the director of community development, and the alcoholic beverages may only be consumed on the premises of such hospitality tent or similar structure.
- (f) A public facilities permit for a welcome center shall only permit the holder to serve (not sell) alcoholic beverages within the premises of the welcome center, and the alcoholic beverages may only be consumed on the premises of the welcome center.
- (g) A public facilities permit shall only be issued to a caterer licensed under the provisions of this chapter, or to an individual who meets the character requirements of this chapter; provided, however, that no more than two permits per calendar year shall be issued to an individual who is not a licensed caterer.
- (h) The director of community development shall have authority to prescribe forms for applications. Failure to furnish any requested data shall automatically serve to dismiss the application with prejudice.
- (i) Any untrue or misleading information contained in, or material statement omitted from, an original or renewal application for a public facilities permit shall be cause for the denial or revocation thereof.
- (j) Except as set forth above in this section, a public facilities permit holder must comply with all of the provisions set forth in this chapter.

(Code 1989, § 3-120; Ord. No. 373, 3-25-1996; Ord. No. 679, § 17, 7-15-2013; Ord. No. 784, § 1(Exh. A), 8-26-2019; Ord. No. 877, § 9, 8-26-2024)

Sec. 4-401. Outside consumption of alcoholic beverages permitted.

- (a) *One drink on-street limit.* Any establishment licensed to sell alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in a paper or plastic cup, or other container other than a can, bottle, or glass, for removal from the premises; provided, however, that no establishment shall dispense to any person more than one such alcoholic beverage at a time for removal from the premises, and no person shall remove at one time more than one such alcoholic beverage from the licensed premises.
- (b) *Size limited to a maximum of 16 ounces.* No container in which an alcoholic beverage is dispensed and removed from the licensed premises shall exceed 16 fluid ounces in size. No person shall hold in possession on the streets and sidewalks, in parks and squares, or in other public places within the defined area any open alcoholic beverage container which exceeds 16 fluid ounces in size. Nothing set forth in this subsection shall be construed to permit the possession of open alcoholic beverages in any public place within the downtown district except as otherwise expressly authorized under this section.
- (c) *Drinking from can, bottle, or glass prohibited.* It shall be unlawful for any person to drink or attempt to drink any alcoholic beverage from a can, bottle, or glass, or to possess in an open can, bottle, or glass any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether public or private.
- (d) *Purchase from licensed premises within downtown district.* Alcoholic beverages consumed pursuant to this provision must be purchased from a licensed premises within the downtown district.
- (e) *Consumption limited to certain areas in downtown district.* No alcoholic beverage purchased pursuant to this provision may be consumed outside of the downtown district, upon any sidewalk adjacent to a church, school or park (unless specifically authorized by the city in conjunction with a city event or other event authorized by the city) or upon any private property without the express written consent of the property owners.
- (f) *Consumption limited to lawful hours of operation.* No alcoholic beverage purchased pursuant to this provision shall be consumed except within the authorized hours of sale of the establishment where purchased.
- (g) *Festivals; special events.* Unless otherwise specified by this article or the terms of a special event permit issued by the city, the provisions of this article shall also apply to special events and festivals.
- (h) *Public parks and squares in the downtown district.* Beer and wine, but not distilled spirits, may be consumed in public parks and squares located in the downtown district, including on the sidewalks adjacent thereto, but only when same is specifically authorized by the city in conjunction with a city event or under a special event permit issued by the city. Further, beer or wine consumed pursuant to the foregoing provision must be purchased from an alcoholic beverage licensee holding a permit to sell beer or wine at the subject city or special event. Except as otherwise expressly authorized pursuant to the foregoing provisions of this subsection, no person shall possess any open alcoholic beverage container in a public park or square located within the downtown district.

(Code 1989, § 3-182; Ord. No. 658, § 1, 8-22-2011; Ord. No. 742, § 1, 6-19-2017)

Sec. 4-305. Special temporary outside events.

- (a) Establishments duly licensed by the city to sell alcoholic beverages for consumption on the premises must submit an application and site plan to the director of community development or his designee to engage in outside special events. A special event temporary permit shall authorize the retail consumption licensee to sell alcoholic beverages for consumption on the premises for a period not to exceed the hours otherwise specified in this chapter. The applicant must meet the following requirements:
 - (1) The licensed establishment must have an existing license for the sale of alcoholic beverages for consumption on the premises. The entrances and exits to the event must be through controlled entry points which allow for easy monitoring of patrons entering and leaving the event.
 - (2) A site plan must be submitted to and approved by the director of community development as well as the city fire marshal for approval. If the site plan provides for an area to accommodate more than 25 persons, a crowd control and security plan must be submitted to the director of community development for approval. The community development department and city fire marshal must approve any temporary structures.
 - (3) A signed and notarized letter from the property owner must be submitted to the director of community development authorizing the use of the property for the event.
 - (4) The outside event shall not exceed two days.
 - (5) All outside events for an individual licensed establishment will be restricted to two events per year.
 - (6) A non-refundable fee of \$150.00 per event must be paid at the time of filing of the application.
 - (7) The completed application must be submitted to the director of community development no less than 20 days prior to the scheduled event.
- (b) Nothing in this section shall be construed to waive or appeal any other requirements ordained under this Code.
- (c) The licensee or the licensee's employee shall supervise all aspects of the special event pertaining to the handling and storage of alcoholic beverages and the distribution of alcoholic beverages to consumers. The licensee shall be responsible for compliance with all aspects of this article and state law, and liable for infractions thereof.

(Code 1989, § 3-140; Ord. No. 679, § 18, 7-15-2013; Ord. No. 784, § 1(Exh. A), 8-26-2019)

Sec. 4-239. Licensed alcoholic beverage caterers.

- (a) License requirements; resident caterers.
 - (1) Any caterer who possesses a valid city license to sell or otherwise dispense malt beverages, wine or distilled spirits by the drink for consumption on the premises within the city may apply for an off-premises license that permits sales of the same off premises at authorized catered events or functions.
 - (2) Any caterer who possesses a valid city license to sell malt beverages, wine or distilled spirits by the package for consumption off the premises within the city may apply for an off-premises license that permits sales of the same class of alcoholic beverages by the drink off premises at authorized catered events or functions.
 - (3) Each off-premises catering license authorized herein shall be valid through December 31 of the year for which it is issued. Each applicant shall pay an annual license fee and any investigative and administrative fees in accordance with the fee schedule as established by resolution of the city council, from time to time, and kept on file in the office of the city clerk.
 - (4) In order to distribute or sell malt beverages, wine or distilled spirits at an authorized catered function, a licensed alcoholic beverage caterer shall file an application for an off-premises event permit with the city. The application shall include the name of the caterer, the date, address and time of the event, the caterer's license number and any other information the city deems necessary to review a request for such permit.
 - (5) It shall be unlawful for any person to engage in, carry on or conduct the sale or distribution of alcoholic beverages off premises and in connection with the catered event or function without first having obtained a license and event permit as provided herein.
- (b) Permit requirements; nonresident caterers.
 - (1) A nonresident alcoholic beverage caterer shall submit an application for an off-premises event permit to the city. The fee for each such permit shall be \$50.00, as authorized by O.C.G.A. § 3-11-3 (or such fee as may be authorized by any future amendment or revision thereto).
 - (2) An application for an off-premises event permit shall include the name of the caterer, the licensed alcoholic beverage caterer's state and local license number and expiration date, the date, address, time, and name of the event and the quantity and type of alcoholic beverages to be transported from the licensee's primary location to the location of the authorized catered event or function.
 - (3) The original off-premises permit shall be kept in the vehicle transporting the alcoholic beverages to the catered event or function.
 - (4) It shall be unlawful for a licensed alcoholic beverage caterer to distribute, sell, or otherwise dispense alcoholic beverages off premises except as authorized by the off-premises event permit.
- (c) A licensed alcoholic beverage caterer may sell or otherwise dispense only that which is authorized by his alcoholic beverage license. For example, if the alcoholic beverage caterer possesses a valid license to sell malt beverages, he may sell or otherwise dispense only malt beverages at the authorized catered event or function.
- (d) Sunday sales. An alcoholic beverage caterer wishing to cater an event or function on a Sunday must possess a valid Sunday sales license and comply with the requirements of state law with respect to the service of alcoholic beverages on Sunday.
- (e) Excise taxes are imposed upon the sale of alcoholic beverages by resident caterers as provided in this chapter. Excise taxes are imposed upon the total of individual alcoholic beverages served by a nonresident

caterer in the amount set forth in this chapter, and shall be paid within 30 days after the conclusion of the catered event or function.

(Code 1989, § 3-110; Ord. No. 679, § 16, 7-15-2013; Ord. No. 784, § 1(Exh. A), 8-26-2019; Ord. No. 877, § 8, 8-26-2024)

Sec. 4-11. Nonprofit civic organization's temporary permit.

Any bona fide nonprofit civic organization may be issued a temporary permit authorizing the organization to sell alcoholic beverages for consumption on the premises or to sell wine at retail for off-premises consumption, or both, for a period not to exceed three days, subject to all laws and ordinances regulating the time for selling such beverages. The temporary permit shall be valid for only the place specified in the permit and no more than two permits may be issued to the applicant organization in any one calendar year. The organization must make application to the city and pay the license fee and any investigative or administrative fees associated with the application, in accordance with the fee schedule as established by resolution of the city council, from time to time, and kept on file in the office of the city clerk. As used in this section, the term "bona fide nonprofit civic organization" means an entity which is exempt from federal income tax pursuant to the provisions of 26 U.S.C. § 501(c), 501(d) or 501(e).

(Code 1989, § 3-11; Ord. No. 218-A, § 1.036, 9-22-1986; Ord. No. 679, § 5, 7-15-2013; Ord. No. 784, § 1(Exh. A), 8-26-2019; Ord. No. 877, § 3, 8-26-2024)

Sec. 4-6. License applications.

- (a) All persons, as owners, desiring to engage in activities permitted by this chapter, shall make and file a written application to the city for the appropriate license on forms prescribed by the city. All applications shall be accompanied with payment for the full amount of the license fee, investigative fee, and any other administrative costs associated with the application. If the application is denied, or if the applicant withdraws the application prior to its approval, the license fee (without interest) shall be refunded, but the investigative fee and any other administrative costs shall be retained.
- (b) The application shall include, but shall not be limited to: the name and address of the applicant and the proposed business to be carried on.
 - (1) If a partnership, the application shall include the names and residence addresses of the partners, and whether all partners have been convicted of any felony, misdemeanor, or a violation of any municipal ordinance;
 - (2) If a limited liability company with individual persons as members, the application shall include names and residence addresses of the members and whether its members have been convicted of any felony, misdemeanor, or a violation of any municipal ordinance;
 - (3) If a corporation or a limited liability company with corporate members having as its principal business the sale of alcoholic beverages, the application shall include the names and addresses of the principal officers, the name and address of the majority stockholder, the name and address of the agent for service of process, the name and address of the manager, or any other entity having a financial interest in each entity which is to own or operate the establishment, and whether its officers or manager has been convicted of any felony, misdemeanor, or a violation of any municipal ordinance. If the manager changes, the applicant must furnish the city clerk with the name and address of the new manager and other information as requested within ten days of such change;
 - (4) If a corporation or a limited liability company with corporate members having as its principal business an activity other than the sale of alcoholic beverages, the application shall include the name and address of the officer or employee of the corporation primarily responsible for the operation of the licensed premises, and whether its officers or manager has been convicted of any felony, misdemeanor, or a violation of any municipal ordinance.
- (c) All applications shall be sworn to by the applicants before a notary public or other officer authorized to administer oaths.
- (d) As a prerequisite to the issuance of any license, the applicant shall furnish a complete set of fingerprints to be forwarded to the Georgia Bureau of Investigation and to the Federal Bureau of Investigation, as specified in O.C.G.A. § 3-3-2(c).
- (e) The director of community development or its designee shall review the application to determine completeness of the application and whether or not a public hearing may be required. A public hearing is required when there is an application for premises that does not yet have a building permit, requires a variance to the alcohol ordinance, is for a special event, or there are conditions surrounding the application that warrant additional review or conditions.
 - (1) If the application is complete and a public hearing is not necessary, a public notice sign will be posted on the premises and to the city website.
 - (2) If the application is complete and a public hearing is required, the director of community development or its designee shall request that the city clerk schedule a public hearing as provided in subsection (f) of this section and post a public notice on the premises and to the city website.

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- (f) Each applicant for an alcoholic beverage license (except for special events and events on public property) shall, at such applicant's expense, post on the premises where the activities permitted by such license are to be conducted, continuously for a period of either 14 days or approval of the application, whichever is greater, a notice of the pending application, meeting the following minimum specifications: this notice shall be painted or printed in black letters three inches or more in height, against a white background, on a wooden or metal sign, and having a surface of not less than 12 square feet, and shall be placed with the base of the sign not more than three feet from the ground on the most conspicuous part of the premises, facing the most frequently traveled road, street or highway abutting same, and not more than ten feet therefrom. The sign shall state clearly the nature and purpose of the application and the name of the person or entity making the application.
- (1) If the application is to be heard by city council, the notice must state the date and hour of the council meeting at which the application will be considered. Additionally, for all applications to be considered by city council, the city clerk shall prepare and cause to be published a notice of each pending application, which notice shall include the date and time the application will be considered by the city council, the location or street number of the premises where the applicant proposes to conduct activities permitted by this chapter, and the name of the applicant, and if a partnership, the name of the partners, and if a corporation, the names of the president, secretary and treasurer of such corporation. The applicant shall pay the publication costs. The notice shall be published in a newspaper of general circulation within the city, and shall appear once a week for two weeks immediately preceding consideration of the application by the city council.
 - (2) For applications eligible to be administratively approved, notice of the premises location and name of the applicant shall be placed on the city website.
- (g) After public noticing has been posted, the director of community development or its designee shall review the application for compliance with city regulations and laws and investigate the character and reputation of the applicant(s).
- (h) If the director of community development or its designee determines that the application satisfies the requirements of applicable law and the city's ordinance, the director of community development or its designee shall administratively approve the application.
- (i) The city shall have the authority to prescribe forms for new, amendment, or renewal applications. All applicants shall furnish data, information and records as required by the city and shall ensure compliance with the provisions of this chapter. Failure to furnish such data shall automatically serve to dismiss the application with prejudice.
- (j) Any untrue or misleading information contained in, or material statement omitted from, an original, renewal or transfer application for a license shall be cause for the denial or revocation thereof.
- (k) In all instances in which an application is denied under the provisions of this chapter, the applicant may not re-apply for a license for at least one year from the final date of such denial.
- (l) Each applicant shall certify that the applicant has read this chapter, and if a license is granted, each licensee shall maintain a copy of this chapter on the premises and shall require each of the licensee's employees to be familiar with this chapter.

(Code 1989, § 3-6; Ord. No. 218-A, § 1.006, 9-22-1986; Ord. No. 513, § 1, 12-2-2002; Ord. No. 566, 4-18-2005; Ord. No. 573, 9-6-2005; Ord. No. 679, §§ 1, 3, 7-15-2013; Ord. No. 784, § 1(Exh. A), 8-26-2019; Ord. No. 877, § 1, 8-26-2024)



STAFF REPORT

Department: City Clerk
Submitted By: Shawn Mitchell
Meeting Date: January 18, 2025

AGENDA ITEM:

Tax Allocation Districts and Special Service Districts

STAFF RECOMMENDATION:

Tax Allocation Districts and Special Service Districts – presentation and question/answer session.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

The Community Development Director will provide an overview of Tax Allocation Districts including the potential re-establishment of the North Point Tax Allocation District.

The Finance Director will provide an overview of Special Service Districts including how they operate and potential benefits to the City.

ALTERNATIVES:

ATTACHMENTS:

1. TAD + SSD

Special Districts/ "Special Service Districts"

Article IX, Section II, Paragraph VI of the Ga Constitution-

Special districts.

As hereinafter provided in this Paragraph, special districts may be created for the provision of local government services within such districts; and fees, assessments, and taxes may be levied and collected within such districts to pay, wholly or partially, the cost of providing such services therein and to construct and maintain facilities therefor. Such special districts may be created, and fees, assessments, or taxes may be levied and collected therein by any one or more of the following methods:

(a) By general law which directly creates the districts. (ex of these districts: LOST; Hotel/Motel Tax)

(b) By general law which requires the creation of districts under conditions specified by such general law.

(c) By municipal or county ordinance or resolution, except that no such ordinance or resolution may supersede a law enacted by the General Assembly pursuant to subparagraphs (a) or (b) of this Paragraph. Districts created hereunder are often referred to "Special Service Districts" (example – TAD districts; CBID; Atlanta Beltline District)

Establishment/Legal Provisions of SSDs

Municipality would adopt ordinance or resolution to set up SSD

Boundaries are set to establish the area.

Tax imposed by the SSD is not a municipal tax (Supreme Court of Georgia)

Area can include both residential and commercial properties.

Taxes can be levied on just the commercial properties of the SSD

Examples of SSDs

Atlanta Beltline -

City of Brookhaven –

The Brookhaven City Council formally established a Special Service District (SSD) on December 30 2021, to provide a funding mechanism for catalytic capital projects and services in the identified area.

Initial millage rate of 4.000 mills for the SSD.

A four-part criterion was used in establishing the recommended SSD projects and the prioritization.

Brookhaven Project List (examples): City Hall - \$60M; Ashford Dunwoody Road Multiuse Path - \$8.44M; Dresden Drive Sidewalk - \$4M; Peachtree Road LCI - \$10M; NDH Road Corridor Streetscape Improvement - \$5M; other - \$ 19.1; Total - \$106.5M

Examples of Potential Revenue Generation based on Commercial Values in Alpharetta:

Property	Commercial Value	Millage	Total Tax
Downtown	173,336,440	1.00	173,336
NFCID	1,240,555,050	1.00	1,240,555
Citywide	3,015,459,210	1.00	3,015,459



STAFF REPORT

Department: City Clerk
Submitted By: Brooke Lappin
Meeting Date: January 18, 2025

AGENDA ITEM:

Probation Transition / Municipal Court

STAFF RECOMMENDATION:

This item is for presentation and discussion purposes only.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

Director of Courts will present and discuss the current court security and probation arrangements for the cities of Alpharetta and Milton, including current staffing, proposed adjustments, potential alternatives, and the fiscal impact of implementing new or modified security and probation solutions.

Alpharetta and Milton currently share responsibilities for court security and probation oversight, each utilizing Professional Probation Services (PPS) for probation management. The existing security arrangements employ sworn officers on an overtime basis, while probation operations are outsourced to PPS. Both cities aim to optimize these services by potentially adopting cost-effective security staffing solutions and reviewing probation procedures.

The Cities of Milton and Alpharetta utilize Professional Probation Services (PPS) to supervise court cases placed on probation. A probation officer is present for all court sessions to complete intake on new cases and manage any revocation hearings scheduled by PPS. PPS manages an office in Alpharetta that probationers may appear for monthly supervision appointments.

ALTERNATIVES:

The alternative would be to continue to utilize a private company to supervise cases placed on probation.

ATTACHMENTS:



STAFF REPORT

Department: Recreation, Parks & Cultural Services
Submitted By: Chris Lagerbloom
Meeting Date: January 18, 2025

AGENDA ITEM:

Brooke Street Park Lighting

STAFF RECOMMENDATION:

This item is for presentation and discussion purposes only.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

During the recent holiday season, the City of Alpharetta added warm hanging lights to Brooke Street Park. We received many positive comments on these lights. These lights blended into the current lights that are throughout downtown Alpharetta.

A citizen that lives near Brooke Street Park sent an email to Mayor and Council suggesting that we leave the lights in Brooke Street as well as on the trees in downtown all year. The citizen stated that they think the additional lights added ambiance as well as a safer area. The responses from elected officials were generally supportive, but varied. It warrants additional discussion.

On the other hand, there is a view point that if the holiday lights are left up year round that the holiday feeling would be diminished, and that additional up-lights in trees in Brooke Street could provide additional lighting and create the same ambiance that the hanging lights do.

Staff is currently working with the holiday lighting vendor for an estimate cost of leaving the lights up year round and maintenance cost associated with that. Staff has contacted an electrical vendor for an estimate cost for up-lighting additional trees in Brooke Street Park. We are currently waiting on these estimates.

ALTERNATIVES:

Take the lights down and maintain them as a holiday display.

ATTACHMENTS:



STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: January 18, 2025

AGENDA ITEM:

House Bill 581 Statewide Floating Homestead Exemption

STAFF RECOMMENDATION:

This item is for presentation and discussion purposes only.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

The Director of Finance will provide an overview of the main tenants of HB 581 which was passed by the 2024 legislature and signed into law as a means to control rapid increases in property assessments (Act 379). The law was contingent on the passage of a statewide referendum allowing for a local government to opt out of the floating homestead exemption. The statewide referendum passed in November.

The Major Components of the Act include:

1. Statewide Floating Homestead Exemptions
2. New Local Option Sales Tax
3. Property Tax Procedural Changes

See attached Presentation by the ACCB & GMA as well as the attached Frequently Asked Questions.

ALTERNATIVES:

ATTACHMENTS:

1. HB-581-Presentation-Final
2. HB-581-FAQs-FINAL

HB 581 Summary and Guidance

ACCG & GMA Joint Trainings
October 3rd, 2024

Ryan Bowersox
Assistant General Counsel, GMA

Dante Handel
Associate Director of Governmental Affairs, ACCG



Background: Where Did This Come From?



- Legislature entered 2024 session concerned about rising property value assessments and in turn property tax
- Senate leaders wanted measures to control rapid increases in property assessments
- House leaders looked to expand sales tax options
- Various proposals ultimately resulted in HB 581 (& HR 1022)

HB 581: Overview

Signed into law April 18, 2024 (Act 379).

Contingent upon November Statewide Referendum
(HR 1022)

Major Components:

- 1.Statewide Floating Homestead Exemption (Part 2)
- 2.New Local Option Sales Tax (Part 3)
- 3.Property Tax Procedural Changes (Part 1)



Presentation Outline

- When does this bill take effect?
- Who gets a floating homestead exemption?
- What is a floating homestead exemption?
- What is the procedure to opt out and what is the timeline?
- What is the new sales tax?
- Other sales tax revisions
- Other property tax changes
- Policy considerations for local governments
- Other local government considerations

When Does this Bill Take Effect?

- HB 581 is contingent upon the passage of the constitutional amendment from HR 1022 on November 5, 2024 which allows local governments the ability to opt out of the floating homestead exemption.
 - A simple majority is required for passage.
 - If the constitutional amendment fails, all of HB 581 is repealed.
 - If the constitutional amendment passes, then the bill takes effect January 1, 2025.

HB 581

Part 1: Statewide Floating Homestead Exemption

- If approved, HB 581 implements a statewide floating homestead exemption for all local governments:
 - Counties
 - Cities
 - School Boards
- A floating homestead is a special type of homestead exemption designed to offset or reduce increases in taxable value to the property.
 - It is also referred to as a base-year or value offset exemption.
 - Freezes are a type of floating homestead exemption, but do not have an annual inflationary adjustment.

How Does a Floating Homestead Exemption Work?

- It works by increasing the value of the exemption to offset inflation.
 - For example, if a property had a taxable value of \$100,000 and the taxable value increased the following year due to market changes to \$110,000, then the exemption 'floats' to be worth \$10,000 of taxable value so the taxpayer still pays on the original base year value of \$100,000.



How Does HB 581's Floating Homestead Exemption Work?

- The HB 581 floating homestead exemption is unique because the base year value is adjusted and will increase by a rate of inflation determined by the State Revenue Commissioner – likely CPI.
 - If we take the same property with a \$100,000 taxable base year value and CPI is 2% the following year, then the base value of \$100,000 may be increased by up to 2% to give an adjusted base year value of \$102,000. The exemption 'floats' to be worth \$8,000 of assessed value so the taxpayer would pay on a taxable value of \$102,000 in year 2.

How Does HB 581's Floating Homestead Exemption Work?

- For homes first receiving this exemption in taxable year 2025, the base year assessed value will be the 2024 assessed value.
- For homes first receiving the exemption in later years, the base year assessed value will be the assessed value for the immediately preceding year.
- Similar to other homestead exemptions, the value will be reset when the home is sold and is adjusted with “substantial property change.”
- Homeowners can not transfer exemption to new property.

How Does HB 581's Floating Homestead Exemption Work?



- The effect of HB 581's homestead exemption:
 - The taxable value of a home may only increase at a rate of inflation each year.
 - Essentially controlling this will control how much the "value" of a home can increase annually.
- Homeowners already granted a homestead will receive this exemption automatically.
- Non-homesteaded property (i.e. Commercial) will continue to be valued at fair market.

How Does this New Homestead Exemption Impact Existing Homestead Exemptions?

- This new floating homestead exemption is in addition to and not in lieu of all non-floating homestead exemptions. This will not repeal/replace existing homestead exemptions!
 - If there is an existing local floating homestead exemption, the taxpayer will receive whichever of the two exemptions is more beneficial. This is also true if a local floating homestead exemption is added in the future.
 - Existing local exemptions, such as the \$2,000 of assessed value, are added after the floating homestead exemption is calculated.

How Can a Local Government “Opt Out” of the Homestead Exemption?

- Any governing authority may elect to opt out of the floating homestead exemption created by HB 581 by following a procedure like the “public notification of tax increase” when a full rollback is not taken.
 - The local government must advertise and conduct three public hearings of intent to opt out and later adopt a resolution.
 - Must file resolution to Secretary of State by March 1, 2025!
 - If procedures are not met, opt out is not effective.

How Can a Local Government “Opt Out” of the Homestead Exemption?

- This process may not begin until the bill takes effect on January 1, 2025, and must be completed by March 1, 2025.
- A governing authority may not opt-out of the statewide floating homestead exemption after this deadline.
- However, the local delegation may pass a local Act of the General Assembly to implement a local floating homestead exemption at any time.



How Can a Local Government “Opt Out” of the Homestead Exemption?

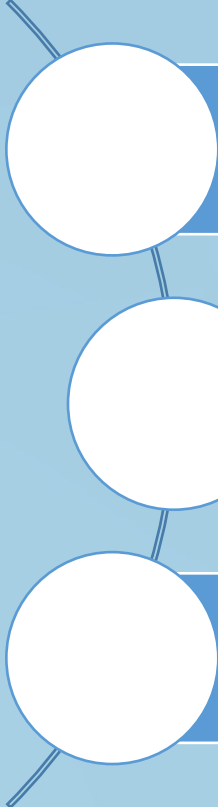


- Important to note: The decision to opt out is independent among local governments.
- A county, the cities, and the school board may each decide whether to opt out.
- The decision of whether or not to opt out will not impact the other local government's homestead exemption.
- This may result in homes having different taxable values.

Is the Decision to “Opt Out” or “Stay In” Permanent?

- **Yes**
- No action is needed by the local government to have the homestead exemption apply if it is approved in November.
 - Once the opt out period has passed, currently there is no future method to opt out.
- If a local government opts out, there is no future method to opt in to the HB 581 exemption.
 - Of course, a similar homestead exemption can still be done in traditional manner.

HB 581 Timeline



November 5, 2024: Statewide Question on Constitutional Amendment

January 1, 2025: HB 581 takes effect, if approved

March 1, 2025: Deadline for local governments to “opt out” of homestead exemption

HB 581

Part 2: Sales Tax Revisions and FLOST

- HB 581 makes two major changes to local sales tax:
- Revises the provisions of O.C.G.A. 48-8-6 which limits the percentage of local sales tax a jurisdiction may levy.
- Creates new local option sales tax contingent upon jurisdictions having a base year value homestead exemption.



Revised Local Sales Tax Limitation

- This legislation revises the existing two percent local sales tax cap; exemptions now include:
 - ESPLOST
 - Up to one percent of the transportation sales taxes, which include:
 - Regional TSPLOST
 - Single-County TSPLOST
 - Transit SPLOST
 - MARTA
 - One of the specialty pennies, including:
 - **The new sales tax for property tax relief created by HB 581**
 - Columbus-Muscogee and Macon-Bibb OLOST
 - Augusta-Richmond Coliseum SPLOST
 - MOST for Atlanta and cities connected to its water system (East Point, College Park, and Hapeville)

What is the New Sales Tax?

- A new sales tax is created for the limited purpose of property tax relief – it may be levied in 0.05 percent increments up to one percent.
- To be eligible to levy the tax, **both the county and all cities within the county that levy a property tax** must have in effect a floating homestead exemption: either the one created by this bill or a local floating homestead exemption.
 - It does not matter if the school boards opt out or not since they are ineligible to share in the proceeds of the tax without a separate constitutional amendment.

How is the New Sales Tax Implemented?

- The county and city/cities representing at least fifty percent of the municipal population of cities that levy a property tax must enter into an intergovernmental agreement (IGA) calling for the tax.
- The IGA shall specify the rate, duration (not to exceed five years), and the distribution between the county and cities. It will also set the ballot question.



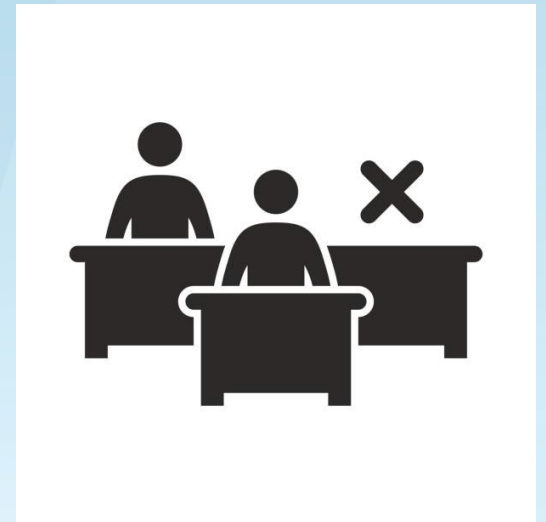
How is the New Sales Tax Implemented?



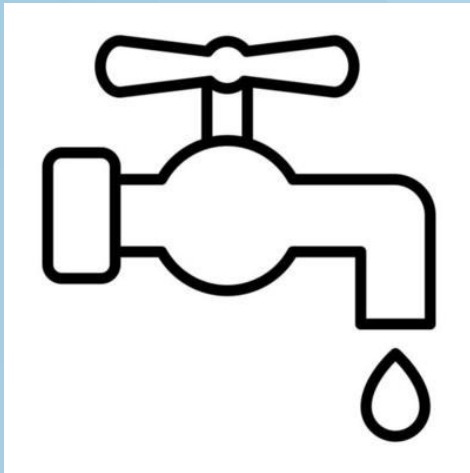
- Following the adoption of the IGA, the tax must be approved through local referendum.
- Approval by the voters will be required to levy the sales tax.
- This is a different vote than the one that occurs in November approving the constitutional amendment!

How are Cities Not on the IGA Treated?

- The IGA must also specify a portion of the proceeds that the cities not on the IGA will receive.
- Must not be less than the proportion the absent municipality's population bears to the total population of all cities within the county that levy a property tax.
 - Modelled after LOST absent municipality provisions.



How are MOST Cities Treated?



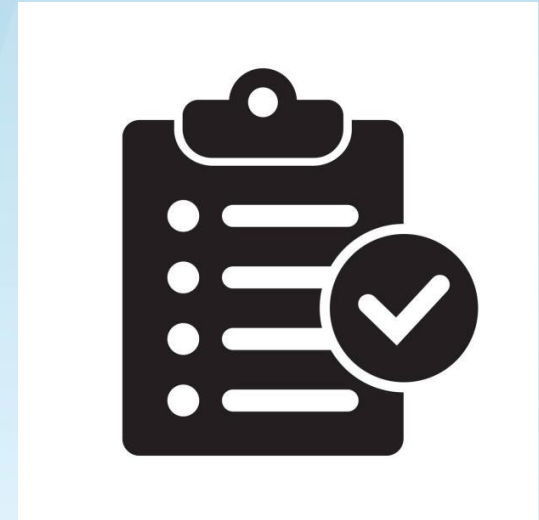
- Cities levying a MOST (Municipal Option Sales Tax for Water and Sewer Projects) are excluded.
- Will not be considered for eligibility and are not included in these calculations.
- Tax will not be collected within the city and city can not receive the proceeds of this tax.
- Currently Atlanta, East Point, College Park, & Hapeville.

How is the New Tax Collected and Distributed?

- Collection of the tax will begin at the start of the next calendar quarter beginning more than 50 days after that date (as opposed to eighty days for other local sales taxes).
- The Georgia Department of Revenue (DOR) sends the money to the county and the county will be responsible for distributing the money to the cities in accordance with the IGA.

How Can the Tax Be Renewed?

- The tax can run up to 5 years.
- Prior to the expiration, if the local governments want to renew, it requires:
 - Passage of a local Act calling for the reimposition of the tax.
 - A new IGA between the county and eligible number of cities.
 - A new referendum to approve the tax by the voters.
- Talk to your local delegation!

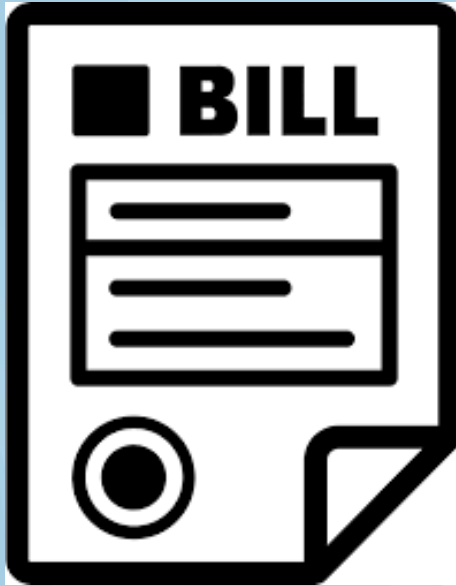


How are Funds From the New Sales Tax Used?

- Funds must be used exclusively for property tax relief.
- Each taxpayer's property tax bill shall state the amount by which property tax has been reduced because of the imposition of this tax.
- The roll-back rate shall be reduced annually by the millage equivalent of the net proceeds of this new tax received by the political subdivision during the prior taxable year.
- If any political subdivision is not in compliance with the use of the proceeds from this tax, then the State Revenue Commissioner shall not certify the tax digest of that political subdivision until it comes into compliance.

HB 581

Part 3: Procedural Property Tax Changes



- Created an “estimated roll-back rate” which is certified to the tax commissioner/collector by the local governments.
- The estimated roll-back rate is required to be included on the assessment notice, replacing the previous year’s millage rate.
 - Designed to attempt to allow local government to give more accurate estimate of what tax liability will be.

HB 581

Part 3: Procedural Property Tax Changes

- This gives local governments broad flexibility to set this rate wherever they deem appropriate.
 - This does not need to be the same millage rate as the rollback rate for taxpayer bill of rights.
- If the adopted millage rate exceeds the estimated roll-back rate, then a disclaimer is included on the tax bill stating the name of the governing authority that exceeded the estimated roll-back rate and that this will result in an increase of taxes owed.

HB 581

Part 3: Procedural Property Tax Changes

- Removed the provision that the sale price is the maximum allowable fair market value in the next taxable year.
 - This provision caused the Department of Audits and Accounts (DOAA) to change their sales ratio study methodology when it was originally passed in 2010, so this change will improve the sales ratio study and prevent penalties on local governments and their taxpayers.
- This legislation also allows the Board of Assessors to appeal the sales ratio study directly instead of requiring a local government to appeal on their behalf.

HB 581

Part 3: Procedural Property Tax Changes

- Modifying the three-year lock for appeals so the taxpayer only receives the lock if they receive a value reduction upon appeal.
- Updating the settlement conference statute so that if neither the taxpayer nor their representative participates in good faith, then the taxpayer shall not receive the benefit of the temporary 15 percent reduction in taxes owed and shall not be awarded attorney's fees.
- Requiring that the chief appraiser ensure that every parcel in the county be appraised at least every three years.

Policy Considerations for Local Governments

- As with any other local government choice, this is a policy decision with pros and cons to be considered.
- The floating homestead exemption rewards homeowners, especially those that reside in the community for a long period of time after this legislation takes effect.
- Taxes do not disappear – they only shift: in this instance, the taxes are shifting from homestead properties to all other property types (commercial, agricultural, industrial, residential non-homestead).

Policy Considerations for Local Governments

- Taxation is a formula: taxable value multiplied by the millage rate gives the property tax revenue to meet local budgets.
 - Since the floating homestead exemption slows the growth in value for residential homestead properties, it will create some upward pressure on the millage rate. The effects of a floating homestead increase over time, so this will have a smaller impact in the early years and a larger impact in the later years.
- Counties and cities may more easily increase the millage rate if needed than schools due to the 20-mill cap, which may only be exceeded after the successful passage of a local referendum.

Other Local Government Considerations

- Each local government (counties, cities, and schools) may independently decide whether to opt out.
- This decision does not impact the homestead exemptions but cities and counties can impact eligibility for the FLOST.
- Every local government has a unique digest mix of property types. Local officials are encouraged to contact their Chief Appraiser for information regarding their specific situation. Some communities will better be able to support a floating homestead exemption than others.

Other Local Government Considerations

- The referendum is likely to be very popular and citizens may not understand a local government's decision.
- Even if your local government decides to opt out of the HB 581 floating homestead exemption, nothing precludes your local delegation of the General Assembly from passing a local Act putting a local floating homestead to referendum in your jurisdiction.
- If a local government decides to opt out, it may be best practice to explain this decision to the public and the local delegation.

Other Local Government Considerations

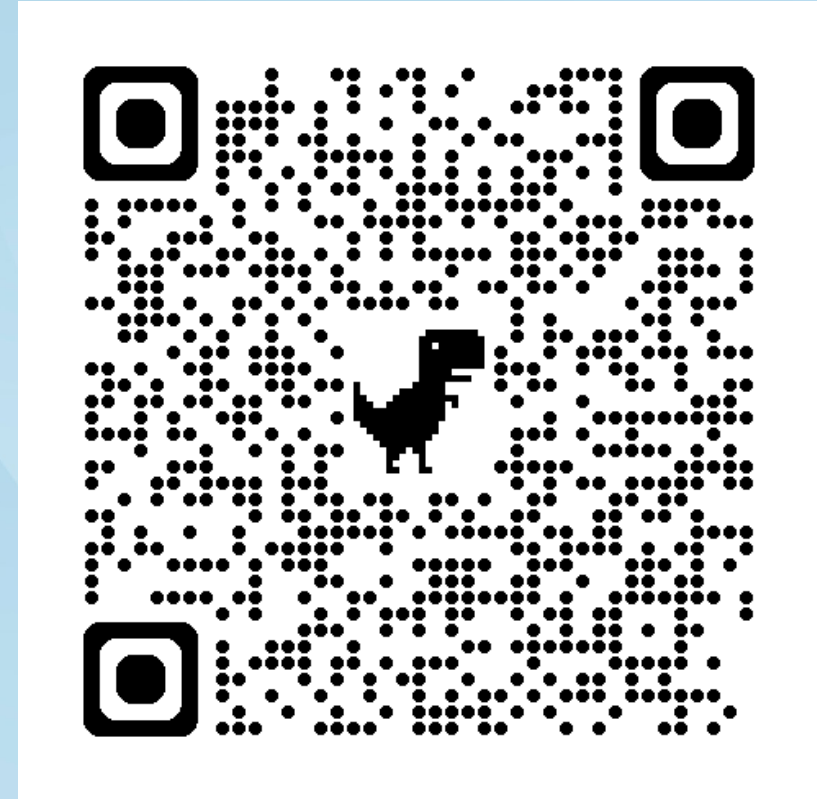
- Many jurisdictions have existing floating homestead exemptions. These typically apply only to M&O millage rates, but not to special service districts (SSDs).
 - The HB 581 floating homestead exemption applies to special service districts in addition to M&O but does not apply to bond millage.
 - If a local government that has a floating homestead exemption already in place does not opt out, then their special service districts will be affected by the new floating homestead exemption.
- A local government may consider opting out to avoid confusion.

Other Local Government Considerations

- While the decision to opt out of the floating homestead exemption is independent, instituting the new sales tax requires collaboration between the county and cities.
- The county and all cities in the county that levy a property tax must have a base year homestead exemption in place (statewide or through a local Act).
- The county and cities should discuss the option of the sales tax before expiration of the opt out period.
- Know the distribution is determined by the IGA, so this should be discussed early.
- A local Act is required for renewal, so involve your local delegation.

Next Steps....

- Joint ACCG-GMA Webinar Oct. 16th (live and recorded).
 - This will be the same presentation
- Joint Guidance Document/FAQ released today!
 - Document on GMA's Website
 - Link to ACCG HB 581 page:
 - [ACCG Advancing Georgia's Counties](#)



Contact Us

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ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA & GEORGIA MUNICIPAL ASSOCIATION

HB 581 (2024): Frequently Asked Questions Document

The Local Opt-out Floating Homestead Exemption & Floating Local Option Sales Tax (FLOST)

House Bill 581 was passed by the Georgia General Assembly during the 2024 legislative session and was signed into law by Governor Kemp on April 18, 2024.

[HB 581](#) provides for several significant changes impacting local government revenue. Counties and cities must understand these changes and be prepared to make critical decisions in the coming months that will have lasting impacts. In general, HB 581 has three major components: first, the bill provides for some procedural changes to property tax assessments and appeals; second, the bill provides for a new statewide homestead exemption that applies to local governments unless the local government affirmatively opts out; third, the bill creates a new local option sales tax available to be used for property tax relief.

This document provides frequently asked questions (FAQs) to give an overview of the key provisions of the bill, the statewide homestead exemption and new local option sales tax, and the considerations local governments must have in mind. Appendix A then includes an outline of these key provisions to help guide local decision making.

A. Generally

1. In a nutshell, what is HB 581 (2024) about?

HB 581 contains multiple provisions related to property tax and sales tax. Most relevant to this FAQ, the bill:

- a. Grants a statewide homestead exemption that limits the increases in the taxable value of homes to no more than the inflation rate that occurred over the prior year;
- b. Allows local governments to elect to opt out of this homestead exemption within their jurisdiction so that it will not apply to their taxable values; and
- c. Authorizes most local governments with the new homestead exemption (or equivalent) to levy a new sales tax to be used for property tax relief.

2. Where did this proposal come from and what was the reason?

Entering the 2024 legislative session, many legislators were concerned with the rapid rise in property values across the state, and in turn, the rise in property taxes. The homestead exemption proposal came from the General Assembly and was first introduced in the Senate. The reason was to provide more certainty to homeowners who are concerned about the significant increases to the taxable value of homes in recent years. Under this bill, if the local government does not opt out, then the homeowner knows their value may not increase by more than the rate of inflation, which prevents large jumps and helps them budget.

The sales tax provision (FLOST) came from the House and was originally designed as a flexible new sales tax to act in place of sales tax laws written to apply to only one jurisdiction, such as that for the Coliseum SPLOST for Augusta-Richmond County; however, it changed throughout the legislative process to become a method to reduce millage rates imposed on all properties (homestead and non-homestead).

B. The Homestead Exemption of HB 581

1. What type of homestead exemption does HB 581 provide? Is there a difference between floating, base-year, adjusted base-year, and frozen homestead exemptions?

The core purpose of any base-year, floating, or frozen homestead exemption is to reduce or eliminate the tax impact of increases in the fair market value of a homesteaded property that occur following the purchase of a home. The terms are generally synonymous and used to describe either the practical or technical effect of the exemption. The key difference is whether such an exemption allows for adjustments to the base year value based on a standard rate or the inflation rate.

For a base-year, floating, or frozen homestead exemption **without** an adjustment factor, the value of the exemption changes or floats each year to always equal and exempt the full difference between the base-year value of the home and the current value of the home, so that the taxable value of the home never increases (but the millage rate may still increase). These are most often called frozen exemptions because the assessed value of the home is blocked from increasing (and often, from decreasing).

For a base-year, floating, or frozen homestead exemption **with** an adjustment factor, the base year and the base year value for a homestead does not change, but the base year value is adjusted annually by a percentage equal to either a set rate or the inflation rate that occurred during the prior year. These are best called adjusted base-year homestead exemptions.

In the case of HB 581, practically speaking, the homestead exemption limits the amount of any increase in the assessed value of homes to no more than the rate of inflation experienced over the prior year—it does not freeze the value. This is best described as an adjusted base-year homestead exemption, because it grants an exemption equal to the difference between the homestead's adjusted base-year value—generally the value for the year prior to the homeowner's application for the exemption plus an inflation factor for each year since the exemption was first granted—and the current year's true value.

It is important to note that most of these homestead exemptions do account for substantial changes in the property. For example, if a homeowner doubles the size of their house, then the base-year value may be increased, regardless of any freeze or limitation, but thereafter, the new base-year value enjoys the benefit of the exemption. Also important to note, these exemptions do not stay with the property nor the property owner when a change in ownership occurs. If an individual sells their home, the taxable value of that home resets to fair market value for the next owner. Similarly, the individual cannot carry the value of the exemption to their new home.

2. How is the value of the HB 581 homestead exemption determined?

The value of the exemption is unique to each individual property and will generally change each year for such properties. The core purpose of a base-year or floating homestead exemption is to reduce or eliminate the impact of increases to the fair market value of a homestead. In the case of HB 581, the homestead exemption prevents rapid increases in the assessed value of homes but does not freeze the value.

HB 581 is considered an adjusted base-year homestead exemption, because it allows the homestead's base-year value to increase annually by up to the inflation rate determined by the State Revenue Commissioner (likely the consumer price index) which occurred during the prior year. The value of the exemption is the difference between the adjusted base-year value and the fair market value. Even if two properties begin with identical base year values, if the fair market value of the properties diverge over time, then the property with the higher fair market value will receive the larger exemption while potentially paying the same in property taxes.

3. If my local government wants to opt out of the HB 581 homestead exemption, how can we do that?

As authorized through a constitutional amendment (HR 1022 (2024)) and outlined in HB 581, the opt-out process is very similar to the "public notification of tax increase" process that is required when a local government does not fully rollback its millage rate. The local government seeking to opt out of the HB 581 homestead exemption must advertise and hold three public hearings of intent to opt out, and then pass a resolution opting out and file it with the Secretary of State. The process may not begin until the effective date of the bill on January 1, 2025, and must be completed by March 1, 2025. Each local government (county, city, school) may independently make the decision whether to opt out; any combination may elect to do nothing or opt out of the HB 581 floating homestead exemption. If a local government opts out, its taxpayers will not receive the benefit of the exemption, and their property will be taxed (absent other exemptions) at the property's fair market value.

4. Should my local government opt out of the homestead exemption if we already have another form of a floating, base-year, or frozen homestead exemption?

There are at least a few things to consider when answering this question for your jurisdiction.

First, how far does your current floating homestead exemption extend? Does it cover all millage rates, including those for special districts? The reason that this is important to answer is that the HB 581 homestead exemption extends to all millage levies except for any bond levies.

Second, does your current homestead exemption incorporate any form of inflationary or automatic increase? The value of the HB 581 homestead exemption for each homeowner is, in effect, reduced annually by the amount of inflation that occurred over the prior year, which allows the taxable value of the homestead to rise over time in-line with inflation. If your jurisdiction has a set rise over time that is expected to exceed the inflation factor in HB 581, then your jurisdiction may want to opt out.

Third, if the homestead exemptions are equivalent, you may want to consider opting out of the HB 581 floating homestead exemption to reduce confusion. Your jurisdiction would still have access to the new sales tax for property tax relief (FLOST) assuming all the conditions to impose the tax are met.

5. Does the HB 581 homestead exemption apply to community improvement districts (CIDs)?

For all practical purposes, the homestead exemptions would not apply to CID's as CID's may only levy taxes on nonresidential property. Ga. Const. Art. IX, Sec. VII, Para. III(c).

6. How does the HB 581 homestead exemption affect tax allocation districts (TADs)?

The homestead exemption could potentially reduce the amount of expected property tax revenue growth within the TAD by limiting the assessed value increase of homestead property over time. This question requires analysis specific to the TAD in question.

7. Can the HB 581 floating homestead exemption be later repealed for my county or city?

If a jurisdiction elects not to opt out of the HB 581 homestead exemption, they will not have an opportunity to opt out in the future and will have the homestead exemption permanently. There may be a method to remove such jurisdictions in the future, but it would require a change to general law or a constitutional amendment done by the legislature.

8. Will the HB 581 homestead exemption affect a homeowner's existing homestead exemptions?

HB 581 does not eliminate any existing homestead exemptions for any jurisdiction, regardless of the type of homestead exemption, but it may override existing floating, base-year, and frozen exemptions, if the HB 581 exemption provides a greater benefit to the taxpayer.

- a. If your local government has an existing non-floating homestead exemption, such as an exemption for \$5,000 of assessed value, that will be unaffected by HB 581. The floating homestead exemption is calculated first, and then the non-floating exemptions are calculated on the back end. That said, if the existing, non-floating local homestead exemption says that it may not be applied in addition to any other homestead exemption, then it may not be applied.
- b. If your local government has an existing base-year homestead exemption, then the taxpayer will receive whichever provides them with the largest benefit in any given year. Your tax assessor's office will be responsible for tracking both floating homestead exemption values in addition to the fair market value.

For example, if there is an existing base-year or floating homestead exemption that does not have inflationary increases, then it would generally provide the larger benefit to the taxpayer. Similarly, if the base-year of a homestead exemption that is comparable to HB 581 pre-dates HB 581's base-year, then the older base year will likely provide the larger benefit.

9. Will it affect the county's ability to impose a FLOST if another city opts out of the homestead exemption granted by HB 581?

Yes, if a city that imposes a property tax opts out, then the county and all cities within the county will be ineligible for the FLOST. If a city that does not levy a property tax opts out, then it would not affect the ability for the county to levy a FLOST. If even one city that opts out does levy a property tax at such time, then the FLOST would not be permitted. Of course, jurisdictions may opt out and not impact eligibility if the jurisdiction has another eligible homestead exemption in place.

10. If the county opts out of the homestead exemption will this impact a municipality's ability to impose a FLOST?

Yes. Similarly, if a county opts out all municipalities in the county will be ineligible for the FLOST unless the county has another eligible homestead exemption in place.

11. If a municipality or a county opts out of the HB 581 homestead exemption will homesteads have multiple assessed values for tax assessment?

Yes, if the homestead exemption applies for some but not all jurisdictions, the taxable value of the property will essentially be different. The fair market value of a property is the same for all taxing jurisdictions where the property is subject to property tax. Homestead exemptions are applied after the fair market value of the home is determined and reduce the taxable value of the home—the taxable value may be different among jurisdictions based on applicable homestead exemptions.

Every county assessor's office is required to maintain a set of books with the fair market value of the property. The assessor's office will be required to maintain two or more sets of values if there are one or more floating homestead exemptions. Each homestead may have a different base-year value across multiple jurisdictions, but this will be tracked by the assessor's office.

12. For a home that has an exemption under HB 581, what happens if the home is substantially improved or is destroyed? How are changes to the home's value that do not result from market forces handled?

Substantial changes to the property are considered when assessing the property. Any substantial change will increase or decrease the adjusted base year value of the home.

Example: The adjusted base year value of a home as of January 1, 2028, was \$500k. During 2028, the homeowner doubles the square-footage of her home and adds a swimming pool. As of January 1, 2029, the tax officials for the county determine that the changes to the home increase the value by \$200k. The adjusted base year value for the 2029 tax year = \$500k (the 2028 ABYV) + \$200k (substantial change value) + any applicable inflation factor.

13. If my local government opts out of the floating homestead under HB 581, can we opt in at a later date?

If your local government opts out, there is no future opportunity for the local government to unilaterally opt-in or rejoin the HB 581 exemption.

However, a local government may still obtain a similar homestead exemption in a traditional manner. The General Assembly may pass a local Act creating an equivalent local floating homestead exemption. This would require 2/3's vote in the General Assembly and a local referendum. The General Assembly may do this against the will of the local government. We encourage you to maintain a dialogue with your local legislators, especially if you intend to opt out.

14. If my local government opts out of the HB 581 floating homestead exemption and our legislative delegation disagrees with that decision, can they take action to mandate the floating homestead exemption on my local government?

If your local government opts out of the HB 581 floating homestead exemption and your legislative delegation disagrees with that decision, your local delegation can pass a local Act to impose a floating homestead exemption within the jurisdiction. HB 581 has not changed the ability of the legislature to create specific homestead exemptions for local governments. This local Act would be subject to 2/3 vote in the General Assembly and approval by the voters in a local referendum. If the referendum is successful, then your local government would be subject to the homestead exemption provided for in the local Act, even though you opted out of the HB 581 exemption.

Note: A local government could elect to opt out of the HB 581 exemption and ask their local delegation to proceed with a more customized version of the homestead exemption.

15. Can the floating homestead exemption be transferred to a new owner of the home?

No, the homestead exemption is not portable or transferable—it is tied both to the property owner and the home. However, in the case of a surviving spouse who was not on the deed at the time of their spouse's death, said surviving spouse may continue the homestead exemption in the same manner as the deceased spouse, provided that the surviving spouse is otherwise eligible for the homestead exemption.

For anyone else that acquires the home as a homestead, the base-year and base-year value will be reset to the year prior to the person's acquisition of the home and to the actual value for the home for such prior year.

16. How much land can be included in a qualified floating homestead exemption?

Georgia state law states that the homestead exemption applies to the homestead and the land immediately surrounding the homestead; there is no specification for acreage. Many local homestead exemptions do limit the total acreage. It is likely up to local interpretation as to what

land constitutes the land “immediately surrounding” the homestead. The exemption would not include buildings or structures on the property, which are not part of the homestead dwelling, itself.

17. Does the HB 581 floating homestead exemption apply to special service districts?

Yes, the HB 581 floating homestead exemption applies to all millage rates except for millage rates to retire bonded indebtedness.

Point to consider: If the local government has an existing floating homestead exemption that *does not* apply to special service districts, then you may want to consider opting out, so your special service district millage levies are unaffected.

18. If a homeowner’s assessed value was locked following their appeal to the Board of Equalization in 2022, would that value be used for the 2024 base year for the purposes of the HB 581 exemption?

The homestead’s final assessed value for the base year is the base year value for the purposes of the HB 581 exemption. Code Section 48-5-44.2(a)(3)(A). Accordingly, if the locked assessed value from 2022 is what was lawfully used as the homestead’s final assessed value for 2024, then that taxpayer would have their HB 581 2024 base year assessed value set at that same amount.

19. Will the market value or the adjusted base year value be used when calculating value increases to the tax digest that are factored into the rollback millage rate that cannot be exceeded without advertising a tax increase?

The digest value for rollback purposes utilizes the net taxable digest, which is the value of the digest *after* exemptions are accounted for.

C. The Floating Local Option Sales Tax (FLOST)

1. Generally, what is the FLOST?

The Floating Local Option Sales Tax or FLOST (named for its relation to the floating homestead exemption) is a new sales tax that can be levied up to 1 percent and collected county-wide. Funds are split between the county and cities based upon an intergovernmental agreement (IGA) and used for property tax relief.

2. What are the minimum requirements for a given county or municipality to be eligible to levy a FLOST?

- a. The county or municipality must levy a property tax and have a base-year or floating homestead exemption in effect¹;
- b. All other municipalities within the county that currently levy a property tax must also have a base-year or floating homestead exemption in effect²;
- c. The county or municipality must have available room under the overall sales tax cap³;
- d. The county and the applicable number of municipalities must enter into an intergovernmental agreement as required under Code Section 48-8-109.31(d)(1)(B);
- e. Hold a successful local referendum⁴; and
- f. Utilize the proceeds for property tax relief and in accordance with the IGA⁵.

3. Who must sign the intergovernmental agreement to authorize the referendum for the FLOST?

The county must reach an intergovernmental agreement with municipalities levying a property tax that represent at least 50% of the total municipal population within the county. This minimum requirement does not preclude more municipalities than those representing 50% of the municipal population from signing the IGA if all parties agree.⁶

Any municipality that does not sign the IGA is treated as an ‘absent municipality’ and will receive proceeds from the FLOST based upon the size of its population relative to the total municipal population within the county, excluding any municipalities that do not levy a property tax. Municipalities that do not levy a property tax are excluded from the calculations and from sharing in FLOST revenues.⁷

¹ Code Section 48-8-109.31(d)(1)(A).

² Code Section 48-8-109.31(d)(1)(A).

³ Code Section 48-8-6(a).

⁴ Code Section 48-8-109.32.

⁵ Code Section 48-8-109.42.

⁶ Code Section 48-8-109.31(d)(1)(A).

⁷ Code Section 48-8-109.31(d)(2).

4. What must an IGA to levy FLOST include?

- a. The rate of the tax: incremental in .05% increments up to a full 1.0%;
- b. The duration of the tax: up to 5⁸ years;
- c. Provisions for calling the referendum for the tax, including the question for the ballot;
- d. The distribution schedule⁹ apportioning proceeds among:
 - i. County
 - ii. Municipalities
 - iii. Absent Municipalities
- e. The IGA is not required to specify how property tax relief is to be applied but may do so.

5. How is the sales tax referendum scheduled?

First, there must be a valid intergovernmental agreement between the county and cities specifying the distribution of the tax. Next, the county may call for the sales tax referendum similar to other sales tax referenda.¹⁰

6. Is a local referendum necessary to impose the FLOST even if the ballot measure in November is successful?

Yes. It is important to note that the ballot question in November of 2024 proposes a constitutional amendment which enables the homestead exemption. If this amendment is not approved, all of HB 581 (including the FLOST) is repealed. If the constitutional amendment is approved, a subsequent referendum within the county is still required to levy the FLOST. Counties and cities should be mindful that the FLOST must be approved by voters in the county to be levied when making policy decisions concerning the homestead exemption.

7. Does FLOST revenue affect the rollback millage rate that is calculated for the purposes of Code Section 45-5-32.1 (Taxpayer Bill of Rights), which requires the advertising of a property tax increase, if exceeded?

Yes. Unlike LOST, the total amount of FLOST collected in the preceding calendar year must be subtracted from the millage equivalent calculated to provide the jurisdiction with the same net proceeds from the current year's net taxable digest value as those derived from the previous year's millage rate when multiplied by the previous year's net taxable digest value.

⁸ Code Section 48-8-109.32(a).

⁹ Code Section 48-8-109.36(2).

¹⁰ Code Section 48-8-109.32.

8. What can the FLOST revenues be used for?

FLOST revenue must be used for property tax relief. Per Code Section 48-8-109.42, FLOST revenues:

- “[S]hall be used exclusively for tax relief and in conjunction with all limitations provided in the intergovernmental agreement authorizing the tax for such political subdivision.”
- Additionally:
 - “Each taxpayer's ad valorem tax bill shall clearly state the dollar amount by which the property tax has been reduced as a result of the imposition of the tax imposed under this article”; and
 - “The roll-back rate for the political subdivision, which is calculated under Code Section 48-5-32.1 [Taxpayer Bill of Rights], shall be reduced annually by the millage equivalent of the net proceeds of the tax authorized under this article, which proceeds were received by the political subdivision during the prior taxable year.”

9. In what ways may the local government calculate and apply the FLOST property tax relief to the property tax bill?

Outside of the parameters in Code Section 48-8-109.42, jurisdictions have latitude to apply the funds for legal purposes within the special district and as may be provided for in the intergovernmental agreement.

- The tax relief must be applied uniformly across all forms of tangible property within the given taxing jurisdiction for which it applies. For these purposes, taxing jurisdictions for which property tax relief may be granted can be the county, a municipality, or a special district, provided that the application is uniform within the given taxing jurisdiction.
- When the credit or reduction is shown on the taxpayer's property tax bill, it **MUST** be applied as property tax relief, which would be a reduction in a charge that is assessed and levied upon the value of a property. The credit *cannot* reduce any charge or fee, which is not levied upon the value of the property (ad valorem). If a flat dollar amount is shown on the property tax bill, said dollar amount must be derived from the taxpayer's savings from the reduction in the millage rate or assessed value.
- While not required, the best practice is to include within the required IGA exactly how the proceeds of the FLOST will be applied as property tax relief.

10. What types of communities would benefit most from a FLOST?

Communities that wish to supplant property taxes with sales tax would benefit from FLOST. It is a policy decision that would be expected to shift some of the tax burden imposed on the local government's property owners to those who make purchases within such jurisdiction. Accordingly, communities with sales tax revenues derived disproportionately from those living outside of the local government's jurisdiction would expect to see a net benefit for its property owners by shifting the tax burden to consumers; whereas those communities that have disproportionately few property owners among its many resident consumers would find only a shifting of the tax burden within the jurisdiction.

11. How often does the FLOST have to be voted on?

FLOST may be implemented for up to 5 years at a time, so at least every 5 years. Moreover, all FLOST renewals require a local Act of the General Assembly, so there is no renewal without a local Act and a new IGA, and passage in a local referendum.¹¹ While there is no requirement of a local Act to initially levy the FLOST any subsequent renewal does require a local Act from the General Assembly.

12. My county doesn't have a LOST. How will this affect my county, city, etc.?

Having a LOST is not a requirement for the FLOST. LOST is the most similar sales tax to the FLOST, but the way property tax relief is calculated under FLOST is more flexible than LOST.

13. Does this bill require the Department of Revenue to provide point-of-sale information?

This bill does not require DOR to provide point of sale information but does require such information to be furnished to DOR by the retail establishments that are required to collect the tax. All sales for FLOST occur countywide (within the special district which is coterminous with the boundaries of the county), except in the case of a county containing a municipality that levies the Water and Sewer Projects Cost Tax (MOST), in which case the FLOST is not collected within the boundaries of the MOST city.

14. Are Water and Sewer Projects Cost Tax (MOST) cities ineligible for a FLOST?

Yes, the cities that levy a MOST tax are ineligible to levy or receive proceeds from FLOST. This means that they are not counted when determining the municipal population in the county levying the LOST, the city levying the MOST cannot share in the proceeds of the FLOST, and the FLOST may not be levied within the municipal boundaries of the city levying the MOST.

Currently, the MOST cities are: Atlanta, East Point, College Park, and Hapeville.

15. If the school board opts out of the floating homestead exemption, can the county and municipalities still levy the FLOST tax?

Yes, if the school board opts out, you can still levy the tax assuming all other requirements are met. Schools generally cannot receive revenues from sales taxes other than those authorized by the Constitution (ESPLOST) and certain existing Local Constitutional Amendments (ELOSTs), so it would require such a constitutional amendment specifically authorizing or requiring that school districts receive a share in the FLOST.

¹¹ Code Section 48-8-109.33(c)

16. If my jurisdiction opts out of the HB 581 floating homestead exemption and has an existing base-year or floating homestead exemption, but which only applies to the general maintenance and operations (M&O) levy, would my jurisdiction be blocked from participating in the FLOST?

No, not on that basis alone. If your local government has an existing floating or base-year homestead exemption of any kind, you may still qualify for the FLOST, even if you opt out of the HB 581 floating homestead exemption. HB 581 only requires that you have some form of a base-year or floating homestead exemption to participate in FLOST. Such exemption can either be a local floating homestead exemption (predating HB 581 or added after) or the HB 581 floating homestead exemption. Please note that the HB 581 floating homestead exemption will apply to all levies, including special service districts, except for bonded indebtedness.

17. If my county or city decides to opt of the homestead exemption, is it forever ineligible to levy the FLOST?

No. First, your city or county may already have a homestead exemption in place making them eligible for the FLOST. Second, if there is no homestead exemption in place and your county or city opts out, it can once again become eligible to levy the FLOST in the future through a subsequent eligible homestead exemption put in place by a local Act of the General Assembly.

18. What happens if we pass a FLOST and our legislative delegation does not approve the renewal, or the voters do not renew it?

If you pass a FLOST and your legislative delegation does not approve the renewal or the voters do not renew it, then the most likely outcome is an increase in the applicable millage rates. Since FLOST is sales tax being used to offset property tax, if the FLOST expires, the local government will have to cut expenses, raise property taxes, or some combination thereof.

19. If my county has an ELOST, can we utilize the FLOST?

If your county has an ELOST, the availability of FLOST depends on a few factors:

- a. Does the exact verbiage of the local constitutional amendment (LCA) limit the distribution of proceeds in the way that FLOST requires? Some of the LCAs are very permissive, and others are very restrictive. Please consult with your local jurisdiction's attorney for a legal opinion.
- b. Is the jurisdiction otherwise eligible to levy a FLOST?
- c. Does the jurisdiction have sufficient room under its local sales tax cap to levy a FLOST? See Code Section 48-8-6(a).

ELOST Counties: Habersham County; Chattooga County; Catoosa County; Harris County; Pickens County; Walton County; Houston County; Towns County.

Appendix A: HB 581 - Timeline/Decision Tree

- 1) November 5, 2024: Statewide ballot measure determining approval of constitutional amendment enabling homestead exemption.
 - a) If the ballot question is not approved, HB 581 is repealed in its entirety. No further action is needed by local governments. All other property tax changes and the FLOST are repealed as well.
 - b) If the ballot question is approved, counties, cities, and school boards may independently determine whether they would like to “opt out” of the homestead exemption and not have the exemption apply to their homeowners.
- 2) Beginning January 1, 2025 through March 1, 2025, local governments may “opt out” and not have their homeowners receive the HB 581 floating homestead exemption.
 - a) If the local government decides not to “opt out” no action is required by the local government and the homestead exemption will go into effect.
 - i) The HB 581 homestead exemption does not replace existing locally enacted homestead exemptions.
 - (1) If your local government has an existing flat dollar homestead exemption, the 581 exemption will be in addition to that exemption.
 - (2) If your local government has an existing base year or adjusted base year exemption, the taxpayer will receive the more beneficial exemption.
 - b) If your local government decides to opt out, it must advertise and hold three public hearings of intent to opt out, and then pass a resolution opting out and file it with the Secretary of State by March 1, 2025.
- 3) If the November 2024 ballot question is approved, your county or city may decide whether to levy a FLOST for property tax relief. You must determine if you are eligible for the FLOST.
 - a) If your county/city does not levy a property tax, you are not eligible to levy/participate in the FLOST.
 - b) If you levy a property tax:
 - i) Your county/city must have a base year or adjusted base year homestead exemption in place.

*This may either be the homestead exemption provided by HB 581 or an existing base year or adjusted base year homestead exemption created by a local Act.
 - ii) The county and every municipality in the county that levies a property tax must also have a base year or adjusted base year homestead exemption in place (HB 581 or existing).

- iii) If the county or any city that levies a property tax does not have an eligible homestead exemption in place, the county and all cities within are not eligible for the FLOST.
- c) If the eligibility criteria is met:
 - i) The county and city or cities representing at least 50% of the municipal population of cities levying a property tax must sign an intergovernmental agreement (IGA) for the levy of the tax. This IGA will set the rate (up to 1%), duration (up to 5 years), distribution of proceeds among the county and cities, and the ballot question to be used.
 - ii) The levy of the FLOST must be approved by the voters across the county in a referendum.
- d) The FLOST may then be levied for up to 5 years before needing to be renewed. Prior to the expiration of the tax a renewal requires: A local Act by the Georgia General Assembly approving the renewal for the jurisdiction, a subsequent IGA between the eligible county and cities, and a subsequent referendum for the voters to approve the renewal of the tax.

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