



CITY COUNCIL MEETING & PUBLIC HEARING JANUARY 12, 2026

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE TO THE FLAG**
4. **BOARDS & COMMISSIONS**
 - A. **Nomination and Vote for an Alternate Planning Commissioner**
 - B. **Swearing In of Board and Commission Members**
5. **CONSENT AGENDA**
 - A. **City Council Meeting Minutes (Meeting of 12/8/2025)**
Consideration and approval of the City Council meeting minutes from the meeting of December 8, 2025.
 - B. **Financial Management Report (Month Ending November 30, 2025)**
Consideration of approval of the Financial Management Report for the month ending November 30, 2025.
6. **PUBLIC HEARING**
 - A. **Announcement of Public Hearing Procedures**
 - B. **PH-26-01 Cirque Italia/North Point Mall**
Consideration of a public hearing to allow a temporary circus for Cirque Italia in the parking lot at North Point Mall. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 688, 689, 700, 701, 702, 742 & 743, 1st District, 2nd Section, Fulton County, Georgia.
 - C. **PH-26-02 Garden Bros Circus/North Point Mall**
Consideration of a public hearing to allow a temporary circus for Garden Bros Circus in the parking lot at North Point Mall. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 688, 689, 700, 701, 702, 742 & 743, 1st District, 2nd Section, Fulton County, Georgia.
7. **NEW BUSINESS**
 - A. **Consent Order and Final Judgment: Old Milton Parkway Project Parcel 22**
Consideration and approval of Consent Order and Final Judgment in the amount of \$99,600.00 for Tax Parcel No. #11-0260-0120-036-1 in the Old Milton Parkway Project, Parcel 22 (Parcel Owner: H&M ALPHARETTA, LLC) and with authorization for the Mayor to execute all necessary documents.
 - B. **Resolution: Fiscal Year 2025 Bulletproof Vest Partnership Grant Application**
Consideration and adoption of a Resolution authorizing the submission of the 2025 Bulletproof Vest Partnership Grant to the U.S. Department of Justice.
 - C. **Contract Approval: AT&T NG9-1-1 Public Safety Answering Point Solutions Contract**
Consideration and approval of the award of a contract to AT&T NG9-1-1 PSAP Solutions, at a total annual cost of \$124,962 beginning in month 25 with a five-year contract term (FY 2026–FY 2030), and with authorization for the Mayor to execute all necessary documents.

D. Request For Proposals 26-108: Webb Bridge Park Walking Trail Renovations

Consideration and approval of the award of a contract for RFP 26-108 to Steele & Associates, Inc. for the walking trail renovations at Webb Bridge Park and with authorization for the Mayor to execute all necessary documents.

E. Memorandum of Understanding: Home by Dark

Consideration and approval of a Memorandum of Understanding between the City of Alpharetta and Home By Dark to approve the City's Summer Concert Series with Home By Dark at Brooke Street Park from April to September 2026 and with authorization for the Mayor to execute all necessary documents.

- 8. **PUBLIC COMMENT**
- 9. **REPORTS**
- 10. **EXECUTIVE SESSION (IF NECESSARY)**
- 11. **ADJOURNMENT**



STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: January 12, 2026

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 12/8/2025)

Consideration and approval of the City Council meeting minutes from the meeting of December 8, 2025.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, the minutes from the December 8, 2025 City Council Meeting at 6:30 p.m.

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:

City Clerk, Lauren Shapiro, prepared a synopsis of the pertinent information that occurred during the City Council meeting on December 8, 2025 at 6:30 pm.

ALTERNATIVES:

Do not approve the City Council Meeting minutes as part of the Consent Agenda and consider as a new business item.

ATTACHMENTS:

1. CC Minutes 12.8.2025



City Council Meeting & Public Hearing

DECEMBER 8, 2025

UNOFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at <https://www.youtube.com/user/alpharettagov>.

1. CALL TO ORDER

- Mayor Gilvin called the meeting to order at 6:30 p.m.

2. ROLL CALL

- Council Members

- Mayor Jim Gilvin
- Mayor Pro Tem Dan Merkel
- Donald F. Mitchell
- John Hipes
- Fergal M. Brady
- Douglas J. DeRito

- Staff

- Chris Lagerbloom, City Administrator
- John Robison, Assistant City Administrator
- Molly Esswein, City Attorney
- Grace Orehosky, Municipal Records Officer
- Adam Montgomery, Director of Information Technology
- Brad Denking, Fire Chief
- Charlie Jewell, Director of Economic Development

- Cris Randall, Director of Human Resources
- Kathi Cook, Director of Community Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Trent Lindgren, Chief of Police
- Deanna McKay, Public Communication & Engagement Coordinator
- Kelsie Mattox, City Solicitor
- David Will, Chief Municipal Court Judge

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Service Recognition: City Council Member Donald F. Mitchell

- Mayor Jim Gilvin introduced Council Member Donald F. Mitchell to recognize him for his service.
- Council Member Mitchell said he was grateful to the people he had worked with and to the people who have supported him.
- Fulton County Commissioner Ellis came forward to present a proclamation thanking Council Member Mitchell for his 14+ years of service and his dedication to the City.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 12/01/2025)

Consideration of approval of the City Council meeting minutes from the meeting of December 1, 2025.

B. Partnered Athletic Association's Annual Agreement Renewals

Consideration and approval of the renewal of annual agreements as partnered athletic associations with the City of Alpharetta's Recreation, Parks, and Cultural Services Department:

Alpharetta Ambush Youth Soccer Club, Inc., Alpharetta Youth Baseball Association, Inc., Alpharetta Youth Girls Softball Association, Inc., and North Atlanta Football League, Inc.

C. Financial Management Report (Month Ending October 31, 2025)

Consideration of approval of the Financial Management Report for the month ending October 31, 2025.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the consent agenda.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

6. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

- City Attorney, Molly Esswein, read the public hearing procedures aloud.

B. Z-25-17 Sharma/12975 Cogburn Road

Consideration of a rezoning to allow a 1.35-acre property to be subdivided into 2 'For-Sale' single-family detached lots. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale', Residential). The property is located at 12975 Cogburn Road and is legally described as being located in Land Lot 1050, 2nd District, 2nd Section, Fulton County, Georgia.

- Community Development Director, Kathi Cook, came forward to present this item.
- The applicants, Sidhant Sharma and Parminder Lamba, are requesting a rezoning in order to subdivide a 1.35-acre property into two (2) 'For-Sale' single-family detached lots. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale' Residential). The subject property is located at 12975 Cogburn Road near the southwest corner of Cogburn Road and Windward Parkway.
- This item was considered at the December 4, 2025 Planning Commission meeting. There were public comments in support, as well as comments regarding preserving tree

canopy and stormwater runoff. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 6-0.

- Staff recommends that Mayor and Council approve Z-25-17 SHARMA/12975 Cogburn Road, subject to the following conditions:
 1. The site, consisting of approximately 1.35 acres, shall be rezoned to R-15 and developed substantially similar to the site plan prepared by DES Davis, revised 11/12/25, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Home elevation style, exterior materials and details shall be substantially similar to the submitted renderings, with final approval by Staff. Home elevations along Cogburn Road shall appear as 2 distinct designs and homes shall have 3-sided (front and sides) architecture, materials and details, as approved by Staff.
 3. Homes shall be side loaded, and each lot shall be permitted a driveway on Cogburn Road.
 4. Developer shall improve Cogburn Road streetscape with a minimum 6' planter planted with street trees and minimum 5' sidewalk, as approved by Staff.
 5. Minimum 10' decorative landscape strip shall be provided along Cogburn Road, consisting of a mix of trees and shrubs, as approved by Staff.
 6. Developer shall plant a mix of evergreen and deciduous trees in the 5' landscape strips along the north and east property lines.
 7. Developer shall make reasonable efforts to save tree #6 and 9-13, with final approval by Staff.
 8. Developer shall make reasonable efforts to save landscape trees and boundary trees within the 10' landscape strip adjacent to Cogburn Walk, as well as good condition trees in the tree grouping in the north corner of the property, with final approval by Staff.
 9. Unfinished wood fences and decks shall not be visible from Cogburn Road.

- The property is developed with one (1) single-family detached home. Surrounding properties are zoned CUP (Community Unit Plan) to the south, C-1 (Neighborhood Commercial) to the east, AG to the north, and R-15 (Dwelling, 'For-Sale', Residential) to the west. Cogburn Walk is located to the south, Windward Professional Pavilion is located to the east, an unplatted residential lot is located to the north, and Rhodes Plantation is located to the west. The comprehensive land use plan designation of the property is 'Low Density Residential', which supports the applicant's zoning proposal.
- The submitted site plan depicts the 1.35-acre property being subdivided into two (2) single-family detached lots. Lot 1 is approximately 0.68 acres with 104' of frontage and Lot 2 is 0.67 acres with 121' of frontage. Homes are oriented to Cogburn Road with each lot having access from a new driveway off Cogburn Road. Garages are depicted to be side loaded. A ten-foot (10') landscape strip is required along Cogburn Road and five-foot (5') landscape strips are required around the perimeter of the 1.35-acre property. The applicant submitted a tree report which identifies six (6) specimen trees on the property, primarily consisting of Poplars. The tree report also identifies several landscape trees and boundary trees in a tenfoot (10') landscape strip along the south property line, which are required buffer plantings as conditioned by City Council with the approval of the adjacent subdivision Cogburn Walk. The former owner of the subject property (Mullinax) requested that the developer of Cogburn Walk plant a buffer to screen the subject property from Cogburn Walk. It is recommended that the developer of the subject property make all reasonable efforts to save the existing landscape and boundary trees in the ten-foot (10') landscape strip along the common property line with Cogburn Walk. The applicant provided an example rendering of the type of homes to be constructed on the two (2) lots. The rendering depicts a two (2) story home in the modern farmhouse style. The primary exterior materials are brick, board and batten and stone.
- The proposed project, consisting of two (2) single-family detached homes, would generate approximately two (2) AM Peak Hour trips and two (2) PM Peak Hour trips.
- Impacts to area schools should be negligible with the proposed development.

- The Citizen Participation Plan Report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that there were no public comments.
- The Community Zoning Information Meeting was held on November 12, 2025. There were no public comments on the sign-in sheet.
- Staff has reviewed the applicant's proposal against the established review criteria for a rezoning. The proposal is supported by the future land use designation of the property, which is 'Low Density Residential'. The requested rezoning is appropriate as it relates to the use and development of adjacent or nearby properties, which are similarly developed. The proposal would result in lots that are larger than surrounding residential lots. If approved, it is recommended that reasonable efforts be made to save specimen trees, landscape trees, and boundary trees.
- The applicants, Sidhant Sharma and Parminder Lamba, came forward to speak on behalf of this application.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve Z-25-17 Sharma/12975 Cogburn Road, subject to the following conditions:
1. The site, consisting of approximately 1.35 acres, shall be rezoned to R-15 and developed substantially similar to the site plan prepared by DES Davis, revised 11/12/25, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Home elevation style, exterior materials and details shall be substantially similar to the submitted renderings, with final approval by Staff. Home elevations along Cogburn Road shall appear as 2 distinct designs and homes shall have 3-sided (front and sides) architecture, materials and details, as approved by Staff.
 3. Homes shall be side loaded, and each lot shall be permitted a driveway on Cogburn Road.

4. Developer shall improve Cogburn Road streetscape with a minimum 6' planter planted with street trees and minimum 5' sidewalk, as approved by Staff.
 5. Minimum 10' decorative landscape strip shall be provided along Cogburn Road, consisting of a mix of trees and shrubs, as approved by Staff.
 6. Developer shall plant a mix of evergreen and deciduous trees in the 5' landscape strips along the north and east property lines.
 7. Developer shall make reasonable efforts to save tree #6 and 9-13, with final approval by Staff.
 8. Developer shall make reasonable efforts to save landscape trees and boundary trees within the 10' landscape strip adjacent to Cogburn Walk, as well as good condition trees in the tree grouping in the north corner of the property, with final approval by Staff.
 9. Unfinished wood fences and decks shall not be visible from Cogburn Road.
- Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

C. Z-25-16 Madewell/204 Marietta Street

Consideration of a rezoning to allow a 1.18-acre property to be subdivided into 2 'For-Sale' single-family detached lots in the Downtown. A rezoning is requested from O-P (Office-Professional) to DT-R (Downtown Residential). The property is located at 204 Marietta Street and is legally described as being located in Land Lots 694 & 1270, 1st District, 2nd Section, Fulton County, Georgia.

- Community Development Director, Kathi Cook, came forward to present this item.
- The applicant, Madewell, is requesting a rezoning to allow for a 1.178-acre property to be subdivided into two (2) 'For-Sale' single-family detached lots in the Downtown. A rezoning is requested from O-P (Office-Professional) to DTR (Downtown Residential). The subject property is located at 204 Marietta Street near the northeast corner of Marietta Street and Old Milton Parkway.

- This item was considered at the December 4, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 6-0.
- Staff recommends that Mayor and Council approve Z-25-16 Madewell / 204 Marietta Street, subject to the following conditions:
 1. Approximately 1.178 acres shall be rezoned to DT-R and limited to 2 'For-Sale' single-family detached lots. Site shall be developed substantially similar to the site plan prepared by OnSite Civil Group, dated 11/3/25, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Architecture and materials shall be developed substantially similar to the renderings prepared by Diana Bolivar, dated 9/26/25 & 9/30/25, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB. Homes shall have 4-sided architecture, as approved by DRB.
 3. Density shall not exceed 1.70 dwelling units per acre.
 4. Homes shall have a minimum 30' front building setback, as depicted on the site plan prepared by OnSite Civil Group, dated 11/3/25.
 5. Garages on each lot shall not exceed a maximum storage capacity of 4 vehicles.
 6. Developer shall improve the Marietta Street streetscape with a minimum 6' planter (planted with street trees), minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
 7. Minimum 10' landscape strip along Marietta Street shall be planted with shade trees as a continuation of what has been planted in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.
 8. Minimum 10' planted buffer shall be provided along the east and west property lines of the 1.178-acre property and planted with a mix of evergreen and deciduous trees, except that buffer plantings shall not be planted in the 20' drainage easement

on the east side of the property. Developer shall make reasonable efforts to save existing trees within the buffers identified to be in Good condition, with final approval by Staff.

9. Minimum 20' landscaped or natural buffer shall be required along Old Milton Parkway. Existing Red Oaks within the 20' buffer identified to be in Good to Fair condition shall be saved, with final approval by Staff.
 10. Developer shall save tree #6 (24" Water Oak). Developer shall work with Staff to provide an alternative if tree #4 (31" Water Oak) cannot be saved. Encroachment into the CRZ of saved trees shall not exceed 20%, as approved by Staff.
 11. Home, accessory structures and infiltration shall be positioned on the property to have the least impact to saved trees, as approved by Staff.
 12. Fences and walls visible from the public right-of-way shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be developed substantially as depicted on the site plan and construction details prepared by OnSite Civil Group, dated 11/3/25, except that walls in the front yard shall be placed behind the required landscape strip.
 13. Unfinished wood fences and decks shall not be visible from the street.
 14. HVAC and similar equipment shall not be visible from the public right-of-way.
 15. A site line shall be required at land disturbance permit, with final approval by Staff.
- The subject property is developed with a two (2) story, 3,586 square foot commercial structure that was previously used as a residence. Surrounding properties are zoned R-8A/D (Dwelling, 'For-Sale', Attached and Detached) and CUP (Community Unit Plan) to the north, DT-R (Downtown Residential) and C-2 (General Commercial) to the east, SU (Special Use) to the south and O-P to the west. Wills Commons and two (2) unplatted residential lots are located to the north, an unplatted residential lot is located to the east, Wills Park is located to the south, and Precocious Kids Daycare is located to the west. The property is located within the Downtown Overlay and has a comprehensive land use plan designation of 'Mixed Use' which supports the zoning proposal.
 - The site plan depicts the property being subdivided into two (2) single-family detached lots with both homes having access and being oriented to Marietta Street. The eastern

lot, Lot 1, is 0.567 acres and the western lot, Lot 2, is 0.611 acres. Both lots are depicted with a twenty-foot (20') front setback along Marietta Street. The homes are depicted with side-loaded garages. Lot 2 has a driveway with porte cochere on the west side of the home leading to a garage at the rear of the property. Each home will have a minimum two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating a minimum of two (2) additional cars. Marietta Street is depicted with a six-foot (6') planter and six-foot (6') sidewalk. A ten-foot (10') landscape strip is depicted along Marietta Street and is setback behind a fifteen-foot (15') power line easement. A five-foot (5') landscape strip is depicted along the east property line, a ten-foot (10') planted buffer is depicted along the west property line and a twenty-foot (20') buffer is depicted along Old Milton Parkway. The Unified Development Code (UDC) requires a twenty-foot (20') landscaped or natural buffer on double frontage lots. District regulations, including minimum building setbacks, lot size, and lot width are consistent with the DT-R development standards. The DT-R zoning district requires a minimum ten percent (10%) amenity space, which can be met in yards, courtyards, and patios. Stormwater is proposed in underground systems on each lot located in the front and side yards.

- The submitted tree survey and arborist assessment identifies several trees on the property, including eight (8) specimen trees. The site plan depicts several tree saves along Old Milton Parkway, which includes a specimen tree #6 (24" Water Oak). A previous variance approval on the property required a specimen tree #4 (31" Water Oak) and six (6) trees of quality (Red Oaks ranging in size from 13" – 22") along Old Milton Parkway to be saved. The specimen Water Oak and Red Oaks are located in the required twentyfoot (20') landscaped or natural buffer along Old Milton Parkway.
- According to the applicant's architect, the proposed renderings reflect French Eclectic (Lot 1) and Federal (Lot 2) architectural styles. Both homes are depicted to be two (2) stories with brick as the primary exterior material. The City's Downtown Consultant reviewed the submitted renderings and believes that the designs generally comply with the Downtown Design Guidelines, subject to compliance with the following comments:
 - Lot 1 – French Eclectic

1. The lower roof eave suggests (actually requires) that the roof at this condition extends noticeably farther towards the front of the house than the same condition on the other end, yet such a condition, with a prominent chimney in front, does not seem possible.
 2. The dormers are character-defining elements for this style, but the use of shed roof forms and metal roof covering (suggested by the drawing) is not known to this style. Hipped roof form with shingles, or an arched roof form with flat-seamed metal roof covering, would be more appropriate.
- Lot 2 – Federal
 1. The secondary, front-facing gabled end elements are appropriate, especially at the front entrance. However, these plain brick facades should receive additional architectural detail and articulation to further express their importance. This is especially true of the front entrance. The other front-facing gable could benefit from additional detail but could also be left as is. For the front entrance, the addition of cast stone elements, or a brick pattern, especially if it is three dimensional, would be more consistent with the style.
 2. The dormers are character-defining elements for this style, but the use of shed roof forms and metal roof covering (suggested by the drawing) is not known to this style. Hipped roof form with shingles, or an arched roof form with flat-seamed metal roof covering, would be more appropriate.
 - Staff estimates that the two (2) single-family detached lots would generate two (2) AM Peak Hour trips and two (2) PM Peak Hour trips.
 - The Citizen Participation Plan Report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that a public comment was received at the CZIM meeting with concerns over protecting the tree canopy.
 - The Citizen Zoning Information Meeting was held on November 12, 2025. There was one (1) public comment with concerns over protecting the tree canopy.
 - Staff has reviewed the applicant's proposal against the established review criteria for a rezoning. The proposal is consistent with the vision of the Downtown Master Plan and

comprehensive land use plan designation of the property, which is 'Mixed Use'. The future land use designation allows for single use development, residential and commercial, as well as mixed-use development. The requested rezoning is appropriate as it relates to the use and development of adjacent or nearby properties. The DT-R zoning district would result in lots that are similar to residential lots to the east and north and the proposed density is much less than the maximum density permitted in the future land use designation of the property. If approved, trees should be saved along Old Milton Parkway, as well as two (2) specimen trees.

- The applicant, Tory Young with Madewell, and the civil engineer, Bill Rouse, came forward to speak on behalf of this application.

CITY COUNCIL DISCUSSION

- Council Member DeRito asked about condition 10, to confirm that the 31 inch tree is the tree that's going to be removed. Director Cook confirmed and offered that 6 inch caliper tree will be added if that tree cannot be saved. Council Member DeRito asked if there was concern about removal of other trees. Director Cook said the comments at the Community Zoning Meeting were generally about tree canopy, not specific trees.
- Council Member Hipes asked the applicant to describe how construction would be staged given the narrow street and current development. Mr. Young answered that the 30 foot setback would have pads added to accommodate parking, materials, etc. There will be no need to block Marietta Street during construction.
- Council Member Brady commented that the change in rezoning back to residential could potentially create difficulty for property next door (which is currently zoned commercial) with the required 50 foot buffer, and that the property owner should be notified of that potential hardship. The City Attorney advised that that could not be made a condition.
 - Mayor Gilvin asked City Attorney, Molly Esswein if that would put the City in legal jeopardy. Ms. Esswein offered that it would not create a hardship. It only becomes an issue if the adjacent property were to expand or develop further. At that time, they would need to apply for a variance.
- Director Cook came forward to provide further comment that the property would need to request a variance at the time of expansion or rezoning, and that the City Attorney's

office advised that the only condition that could be required would be to provide notice to anyone who might purchase the property up for rezoning that the adjoining property may seek a buffer variance at some point in the future.

- Mayor Gilvin asked the applicant if they would have any objection to a condition that would say that they would accept a reduction in the buffer in the future. The applicant said that would be no problem.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve Z-25-16 Madewell/204 Marietta Street, subject to the following conditions:
 1. Approximately 1.178 acres shall be rezoned to DT-R and limited to 2 'For-Sale' single-family detached lots. Site shall be developed substantially similar to the site plan prepared by OnSite Civil Group, dated 11/3/25, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Architecture and materials shall be developed substantially similar to the renderings prepared by Diana Bolivar, dated 9/26/25 & 9/30/25, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB. Homes shall have 4-sided architecture, as approved by DRB.
 3. Density shall not exceed 1.70 dwelling units per acre.
 4. Homes shall have a minimum 30' front building setback, as depicted on the site plan prepared by OnSite Civil Group, dated 11/3/25.
 5. Garages on each lot shall not exceed a maximum storage capacity of 4 vehicles.
 6. Developer shall improve the Marietta Street streetscape with a minimum 6' planter (planted with street trees), minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.

7. Minimum 10' landscape strip along Marietta Street shall be planted with shade trees as a continuation of what has been planted in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.
 8. Minimum 10' planted buffer shall be provided along the east and west property lines of the 1.178-acre property and planted with a mix of evergreen and deciduous trees, except that buffer plantings shall not be planted in the 20' drainage easement on the east side of the property. Developer shall make reasonable efforts to save existing trees within the buffers identified to be in Good condition, with final approval by Staff.
 9. Minimum 20' landscaped or natural buffer shall be required along Old Milton Parkway. Existing Red Oaks within the 20' buffer identified to be in Good to Fair condition shall be saved, with final approval by Staff.
 10. Developer shall save tree #6 (24" Water Oak). Developer shall work with Staff to provide an alternative if tree #4 (31" Water Oak) cannot be saved. Encroachment into the CRZ of saved trees shall not exceed 20%, as approved by Staff.
 11. Home, accessory structures and infiltration shall be positioned on the property to have the least impact to saved trees, as approved by Staff.
 12. Fences and walls visible from the public right-of-way shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be developed substantially as depicted on the site plan and construction details prepared by OnSite Civil Group, dated 11/3/25, except that walls in the front yard shall be placed behind the required landscape strip.
 13. Unfinished wood fences and decks shall not be visible from the street.
 14. HVAC and similar equipment shall not be visible from the public right-of-way.
 15. A site line shall be required at land disturbance permit, with final approval by Staff.
- Council Member Mitchell seconded the motion.
 - ❖ Mayor Pro Tem Merkel amended his motion to add the Condition #16 (Director Cook presented and handed to the Council) which shall read:

16. Developer/Property owner shall record a notice in the chain of title of the property in the deed records maintained by the Fulton County Clerk of Superior Court, identifying the rezoning of the subject property and that the impact of doing so may cause adjacent property owners to seek variances from requirements created solely as a result of the rezoning of the subject property, including with respect to required buffers.

- Council Member Mitchell seconded the amended motion.
- The motion was approved unanimously (6-0).
 - Discussion during the motion:
 - Mayor Gilvin asked City Attorney, Molly Esswein, if adding the requirement that the property owner not be allowed to oppose the buffer variance would be advised. Legal recommended against adding that condition.

D. The following items have been deferred and will not be considered during this meeting.

1. Z-25-07/CU-25-15/V-25-20 Alpharetta District Places

DEFERRED: This item has been deferred by the applicant to the January 26, 2026 City Council Meeting and will not be considered during this meeting.

Consideration of a rezoning, conditional use, and variances to allow for 60 'Dwelling, 'For-Sale' condominium units, 60 'Dwelling, 'For-Rent' units, and approximately 35,000 square feet of retail/restaurant on 3.02 acres in the Downtown. The applicant states that the 60 'For-Rent' units will be converted to 'For-Sale' condominium units after 5 years and seeks the ability to convert 25,000 square feet of residential use to office use. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Subsection 1.4.2 and Subsection 3.2.2 to allow utilities in a required landscape strip, Subsection 3.2.8(D) to reduce the landscape strip along Marietta Street, Subsection 3.2.8(K) to remove trees within the building setback along Marietta Street, Appendix A Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements for Marietta Street, and Appendix A Subsection 3.5.5 to increase the maximum building footprint. The property is located at

0 South Main Street and 131 South Main Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

2. CLUP-25-04/Z-25-13/V-25-30 PowerBuild Construction/North Main Street-25-08/CU-25-13/V-25-17 Hanover Windward Park/Windward MP Pod 66

DEFERRED: This request has been deferred by the applicant to the February 2, 2026 City Council meeting and will not be considered at this meeting.

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 25 'Dwelling, 'For-Sale' Detached' homes on 4.33 acres in the Downtown. A comprehensive land use plan amendment is requested from 'Commercial' to 'Mixed Use Live Work' and a rezoning is requested from C-2 (General Commercial) and O-P (Office-Professional) to DT-LW (Downtown Live-Work). Variances are requested to Unified Development Code (UDC) Appendix A Subsection 2.3.3(G) to modify the Local Street Residential streetscape requirements, UDC Appendix A Subsection 2.4.6(C) to eliminate the 20' recess requirement for a street-facing garage, UDC Appendix A Subsection 3.7.4(B) to reduce the side separation between structures, and UDC Subsection 3.3.2(D) to reduce the impervious setback associated with a non-perennial stream buffer. The property is located at 379, 415, 479 & 487 North Main Street and is legally described as being located in Land Lots 1124, 1125, 1180 & 1181, 2nd District, 2nd Section, Fulton County, Georgia.

3. CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road

DEFERRED: This request has been deferred by the applicant to the February 2, 2026 City Council meeting and will not be considered at this meeting.

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 110 'Dwelling, 'For-Sale' Attached' condominiums on a 15-acre property, which includes 2 existing office buildings that will remain. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A variance is requested to Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum lot size and reduce the minimum amount of commercial use in the MU zoning district. The property is located at 12725 & 12735 Morris Road and is

legally described as being located in Land Lot 1118, 2nd District, 2nd Section, Fulton County, Georgia.

4. PH-24-16 Road Abandonment – Manning Street

WITHDRAWN: This item has been withdrawn by staff and will not be considered at this meeting.

Consideration of a request for road abandonment of Manning Street. The property is located within the Manning Street right-of-way and is legally described as being located in Land Lots 1253 & 1268, 2nd District, 2nd Section, Fulton County, Georgia.

5. Z-24-09/E-24-03/V-24-14 Wells Fargo Redevelopment/21 North Main Street

WITHDRAWN: This application has been withdrawn by the applicant and will not be considered at this meeting.

Consideration of a rezoning, parking special exception, and variance to allow a 4-story building including a rooftop restaurant on 0.714 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a parking special exception is requested to allow off-site parking. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 3.5.5 to increase the maximum building footprint and UDC Subsection 3.2.8(D) Landscape Strips to eliminate the landscape strip on the east and north sides of the property. The property is located at 21 North Main Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

7. NEW BUSINESS

A. City of Alpharetta & Johns Creek Parks Without Borders Memorandum of Understanding Renewal

Consideration for approval of the renewal of the Memorandum of Understanding with the City of Johns Creek for Parks without Borders.

- Recreation, Parks, & Cultural Services Director, Morgan Rodgers, came forward to present this item.
- Staff requested deferral to the January 5, 2026 City Council meeting in order to vote in tandem with the City of Johns Creek.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to defer the renewal of the Parks without Borders Memorandum of Understanding with the City of Johns Creek to the January 5, 2026 City Council meeting.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

B. Municipal Court Chief Judge and Associate Judge Employment Extension Agreements

Consideration of approval of Extension to Employment Agreements with Chief Municipal Court Judge David C. Will and Associate Municipal Court Judge Jamie Bendall and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Molly Esswein, came forward to present this item.
- On November 7 2022, the City entered into an employment agreement with David C. Will to serve as Chief Municipal Court Judge and another employment agreement with Jamie Bendall to serve as Associate Municipal Court Judge. The term for the municipal court judge is the same as the currently serving Mayor. If approved, the two attached employment extension agreements would allow David C. Will and Jamie Bendall to continue serving as a Judge to the Municipal Court until December 31, 2027.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion approve the Extension to Employment Agreements with Chief Municipal Court Judge David C. Will and Associate Municipal Court Judge Jamie Bendall, and to authorize the Mayor to execute all necessary documents.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

C. Substitute Municipal Court Judge Employment Agreement

Consideration of approval of an Employment Agreement by and between the City of Alpharetta, Georgia and Jared Mitnick, as Substitute Municipal Court Judge and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Molly Esswein, came forward to present this item.
- In the event that a Municipal Court Judge for the City of Alpharetta is absent or recuses himself or herself, a substitute Judge shall be selected by the Court Clerk from a list approved by the City Council per Section 4.16 of the City Charter.
- The Director of Municipal Court, Brooke Lappin, recommends adding Jared Mitnick to the list of approved substitute judges. If approved by the Council, the attached employment agreement would be executed by both Jared Mitnick and the Mayor.
- Council Member Hipes asked if this was on a per case basis. Ms. Esswein answered that it's on an alternating per session basis. Council Member Hipes commented that it's budget neutral.
- Council Member DeRito asked if when the jail opens there would be an increased need for the judges. Ms. Esswein answered that this was contemplated in Judge Will, Judge Bendall, and Judge Mitnick's agreements.
- Council Member DeRito asked if there are IGAs for use of the jail with other Cities, would our judges be used or would they use their own judges. Ms. Esswein answered that her office would look into it as those IGAs are being drafted.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Merkel offered a motion to approve the Employment Agreement by and between the City of Alpharetta, Georgia and Jared Mitnick, as Substitute Municipal Court Judge, and to authorize the Mayor to execute all necessary documents.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

D. Substitute Solicitor Employment Agreements

Consideration of approval of employment agreements by and between the City of Alpharetta, Georgia and Kianna Chennault, Kenneth Mitchell, Jr., and Thomas Elijah Francis to serve as Substitute City Solicitors.

- City Attorney, Molly Esswein, came forward to present this item.
- The City of Alpharetta appointed and employs a Municipal Court Solicitor, Kelsie Mattox Speight, and in her absence, the operation of the Court requires the need of a substitute solicitor. Section 4.20 of Article IV of the Charter of the City of Alpharetta, Georgia, dictates that if the City Solicitor is absent or is disabled, an assistant solicitor or in the absence of an assistant solicitor, a substitute solicitor shall be selected to serve as the City Solicitor. Further, the list of substitute solicitors must be approved by the Mayor and City Council.
- Kelsie Speight interviewed Kianna Chennault, Kenneth Mitchell, Jr., and Thomas Elijah Francis, who are not only in good standing with the State Bar of Georgia, but also believes that they would be excellent substitute solicitors, in the event that one may be needed in the future.
- If approved, these employment agreements would allow Kianna Chennault, Kenneth Mitchell, Jr., and Thomas Elijah Francis to fill in as City Solicitor, if and when needed. Further, these individuals would be sworn in at the January 5, 2026 City Council meeting.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion approve the employment agreements by and between the City of Alpharetta, Georgia and Kianna Chennault, Kenneth Mitchell, Jr., and Thomas Elijah Francis to serve as Substitute City Solicitors, and to authorize the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).

E. Resolution: Condemnation of Parcel 1 of the Alpha Loop - Devore Road Project

Consideration and adoption of a Resolution to condemn property interest in Tax Parcel No. 12 258206960725 at 11700 Haynes Bridge Road (Parcel Owner: QuikTrip Corporation) of the Alpha Loop - Devore Road Project (Parcel No. 1); estimated just and adequate compensation: \$7,800.00 for 0.002 Acres (65.500 Square Feet) of Fee Simple Right of Way; 2,107.611 Square Feet of Temporary Construction Easement; and One (1) Driveway Easement.

- City Attorney, Molly Esswein, read the Resolution title aloud and came forward to present this item.
- The City of Alpharetta has determined that it is necessary for the City to exercise its powers of eminent domain to acquire certain interests in this parcel in furtherance of the Alpha Loop - Devore Road Project
- Adoption of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property identified as Parcel 01 of this Project in order to ensure the timely completion of the Alpha Loop - Devore Road Project. The estimated just and adequate compensation: \$7,800.00 for 0.002 Acres of Fee Simple Right of Way, 2,107.611 Square Feet of Temporary Construction Easement, and One (1) Driveway Easement.
- Further, the Mayor and the City Administrator are specifically authorized to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to adopt a Resolution to condemn property interest in Tax Parcel No. 12 258206960725 at 11700 Haynes Bridge Road (Parcel Owner: QuikTrip Corporation) of the Alpha Loop - Devore Road Project (Parcel No. 1); estimated just and adequate compensation: \$7,800.00 for 0.002 Acres (65.500

Square Feet) of Fee Simple Right of Way; 2,107.611 Square Feet of Temporary Construction Easement; and One (1) Driveway Easement, and to authorize the Mayor to execute all necessary documents.

- Council Member Merkel seconded the motion.
- The motion was approved unanimously (6-0).

F. Ordinance: Professional Bondsman Text Amendments

SECOND READING

The first reading and public hearing for this item occurred during the December 1, 2025 City Council meeting.

Consideration and adoption of an Ordinance to amend Article XII of Chapter 10 of the Code of the City of Alpharetta to amend requirements for applications for permitting, to provide for renewal applications, to amend regulations regarding the denial or revocation of a permit, to provide for requirements and procedures governing bondsmen, to provide for bond posting and forfeiture, to repeal conflicting ordinances, and for other purposes.

- City Attorney, Molly Esswein, read the Ordinance title aloud and came forward to present this item.
- If approved, this Ordinance would repeal the current Chapter 10 Article XII and replace the Article entirely with the attached proposed language. This amendment would be effective immediately after adoption.
- The proposed Ordinance creates a definition section, which defines "professional bondsman". It also requires a professional bondsman to be issued an annual license from the City and describes the process for obtaining a license and creates procedures for denying, suspending, and revoking a license and hearing and appeal rights of a professional bondsman.
- It prescribes requirements for how a professional bondsman shall operate and interact with the City, including submitting various agreements, forms, schedules, and monthly reporting documentation. And, it explains the process for bond forfeitures and cancellations. These amendments are proposed and support our efforts of re-opening the Alpharetta Jail.

- Since the first reading on December 1, 2025, additional edits have been made to reflect the clarified ownership interests and application requirements.
- City Attorney, Molly Esswein, requested that either administrative approval authority be given to City Administrator, Chris Lagerbloom, or the effective date of the ordinance be deferred for two weeks, as the administrative procedures of the ordinance are still being finalized.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to adopt an Ordinance to amend to amend Article XII of Chapter 10 of the Code of the City of Alpharetta to amend requirements for applications for permitting, to provide for renewal applications, to amend regulations regarding the denial or revocation of a permit, to provide for requirements and procedures governing bondsmen, to provide for bond posting and forfeiture, to repeal conflicting ordinances, for other purposes, and to defer to the City Administrator to implement the ordinance upon opening of the jail, and to authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

G. Ordinance: Insurer License Fees Text Amendments

SECOND READING

The first reading and public hearing for this item occurred during the December 1, 2025 City Council meeting.

Consideration of an Ordinance to amend Article II of Chapter 42 (Insurer License Fees) of the Code of the City of Alpharetta, Georgia; To Provide for Effective Dates; To Repeal All Ordinances in Conflict Herewith; and for Other Purposes.

- City Attorney, Molly Esswein, read the Ordinance title aloud and presented this item.
- In 2025, the City Council amended Article II of Chapter 42 (Insurer License Fees) to increase the annual license fee for insurers doing business within the City. However, the required certified copy of ordinance changes was not filed with the Insurance

Commissioner within the statutory deadline, and the increased Insurer License Fees as adopted on June 2, 2025 is not currently in effect, and it is necessary to adopt a new ordinance in order to file with the Insurance Commissioner.

- The proposed ordinance raises the license fee for additional business locations from \$35.00 to \$52.50, and states that the license fees imposed are due and payable beginning on January 1, 2026.
- There have been no changes to the ordinance since the first reading on December 1, 2025.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to adopt an Ordinance to amend Article II of Chapter 42 (Insurer License Fees) of the Code of the City of Alpharetta, Georgia; To Provide for Effective Dates; To Repeal All Ordinances in Conflict Herewith; and for Other Purposes, and to authorize the Mayor to execute all necessary documents.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

H. Ordinance: Mobile Food Vendors and Pawnshops Text Amendments

SECOND READING

The first reading and public hearing for this item occurred during the December 1, 2025 City Council meeting.

Consideration of an Ordinance to amend Article X of Chapter 10, titled "Mobile Food Vendors" and Article XI of Chapter 10, titled "Pawnshops" of The Code of the City of Alpharetta, Georgia.

- City Attorney, Molly Esswein, read the Ordinance title aloud.
- The City Council previously adopted ordinances establishing regulations for the operation of pawnshops and mobile food vendors within the City.
- The proposed ordinance, if approved, would amend the annual license fees for mobile food vendors and pawnshops from \$150.00 to \$175.00.

- There have been no changes since the first reading on December 1, 2025.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Brady offered a motion to adopt an Ordinance to amend Article X of Chapter 10, titled "Mobile Food Vendors" and Article XI of Chapter 10, titled "Pawnshops" of The Code of the City of Alpharetta, Georgia, and to authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

8. WORK SESSION

A. *Discussion regarding power installation on the Alpha Loop for Lights on the Loop and other projects.*

- City Administrator, Chris Lagerbloom, presented for discussion and request for direction relating to a request from the Alpha Loop Foundation to enter into a MOU due to a funding gap for installation of power on the Alpha Loop. If the Lights on the Loop project is going to continue year over year, then it would make sense to install permanent power because temporary power is almost 80% of the cost of permanent power.
- If the request to install power on the Alpha Loop was added to the list of capital projects rather than donating directly to the Alpha Loop Foundation, the City would be able to use its on-call vendor and would be able to manage the project.
- He requested feedback from the City Council whether this is something they would want to consider or not.
- Mayor Pro Tem Merkel asked if this request is for next year, and stated to add it to the Parks budget in July.
- Council Member Hipes offered that there is that amount left in the Parks bond allocated to the Loop.
- Council Member Mitchell commented the Foundation has already spent some money for permanent lighting on part of the Loop.

- Karen Richard, Alpha Loop Foundation, came forward to speak. The Foundation is asking for funding for permanent power rather than temporary power prior to the next Lights on the Loop.
- Council Member Mitchell is in full support of funding that out of the Parks bond.
- Mayor Gilvin asked the Recreation, Parks, & Cultural Services Director, Morgan Rodgers to come forward for questions. Mayor Gilvin asked why electricity was not added at the time the Loop was built. Mr. Rodgers stated that enough electricity was put in for the low lighting on the Loop, but there was no planning for an amount of power needed to product the Lights on the Loop event.
- Council Member Mitchell asked if in the future enough electricity could be included in future sections as they are being built.
 - Director Rodgers answered that it can certainly be done, but that there will be extra cost associated with it.
 - Council Member Hipes commented that not all sections of the Loop would need permanent electric infrastructure and that any installation would need to be thoughtful and intentional.
- Council Member DeRito commented thanks to the Foundation for raising the money and putting on Lights on the Loop. If temporary electricity would have to be paid for every year, it would make sense to install permanent power using funds out of the Parks bond.
- Council Member Brady commented that if the funds are in the budget and if it's planned for, and we go through the right process, he supports it.
- Mayor Gilvin commented his concern isn't about the value of the item, just that it just doesn't need to be out of the general fund, but out of the Parks budget or bond, and that the City needs to be intentional about spending.

PUBLIC COMMENT

- DJ Tishale (2010 Winthrop Commons, Alpharetta, GA 30009) came forward to speak about liking the Alpha Loop.

9. PUBLIC COMMENT

- There were no public comments.

10. REPORTS

- Council Member Mitchell thanked his spouse, Mike Castleberry, for his support.
- Council Member Hipes thanked former Assistant City Administrator, James Drinkard, for coming up for tonight's meeting from Warner Robins.
- Council Member DeRito commented that he did not know that Council Member Mitchell had anything to do with the urns in the rotunda of City Hall, which resemble the planters around town. He wished Council Member Mitchell the best of luck in the future. Wishing everyone happy holidays.

11. EXECUTIVE SESSION (IF NECESSARY)

- There was not an executive session.

12. ADJOURNMENT

- ❖ Council Member Mitchell offered a motion to adjourn the meeting.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 7:59 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk



STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: January 12, 2026

AGENDA ITEM:

Financial Management Report (Month Ending November 30, 2025)

Consideration of approval of the Financial Management Report for the month ending November 30, 2025.

STAFF RECOMMENDATION:

Approve the Financial Management Report for the month ending November 30, 2025.

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:

On a monthly basis, the Finance Department prepares detailed revenue and expenditure statements for all city operating funds (including prior-year comparisons for the General Fund). In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments \$5,000 and greater; and
3. Purchase orders with an estimated cost between \$5,000 and \$50,000.

ALTERNATIVES:

ATTACHMENTS:

1. FY 2026 Financial Management Report (5-November)

Financial Management Reports



**for the month ending
November 30, 2025
(period 5 of 12 – unaudited)**

Please visit the Financial Transparency Portal for additional information including audited financial statements, adopted budgets, and automated tools aimed at simplifying access to the City's financial data.

<https://www.alpharetta.ga.us/212/Financial-Transparency>

Financial Management Reports

Fiscal Year 2026

Table of Contents

Performance Dashboard	1
Transmittal Letter	2
General Fund	6
Revenue Summary and Collection Comparison	7
Expenditure Summary by Department	9
Expenditure Summary by Category	10
Grant and Capital Funds	11
Grant Funds	12
Capital Funds	16
Special Revenue Funds (w/capital projects)	26
Other Reports	32
Payments \$5,000 and Greater	33
PO's between \$5,000 and \$50,000	37
GAAP Financial Statements (Governmental/Enterprise Funds)	38
Alpharetta Development Authority	44
Revenue & Expenditure Report	45
GAAP Financial Statements	46



CITY OF ALPHARETTA

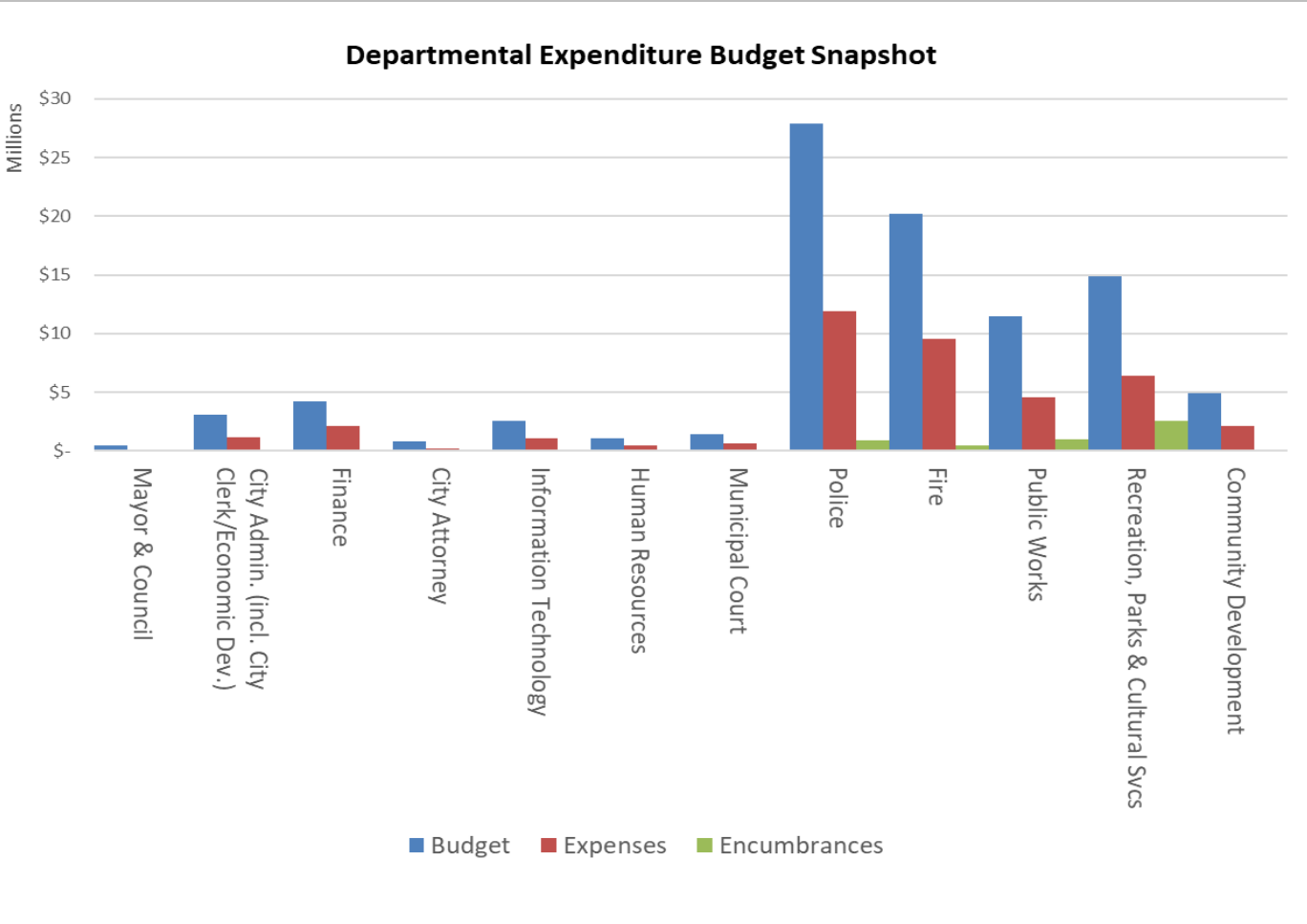
Financial Management Reports
Performance Dashboard
For the month ended November 30, 2025

LEGEND	
↑	Positive
↔	Neutral
↓	Negative

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property/Motor Vehicle Taxes	↔	\$415,000
Local Option Sales Tax	↔	\$0
Franchise Tax	↔	(\$75,000)
Insurance Premium Tax	↑	\$769,239
Alcohol Beverage Excise Tax	↔	\$25,000
Building Permit Fees	↔	\$100,000
Business and Occupational Tax	↔	\$0
Court/Traffic Fines	↔	\$0
Recreation/Special Event Fees	↔	(\$50,560)
Hotel/Motel Tax (City portion)	↑	\$187,500
Other Revenues	↔	\$240,463
Minimum Surplus Goal Needed to Fund Capital: <i>(\$15M Annual Capital Need less \$1.5M allocated in the annual budget and \$4.5M allocated through TSPLOST)</i>		\$9.0M
Less: Forecasted Revenue Gain		\$1.6M
Less: Forecasted Expenditure Savings		(\$3.0M)*
Favorable (Unfavorable) Net Surplus vs \$15M Capital Need:		(\$4.4M)*

* Forecasted losses/savings will be updated once more trend data becomes available.



FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (Contingency)	↔	↔	\$888,917
Special Revenue Funds			
Confiscated Assets Fund (DEA)	↔	↔	\$373,138
Opioid Settlement Fund	↔	↔	\$19,558
Emergency 911 Fund	↔	↔	\$0
Impact Fee Fund	↔	↔	\$1,013,154
Hotel/Motel Fund	↑	↑	\$509,435
Hotel/Motel Fund (Debt Svc Reserve)			\$1,500,000
Debt Service Fund	↔	↔	\$891,906
Proprietary Funds			
Solid Waste Fund	↔	↔	\$0
Risk Management Fund	↔	↔	\$1,843,707
Medical Insurance Fund	↔	↔	\$91,269

	Non-Allocated
Grant Funds	
Operating Grant Fund	\$16,505
Capital Grant Fund	\$31,677
Capital Project Funds	
Capital Project Fund	\$1,469,003
Capital Project Fund (Grant Matching Reserve)	\$0
Stormwater Capital Fund	\$255,378
Series 2022 Bond Fund (Parks)	\$297,023
Series 2022 Bond Fund (Potential Arbitrage)	\$1,106,566
TSPLOST I Capital Fund	\$1,389,099
TSPLOST II Capital Fund	\$3,881,433
Blended Component Unit	
Development Authority Fund	\$246,031

BOND RATING

AAA

strongest rating available

EMERGENCY RESERVE

General Fund

\$24.2M (25%)

Emergency

911 Fund

\$313K (6%)

Sanitation Fund

\$70K (1%)

Please Note: Current year revenue in excess of budgeted amounts may be available to augment Non-Allocated balances upon City Council approval (e.g. Impact Fees and Confiscated Asset collections).



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS G. HARRIS, FINANCE DIRECTOR *TH*

DATE: JANUARY 12, 2026

RE: FINANCIAL MANAGEMENT REPORTS AS OF NOVEMBER 30, 2025

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending November 30, 2025.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2026 revenues are budgeted at \$97 million (net of Carryforward Fund Balance totaling \$5 million). As of November 30, 2025, actual revenue collections total 54% or \$52.3 million.

Early trends (property digest valuations and collection trends) indicate a net gain over budget of \$1.6 million with the following details:

- Property Taxes (current year): \$ 325,000
- Motor Vehicle Title Fee: 100,000
- Franchise Taxes: (75,000)
- Insurance Premium Taxes: 769,239
- Building Permit Fees 100,000
- Hotel Taxes (Alpharetta portion): 187,500
- Other: 204,903

Forecasted Gain: \$1,611,642

The October 1st billing for General Fund property taxes totals roughly \$34.6 million. Property taxes for public utilities will occur in Spring 2026 and is estimated at an additional \$600,000. Historically, the City collects between 98% and 99% of billed property taxes within the fiscal year, with FY 2025 totaling 99%. The FY 2026 budget for property taxes (General Fund) totals \$34 million and represents 97% of the initial billing. The current estimate for property taxes (General Fund) in FY 2026 totals \$34.4 million, or 98% of the initial billing which is in line with historical collection averages.

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

COUNCIL MEMBERS
FERGAL M. BRADY
DOUGLAS J. DERITO
T. KIRK DRISKELL
JOHN HIPES
KATIE REEVES

CITY
ADMINISTRATOR
CHRIS LAGERBLOOM

FY 2026 Taxbase statistics:

- Gross property valuations (before reductions for appeals and exemptions).
 - 59% Residential
 - 41% Commercial/Other
- Taxable property valuations (reduced for appeals and homestead exemptions).
 - 49% Residential
 - 51% Commercial/Other
 - Appeal and homestead exemption valuations total \$2.4 billion.
 - Appeal valuations total \$268 million (53% Residential; 47% Commercial).
 - Floating Homestead exemption valuations total \$1.4 billion.
 - General Homestead exemption valuations (including Senior) total \$725 million.
 - Annual tax savings associated with the homestead exemptions total more than \$10.8 million annually.

Motor Vehicle Title Fee collections is trending 2% higher than FY 2025 (\$3.7 million). Collection estimates for FY 2026 tentatively total \$3.7 million (\$100,000 greater than budget).

Franchise taxes for telecommunication have been declining since FY 2022 and is down -42% year-to-date, due primarily to a settlement with a telecom provider, resulting in a revised forecast of \$100,000 in FY 2026 (\$75,000 less than budget). FY 2025 collections totaled \$159,221.

Insurance Premium Tax collections total \$7.2 million in FY 2026 and represent a 14% increase (\$769,239 greater than budget) over FY 2025 collections of \$6.3 million.

Building Permit Fee collections is trending 2% higher than FY 2025 (\$2.5 million). This revenue source is non-standard in that it experiences high variability dependent upon development/construction trends occurring within the City. While the revenue collection trend may change moving forward, staff felt it was prudent to tentatively adjust the FY 2026 collection estimate to \$2 million (\$100,000 greater than budget) pending further trend data.

Hotel/Motel tax collections is discussed within the Special Revenue Funds section of this letter.

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports. As of November 30, 2025, city departments (not including General Government¹) have encumbered and expensed 49%, or \$45.8 million, of their FY 2026 budget appropriations.

Contingency: The General Fund contingency balance totals \$888,917.

¹ General Government is utilized to account for non-operating transactions such as transfers-out to other city funds, contingency, etc.

Other Funds

The following section references information included within the attached Performance Dashboard, Grant and Capital Funds Detail Reports, GAAP Financial Statements, etc.

Operating Grant Fund (Fund 220): Unspent/unencumbered project appropriations total \$63,672. Remaining appropriations are set aside for a non-allocated reserve (\$16,505).

Capital Grants Fund (Fund 340): Unspent/unencumbered project appropriations total \$674,686. Remaining appropriations are set aside for a non-allocated reserve (\$31,677).

General Capital Project Fund (Fund 301): Unspent/unencumbered project appropriations total \$14.6 million. Remaining appropriations are set aside for a non-allocated reserve (\$1.5 million).

Stormwater Capital Fund (Fund 302): Unspent/unencumbered project appropriations total \$3.8 million. Remaining appropriations are set aside for a non-allocated reserve (\$255,378).

Series 2022 Parks Bond Fund (Fund 318): Unspent/unencumbered project appropriations total \$7.9 million. Remaining appropriations are set aside for a non-allocated reserve (\$297,023) and a reserve for future arbitrage liability (\$1.1 million).

TSPLOST 1 Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017, and expired on March 31, 2022. Unspent/unencumbered project appropriations total \$6.2 million. Remaining appropriations are set aside for a non-allocated reserve (\$1.4 million).

TSPLOST 2 Capital Project Fund (Fund 336): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2022. Appropriated funding totals \$52 million and represents Tier-1 project funding.

Current project funding levels approximate 90% of forecasted revenue collections over the life of the 5-year tax (as provided by Georgia State University). For comparison purposes, TSPLOST 1 collections trended at over 90% of forecasted revenue collections. Life-to-date collections for TSPLOST 2 have trended at 121% of the original forecasted revenue collections.

Unspent/unencumbered project appropriations total \$22.1 million. Remaining appropriations are set aside for a non-allocated reserve (\$3.9 million).

Hotel/Motel Fund: FY 2026 revenues are budgeted at \$9.1 million (net of carryforward fund balance totaling \$1.8 million).

Appropriations within the Hotel/Motel Fund are as follows:

- Alpharetta Convention & Visitor's Bureau (43.75% or \$4 million).
- City of Alpharetta (37.5% or \$3.4 million).
- Tourism Product Development (18.75%):
 - \$1.5 million for debt service on the Series 2016 Convention Center Bonds.
 - \$1.5 million for a debt service reserve (included herein to insulate the City from hotel tax fluctuations that may impact debt service funding in any given fiscal year).
 - \$509,435 reserve available for appropriation by the City Council for allowable tourism product development uses.

Hotel tax collections is trending 13% higher than FY 2025 (\$9.3 million) with estimates for FY 2026 tentatively totaling \$9.6 million (\$500,000 greater than budget). Alpharetta's share is \$3.6 million (\$187,500 increase over budget). However, included in the current year revenue collections is \$395,032 from Priceline for the period of November 2021-June 2023. After adjusting for this prior-period revenue, the revised growth trend is flat with FY 2025.

E911 Fund: FY 2026 revenues are budgeted at \$4.9 million (net of carryforward fund balance totaling \$53,594). As of November 30, 2025, the city has collected 21.5%, or \$1.1 million. E911 Fund collections (non-prepaid) is trending 10% higher than FY 2025 but the collections are volatile. For example, the non-prepaid collections for FY 2025 totaled \$2.9 million which is only slightly higher than the collections posted in FY 2019 (\$2.7 million). That said, personnel costs in FY 2019 totaled \$2.5 million with the estimate for FY 2026 totaling \$3.9 million.

E911 Fund revenues cannot sustain expenditure trends; accordingly, the FY 2026 adopted budget included a reallocation of \$1 million in expenditure appropriations to the General Fund.

Furthermore, the FY 2026 mid-year budget proposal as well as the FY 2027 proposed budget proposal tentatively includes subsidy requests to cover operations.

Other Items

Council Member Stipend Activity Listing: The FY 2026 budget includes appropriations of \$9,200 for the Mayor and \$8,000 for each City Council Post and the available balances as of November 30, 2025 are as follows:

	Budget	Expenditures	Available Balance
Mayor: Jim Gilvin	\$ 9,200	\$ 4,341	\$ 4,859
Post #1*: Donald Mitchell	\$ 8,000	\$ 0	\$ 8,000
Post #2*: Vacant	\$ 8,000	\$ 331	\$ 7,669
Post #3: Doug DeRito	\$ 8,000	\$ 246	\$ 7,754
Post #4: John Hipes	\$ 8,000	\$ 3,535	\$ 4,465
Post #5: Fergal Brady	\$ 8,000	\$ 425	\$ 7,575
Post #6: Dan Merkel	\$ 8,000	\$ 1,828	\$ 6,172

**Post #1 and Post #2 have newly elected City Council Members (T. Kirk Driskell and Katie Reeves, respectively) beginning January 1, 2026. Unspent stipend appropriations will be transferred into new accounts for each Council Member effective with the January 2026 reporting period.*

Development Authority² (Component Reporting Unit)

As of November 30, 2025, the Development Authority has \$246,031 in forecasted resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

² The Development Authority is a public corporation created and existing under the Constitution and laws of the State of Georgia and is governed by seven directors duly appointed by the Alpharetta City Council.



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 As of November 30, 2025

	Current Fiscal Year					Prior Fiscal Year		
	2026 Budget	2026 YTD	% Collected	2026 Estimated	Variance	2025 Actual	2025 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 34,075,000	\$ 27,290,404	80.1%	\$ 34,400,000	\$ 325,000	\$ 33,031,495	\$ 28,131,605	85.2%
Delinquent	329,000	(126,352)	-38.4%	329,000	-	423,173	108,603	25.7%
Motor Vehicle Tax	50,000	14,617	29.2%	40,000	(10,000)	50,970	18,502	36.3%
Motor Vehicle Title Fee	3,625,000	1,275,753	35.2%	3,725,000	100,000	3,722,481	1,249,137	33.6%
Local Option Sales Tax	22,440,500	7,436,231	33.1%	22,440,500	-	22,333,319	7,387,073	33.1%
Franchise Tax	7,130,000	314,873	4.4%	7,055,000	(75,000)	7,194,127	339,154	4.7%
Insurance Premium Tax	6,390,000	7,159,239	112.0%	7,159,239	769,239	6,279,075	6,279,075	100.0%
Alcohol Beverage Excise Tax	2,825,000	949,326	33.6%	2,850,000	25,000	2,812,914	952,260	33.9%
Building Permit Fees	1,900,000	1,068,547	56.2%	2,000,000	100,000	2,459,028	1,045,422	42.5%
Business and Occupational Tax	2,150,000	101,378	4.7%	2,150,000	-	1,162,682	44,805	3.9%
Court/Traffic Fines	2,275,000	852,252	37.5%	2,275,000	-	2,437,798	928,381	38.1%
Recreation/Special Event Fees	3,871,270	1,376,181	35.5%	3,820,710	(50,560)	3,666,434	1,270,985	34.7%
Hotel/Motel Tax (City portion)	3,412,500	1,668,204	48.9%	3,600,000	187,500	3,477,779	845,995	24.3%
subtotal	\$ 90,473,270	\$ 49,380,651	54.6%	\$ 91,844,449	\$ 1,371,179	\$ 89,051,276	\$ 48,600,997	54.6%
Other Revenues	6,402,741	2,879,046	45.0%	6,643,204	240,463	7,484,244	3,003,257	40.1%
Total Revenues	\$ 96,876,011	\$ 52,259,698	53.9%	\$ 98,487,653	\$ 1,611,642	\$ 96,535,520	\$ 51,604,254	53.5%
 Carryforward Fund Balance	5,017,048							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 As of November 30, 2025

	Current Fiscal Year						Prior Fiscal Year		
	2026 Budget	2026 Encumbrances	2026 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2025 Exp. (Total)	2025 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 443,701	\$ 5,411	\$ 140,602	\$ 297,688	32.9%	31.7%	\$ 339,277	\$ 151,431	44.6%
City Admin. (incl. City Clerk/Economic Dev.)	3,110,149	133,498	1,186,804	1,789,847	42.5%	38.2%	2,398,858	1,042,807	43.5%
Finance	4,220,564	103,053	2,109,574	2,007,937	52.4%	50.0%	4,008,240	2,000,709	49.9%
City Attorney	800,000	2,760	179,754	617,486	22.8%	22.5%	719,057	232,897	32.4%
Information Technology	2,572,375	45,863	1,113,819	1,412,693	45.1%	43.3%	2,355,024	1,114,245	47.3%
Human Resources	1,110,544	33,409	487,653	589,482	46.9%	43.9%	992,950	448,326	45.2%
Municipal Court	1,410,650	40,485	604,356	765,809	45.7%	42.8%	1,264,685	560,894	44.4%
Public Safety	-	-	-	-	-	-	42,214,823	19,709,984	46.7%
Police	27,930,459	897,199	11,923,150	15,110,109	45.9%	42.7%	-	-	-
Fire	20,242,597	439,066	9,577,974	10,225,557	49.5%	47.3%	-	-	-
Public Works	11,483,060	1,034,191	4,583,489	5,865,380	48.9%	39.9%	10,778,721	4,483,979	41.6%
Recreation, Parks & Cultural Svcs	14,884,542	2,562,803	6,375,936	5,945,803	60.1%	42.8%	14,565,991	6,070,743	41.7%
Community Development	4,884,783	54,648	2,159,258	2,670,877	45.3%	44.2%	4,458,793	2,043,071	45.8%
subtotal	\$ 93,093,424	\$ 5,352,387	\$ 40,442,369	\$ 47,298,669	49.2%	43.4%	\$ 84,096,420	\$ 37,859,087	45.0%
General Government:									
Insurance Premiums (Risk)	\$ 1,060,500	\$ -	\$ 441,875	\$ 618,625	41.7%	41.7%	\$ 966,800	\$ 402,833	41.7%
Gwinnett Tech Bond P&I	291,065	-	33,033	258,033	11.3%	11.3%	286,978	35,989	12.5%
Transfer(s) to other Funds	6,534,453	-	-	6,534,453	0.0%	0.0%	13,447,780	-	0.0%
Contingency	913,617	6,070	18,630	888,917	2.7%	2.0%	33,750	27,450	81.3%
subtotal	\$ 8,799,635	\$ 6,070	\$ 493,538	\$ 8,300,028	5.7%	5.6%	\$ 14,735,308	\$ 466,272	3.2%
Total Expenditures	\$ 101,893,059	\$ 5,358,457	\$ 40,935,906	\$ 55,598,696	45.4%	40.2%	\$ 98,831,727	\$ 38,325,359	38.8%



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Category
 As of November 30, 2025

		Current Fiscal Year						Prior Fiscal Year		
		2026 Budget	2026 Encumbrances	2026 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2025 Exp. (Total)	2025 Exp. (YTD)	% Exp.
Expenditures by Category:										
Salaries & Benefits:										
(1)	Regular Salaries	\$ 39,343,530	\$ -	\$ 16,137,370	\$ 23,206,160	41.0%	41.0%	\$ 36,765,832	\$ 14,983,085	40.8%
	Overtime	3,187,532	-	1,602,188	1,585,344	50.3%	50.3%	3,718,642	1,532,426	41.2%
	Group Insurance	10,441,676	-	4,270,904	6,170,772	40.9%	40.9%	8,998,599	4,117,666	45.8%
	FICA and Social Security	3,257,351	-	1,291,571	1,965,780	39.7%	39.7%	2,951,904	1,191,277	40.4%
	Defined Benefit Pension	3,782,091	-	3,782,091	-	100.0%	100.0%	3,537,725	3,537,725	100.0%
	401(A) Retirement/Match	4,426,646	-	1,533,907	2,892,739	34.7%	34.7%	3,586,378	1,575,992	43.9%
(2)	Other	1,958,270	-	1,336,837	621,433	68.3%	68.3%	1,846,107	1,308,626	70.9%
	subtotal	\$ 66,397,096	\$ -	\$ 29,954,868	\$ 36,442,228	45.1%	45.1%	\$ 61,405,188	\$ 28,246,797	46.0%
Maintenance & Operations:										
	Professional Services	\$ 4,094,080	\$ 1,411,657	\$ 1,456,987	\$ 1,225,436	70.1%	35.6%	\$ 3,792,072	\$ 1,421,521	37.5%
	Legal Services	800,000	2,760	179,754	617,486	22.8%	22.5%	719,057	232,897	32.4%
	Vehicle Fuel/Maintenance	1,513,000	5,278	504,829	1,002,893	33.7%	33.4%	1,445,526	616,410	42.6%
	Maintenance Contracts	4,769,450	2,538,908	1,789,993	440,549	90.8%	37.5%	3,681,008	1,249,040	33.9%
	IT Professional Services	5,484,289	766,722	2,569,435	2,148,132	60.8%	46.9%	3,661,422	2,344,889	64.0%
	General Supplies	1,291,549	196,953	476,891	617,704	52.2%	36.9%	1,284,590	551,646	42.9%
	Utilities	3,437,875	-	1,288,158	2,149,717	37.5%	37.5%	3,542,059	1,177,502	33.2%
	Insurance Premiums (Risk)	1,060,500	-	441,875	618,625	41.7%	41.7%	966,800	402,833	41.7%
	Other	3,981,790	410,757	1,388,840	2,182,193	45.2%	34.9%	3,614,548	1,446,664	40.0%
	subtotal	\$ 26,432,533	\$ 5,333,037	\$ 10,096,763	\$ 11,002,734	58.4%	38.2%	\$ 22,707,081	\$ 9,443,403	41.6%
Capital/Leases/Other:										
	Fire Vehicle/Equip. Leases	\$ 1,005,116	\$ -	\$ 742,009	\$ 263,107	73.8%	73.8%	\$ 779,059	\$ 515,960	66.2%
	Equipment/Capital	311,679	19,350	81,984	210,345	32.5%	26.3%	160,361	53,689	33.5%
	Other	7,500	-	8,621	(1,121)	114.9%	114.9%	11,531	2,071	18.0%
	subtotal	\$ 1,324,295	\$ 19,350	\$ 832,613	\$ 472,332	64.3%	62.9%	\$ 950,951	\$ 571,720	60.1%
General Government:										
	Gwinnett Tech Bond P&I	\$ 291,065	\$ -	\$ 33,033	\$ 258,033	11.3%	11.3%	\$ 286,978	\$ 35,989	12.5%
	Transfer(s) to other Funds	6,534,453	-	-	6,534,453	0.0%	0.0%	13,447,780	-	0.0%
	Contingency	913,617	6,070	18,630	888,917	2.7%	2.0%	33,750	27,450	81.3%
	subtotal	\$ 7,739,135	\$ 6,070	\$ 51,663	\$ 7,681,403	0.7%	0.7%	\$ 13,768,508	\$ 63,439	0.5%
Total Expenditures		\$ 101,893,059	\$ 5,358,457	\$ 40,935,906	\$ 55,598,696	45.4%	40.2%	\$ 98,831,727	\$ 38,325,359	38.8%

Notes:

- (1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.
- (2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.



GRANT AND CAPITAL FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of November 30, 2025

			Fiscal Years 2013-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenues										
Administration										
22013230-371000	C2100	MURAL ART PROJECT	6,786	6,786	\$ -	\$ -	\$ -	\$ -		\$ -
subtotal										\$ -
Public Safety										
22031150-371000	C2310	ALPHA BUS. ASSOC. K-9	17,000	17,000	-	-	-	-		-
22031150-331110	C2317	2023 BULLETPROFF VEST (DOJ)	17,000	14,835	-	2,165	2,165	-		2,165
22031150-331110	G2509	2024 BULLETPROOF VEST (DOT)	13,334	-	-	13,334	13,334	-		13,334
subtotal					\$ -	\$ 15,499	\$ 15,499	\$ -		\$ 15,499
Public Works										
22041100-371000	G2512	KEEP AMERICA BEAUTIFUL	10,000	10,000	\$ -	\$ -	\$ -	\$ -		\$ -
subtotal					\$ -	\$ -	\$ -	\$ -		\$ -
Recreation, Parks & Cultural Services										
22061150-347509	C2039	WIRE & WOOD (ACVB SPONSOR)	391,324	341,324	\$ -	\$ 50,000	\$ 50,000	\$ 89,000		\$ (39,000)
22061150-371000	C2234	ARTS CENTER (CERAMICS)	3,627	3,627	-	-	-	-		-
22061150-347509	C2308	MUSIC MATCH SPONSORSHIPS	5,051	3,145	-	1,906	1,906	1,975		(69)
22061150-371000	C2308	MUSIC MATCH APPLICATIONS	6,476	6,476	-	-	-	-		-
22061150-371000	C2528	SENIOR TALENT SHOW	2,500	2,500	-	-	-	-		-
22061150-336000	G2508	FC ARTS & CULTURE	9,000	9,000	-	-	-	-		-
22061150-336000	G2511	2025 CAMP HAPPY HEARTS	5,000	5,000	-	-	-	-		-
22061150-371000	C2617	COMM AGR FACILITY RENOVATION	811	-	-	811	811	877		(66)
subtotal					\$ -	\$ 52,717	\$ 52,717	\$ 91,852		\$ (39,135)
General Government										
22090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	1,684		\$ (1,684)
22090200-362000		REALIZED GAIN/LOSS			-	-	-	(41)		41
22090200-363000		UNREALIZED GAIN/LOSS			-	-	-	511		(511)
22090200-395000		CARRYFORWARD FUND BALANCE			-	147,257	147,257	-		147,257
subtotal					\$ -	\$ 147,257	\$ 147,257	\$ 2,154		\$ 145,103
Total					\$ -	\$ 215,473	\$ 215,473	\$ 94,007		\$ 121,466



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of November 30, 2025

			Fiscal Years 2013-2025		FY 2026					Available Budget
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Expenditures										
City Administration										
22013230-521200	C2100	MURAL ART PROJECT	24,002	10,300	\$ -	\$ 13,702	\$ 13,702	\$ 13,702	\$ -	\$ -
		subtotal			\$ -	\$ 13,702	\$ 13,702	\$ 13,702	\$ -	\$ -
Public Safety										
22031150-521200	C2310	ALPHA BUS. ASSOC K-9	17,000	10,560	-	6,440	6,440	-	-	6,440
22031150-542100	C2317	2023 BULLETPROOF VEST (DOJ)	34,000	34,000	-	-	-	-	-	-
22031150-542100	G2509	2024 BULLETPROOF VEST (DOT)	26,669	14,653	-	12,016	12,016	11,229	-	787
		subtotal			\$ -	\$ 18,456	\$ 11,229	\$ -	\$ -	\$ 7,227
Public Works										
22041100-522240	G2512	KEEP AMERICA BEAUTIFUL	10,001	5,433	\$ -	\$ 4,568	\$ 4,568	\$ 94	\$ -	\$ 4,474
		subtotal			\$ -	\$ 4,568	\$ 4,568	\$ 94	\$ -	\$ 4,474
Recreation, Parks & Cultural Services										
22061159-521200	C2039	WIRE & WOOD (ACVB SPONSOR)	367,515	220,549	\$ -	\$ 146,966	\$ 146,966	\$ 57,800	\$ 50,000	\$ 39,166
22061150-531100	C2102	FULTON GOLDEN GAMES	3,630	-	-	3,630	3,630	-	-	3,630
22061150-531100	C2212	PARKING PERMIT - FILM	4,000	3,750	-	250	250	-	-	250
22061150-531100	C2234	ARTS CENTER (CERAMICS)	6,693	3,267	-	3,426	3,426	-	-	3,426
22061150-531100	C2237	PARTNERED EVENTS	5,000	4,305	-	695	695	-	-	695
22061150-521200	C2308	MUSIC MATCH APPLICATIONS	11,529	8,315	-	3,214	3,214	-	-	3,214
22061150-531100	C2528	SENIOR TALENT SHOW	2,500	-	-	2,500	2,500	2,471	-	29
22061150-541300	C2617	COMM AGR FACILITY RENOVATION	811	-	-	811	811	-	-	811
22061150-521200	G2508	FC ARTS & CULTURE	9,000	8,250	-	750	750	-	-	750
22061150-531100	G2511	2025 CAMP HAPPY HEARTS	5,000	5,000	-	-	-	-	-	-
		subtotal			\$ -	\$ 162,242	\$ 162,242	\$ 60,271	\$ 50,000	\$ 51,971
Non-Allocated										
22090200-579000		CONTINGENCY			\$ -	\$ 16,505	\$ 16,505	\$ -	\$ -	\$ 16,505
22090200-579011		MATCH (GRANTS UNDER REVIEW)			-	-	-	-	-	-
		subtotal			\$ -	\$ 16,505	\$ 16,505	\$ -	\$ -	\$ 16,505
Total					\$ -	\$ 197,017	\$ 215,473	\$ 85,296	\$ 50,000	\$ 80,177



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds

Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of November 30, 2025

			Fiscal Years 2013-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Public Works										
34041100-334310	G2600	FY 2026 LRA GRANT (MILLING/RESURFACING)	576,107	-	\$ -	\$ 576,107	\$ 576,107	\$ -		\$ 576,107
34041100-334310	G2601	FY 2026 LMIG GRANT	781,162	-	-	781,162	781,162	\$ 781,162		0
34041100-334310	G2602	FY 2026 LRA GRANT (BRIDGE MAINT.)	275,000	-	-	275,000	275,000	-		275,000
subtotal					\$ -	\$ 1,632,269	\$ 1,632,269	\$ 781,162		\$ 851,107
Recreation, Parks & Cultural Services										
34061150-371000	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	\$ -	\$ 69,686	\$ 69,686			\$ 69,686
34061150-331310	G2507	LWCF GRANT (N PARK LIGHTING)	495,000	-	-	495,000	495,000	-		495,000
34061150-331350	G2603	ADA-AAC PARKING LOT CDBG GRANT	110,000	-	-	110,000	110,000	-		110,000
subtotal					\$ -	\$ 674,686	\$ 674,686	\$ -		\$ 674,686
General Government										
34090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 12,517		\$ (12,517)
34090200-362000		REALIZED GAIN/LOSS			-	-	-	(241)		241
34090200-363000		UNRELIZED GAIN/LOSS			-	-	-	2,447		(2,447)
34090200-395000		CARRYFORWARD FUND BALANCE			-	31,677	31,677	-		31,677
subtotal					\$ -	\$ 31,677	\$ 31,677	\$ 14,723		\$ 16,954
Total					\$ -	\$ 2,338,632	\$ 2,338,632	\$ 795,885		\$ 1,542,747
Expenditures										
Public Works										
34041100-541410	G2600	FY 2026 LRA GRANT (MILLING/RESURFACING)	576,107	-	\$ -	\$ 576,107	\$ 576,107	\$ -	\$ 576,107	\$ -
34041100-541410	G2601	FY 2026 LMIG GRANT	781,162	-	-	781,162	781,162	-	781,162	-
34041100-541410	G2602	FY 2026 LRA GRANT (BRIDGE MAINT.)	275,000	-	-	275,000	275,000	-	275,000	-
subtotal					\$ -	\$ 1,632,269	\$ 1,632,269	\$ -	\$ 1,632,269	\$ -
Recreation, Parks & Cultural Services										
34061150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	\$ -	\$ 69,686	\$ 69,686	\$ -	\$ -	\$ 69,686
34061150-541500	G2507	LWCF GRANT (N PARK LIGHTING)	495,000	-	-	495,000	495,000	-	-	495,000
34061150-541500	G2603	ADA-AAC PARKING LOT CDBG GRANT	110,000	-	-	110,000	110,000	-	-	110,000
subtotal					\$ -	\$ 674,686	\$ 674,686	\$ -	\$ -	\$ 674,686



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of November 30, 2025

Account #	Project	Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Non-Allocated									
34090200-579000	CONTINGENCY			\$ -	\$ 31,677	\$ 31,677	\$ -	\$ -	\$ 31,677
	<i>subtotal</i>			\$ -	\$ 31,677	\$ 31,677	\$ -	\$ -	\$ 31,677
	Total			\$ -	\$ 2,338,632	\$ 2,338,632	\$ -	\$ 1,632,269	\$ 706,363



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of November 30, 2025

				Fiscal Years 2013-2025		FY 2026					
				Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
Account #				Project							
Revenue											
30131150-337051	C2421	CAD/RECORDS MGMT (MILTON)		241,538	-	\$ -	\$ 241,538	\$ 241,538	\$ -		\$ 241,538
30131150-332200	C2526	TESLA FLEET TAX CREDIT FY2025		30,000	-	-	30,000	30,000	-		30,000
30141100-336000	C2104	WBR PH 4 (NPP-GREENWAY)		333,926	217,707	-	116,219	116,219	-		116,219
30141100-371000	C2113	ENCORE GREENWAY GATEWAY		1,930,001	429,981	-	1,500,020	1,500,020	-		1,500,020
30161150-371000	C0922	SYNTHETIC TURF (AMBUSH)		14,100	7,050	-	7,050	7,050	7,050		-
30161150-371000	C1911	EQUESTRIAN CENTER		1,978,374	-	-	1,978,374	1,978,374	1,000,000		978,374
30161150-371000	C1929	COMM AG PROGRAM		129,219	122,164	-	7,055	7,055	8,889		(1,834)
30161150-371000	C2010	MEMORIAL PAK ENHANCEMENTS		5,000	-	-	5,000	5,000	8,000		(3,000)
30161150-371000	C2309	WACKY WORLD 2.0 (DONATIONS)		541,249	224,334	-	316,915	316,915	39,198		277,717
30161150-337052	C2426	MAYFIELD PARK - MILTON IGA		59,555	-	-	59,555	59,555	59,555		1
30174150-337000	C0910	TREE REPLACEMENT FUND		1,383,150	1,383,150	-	-	-	408,160		(408,160)
subtotal						\$ -	\$ 4,261,726	\$ 4,261,726	\$ 1,530,852		\$ 2,730,874
Non-Departmental											
30190200-361000		INTEREST EARNINGS				\$ 300,000	\$ -	\$ 300,000	\$ 175,591		\$ 124,409
30190200-362000		REALIZED GAIN/LOSS				-	-	-	(4,436)		4,436
30190200-363000		UNREALIZED GAIN/LOSS				-	-	-	52,260		(52,260)
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND				6,208,340	(1,573,887)	4,634,453	-		4,634,453
30190200-395000		CARRYFORWARD FUND BALANCE				3,405,000.00	15,044,772	18,449,772	-		18,449,772
subtotal						\$ 9,613,340	\$ 13,470,885	\$ 23,384,225	\$ 223,415		\$ 23,160,810
Total						\$ 9,613,340	\$ 17,732,611	\$ 27,645,951	\$ 1,754,267		\$ 25,891,684



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of November 30, 2025

			Fiscal Years 2013-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
Account #	Project									
Expenditures										
Administration										
30113230-544100	C1300	CITY ECONOMIC DEVELOPMENT INITIATIVES	143,750	-	\$ 100,000	\$ 43,750	\$ 143,750	\$ -	\$ -	\$ 143,750
		subtotal			\$ 100,000	\$ 43,750	\$ 143,750	\$ -	\$ -	\$ 143,750
Information Technology										
30117400-542400	C1103	NETWORK AND VOIP	717,680	496,812	\$ -	\$ 220,868	\$ 220,868	\$ 9,476	\$ 40,512	\$ 170,880
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,003	503,653	-	6,350	6,350	-	-	6,350
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	4,290,171	3,629,910	397,800	262,461	660,261	44,233	2,534	613,494
30117400-542400	C1519	WIRELESS ACCESS POINTS	100,000	-	-	100,000	100,000	-	100,000	-
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	400,145	166,910	-	233,235	233,235	10,840	-	222,395
30117400-544200	C2201	CITY COUNCIL A/V REPLACEMENT	61,000	-	61,000	-	61,000	54,656	1,019	5,326
30117400-544200	C2300	BUSINESS CONTINUITY STUDY	50,000	-	-	50,000	50,000	35,500	-	14,500
30117400-542400	C2600	DATA CTR SERVER REPLACEMENT	500,000	-	500,000	-	500,000	460,639	3,000	36,361
		subtotal			\$ 958,800	\$ 872,914	\$ 1,831,714	\$ 615,344	\$ 147,065	\$ 1,069,306
Public Safety										
30131150-542200	C1202	FLEET REPLACEMENT	9,863,578	9,840,237	\$ -	\$ 23,341	\$ 23,341	\$ 12,296	\$ 2,429	\$ 8,616
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	1,513,925	1,497,154	-	16,771	16,771	10,937	3,719	2,115
30131150-541300	C1706	RAPSTC IMPROVEMENTS	492,531	254,542	-	237,989	237,989	-	-	237,989
30131150-542400	C2052	SECURITY SYSTEM REFRESH	472,060	378,352	-	93,708	93,708	73,727	-	19,981
30131150-542400	C2301	CAD/RECORDS MANAGEMENT SOFTWARE	2,250,001	908,920	-	1,341,081	1,341,081	3,161	1,335,263	2,658
30131150-542100	C2303	2023 OP INITIATIVES EQUIPMENT	449,502	425,736	-	23,766	23,766	22,736	-	1,030
30131150-541300	C2314	FIRE STATION FACILITIES ASSESSMENT	300,001	100,850	-	199,151	199,151	-	-	199,151
30131150-542400	C2406	REAL TIME CRIME CENTER	128,901	44,343	-	84,558	84,558	-	-	84,558
30131150-542200	C2407	ASST FIRE MARSHAL EQUIPMENT	63,382	59,866	-	3,516	3,516	-	-	3,516
30131150-542400	C2421	CAD/RECORDS MGMT (MILTON)	241,538	-	-	241,538	241,538	-	241,537	1
30131150-541300	C2501	FS81 RENOVATIONS	2,830,001	96,358	-	2,733,643	2,733,643	32,862	150,967	2,549,815
30131150-541300	C2502	2972 WB RD RENOVATIONS	234,133	156,920	-	77,213	77,213	77,666	605	(1,059)
30131150-542200	C2504	FY2025 FLEET REPLACEMENT	1,558,689	35,469	-	1,523,220	1,523,220	-	1,241,652	281,568
30131150-542200	V2505	FY2025 FIRE LT VEHICLE	50,000	-	-	50,000	50,000	-	-	50,000



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of November 30, 2025

Account #	Project	Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30131150-542100	C2506 FIRE TRUCK EQUIPMENT	187,662	75,000	112,662	-	112,662	38,980	30,778	42,904
30131150-542200	C2526 TESLA FLEET (FY2025)	346,311	345,908	-	403	403	403	-	0
30131150-542200	C2601 FY 2026 FLEET REPLACEMENT	1,600,000	-	1,600,000	-	1,600,000	89,875	-	1,510,125
30131150-542100	C2602 GATE SYSTEM REPAIR	32,000	-	32,000	-	32,000	-	-	32,000
30131150-542100	C2603 EV FAST CHARGER	260,000	-	260,000	-	260,000	252,225	-	7,775
30131150-542400	C2604 CAMERA MGMT PROGRAM	225,000	-	225,000	-	225,000	-	-	225,000
30131150-542100	C2605 FARO SCANNER	-	-	75,500	(75,500)	-	-	-	-
30131150-542200	C2616 JAIL OPERATIONS FLEET	50,150	-	-	50,150	50,150	-	-	50,150
	subtotal			\$ 2,305,162	\$ 6,624,548	\$ 8,929,710	\$ 614,867	\$ 3,006,950	\$ 5,307,893
Public Works									
30141100-541200	C0910 TREE REPLACEMENT FUND	\$ 2,126,303	\$ 1,535,636	\$ -	\$ 590,667	\$ 590,667	\$ 31,055	\$ -	\$ 559,612
30141100-541200	C1008 CEMETERY AUTHORITY-MAINTENANCE	481,823	266,994	-	214,829	214,829	7,000	6,939	200,890
30141100-541410	C1207 BRIDGE MAINTENANCE	1,115,212	760,840	-	354,372	354,372	925	340,854	12,593
30141100-541410	C1208 MAST ARM MAINTENANCE	105,000	34,700	60,000	10,300	70,300	-	-	70,300
30141100-541410	C1215 STRIPING & SIGNAGE	2,494,666	2,476,657	-	18,009	18,009	16,367	-	1,642
30141100-541410	C1217 TRAFFIC CALMING & INTERSECTION IMP	663,585	577,602	50,000	35,983	85,983	20,505	13,562	51,916
30141100-541410	C1218 TRAFFIC SIGNAL SYSTEM MAINTENANCE	974,269	954,066	-	20,203	20,203	16,323	3,880	-
30141100-541410	C1219 MILLING AND RESURFACING	28,695,922	28,304,837	-	391,085	391,085	-	372,687	18,398
30141100-541410	C1220 TRAFFIC CONTROL EQUIPMENT	1,357,079	1,144,002	200,000	13,077	213,077	50,265	25,622	137,190
30141100-541410	C1221 DESIGN SERVICES	1,113,301	1,014,137	45,000	54,164	99,164	29,984	14,134	55,046
30141100-542200	C1223 FLEET REPLACEMENT	2,420,224	1,736,045	395,000	289,179	684,179	341,689	320,201	22,290
30141100-541200	C1302 TREE PLANTING & LANDSCAPING IMP	1,699,772	1,201,123	165,000	333,649	498,649	19,391	63,832	415,427
30141100-541420	C1801 SIDEWALK MAINTENANCE & REPAIR	240,001	164,811	-	75,190	75,190	30,451	30,000	14,739
30141100-542100	C1802 PW EQUIPMENT REPLACEMENT	277,374	253,783	-	23,591	23,591	16,052	-	7,539
30141100-541410	C1901 TRAFFIC RESPONSIVE SYSTEM MAINT	550,003	547,546	-	2,457	2,457	-	-	2,457
30141100-541300	C1902 FIRE STATION RENOVATIONS	435,003	432,405	-	2,598	2,598	-	-	2,598
30141100-541300	C1904 PW HQ RENOVATIONS	90,000	-	90,000	-	90,000	48,111	16,260	25,629
30141100-541300	C1906 CITY HALL RENOVATIONS	97,500	36,060	32,500	28,940	61,440	-	-	61,440
30141100-541300	C2003 HVAC REPLACEMENTS	591,730	491,730	100,000	-	100,000	-	9,428	90,572
30141100-541300	C2004 GENERATOR REPLACEMENT	100,000	-	100,000	-	100,000	-	35,499	64,501



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of November 30, 2025

Account #	Project	Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30141100-542400	C2026 TCC HARDWARE/SOFTWARE	170,003	112,571	-	57,432	57,432	2,896	-	54,536
30141100-541410	C2048 STREETLIGHT MAINTENANCE	434,080	301,748	-	132,332	132,332	10,936	3,601	117,795
30141100-541500	C2050 REC FACILITY MAINTENANCE	205,000	155,000	50,000	-	50,000	9,440	-	40,560
30141100-541300	C2053 PARKING GARAGE MAINTENANCE	381,308	299,219	50,000	32,089	82,089	-	3,390	78,699
30141100-541410	C2104 WEBB BR ROAD PH4 (NPP-GREENWAY)	333,925	229,165	-	104,760	104,760	-	104,760	-
30141100-541410	C2113 ENCORE GREENWAY GATEWAY	1,930,002	639,191	-	1,290,811	1,290,811	50,145	1,240,646	21
30141100-521200	C2242 NORTHPOINT ALPHALINK (ARC/LCI)	365,001	106,191	-	258,810	258,810	-	35,638	223,172
30141100-541200	C2409 SR9 LANDSCAPING	1,665,000	-	740,000	925,000	1,665,000	-	-	1,665,000
30141100-542100	C2410 WINTER WEATHER EQUIPMENT	65,000	-	-	65,000	65,000	-	-	65,000
30141100-541410	C2509 BRICK PAVER MAINTENANCE/REPAIR	50,001	26,399	-	23,602	23,602	23,051	-	551
30141100-544200	C2510 DOWNTOWN BUS SHELTERS	80,000	3,970	-	76,030	76,030	-	2,950	73,080
30141100-541300	C2511 FACILITY ASSESSMENT/RENOVATIONS	339,647	-	150,000	189,647	339,647	-	189,647	150,000
30141100-541300	C2512 PS FACILITY MAINTENANCE	174,999	74,999	100,000	-	100,000	46,867	-	53,134
30141100-542200	C2513 FY 2025 FORESTRY ASST VEHICLE	50,000	43,915	-	6,085	6,085	1,878	-	4,207
30141100-541410	G2601 FY 2026 LMIG GRANT	234,349	-	-	234,349	234,349	-	234,349	-
30141100-542100	C2611 STAND-ON COMPACT LOADER	50,000	-	50,000	-	50,000	3,006	46,994	-
subtotal				\$ 2,377,500	\$ 5,854,240	\$ 8,231,740	\$ 776,334	\$ 3,114,872	\$ 4,340,534
Recreation, Parks & Cultural Services									
30161150-541200	C1210 TREE MAINT-PLANTING-REMOVAL	\$ 809,757	\$ 584,757	\$ 225,000	\$ -	\$ 225,000	\$ 108,595	\$ 3,717	\$ 112,688
30161150-541500	C1221 DESIGN SERVICES	260,425	220,669	25,000	14,756	39,756	2,400	-	37,356
30161150-542200	C1232 FLEET	534,010	520,838	-	13,172	13,172	-	-	13,172
30161150-542100	C1402 RP EQUIPMENT REPLACEMENT	1,195,788	1,019,830	50,000	125,958	175,958	47,354	-	128,604
30161150-544200	C1527 VETERANS MEMORIAL	105,667	75,806	-	29,861	29,861	5,000	-	24,861
30161150-541500	C1614 THE STORIES PROJECT	85,000	78,065	-	6,935	6,935	-	-	6,935
30161150-541510	C1636 GREENWAY REPAIR AND MAINTENANCE	1,438,594	488,071	250,000	700,523	950,523	-	1,956	948,567
30161150-541500	C1804 PARK REPAIRS/IMPROVEMENTS	1,182,213	986,650	146,000	49,563	195,563	12,383	-	183,180
30161150-541500	C1806 PARKS PLAYGROUND EQUIPMENT	808,640	738,640	70,000	-	70,000	-	-	70,000
30161150-544100	C1807 PUBLIC ARTS PROGRAM	386,000	303,840	45,000	37,160	82,160	-	-	82,160
30161150-541500	C1911 EQUESTRIAN CENTER	1,978,374	-	-	1,978,374	1,978,374	9,571	1,968,803	-
30161150-541500	C1926 NORTHSIDE MOU (PARKS)	149,904	149,500	-	404	404	-	-	404
30161150-541500	C1929 COMMUNITY AGRICULTURE PROGRAM	129,223	104,993	-	24,230	24,230	12,637	-	11,593



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of November 30, 2025

Account #			Fiscal Years 2013-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30161150-541500	C2010	PARK ENHANCEMENTS	673,218	660,305	-	12,913	12,913	3,355	-	9,558
30161150-541500	C2035	NORTH PARK RESTROOM 1 - 4	271,180	-	255,000	16,180	271,180	-	266,097	5,083
30161150-541500	C2051	FOUNTAIN MAINTENANCE	86,306	81,606	-	4,700	4,700	4,700	-	-
30161150-541500	C2202	ATHLETIC COURTS RESURFACING	198,433	175,655	-	22,778	22,778	-	-	22,778
30161150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	-	69,686	69,686	-	-	69,686
30161150-541500	C2304	PARK WOOD POLE REPLACEMENT	125,000	-	125,000	-	125,000	-	-	125,000
30161150-541500	C2309	WACKY WORLD 2.0 (DONATIONS)	541,332	7,411	-	533,921	533,921	94	506,966	26,861
30161150-541500	C2411	PARK TRAIL MAINTENANCE	300,000	194,005	100,000	5,995	105,995	-	3,055	102,940
30161150-541500	C2412	CULTURAL ARTS MASTER PLAN	30,001	29,122	-	879	879	-	878	1
30161150-544100	C2415	PUBLIC ART FUND (CITY LOCATIONS)	82,500	-	25,000	57,500	82,500	2,020	-	80,480
30161150-544100	C2416	PUBLIC ART DEV (CITY PROP)	20,000	-	10,000	10,000	20,000	-	-	20,000
30161150-544100	C2417	PUBLIC ART IN PARKS	40,001	10,111	20,000	9,890	29,890	3,529	-	26,361
30161150-541500	C2426	MAYFIELD PARK - MILTON IGA	124,556	123,962	-	594	594	204	-	390
30161150-541500	C2514	INNOV ACADEMY SOCCER	40,001	36,182	-	3,819	3,819	-	3,819	-
30161150-541500	C2515	PARK SECURITY IMPROVEMENTS	124,000	-	44,000	80,000	124,000	-	-	124,000
30161150-541500	C2612	WILLS PARK FIELD 5 TURF	100,000	-	100,000	-	100,000	4,600	-	95,400
30161150-541500	C2613	WB MIDDLE - FOOTBALL FIELD	50,000	-	50,000	-	50,000	-	-	50,000
30161150-541500	G2507	LWCF GRANT MATCH (NORTH PARK LIGHTING)	500,001	101,164	-	398,837	398,837	-	-	398,837
30161150-541500	G2603	ADA-AAC PARKING LOT-CITY FUNDING	147,359	-	-	147,359	147,359	-	-	147,359
subtotal					\$ 1,540,000	\$ 4,355,987	\$ 5,895,987	\$ 216,442	\$ 2,755,291	\$ 2,924,254
Community Development										
30174150-544100	C0019	DOWNTOWN PARKING FUND	523,552	315,748	\$ -	\$ 207,804	\$ 207,804	\$ -	\$ -	\$ 207,804
30174150-541410	C1603	DESIGN SERVICES	711,108	517,284	63,600	130,224	193,824	21,976	41,614	130,235
30174150-523400	C2402	GARDEN DISTRICT SIGNAGE	12,700	10,838	-	1,862	1,862	-	-	1,862
30174150-544100	C2403	SOUTH MAIN DISTRICT	200,000	36,607	-	163,393	163,393	2,000	14,393	147,000
30174150-544100	C2404	BROOKSIDE PARK GATEWAY	300,000	6,863	-	293,137	293,137	-	21,637	271,500
30174150-541410	C2414	BROOKSIDE PARKWAY LAND DIET	40,001	37,128	-	2,873	2,873	2,241	631	1
30174150-544100	C2500	DWTN WAYFINDING SIGNAGE	33,692	32,538	-	1,154	1,154	-	-	1,154
30174150-544200	C2516	MILTON AVE LIGHTING	50,000	-	-	50,000	50,000	-	11,375	38,625
30174150-541410	C2517	ENTRY MONUMENTS	50,000	-	-	50,000	50,000	5,602	19,112	25,287



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of November 30, 2025

			Fiscal Years 2013-2025		FY 2026					
Account #	Project		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30174150-521200	C2527	NF COMP TRANSPORTATION PLAN	60,000	-	-	60,000	60,000	42,880	-	17,120
30174150-521200	C2614	COMPREHENSIVE PLAN UPDATE	120,000	-	120,000	-	120,000	15,976	101,545	2,479
		subtotal			\$ 183,600	\$ 960,447	\$ 1,144,047	\$ 90,674	\$ 210,306	\$ 843,067
Non-Departmental										
30190200-579000		NON-ALLOCATED			\$ 2,448,278	\$ (979,275)	\$ 1,469,003	\$ -	\$ -	\$ 1,469,003
30190200-579011		MATCH (GRANTS UNDER REVIEW)			-	-	-	-	-	-
		subtotal			\$ 2,448,278	\$ (979,275)	\$ 1,469,003	\$ -	\$ -	\$ 1,469,003
		Total			\$ 9,913,340	\$ 17,732,611	\$ 27,645,951	\$ 2,313,661	\$ 9,234,484	16,097,807



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
 As of November 30, 2025

Account #	Project	Fiscal Years 2017-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS	696,501	596,501	\$ 100,000	\$ -	\$ 100,000	\$ 42,413		\$ 57,587
30290200-362000	REALIZED GAIN/LOSS			-	-	-	(1,488)		1,488
30290200-363000	UNREALIZED GAIN/LOSS			-	-	-	10,953		(10,953)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH	21,914,364	20,014,364	1,900,000	-	1,900,000	-		1,900,000
30290200-395000	CARRYFORWARD FUND BALANCE	4,863,655	-	-	4,863,655	4,863,655	-		4,863,655
	subtotal			\$ 2,000,000	\$ 4,863,655	\$ 6,863,655	\$ 51,877		\$ 6,811,778
	Total			\$ 2,000,000	\$ 4,863,655	\$ 6,863,655	\$ 51,877		\$ 6,811,778
Expenditures									
Public Works									
30241100-541430-C1308	SW PIPE & STRUCTURE R&M	19,069,356	12,472,296	\$ 2,000,000	\$ 4,597,060	\$ 6,597,060	\$ 1,852,429	\$ 913,614	\$ 3,831,016
30241100-541430-C2518	MID-BORADWELL CULVERT	118,816	107,599	-	11,217	11,217	-	11,216	1
	subtotal			\$ 2,000,000	\$ 4,608,277	\$ 6,608,277	\$ 1,852,429	\$ 924,831	\$ 3,831,017
Non-Departmental									
30290200-579000	NON-ALLOCATED			\$ -	\$ 255,378	\$ 255,378	\$ -	\$ -	\$ 255,378
	subtotal			\$ -	\$ 255,378	\$ 255,378	\$ -	\$ -	\$ 255,378
	Total			\$ 2,000,000	\$ 4,863,655	\$ 6,863,655	\$ 1,852,429	\$ 924,831	\$ 4,086,395



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
2022 Parks Bond Fund Detail (Fund 318; life-to-date for all projects)
 As of November 30, 2025

			Fiscal Years 2022-2025		FY 2026						
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Account #	Project										
Revenue											
Non-Departmental											
31890200-361000	INTEREST EARNINGS				\$ -	\$ -	\$ -	\$ 333,380		\$ (333,380)	
31890200-395000	CARRYFORWARD FUND BALANCE				-	25,466,891	25,466,891	-		25,466,891	
	subtotal				\$ -	\$ 25,466,891	\$ 25,466,891	\$ 333,380		\$ 25,133,511	
	Total				\$ -	\$ 25,466,891	\$ 25,466,891	\$ 333,380		\$ 25,133,511	
Expenditures											
31841100-541420	C1712	ALPHALOOP	6,082,396	684,254	\$ -	\$ 5,398,142	\$ 5,398,142	\$ 17,257	\$ 5,038	\$ 5,375,847	
31841100-541420	C2520	ALPHALOOP (ROSWELL ST)	617,087	43,675	-	573,412	573,412	2,745	570,667	0	
31841100-541420	C2521	ALPHALOOP (DEVORE RD)	33,265	30,644	-	2,621	2,621	2,185	436	0	
31841100-541420	C2522	ALPHALOOP (OMP TO THOMPSON)	432,157	47,025	-	385,132	385,132	5,700	379,432	1	
31841100-541420	C2523	ALPHALOOP (HBR TO WESTSIDE)	35,095	34,952	-	143	143	143	-	0	
31841100-541420	C2619	ALPHALOOP (LAKEVIEW PKWY)	300,000	-	-	300,000	300,000	-	-	300,000	
31861150-541500	C0922	SYNTHETIC TURF	1,631,777	1,631,777	-	-	-	-	-	-	
31861150-541500	C1911	EQUESTRIAN CENTER (CITY)	4,495,909	1,444,597	-	3,051,312	3,051,312	22,704	2,905,264	123,344	
31861150-541500	C2011	WILLS PARK MASTER PLAN IMP	7,625,459	773,415	-	6,852,044	6,852,044	19,777	6,795,008	37,259	
31861150-541500	C2216	UNION HILL PARK	3,280,002	698,406	-	2,581,596	2,581,596	17,178	2,555,097	9,321	
31861150-541500	C2217	MID-BROADWELL PARK	496,021	496,021	-	-	-	-	-	-	
31861150-541500	C2218	OLD RUCKER PARK	3,360,000	410,530	-	2,949,470	2,949,470	20,859	2,878,597	50,014	
31861150-541500	C2219	FARMHOUSE PARK	2,000,000	30,570	-	1,969,430	1,969,430	-	-	1,969,430	
31861150-541500	C2220	WATERS ROAD PARK	1,256,501	1,256,501	-	-	-	-	-	-	
31861150-541500	C2245	WILLS PARK MAINTENANCE FACILITY	328,634	328,634	-	-	-	-	-	-	
31890200-579000	PARKS RESERVE		297,023	-	-	297,023	297,023	-	-	297,023	
31890200-579012	RESERVE FOR ARBITRAGE		1,106,566	-	-	1,106,566	1,106,566	-	-	1,106,566	
31890200-584000	DEBT ISSUANCE COSTS		368,549	368,549	-	-	-	-	-	-	
	Total				\$ -	\$ 25,466,891	\$ 25,466,891	\$ 108,547	\$ 16,089,538	\$ 9,268,805	



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST I Fund Detail (Fund 335; life-to-date for all projects)
 As of November 30, 2025

			Fiscal Years 2018-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Non-Departmental										
33590200-395000	CARRYFORWARD FUND BALANCE				\$ 400,000	\$ 23,916,756	\$ 24,316,756	\$ -		\$ 24,316,756
33541100-361000	INTEREST EARNINGS				300,000	-	300,000	457,801		(157,801)
	Total				\$ 700,000	\$ 23,916,756	\$ 24,616,756	\$ 457,801		\$ 24,158,955
Expenditures										
Administration										
33541100-541410	C1631	MCGINNIS FERRY IGA (FORSYTH)	\$ 5,026,415	\$ 1,323,437	\$ -	\$ 3,702,978	\$ 3,702,978	\$ 650	\$ -	\$ 3,702,329
33541100-541410	C1713	KIMBALL BR RD OP IMP.	1,359,742	1,297,487	-	62,255	62,255	-	61,170	1,085
33541100-541410	C1717	OLD MILTON PKWY CAPACITY IMP.	5,579,476	4,720,172	-	859,304	859,304	76,403	40,732	742,169
33541100-541410	C2054	GA 400 BRIDGES (WEBB; KIMBALL)	4,886,000	2,811,714	-	2,074,286	2,074,286	691,429	1,382,857	0
33541100-541410	C2113	ENCORE GREENWAY GATEWAY	6,678,125	1,356,541	-	5,321,584	5,321,584	141,316	4,966,832	213,436
33541100-541410	C2229	WEBB BRIDGE RD PHASE 2 (ROUNDAABOUT-PARK)	6,000,001	4,300,918	-	1,699,083	1,699,083	96,623	574,454	1,028,007
33541100-541410	C2232	WEBB BRIDGE RD PHASE 3 (GREENWAY-ROUNDAABOUT)	17,000,002	7,491,835	-	9,508,167	9,508,167	1,854,960	7,181,062	472,145
33590200-579000	CONTINGENCY				700,000	689,099	1,389,099	-	-	1,389,099
	Total				\$ 700,000	\$ 23,916,756	\$ 24,616,756	\$ 2,861,381	\$ 14,207,106	\$ 7,548,270



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST II Fund Detail (Fund 336; life-to-date for all projects)
 As of November 30, 2025

Account #Project			Fiscal Years 2022-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Non-Departmental										
33690200-313400TSPLOST II					\$ -	\$ 6,985,201	\$ 6,985,201	\$ 5,132,135		\$ 1,853,066
33641100-361000INTEREST EARNINGS					400,000	-	400,000	505,528		(105,528)
33690200-395000CARRYFORWARD FUND BALANCE					7,000,000	19,276,729	26,276,729	-		26,276,729
Total					\$ 7,400,000	\$ 26,261,930	\$ 33,661,930	\$ 5,637,663		\$ 28,024,267
Expenditures										
33641100-541410C1215STRIPING & SIGNAGE			\$ 280,000	\$ -	\$ 280,000	\$ -	\$ 280,000.00	\$ 22,669.49	\$ 158,000.00	\$ 99,330.51
33641100-541410C1219MILLING & RESURFACING			2,788,893	-	2,788,893	-	2,788,893	-	1,927,583	861,310
33641100-541410C1713KIMBALL BR RD GAP			500,001	204,810	-	295,191	295,191	76,752	112,387	106,052
33641100-541420C1801SIDEWALK MAINT/REPAIR			750,000	-	750,000	-	750,000	664	540,837	208,499
33641100-541410C2040TRADEWINDS PARKWAY			2,000,000	437,015	-	1,562,985	1,562,985	-	-	1,562,985
33641100-541410C2104WEBB BRIDGE ROAD (NPP-GREENWAY)			13,500,002	8,215,523	-	5,284,479	5,284,479	786,738	961,029	3,536,713
33641100-541410C2107NORTH POINT PARKWAY IMP			703,442	439,207	-	264,235	264,235	-	188,099	76,136
33641100-541410C2224RAISED INTSECTION (MARIETTA ST)			350,002	292,706	-	57,296	57,296	26,140	31,155	1
33641100-541410C2225CROSSINGS (CITY CTR/ CHURCHES)			750,001	38,061	-	711,940	711,940	-	80,639	631,301
33641100-541410C2226PEDESTRIAN BRIDGES (WW PKWY)			4,000,002	2,329,398	-	1,670,604	1,670,604	33,443	1,412,136	225,025
33641100-541410C2230CUMMING ST CORRIDOR			4,757,527	340,811	-	4,416,716	4,416,716	157,761	1,040,828	3,218,127
33641100-541420C2242NP ALPHALINK					-	7,937,063	7,937,063	-	-	7,937,063
33641100-541420C2305ALPHALOOP (OMP - NORTHWINDS)			11,110,929	11,048,736	-	62,193	62,193	58,079	4,103	11
33641100-541410C2427DRYDEN RD EXTENSION			3,000,000	1,098	-	2,998,902	2,998,902	-	-	2,998,902
33641100-521200C2607TSPLOST 3 EXHIBITS			100,000	-	100,000	-	100,000	4,004	10,296	85,700
33641100-541410C2608MID BROADWELL CROSSWALK			50,000	-	50,000	-	50,000	-	-	50,000
33641100-541410C2609NORTHWINDS CROSSWALK			300,000	-	300,000	-	300,000	-	46,939	253,061
33641100-541410C2610MAST ARMS (KIMBALL/NWINDS)			250,000	-	250,000	-	250,000	1,791	-	248,209
33690200-579000CONTINGENCY			3,881,433	-	2,881,107	1,000,326	3,881,433	-	-	3,881,433
Total					\$ 7,400,000	\$ 26,261,930	\$ 33,661,930	\$ 1,168,041	\$ 6,514,032	\$ 25,979,857



CITY OF ALPHARETTA

Financial Management Reports

Special Revenue Funds

Impact Fee Fund (Fund 270; life-to-date for active projects)

As of November 30, 2025

#

				Fiscal Years 2013-2025		FY 2026					
Account #		Project		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue											
27074110-341321		IMPACT FEES STREETS & HIGHWAYS		4,138,766	4,138,766	\$ -	\$ -	\$ -	\$ 101,626		\$ (101,626)
27074110-341323		IMPACT FEES RECREATION & PARKS		9,121,036	9,121,036	-	-	-	354,999		(354,999)
27074110-341324		IMPACT FEES PUBLIC SAFETY		1,132,965	1,132,965	-	-	-	23,378		(23,378)
27074110-362000		REALIZED GAIN/LOSS				-	-	-	(1,547)		1,547
27074110-363000		UNREALIZED GAIN/LOSS				-	-	-	18,528		(18,528)
27074110-395000		CARRYFORWARD FUND BALANCE		6,079,080	-	575,000	5,504,080	6,079,080	-		6,079,080
27074110-361000		INTEREST EARNINGS		769,478	769,478	-	-	-	62,590		(62,590)
Total						\$ 575,000	\$ 5,504,080	\$ 6,079,080	\$ 559,573		\$ 5,519,507
Expenditures											
Public Safety											
27031150-541300 C2501		FS 81 RENOVATIONS		170,000	-	\$ -	\$ 170,000	170,000	\$ -	\$ -	\$ 170,000
subtotal						\$ -	\$ 170,000	\$ 170,000	\$ -	\$ -	\$ 170,000
Public Works											
27041100-541420 C2242		NP ALPHALINK		2,062,937	-	\$ -	\$ 2,062,937	\$ 2,062,937	\$ -	\$ -	\$ 2,062,937
subtotal						\$ -	\$ 2,062,937	\$ 2,062,937	\$ -	\$ -	\$ 2,062,937
Recreation, Parks & Cultural Services											
27061150-541500 C2011		WILLS PARK MASTER PLAN		328,634	21,930	\$ -	\$ 306,704	\$ 306,704	\$ 40,146	\$ 266,558	\$ -
27061150-541500 C2035		NORTH PARK RESTROOM 1 - 4 (DESIGN)		528,820	-	345,000	183,820	528,820	49,904	478,916	-
27061150-541410 C2113		ENCORE GREENWAY GATEWAY		2,000,001	201,893	-	1,798,108	1,798,108	140,161	1,657,946	1
27061150-541500 C2612		WILLS PARKL FIELD 5 TURF		150,000	-	150,000	-	150,000	-	-	150,000
27061150-541500 C2615		MARIETTA-ROSWELL ST PARK		20,000	-	20,000	-	20,000	9,500	9,500	1,000
subtotal						\$ 515,000	\$ 2,288,632	\$ 2,803,632	\$ 239,711	\$ 2,412,921	\$ 151,001



CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of November 30, 2025

#

Account #	Project	Fiscal Years 2013-2025		FY 2026					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Non-Departmental									
27074110-521200	PROFESSIONAL SERVICES			\$ -	\$ 29,357	\$ 29,357		\$ 29,356	\$ 1
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			-	52,039	52,039	-	-	52,039
27074110-579002	NON-ALLOCATED PARKS				840,756	840,756	-	-	840,756
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			60,000	60,359	120,359	-	-	120,359
	<i>subtotal</i>			\$ 60,000	\$ 982,511	\$ 1,042,511	\$ -	\$ 29,356	\$ 1,013,155
	Total			\$ 575,000	\$ 5,504,080	\$ 6,079,080	\$ 239,711	\$ 2,442,277	\$ 3,397,093



CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
As of November 30, 2025

		Fiscal Years 2013-2025		FY 2026					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Account #	Project								
Revenue									
27590150-314100	HOTEL/MOTEL TAXES		98,056,554	88,956,554	\$ 9,100,000	\$ -	\$ 9,100,000	\$ 3,604,934	\$ 5,495,066
27590150-319201	PEALTY/INT HOTEL/MOTEL TAX		4,804	4,804	-	-	-	-	-
27590150-362000	REALIZED GAIN/LOSS				-	-	-	(536)	536
27590150-363000	UNREALIZED GAIN/LOSS				-	-	-	6,841	(6,841)
27590150-361000	INTEREST EARNINGS		197,536	177,536	20,000	-	20,000	20,625	(625)
	subtotal				\$ 9,120,000	\$ -	\$ 9,120,000	\$ 3,631,864	\$ 5,488,136
Non-Departmental									
27590150-395000	CARRYFORWARD FUND BALANCE		1,752,468	-	\$ -	\$ 1,752,468	\$ 1,752,468	\$ -	\$ 1,752,468
	subtotal				\$ -	\$ 1,752,468	\$ 1,752,468	\$ -	\$ 1,752,468
	Total				\$ 9,120,000	\$ 1,752,468	\$ 10,872,468	\$ 3,631,864	\$ 7,240,604
Expenditures									
Alpharetta Convention & Visitors Bureau									
27590150-572002	ALPHA CONV & VISITORS BUREAU DISTRIBUTION		42,748,387	38,767,137	\$ 3,981,250	\$ -	\$ 3,981,250	\$ 1,221,647	\$ -
	subtotal				\$ 3,981,250	\$ -	\$ 3,981,250	\$ 1,221,647	\$ -
City of Alpharetta									
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION		36,168,502	32,756,002	\$ 3,412,500	\$ -	\$ 3,412,500	\$ 1,351,850	\$ -
	subtotal				\$ 3,412,500	\$ -	\$ 3,412,500	\$ 1,351,850	\$ -
Recreation, Parks & Cultural Services									
27590150-541500	C2011	WILLS PARK MASTER PLAN	15,070	-	\$ -	\$ 15,070	15,070	\$ 15,070	\$ -
	subtotal				\$ -	\$ 15,070	\$ 15,070	\$ 15,070	\$ -
Tourism Product Development									
27590150-521200	PROFESSIONAL SERVICES		47,635	42,135	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ -
27590150-579000	TPD RESERVE		509,435	-	-	509,435	509,435	-	-
27590150-579006	DEBT SERVICE RESERVE		1,500,000	-	272,037	1,227,963	1,500,000	-	-
27590151-581100	D1600	PRINCIPAL (2016 CONF CTR BOND)	4,505,000	3,665,000	840,000	-	840,000	-	-
27590151-582100	D1600	INTEREST PAYMENT (2016 CONF CTR BOND)	7,282,292	6,673,579	608,713	-	608,713	304,356	-
	subtotal				\$ 1,726,250	\$ 1,737,398	\$ 3,463,648	\$ 304,356	\$ -
	Total				\$ 9,120,000	\$ 1,752,468	\$ 10,872,468	\$ 2,892,924	\$ -



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
 As of November 30, 2025

			Fiscal Years 2013-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
DEA										
21031110-351300	CONFISCATION/FEDERAL SEIZURE		3,556,480	3,556,480	\$ -	\$ -	\$ -	\$ 14,025		\$ (14,025)
21031110-395000	CARRYFORWARD FUND BALANCE		491,829	-	290,000	201,829	491,829	-		491,829
	Total				\$ 290,000	\$ 201,829	\$ 491,829	\$ 14,025		\$ 477,804
Expenditures										
DEA										
21031110-521200	PROFESSIONAL SERVICES		72	72	\$ -	\$ -	\$ -	-	-	\$ -
21031110-523500	EMPLOYEE TRAVEL		47,178	32,030	-	15,148	15,148	-	-	15,148
21031110-523700	EMPLOYEE TRAINING		66,279	63,779	-	2,500	2,500	-	-	2,500
21031110-531100	GENERAL SUPPLIES AND MATERIALS		127,897	107,620	-	20,277	20,277	-	-	20,277
21031110-531700	EMPLOYEE UNIFORMS		8,014	-	-	8,014	8,014	8,013	-	1
21031110-542100	C2503	ARTIC FURNITURE	25,000	-	-	25,000	25,000	-	-	25,000
21031110-542100	C2507	DRONE 1ST RESPONDER PROGRAM	18,800	-	-	18,800	18,800	-	-	18,800
21031110-542100	C2606	TRUNARC DRUG IDENTIFIER	28,952	-	28,952	-	28,952	-	-	28,952
21031110-579000	CONTINGENCY			-	261,048	112,090	373,138	-	-	373,138
	Total				\$ 290,000	\$ 201,829	\$ 491,829	\$ 8,013	\$ -	\$ 483,816



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
State Confiscated Assets Fund (Fund 211; life-to-date for active projects)
 As of November 30, 2025

		Fiscal Years 2013-2025		FY 2026						
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Account #	Project									
Revenue										
State										
21131120-351301	CONFISCATION/STATE SEIZURE	334,711	334,711	\$ -	\$ -	\$ -			\$ -	
21131120-395000	CARRYFORWARD FUND BALANCE	27,136	-	-	27,136	27,136	-		27,136	
	subtotal			\$ -	\$ 27,136	\$ 27,136	\$ -		\$ 27,136	
	Total			\$ -	\$ 27,136	\$ 27,136	\$ -		\$ 27,136	
Expenditures										
State										
21131120-532400	NON-RECURRING EXPENSES	361,486	334,350	\$ -	\$ 27,136	\$ 27,136	\$ 17,812	\$ -	\$ 9,324	
	subtotal			\$ -	\$ 27,136	\$ 27,136	\$ 17,812	\$ -	\$ 9,324	
	Total			\$ -	\$ 27,136	\$ 27,136	\$ 17,812	\$ -	\$ 9,324	



CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
Opioid Settlement Fund (Fund 213; life-to-date for active projects)
As of November 30, 2025

		Fiscal Years 2024-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project								
Revenue									
21331510-351920	OPIOID SETTLEMENT	78,958	78,958	\$ -	\$ -	\$ -	\$ 15,151		\$ (15,151)
21331510-395000	CARRYFORWARD			-	78,958	78,958	-		78,958
	subtotal			\$ -	\$ 78,958	\$ 78,958	\$ 15,151		\$ 63,807
	Total			\$ -	\$ 78,958	\$ 78,958	\$ 15,151		\$ 63,807
Expenditures									
21331510-523700	EMPLOYEE TRAINING	59,400	-	\$ -	\$ 59,400	\$ 59,400	\$ 59,400	\$ -	\$ -
21331510-579000	CONTINGENCY	19,558	-	-	19,558	19,558	-	-	19,558
	subtotal			\$ -	\$ 78,958	\$ 78,958	\$ 59,400	\$ -	\$ 19,558
	Total			\$ -	\$ 78,958	\$ 78,958	\$ 59,400	\$ -	\$ 19,558



OTHER REPORTS



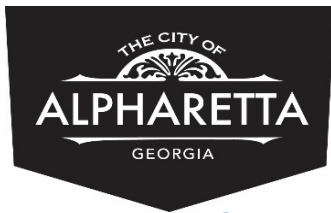
CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended November 30, 2025

Vendor	Description	Department	\$ Amount
6120 WINDWARD PW LLC	CURRENT YEAR PROPERTY TAXES	General Government	\$ 9,929.10
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 14,471.25
ADVANCED SYSTEMS	BUILDING CONSTRUCTION SERVICES: PW HQ RENOVATIONS	Public Works	\$ 19,926.50
ADVANCED SYSTEMS, INC	BUILDING MAINTENANCE, INSTALLATION AND REPAIR SERVICES	Public Works	\$ 38,516.50
AG-PRO LLC	EQUESTRIAN EQUIPMENT, CLOTHING AND SUPPLIES	Rec., Parks & Cultural Services	\$ 12,600.00
ALCALDE & FAY LTD	LOBBY SERVICES	City Administration	\$ 5,000.00
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Various Departments	\$ 491,254.16
ALPHA LOOP FOUNDATION	ALPHA LOOP ART SCULPTURES	Various Departments	\$ 6,975.00
AMERICAN FACILITY	JANITORIAL/CUSTODIAL SERVICES	Various Departments	\$ 11,482.19
ANYTIME PARTY MACHINE	EQUIPMENT WITH OPERATOR, RENTAL OR LEASE	Rec., Parks & Cultural Services	\$ 5,680.00
AT&T/BELLSOUTH @ 85	911 AT&T SERVICE FEE	Public Safety	\$ 17,300.11
AT&T/BELLSOUTH @ 85	911 ESINET	Public Safety	\$ 10,105.21
ATKINSREALIS USA INC	PROJECT MANAGEMENT SERVICES	Public Works	\$ 12,161.63
AXON ENTERPRISES	FY26 AXON TASER	Public Safety	\$ 162,182.40
BLEAKLY ADVISORY	ANALYTICAL STUDIES AND SURVEYS (CONSULTING)	General Government	\$ 7,450.00
CITY OF MILTON	LEASE-COURTROOM IGA-NOVEMBER 2025	Municipal Court	\$ 6,775.00
CLEARGOV INC	SOFTWARE MAINTENANCE/SUPPORT	Finance	\$ 50,000.00
CONSOLIDATED FLEET	QUINT 83 EQUIPMENT PRESSURE TEST	Fire Administration	\$ 5,860.60
COUNTRY BOY TRAIL	TRAILERS	Public Works	\$ 6,599.00
CRABAPPLE TURF	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 26,088.58
CRABAPPLE TURF	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 8,404.50
CRABAPPLE TURF	GROUNDS REPAIR & MAINTENANCE	Rec., Parks & Cultural Services	\$ 19,823.05
DC POOL SERVICE LLC.	PUMPS AND PUMP ACCESSORIES MAINTENANCE AND REPAIR	Rec., Parks & Cultural Services	\$ 31,538.38
DC POOL SERVICE LLC.	FOUNTAINS, DECORATIVE	Rec., Parks & Cultural Services	\$ 7,340.00
DELL MARKETING LP	MICROCOMPUTERS, DESKTOP OR TOWER BASED	Police	\$ 9,885.63
DIGITAL EVIDENCE GROUP	LEGAL SERVICES	City Attorney	\$ 5,590.50
DREAM HOUSE PAINTING	PAINTING, MAINTENANCE AND REPAIR SERVICES	Public Works	\$ 8,350.00
ENVIRONMENTAL PRODUCTS	TRUCK MAINTENANCE AND REPAIR, HEAVY	Public Works	\$ 11,727.64
ESIS INC	WC MONTHLY INVOICE	Risk Management	\$ 17,847.24



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended November 30, 2025

Vendor	Description	Department	\$ Amount
EXPERT PAINTING & RENOVATIONS LLC	BUILDING MAINTENANCE, INSTALLATION AND REPAIR SERVICES	Rec., Parks & Cultural Services	\$ 10,500.00
FISHER & PHILLIPS	LEGAL SERVICES	Risk Management	\$ 5,675.00
FULTON COUNTY BOARD OF COMMISSIONERS	OCT25 LOCAL CRIME VICTIMS ASST COLLECTION REPORT	Police	\$ 7,600.74
FULTON COUNTY BOARD OF COMMISSIONERS	LOCAL CRIMES VICTIM ASSIST COLLECTION REPORT	Police	\$ 6,664.75
FULTON COUNTY-DEPT OF FINANCE	WATER AND SEWER UTILITIES	Various Departments	\$ 15,279.43
FULTON COUNTY-DEPT OF FINANCE	WATER AND SEWER UTILITIES	Various Departments	\$ 8,838.93
GA SUPERIOR COURT CLERK'S CO-OP AUTH.	MONTHLY DISBURSEMENT REPORT OCT 2025	Police	\$ 34,403.11
GA SUPERIOR COURT CLERK'S CO-OP AUTH.	REPORT DATE 12/1/25	Police	\$ 30,142.11
GEORGIA BRIDGE AND CONCRETE	CONSTRUCTION, STREET (MAJOR AND RESIDENTIAL)	Public Works	\$ 7,950.00
GEORGIA BRIDGE AND CONCRETE	RETAINAGE RELEASE: Contract Withholding: 23-003, FUND 301	General Government	\$ 11,458.27
GEORGIA GREEN GROUNDS CARE LLC	GROUND MAINTENANCE: MOWING, EDGING, PLANT	Public Works	\$ 32,147.38
GEORGIA INFRASTRUCTURE	CONSTRUCTION: ENCORE GREENWAY GATEWAY	Rec., Parks & Cultural Services	\$ 103,692.22
GEORGIA INTERLOCAL	BI-ANNUAL GA FIREFIGHTERS CANCER PROGRAM	Public Safety	\$ 6,741.35
GEORGIA MUNICIPAL ASSN	TELECOMMUNICATIONS MANAGEMENT SERVICES	City Administration	\$ 11,000.00
GEORGIA POWER	RELOCATION AND/OR REMOVAL SERVICES FOR UTILITY WORK	Public Works	\$ 58,079.00
GEORGIA POWER CO	ELECTRICITY UTILITIES	Various Departments	\$ 212,021.78
GEORGIA POWER CO	ELECTRICAL SERVICES	Various Departments	\$ 7,926.18
GREENWORKS HAULING	GARBAGE/REFUSE EQUIPMENT (DUMPSTERS, ETC.) RENTAL	Rec., Parks & Cultural Services	\$ 6,550.00
ICON VENUE GROUP	FEASIBILITY STUDIES (CONSULTING)	Development Authority	\$ 15,358.33
INFINITE TECHNICAL	90% OF TESLA CHARGERS INSTALL	Public Safety	\$ 72,225.00
JOSH PRESSURE WASH	CLEANING OF ROADSIDE PARK (REST STOP)	Rec., Parks & Cultural Services	\$ 5,450.00
KIMBROUGH INDUSTRIAL	FACILITY REPAIR & MAINTENANCE	Public Works	\$ 5,312.33
KRISTEN THIGPEN ORR	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 5,250.00
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 37,851.75
MASON TRACTOR	TRACTORS, INDUSTRIAL: BULLDOZERS, CRAWLERS, WHEEL	Rec., Parks & Cultural Services	\$ 5,216.51
MEER ELECTRIC	ELECTRICAL	Various Departments	\$ 21,176.84
MEER ELECTRIC	MAINTENANCE AND REPAIR, STREET LIGHTING	Public Works	\$ 8,352.44
MERIDIAN RAPID DEFENSE GROUP LLC	TRAFFIC CONES, LANE MARKERS, AND BARRICADES (PORTA	Rec., Parks & Cultural Services	\$ 37,200.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended November 30, 2025

Vendor	Description	Department	\$ Amount
MGT IMPACT SOLUTIONS	CONSULTING SERVICES (NOT OTHERWISE CLASSIFIED)	Information Technology	\$ 35,500.00
MGT IMPACT SOLUTIONS	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 24,030.50
MR PLUNGER INC	PLUMBING MAINTENANCE AND REPAIR (INCLUDES PRESSURE	Rec., Parks & Cultural Services	\$ 9,000.00
NAFECO INC	FIRE EXTINGUISHER TRAINING SYSTEM	Public Safety	\$ 12,452.83
NGT GROUP LLC	CONSTRUCTION, STREET LIGHTING: KIMBALL BR RD GAP	Public Works	\$ 70,524.60
OHMSHIV	CONSTRUCTION: WBR PH3 (GREENWAY-ROUNDAABOUT)	Public Works	\$ 381,805.78
PEACE OFFICER'S ANNUITY BENEFIT FUND OF GA	OCTOBER 2025 REPORT	Police	\$ 15,785.45
PEACE OFFICER'S ANNUITY BENEFIT FUND OF GA	MUNICIPAL COURT FINES	Police	\$ 13,821.36
PERFORMANCE FOOD GROUP	CAFETERIA AND KITCHEN EQUIPMENT (INCLUDING FOOD)	Police	\$ 7,849.53
PREMIER EVENTS LLC	WIRE & WOOD (SPONSORSHIP)	Rec., Parks & Cultural Services	\$ 7,800.00
PRIME CONTRACTORS	DESIGN BUILD SERVICES: RESTROOM (N PARK 1-4)	Rec., Parks & Cultural Services	\$ 49,904.10
QUEEN WOOD PRODUCTS	BEDDING (ALL TYPES)	Rec., Parks & Cultural Services	\$ 6,796.80
RCS PRODUCTIONS	EVENT PLANNING SERVICES	Rec., Parks & Cultural Services	\$ 32,828.50
RINGCENTRAL, INC.	COMMUNICATION SYSTEMS, INTEGRATED (INCLUDES TELEPHONE)	Various Departments	\$ 9,497.42
RURAL METRO	MONTHLY SUBSIDY FEE - NOVEMBER 2025	Fire Administration	\$ 31,317.99
RUSSELL LANDSCAPE	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	\$ 73,509.11
SAVILLE & COMPANY	LAW ENF LIABILITY INSURANCE - ADDING JAIL	Police	\$ 15,227.00
SHI INTERNATIONAL CO	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 24,836.00
SOL CONSTRUCTION LLC	CONSTRUCTION, STREET (MAJOR AND RESIDENTIAL)	Public Works	\$ 11,526.82
SOUTHEAST LINK	GENERAL SUPPLIES AND MATERIALS	Rec., Parks & Cultural Services	\$ 5,261.55
SOUTHEAST RESTORATION	DOOR INSTALLATION, MAINTENANCE, AND REPAIR (METAL)	Public Works	\$ 28,184.61
STEELCASE	FURNITURE: OFFICE	City Administration	\$ 8,943.00
SUMMIT CONSTRUCTION	CONSTRUCTION, SEWER AND STORM DRAIN	Public Works	\$ 15,900.00
SUPERIOR GROUNDCOVER	HYDROMULCH	Rec., Parks & Cultural Services	\$ 6,120.00
T&T UNIFORMS, INC.	EMPLOYEE UNIFORMS	Public Safety	\$ 6,900.70
T&T UNIFORMS, INC.	EMPLOYEE UNIFORMS	Public Safety	\$ 12,314.58
T&T UNIFORMS, INC.	EMPLOYEE UNIFORMS	Public Safety	\$ 5,553.12
TECH ALPHARETTA	SPONSORSHIPS (ALL TYPES)	Economic Development	\$ 10,000.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended November 30, 2025

Vendor	Description	Department	\$ Amount
TEN 10 TEAMS	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 7,339.50
TEN 8 FIRE & SAFETY	VEHICLE REPAIR & MAINTENANCE	Public Safety	\$ 6,164.92
TERRAMARK LAND	SURVEYOR SERVICES, LAND	Public Works	\$ 8,571.25
TESLA, INC.	(4) TESLA V4 SUPERCHARGER POST	Public Safety	\$ 180,000.00
THE DUMPSTER CO	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 37,069.75
THE F. A. BARTLETT	GROUNDS REPAIR & MAINTENANCE	Various Departments	\$ 23,595.00
THE F. A. BARTLETT	TREE MAINT-PLANTING-REMOVAL	Various Departments	\$ 9,560.00
THE F. A. BARTLETT T	TREE AND SHRUB REMOVAL SERVICES	Rec., Parks & Cultural Services	\$ 43,974.00
TRUIST BANK	PCARD STATEMENT 11/2/25	General Government	\$ 194,398.78
VERIZON WIRELESS	TELECOMMUNICATION SERVICES	Various Departments	\$ 6,751.62
VERIZON WIRELESS	TELEPHONE SERVICES, CELLULAR	Various Departments	\$ 14,870.51
WEST CHATHAM WARNING	UPFIT FOR 3 HARLEY MOTORCYCLES	Police	\$ 43,611.60
WITT O'BRIEN'S LL	CONSULTING SERVICES (NOT OTHERWISE CLASSIFIED)	City Administration	\$ 6,900.00
YANCEY BROS CO	INDUSTRIAL AND CONSTRUCTION MACHINERY, EQUIPMENT	Public Works	\$ 9,510.00
ZSCHOOL, LLC	OPIOD TRAINING FOR POLICE	Police	\$ 59,400.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended November 30, 2025

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
26000429	LIGHTHOUSE HEALTH AND WELLNESS	POLICE	6,000.00	ANNUAL RENEWAL OF APEX IRIS EXTRA JOB TACKING SOFTWARE
26000430	PREMIER EVENTS LLC	REC, PARKS & CULTURAL SERVICES	7,800.00	WIRE AND WOOD SALES COMMISSION ON SPONSORSHIPS
26000432	PRECISION FENCEWORKS LLC	PUBLIC WORKS	18,631.00	FENCE REPLACEMENT SURROUNDING GEORGIAN POND
26000439	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	9,427.80	HVAC REPLACEMENT AT PUBLIC WORKS
26000441	TECH ALPHARETTA, INC.	ADMINISTRATION	10,000.00	ANNUAL SPONSORSHIP FOR TECH ALPHARETTA
26000442	THE F. A. BARTLETT TREE EXPERT COMPANY	REC, PARKS & CULTURAL SERVICES	5,364.00	TREE PRUNING SERVICES AT WEBB BRIDGE PARK DOG PARK
26000449	WINSTON'S OUTDOOR CONTRACTORS, LLC	PUBLIC WORKS	49,528.80	8,400 SQUARE FEET OF BRICK PAVER MAINTENANCE IN DOWNTOWN
26000450	4F APPLIED TECHNOLOGY LLC	POLICE	13,000.00	NOTEACTIVE BUSINESS SOFTWARE ANNUAL FEE
26000452	COUNTRY BOY TRAILERS	PUBLIC WORKS	6,599.00	7 FT BY 16 FT TRAILER WITH RAMPS
26000453	DIVERSE COMPUTING INC	POLICE	6,067.00	E-AGENT SOFTWARE RENEWAL FOR POLICE, E911, AND COURTS
26000458	GEORGIA MUNICIPAL ASSN	ADMINISTRATION	11,000.00	ANNUAL GMA SUBSCRIPTION FOR TELECOM AND RIGHT OF WAY MANAGEMENT SERVICES
26000459	JOSHUA STRANGE	REC, PARKS & CULTURAL SERVICES	14,500.00	DIGITAL TICKETING PLATFORM FOR THE TASTE, INCLUDING TABLET RENTAL, ONSITE STAFF, ETC.
26000464	SUMMIT SOLUTIONZ INC	INFORMATION TECHNOLOGY	9,260.00	COUNCIL CHAMBERS AUDIO VISUAL SYSTEM IMPROVEMENT
26000471	MEER ELECTRICAL CONTRACTORS INC	REC, PARKS & CULTURAL SERVICES	9,282.75	ELECTRICAL SERVICES FOR SEASON OF CELEBRATION AND DOWNTOWN DÉCOR

**City of Alpharetta
Balance Sheet
Governmental Funds
November 30, 2025**

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	2022 Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
ASSETS								
Cash / Cash Equivalents / Investments	\$ 48,442,004	\$ 17,576,711	\$ 1,748,355	\$ 25,728,168	\$ 22,385,529	\$ 31,232,144	\$ 17,211,044	\$ 164,323,955
Receivables (net of allowance for uncollectibles)								
Taxes Receivable								
Property Taxes	7,865,861	-	-	-	-	-	-	7,865,861
Other Taxes	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Accounts	112,095	-	-	-	-	-	1,299,220	1,411,315
Due from Other Funds	1,676,336	-	-	-	-	-	9,491	1,685,827
Intergovernmental Receivable	-	30,000	-	-	-	1,286,119	316,354	1,632,473
Cash - Restricted	210,686	458,115	-	-	-	-	-	668,801
Total Assets	58,306,982	18,064,826	1,748,355	25,728,168	22,385,529	32,518,263	18,836,110	177,588,233
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	396,333	131,001	-	2,872	7,678	4,484	114,970	657,337
Retainage Payable	-	13,446	-	33,572	464,675	481,309	57,571	1,050,573
Intergovernmental Payable	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-
Payroll Payable	1,395,552	-	-	-	-	-	87,445	1,482,997
Due to Other Funds	-	-	-	-	-	-	354,688	354,688
Deferred Revenue	9,281,732	30,000	-	-	-	1,286,119	1,308,712	11,906,563
Unearned Revenue	115,847	-	920,792	-	-	-	-	1,036,639
Non-Current								
Unclaimed Property	105,106	-	-	-	-	-	-	105,106
Claims Payable	-	-	-	-	-	-	-	-
Total Liabilities	11,294,571	174,448	920,792	36,444	472,352	1,771,912	1,923,385	16,593,905
Fund Balances:								
Restricted for:								
Capital Projects	-	7,186,892	(836,384)	8,198,596	6,316,972	20,350,886	4,826,406	46,043,370
Law Enforcement	-	-	-	-	-	-	149,179	149,179
Emergency Telephone Activities	-	-	-	-	-	-	(1,019,633)	(1,019,633)
Debt Service	-	-	-	-	-	-	3,975,418	3,975,418
Promotion of Tourism	-	-	-	-	-	-	991,410	991,410
Assigned for:								
Grant Projects	-	-	-	-	-	-	111,387	111,387
Arbitrage	-	-	-	1,106,566	-	-	-	1,106,566
Encumbrances	5,358,457	9,234,484	1,632,269	16,089,538	14,207,106	6,514,032	3,808,919	56,844,804
Unallocated	41,653,955	1,469,003	31,677	297,023	1,389,099	3,881,433	4,069,639	52,791,829
Total Fund Balances	47,012,411	17,890,378	827,562	25,691,724	21,913,177	30,746,351	16,912,725	160,994,329
Total Liabilities and Fund Balances	\$ 58,306,982	\$ 18,064,826	\$ 1,748,355	\$ 25,728,168	\$ 22,385,529	\$ 32,518,263	\$ 18,836,110	\$ 177,588,233

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended November 30, 2025

	Major Governmental Funds						Non-Major	Total
	General	Capital	Capital	S2022 Const	T-SPLOST	T-SPLOST II	Governmental	Governmental
	Fund	Project Fund	Grant Fund	Bond Fund	Capital Fund	Capital Fund	Funds	Funds
REVENUES								
Taxes:								
Property Tax	\$ 28,602,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,138,646	\$ 33,741,590
Local Option Sales Tax	7,436,231	-	-	-	-	-	-	7,436,231
Transportation SPLOST	-	-	-	-	-	5,132,135	-	5,132,135
Other Taxes	8,778,825	-	-	-	-	-	3,604,934	12,383,759
Licenses and permits	2,292,685	-	-	-	-	-	-	2,292,685
Intergovernmental	93,977	467,715	781,162	-	-	-	-	1,342,854
Charges for services	2,113,986	-	-	-	-	-	1,169,620	3,283,605
Impact Fees	-	-	-	-	-	-	480,003	480,003
Fines/Forfeitures	852,252	-	-	-	-	-	14,025	866,277
Investment earnings (Loss)	296,489	223,415	14,723	333,380	457,801	505,528	167,706	1,999,044
Contributions and Donations	48,786	1,063,137	-	-	-	-	2,852	1,114,776
Misc Revenue	43,717	-	-	-	-	-	-	43,717
Other	-	-	-	-	-	-	15,151	15,151
Total revenues	50,559,892	1,754,267	795,885	333,380	457,801	5,637,663	10,592,937	70,131,826
EXPENDITURES								
Current:								
Unallocated	-	-	-	-	-	-	-	-
General government	6,283,066	615,344	-	-	-	-	1,557,275	8,455,685
Public safety	21,501,124	614,867	-	-	-	-	2,109,289	24,225,281
Public works	4,583,489	776,334	-	28,030	2,861,381	1,168,041	1,852,524	11,269,799
Economic and community development	2,159,258	90,674	-	-	-	-	-	2,249,932
Alpharetta Business Community	-	-	-	-	-	-	-	-
Culture and recreation	6,375,936	216,442	-	80,518	-	-	299,982	6,972,878
Contingency	-	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-
Debt service:								
Principal	-	-	-	-	-	-	-	-
Interest	33,033	-	-	-	-	-	1,535,273	1,568,305
Other Costs	-	-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	40,935,906	2,313,661	-	108,547	2,861,381	1,168,041	7,354,343	54,741,880
Excess (deficiency) of revenues over (under) expenditures	9,623,985	(559,394)	795,885	224,833	(2,403,579)	4,469,622	3,238,594	15,389,946
OTHER FINANCING SOURCES (USES)								
Transfers in	1,668,204	-	-	-	-	-	-	1,668,204
Transfers out	-	-	-	-	-	-	(1,351,850)	(1,351,850)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	30,782	-	-	-	-	-	-	30,782
Sale of non-capital assets	820	-	-	-	-	-	-	820
Land Sale	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	1,699,806	-	-	-	-	-	(1,351,850)	347,956
Net change in fund balances	11,323,791	(559,394)	795,885	224,833	(2,403,579)	4,469,622	1,886,744	15,737,902
Fund balances - beginning	35,688,620	18,449,772	31,677	25,466,891	24,316,756	26,276,729	15,025,981	145,256,427
Fund balances - ending	\$ 47,012,411	\$ 17,890,378	\$ 827,562	\$ 25,691,724	\$ 21,913,177	\$ 30,746,351	\$ 16,912,725	\$ 160,994,329

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
November 30, 2025

	Special Revenue							Total Non-major		
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911	Opioid Settlement Fund	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS										
Cash / Cash Equivalents / Investments	\$ 2,175,809	\$ 6,515,779	\$ 497,841	\$ 9,324	\$ 177,892	\$ (173,666)	\$ 34,710	\$ 4,869,619	\$ 3,103,736	\$ 17,211,044
Taxes Receivable	-	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Property Taxes	0	-	-	-	-	-	-	1,299,220	-	1,299,220
Intergovernmental Receivable	-	-	-	-	9,491	-	-	-	-	9,491
Due From Other Funds	316,354	-	-	-	-	-	-	-	-	316,354
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	2,492,163	6,515,779	497,841	9,324	187,383	(173,666)	34,710	6,168,839	3,103,736	18,836,110
LIABILITIES										
Accounts Payable	0	96,606	-	-	-	12,023	-	2,295	4,046	114,970
Retainage Payable	754	20,231	-	-	-	-	-	-	36,587	57,571
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	87,445	-	-	-	87,445
Due to Other Fund	-	-	-	-	-	354,688	-	-	-	354,688
Deferred Revenue	0	-	-	-	9,491	-	-	1,299,220	-	1,308,712
Unearned Revenue	-	-	-	-	-	-	-	-	-	-
Total Liabilities	754	116,837	-	-	9,491	454,155	-	1,301,515	40,633	1,923,385
FUND BALANCES										
Restricted:										
Capital Projects	-	2,943,512	-	-	-	-	-	-	1,882,895	4,826,406
Law Enforcement	-	-	124,703	9,324	-	-	15,152	-	-	149,179
Promotion of Tourism	991,410	-	-	-	-	-	-	-	-	991,410
Emergency Telephone Activities	-	-	-	-	-	(1,019,633)	-	-	-	(1,019,633)
Debt Service	-	-	-	-	-	-	-	3,975,418	-	3,975,418
Assigned for: Grant Projects	-	-	-	-	-	-	-	-	-	-
Grant Projects	-	-	-	-	111,387	-	-	-	-	111,387
Encumbrances	-	2,442,277	-	-	50,000	391,811	-	-	924,831	3,808,919
Unallocated	1,500,000	1,013,154	373,138	-	16,505	-	19,558	891,906	255,378	4,069,639
Total Fund Balances	2,491,410	6,398,943	497,841	9,324	177,892	(627,821)	34,710	4,867,324	3,063,103	16,912,725
Total Liabilities and Fund Balances	\$ 2,492,163	\$ 6,515,779	\$ 497,841	\$ 9,324	\$ 187,383	\$ (173,666)	\$ 34,710	\$ 6,168,839	\$ 3,103,736	\$ 18,836,110

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended November 30, 2025

	Special Revenue									Total Non-major
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911 Fund	Opioid Settlement Fund	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:										
Hotel Motel Tax	\$ 3,604,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,604,934
Property tax	-	-	-	-	-	-	-	5,138,646	-	5,138,646
Charges for Service	-	-	-	-	89,000	1,080,620	-	-	-	1,169,620
Impact Fees	-	480,003	-	-	-	-	-	-	-	480,003
Forfeiture Income	-	-	14,025	-	-	-	-	-	-	14,025
Intergovernmental	-	-	-	-	-	-	-	-	-	-
Contributions & Donations	-	-	-	-	2,852	-	-	-	-	2,852
Investment Earnings (Loss)	26,930	79,570	-	-	2,154	(8,268)	-	15,442	51,877	167,706
Other	-	-	-	-	-	-	15,151	-	-	15,151
Total revenues	3,631,864	559,573	14,025	-	94,007	1,072,352	15,151	5,154,088	51,877	10,592,937
EXPENDITURES:										
Tourism	1,541,073	-	-	-	-	-	-	-	-	1,541,073
Community Development	-	-	-	-	-	-	-	-	-	-
Culture/Recreation	-	239,711	-	-	60,271	-	-	-	-	299,982
Public Safety	-	-	8,013	17,812	11,229	2,012,835	59,400	-	-	2,109,289
Public Works	-	-	-	-	94	-	-	-	1,852,429	1,852,524
General Government	-	-	-	-	13,702	-	-	2,500	-	16,202
Debt Service:	-	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	1,535,273	-	1,535,273
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-
Total expenditures	1,541,073	239,711	8,013	17,812	85,296	2,012,835	59,400	1,537,773	1,852,429	7,354,343
Excess (deficiency) of revenues over expenditures	2,090,791	319,862	6,011	(17,812)	8,710	(940,483)	(44,249)	3,616,316	(1,800,552)	3,238,594
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	(1,351,850)	-	-	-	-	-	-	-	-	(1,351,850)
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-	-
Total other financing sources	(1,351,850)	-	-	-	-	-	-	-	-	(1,351,850)
Net change in fund balances	738,941	319,862	6,011	(17,812)	8,710	(940,483)	(44,249)	3,616,316	(1,800,552)	1,886,744
Fund balances - beginning	1,752,469	6,079,081	491,830	27,136	169,182	312,662	78,958	1,251,008	4,863,655	15,025,981
Fund balances - ending	\$ 2,491,410	\$ 6,398,943	\$ 497,841	\$ 9,324	\$ 177,892	\$ (627,821)	\$ 34,710	\$ 4,867,324	\$ 3,063,103	\$ 16,912,725

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
November 30, 2025

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,279,994
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	1,281,564
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,561,558</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>2,561,558</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	2,100
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Payroll Liabilities	956
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>3,056</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>3,056</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	2,558,502
Total Net Assets	<u>2,558,502</u>
Total Liabilities & Net Assets	<u>\$ 2,561,558</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended November 30, 2025

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 4,431,950
Misc Revenue	-
Total operating revenues	<u>4,431,950</u>
Operating expenses:	
Administration	6,062,132
Non-departmental	-
Total operating expenses	<u>6,062,132</u>
Operating Gain (loss)	(1,630,181)
Non-operating revenues (expenses):	
Investment earnings (Loss)	<u>20,808</u>
Total non-operating revenue (expenses)	<u>20,808</u>
Income (loss) before transfers	(1,609,374)
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	(1,609,374)
Total net assets-beginning	<u>69,563</u>
Total net assets-ending (net of encumbrances)	<u>(1,539,812)</u>
Adjustments to GAAP basis:	
Encumbrances	4,098,313
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 2,558,502</u>

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of November 30, 2025 (unaudited)

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ -	\$ -		\$ -
99575100-361000	Investment Earnings	-	5,944		(5,944)
	subtotal	\$ -	\$ 5,944		\$ (5,944)
(1) 99575100-395000	Carryforward Fund Balance	\$ 486,587	\$ -		\$ 486,587
	subtotal	\$ 486,587	\$ -		\$ 486,587
	Total	\$ 486,587	\$ 5,944		\$ 480,643
Expenditures					
99575100-571000	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-521200-C2529	Market Feasibility Study	123,053	70,707	52,345	1
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C2422	Connect Forward Grant Program	50,000	-	-	50,000
99575100-544100-C2618	Lights on the Loop	20,000	20,000	-	-
	subtotal	\$ 246,501	\$ 90,707	\$ 52,345	\$ 103,449
99575100-579000	Reserve	\$ 240,086	\$ -	\$ -	\$ 240,086
	Total	\$ 486,587	\$ 90,707	\$ 52,345	\$ 343,535

(1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.

Fund Balance Reconciliation

Fund Balance (beginning of Fiscal Year)	\$ 486,588
Revenues collected to date	5,944
Expenditures incurred to date	(90,707)
Fund Balance*	\$ 401,825
Fund Balance Allocation (forecasted):	
Non-Spendable (unspent/remaining project allocations)	\$ 155,794
Spendable (available for investment by the Board)	246,031
	\$ 401,825

* May differ from the Fund Balance figures in the attached Balance Sheet due to forecasted revenue collections that are anticipated, but not yet collected.

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
November 30, 2025

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 401,825
Investments	-
Receivables	-
Restricted Cash for Bond Issuance Costs	-
Total Assets	401,825

LIABILITIES

Current Liabilities:

Accounts Payable	-
Deferred Revenue	-
Due to Other Funds	-
Total Current Liabilities	-

Current Liabilities Payable from Restricted Assets:

	-
Total Current Liabilities Payable from Restricted Assets	-

Noncurrent Liabilities:

	-
Total Noncurrent Liabilities	-
Total Liabilities	-

Fund Balance

Restricted	155,794
Unallocated	246,031
Total Fund Balance	401,825

Total Liabilities & Fund Balance	\$ 401,825
----------------------------------	-------------------

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended November 30, 2025

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ -
State Grant	-
Fees	-
Contributions & Donations	-
Miscellaneous Income-Interest	5,944
Miscellaneous Revenue	-
	<u>-</u>
Total Revenues	<u>5,944</u>
Expenditures	
Economic Development	143,052
Maintenance Contracts	-
Donation to private source	-
Utilities - Miscellaneous	-
Debt Service:	
Principal	-
Interest	-
	<u>-</u>
Total Expenditures	<u>143,052</u>
Excess (deficiency) of revenues over (under) expenditures	(137,108)
Other Financing Sources (Uses)	
Sale of capital assets	-
	<u>-</u>
Net Change in Fund Balances	(137,108)
Fund Balance, Beginning of Year	<u>486,588</u>
Encumbrances	52,345
Fund Balance, End of Year	<u>401,825</u>





STAFF REPORT

Department: City Clerk

Submitted By:

Meeting Date: January 12, 2026

AGENDA ITEM:

Announcement of Public Hearing Procedures

STAFF RECOMMENDATION:

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:

ALTERNATIVES:

ATTACHMENTS:



CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: January 12, 2026

AGENDA ITEM: PH-26-01 CIRQUE ITALIA – NORTH POINT MALL MP

The applicant, Cirque Italia, is requesting consideration of a temporary use for a circus. Unified Development Code (UDC) Subsection 2.3.2 (J) requires City Council approval of a circus, carnival or fair on property zoned and used for non-residential use. The applicant proposes utilizing the surface parking lot between Macy's and AMC Movie Theater at North Point Mall for a temporary circus. The subject property is located at 1000 North Point Circle.

STAFF RECOMMENDATION:

Approve PH-26-01 Cirque Italia – North Point Mall MP, subject to the following conditions:

1. Temporary use approval of a circus shall be granted to Cirque Italia and shall not be transferrable.
2. Cirque Italia shall be permitted to operate in the North Point Mall parking lot as depicted on the submitted site plan for a period not to exceed 8 days, which shall include 4 days of showtimes, setup, and breakdown.
3. Cirque Italia shall employ at a minimum 2 police officers for each show.
4. The sale or serving of alcohol shall not be permitted.

ITEM DESCRIPTION:

The applicant, Cirque Italia, is requesting consideration of a temporary use for a circus. Unified Development Code (UDC) Subsection 2.3.2 (J) requires City Council approval of a circus, carnival, or fair on property zoned and used for non-residential use. The applicant proposes utilizing the surface parking lot between Macy's and AMC Movie Theater at North Point Mall for a temporary circus. The subject property is located at 1000 North Point Circle.

North Point Mall and the surrounding area is zoned PSC (Planned Shopping Center). The area is commercial and there are no residential uses in the immediate vicinity.

Unified Development Code (UDC) Subsection 2.3.2 (J) allows a carnival, circus or fair on property zoned or used for non-residential use, subject to City Council approval. Site shall meet adequate parking, safety, access, noise, and security concerns and limiting impacts to surrounding properties.

Cirque Italia is described by the applicant as an acrobatic theatrical cirque-style circus held under a tent. According to the application, the production features human acts only and there are no pyrotechnics. Cirque Italia provides its own concession stand which includes offerings similar to a movie theater and there will be no alcoholic beverages. Cirque Italia contracts with a local sanitation company for garbage disposal and restroom facilities.

The applicant provided a site plan depicting the circus in the surface parking lot between Macy's and AMC. Parking for the circus will be located in the adjacent parking lots surrounding North Point Mall. The proposed circus is scheduled to take place between March 13th – 16th, with setup beginning on March 10th and breakdown concluding on March 17th. One (1) showtime is

scheduled for March 13th and March 16th, three (3) showtimes on March 14th and two (2) showtimes on March 15th. The latest showtime begins at 7:30 PM. The circus tent has a seating capacity of 998 seats. Cirque Italia staff will serve as security personnel, which will be in addition to two (2) police officers at each showtime. The applicant also provided a safety plan to protect the safety of the audience.

The City's Public Safety Department was consulted regarding the applicant's request. The Department recommends that at least two (2) police officers be present at paid public events with 500 people or more.

CONCURRENCES

Staff has reviewed the application and supports the applicant's request for a temporary circus. Adequate parking is available at this location to support both the circus and North Point Mall parking needs. In addition, the circus is appropriately located in a commercial area, minimizing impacts to surrounding properties. The State Fire Marshal will be responsible for all safety inspections. If approval is considered, it is recommended that at least two (2) police officers be present at each show to support the applicant's safety and security plan.

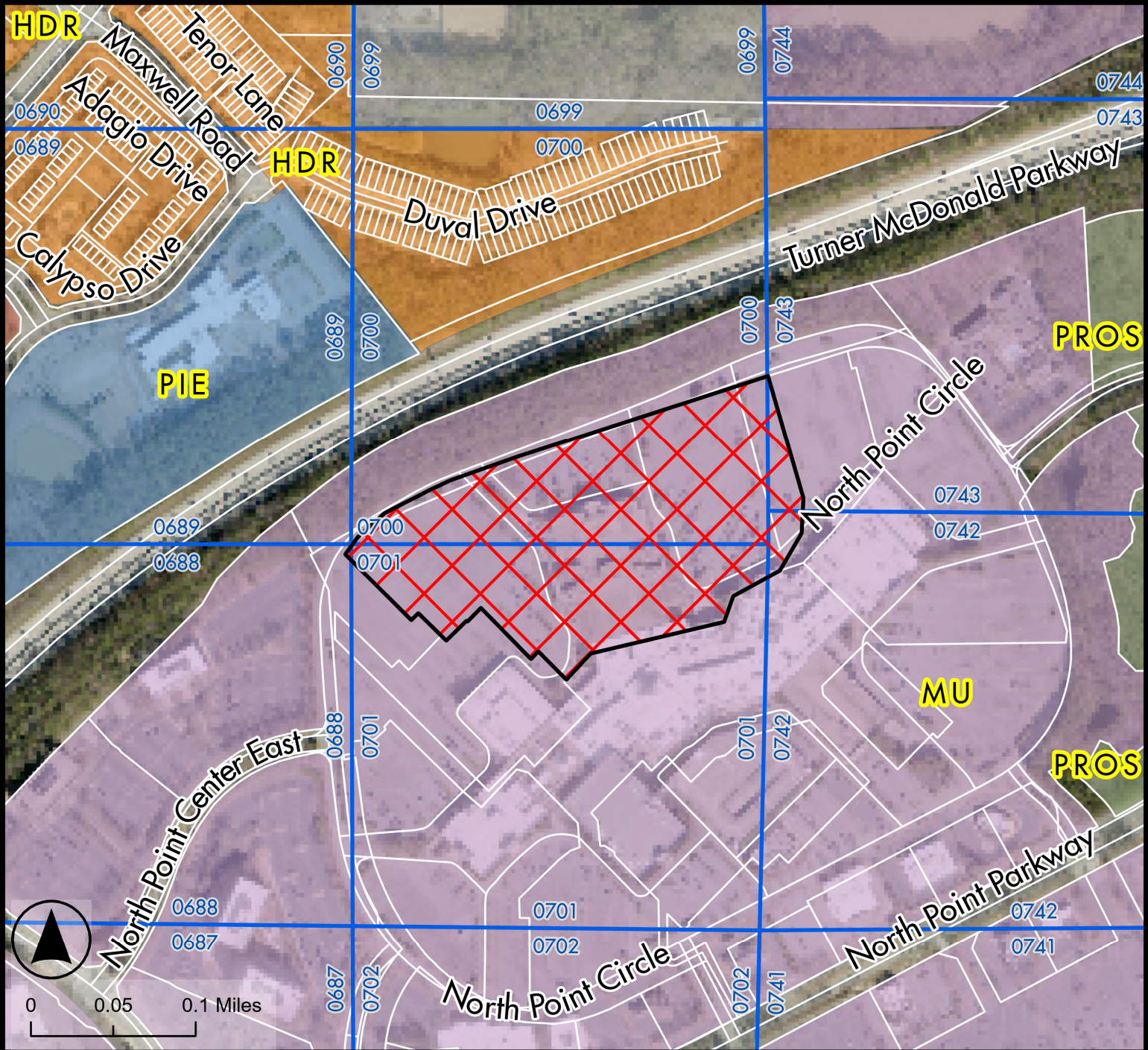
CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and intent for the property. The citizen participation report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on December 10, 2025. There were no public comments.

ATTACHMENTS:
• Map Series • CZIM • Citizen Part B • Application



Future Land Use Map

Cirque Italia - North Point Mall
1000 North Point Circle

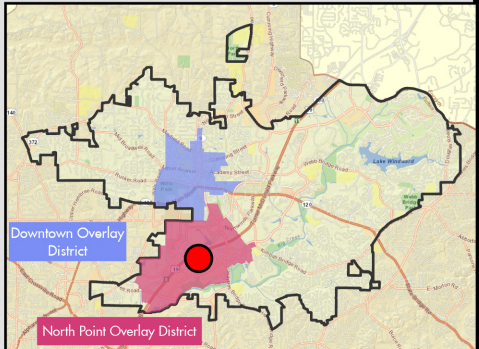
PH-26-01

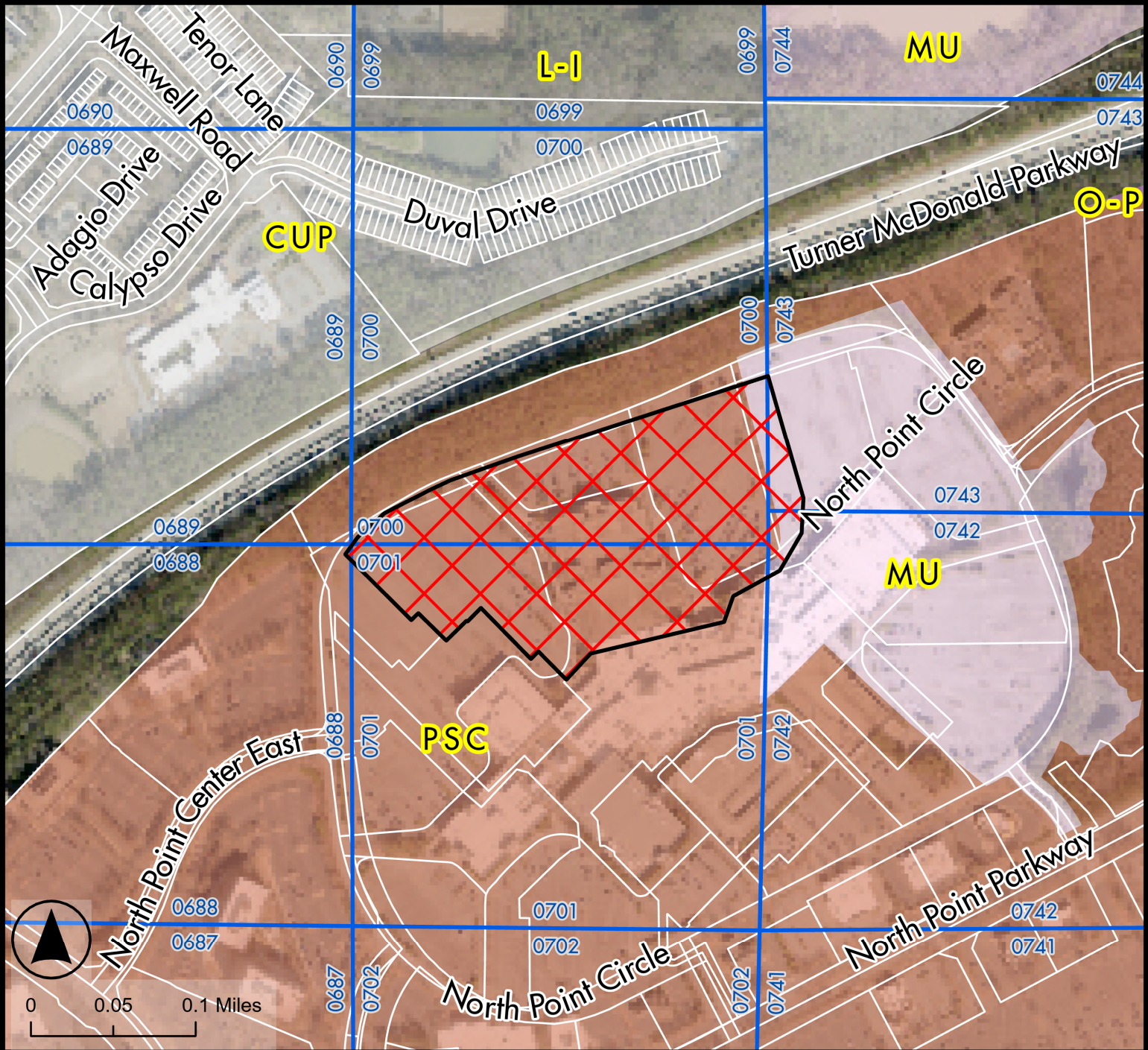
D/LL: 1/2/0701

CC: 1/12/2026

Legend

- PH-26-01
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Future Land Use 2040
 - Business, Manufacturing, Warehousing, Light Industrial
 - Commercial
 - High Density Residential
 - Mixed Use
 - Parks, Recreation, Open Space
 - Public, Institutional, Education





Legend

PH-26-01

Land Lots

Tax Parcels

Alpharetta City Limits

Zoning District

CUP Community Unit Plan

L-I Light Industrial

MU Mixed Use

O-P Office Professional

PSC Planned Shopping Center

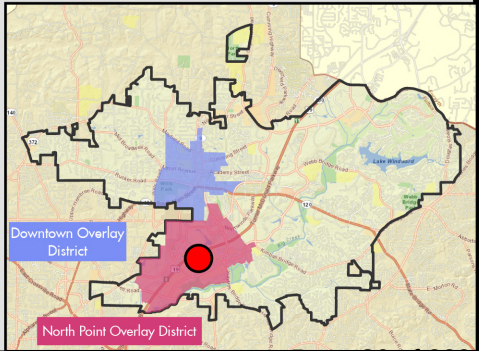
Zoning Map

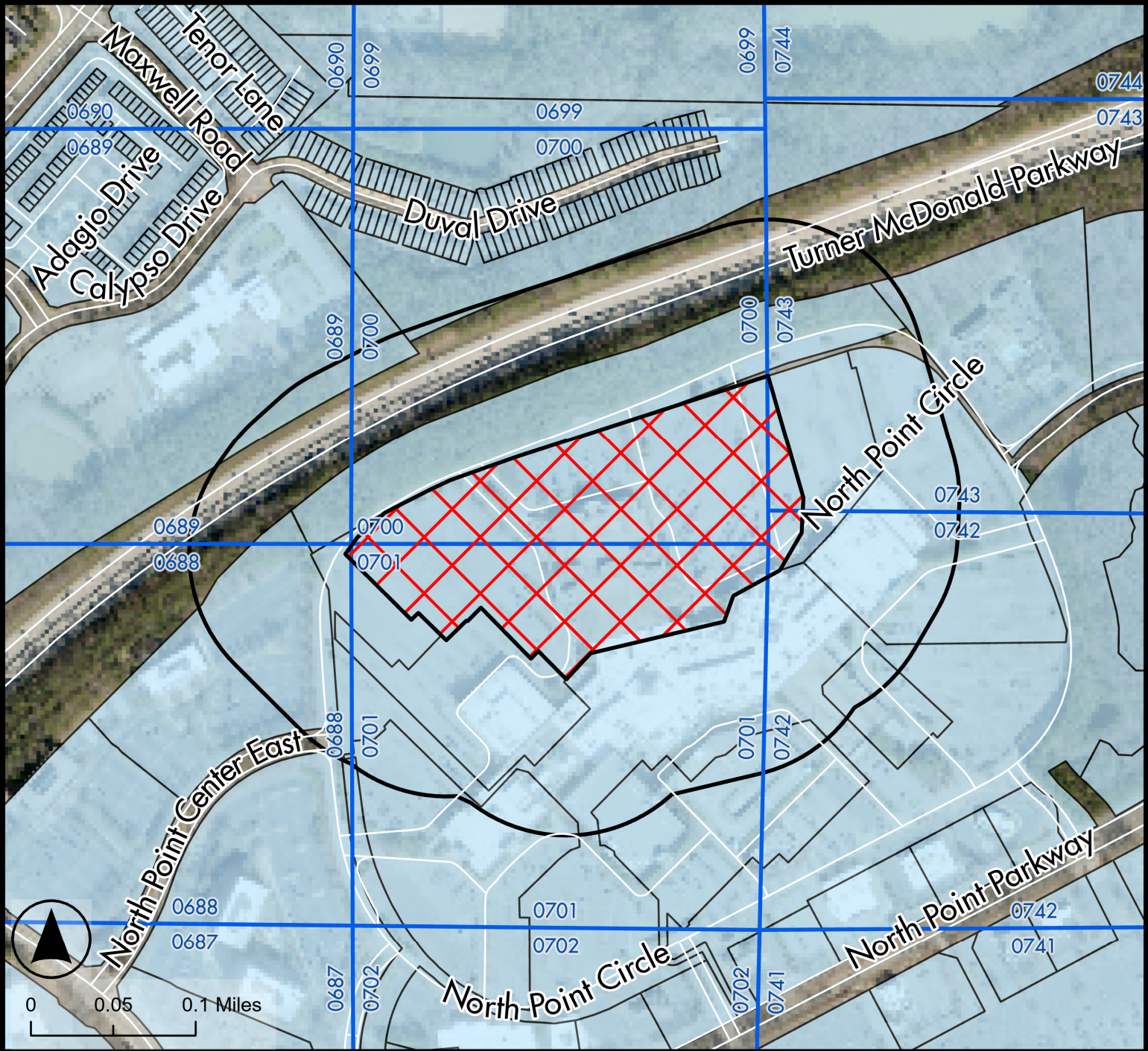
Cirque Italia - North Point Mall
1000 North Point Circle

PH-26-01

D/LL: 1/2/0701

CC: 1/12/2026





Legend

- PH-26-01
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

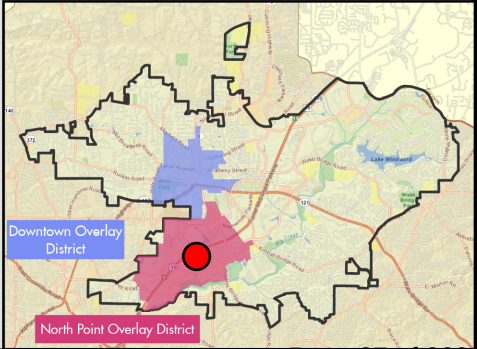
Location Map

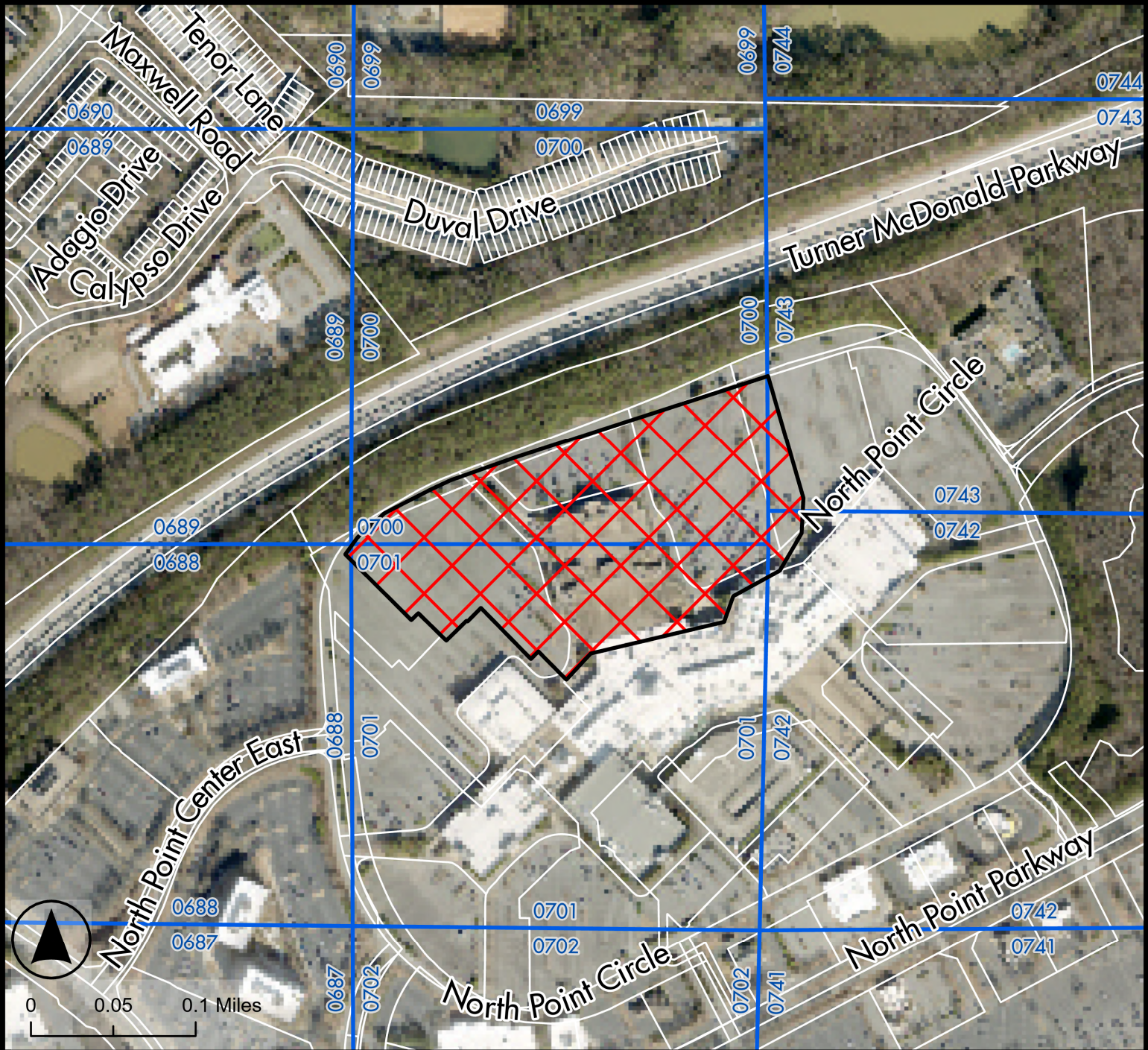
Cirque Italia - North Point Mall
1000 North Point Circle

PH-26-01

D/LL: 1/2/0701

CC: 1/12/2026





Legend

-  PH-26-01
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

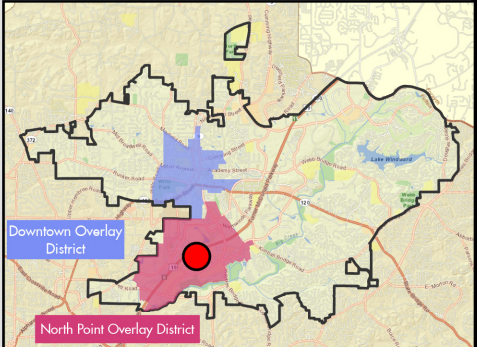
Aerial Map

Cirque Italia - North Point Mall
1000 North Point Circle

PH-26-01

D/LL: 1/2/0701

CC: 1/12/2026



Community Zoning Information Meeting (CZIM)
Please sign-in and leave your comments and/or concerns.

December 10, 2025

PH-26-01 / Cirque Italia/North Point Mall

NAME	ADDRESS	COMMENTS
NO COMMENTS		

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Cirque Italia to perform at North Point Mall (parking lot) March 13-16, 2026.

Contact Name: Manuel Rebecchi / Cirque Entertainment II LLC Telephone: (941) 539-3596

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

We didn't receive any comments from our notification letter, no replies via mail, email or telephone.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|--|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____

Date: 11/28/2025

Print Form

11/14/2025

Cirque Entertainment II LLC
Manuel Rebecchi
2903 9th Street West
Bradenton, Florida 34205

RE: PH-26-01 Cirque Italia/North Point Mall

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a public hearing to allow a temporary circus for Cirque Italia in the parking lot at North Point Mall. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 688, 689, 700, 701, 702, 742 & 743, 1st District, 2nd Section, Fulton County, Georgia.

The **Community Zoning Information Meeting (CZIM)** will be held on **Wednesday, December 10, 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA, 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the **City Council on Monday, January 5, 2026 at 6:30 p.m.** The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at charles@cirqueitalia.com – (941)704-8572.

Sincerely,

Manuel Rebecchi

WACHOVIA BANK OF GEORGIA
P.O. BOX 2609
CARLSBAD CA 92018-2609

SWANN INVESTMENTS L P
850 KENNESAW AVE NW STE C2
MARIETTA GA 30060-1095

BRI 1870 NORTH POINT LLC
100 N FEDERAL HWY #400
HALLANDALE FL 33009

DILLARD DEPARTMENT STORES INC
4501 NORTH BEACH ST
FORT WORTH TX 76137

COLE CP ALPHARETTA GA LLC
12181 BLUFF CREEK DR 5TH FL
PLAYA VISTA CA 90094

BRI 1870 NORTH POINT LLC
100 N FEDERAL HWY #400
HALLANDALE FL 33009

ALPHA Z-BOY PARTNERS LLC
940 EMMETT AVE STE 200
BELMONT CA 94002-3881

BRI 1870 NORTH POINT LLC
100 N FEDERAL HWY #400
HALLANDALE FL 33009

12915 HIGHWAY 9 LLC
12915 HIGHWAY 9
ALPHARETTA GA 30004

BRI 1870 NORTH POINT LLC
P O BOX 1368
CARLSBAD CA 92018

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

NEUSE INCORPORATED
P O BOX 27131
RALEIGH NC 27611-7131

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

CH RETAIL FUND I ATLANTA STONE WAL
K L L C
P.O. BOX 250509
ATLANTA GA 30305

HUBERT PROP LLLP
850 KENNESAW AVE NW STE 2
MARIETTA GA 30060-1095

DAYTON HUDSON CORP
P.O. BOX 9456
MINNEAPOLIS MN 55440-9456

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

ALPHA REGIONS PARTNERS LLC
289 S CULVER ST
LAWRENCEVILLE GA 30046-4805

BRE/ESA P PORTFOLIO LLC
P.O. BOX 49550 - PROP TAX
CHARLOTTE NC 28277-9550

HUMMINGBIRD ALPH LLC
11540 US HWY 92 EAST
SEFFNER FL 33584

BRE LQ PROPERTIES LLC
909 HIDDEN RIDGE # 600
IRVING TX 75038

GREENE HOGG NP I LLC
3425 DULUTH PARK LN
DULUTH GA 30096

BFC PROPERTIES INC ET AL
515 LYELL DR STE 101
MODESTO CA 95356

PALM J LLC
13833 WELLINGTON TRC E4 #238
WEST PALM BEACH FL 33414

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

BRI 1870 NORTH POINT LLC
P O BOX 1368
CARLSBAD CA 92018

ALPHA LAND PARTNERS LLC
289 S CULVER ST
LAWRENCEVILLE GA 30046-4805

MOHANDAS RAHUL A
100 DOWNING DR
ALPHARETTA GA 30022

BRI 1870 NORTH POINT LLC
P O BOX 1368
CARLSBAD CA 92018

SUMANTH SUKHAVASI & MALLIMOGGALA P
ADMINI
325 DUVAL DR
ALPHARETTA GA 30009

SOLANKI ATUL PRAKASH
445 DUVAL DR
ALPHARETTA GA 30009

10800 HAYNES ROAD GA LLC
450 SKOKIE BLVD # 600
NORTHBROOK IL 60062

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

BURTON JOE ALAN ET AL
475 DUVAL DR
ALPHARETTA GA 30009

BP NORTHPOINT LLC
5200 BUFFINGTON RD
ATLANTA GA 30349

FULTON SCIENCE ACADEMY PRIVATE SCH
OOL INC
3035 FANFARE WAY
ALPHARETTA GA 30009

ASILOKUN ARIT
485 DUVAL DR
ROSWELL GA 30076

PRAN HAYNES BRIDGE LLC
12570 PINDELL CIR
ALPHARETTA GA 30004

REBALA SREEHARSHA REDDY
355 DUVAL DR
ALPHARETTA GA 30009

BENIWAL RAJENDER SINGH
495 DUVAL DR
ALPHARETTA GA 30009

BASSETT ZACHIA THOMAS BURTON & FAN
CHENYIN
124 DOWNING DR
ALPHARETTA GA 30022

HEDGE HAMSANATH & JAIN SUPRIYA
295 DUVAL DR
ALPHARETTA GA 30009

RANJAN CHITTA
525 DUVAL DR
ALPHARETTA GA 30009

EASLEY CHRISTIAN DAVID
102 DOWNING DR
ALPHARETTA GA 30022

YALAMATI MANASA SREE
285 DUVAL DR
ALPHARETTA GA 30009

MC ALISTER DONNA ANN
545 DUVAL DR
ALPHARETTA GA 30009

BROOM MEGAN E
104 DOWNING DR
ALPHARETTA GA 30022

GRIFFIN ANJA KLOKOCKA & GRIFFIN RA
SHAWN MARKIE
365 DUVAL DR
ALPHARETTA GA 30009

SAMUDIO XIOMARA
565 DUVAL DR
ALPHARETTA GA 30009

SHOKOOHI CHEYENNE ET AL
106 DOWNING DR
ALPHARETTA GA 30022

NAVARRA ROLAND DECLINES
395 DUVAL DR
ALPHARETTA GA 30009

MOHAPATRA SURJYAKANTA & SRILEKHA K
UMARI
3755 KENNENT SQ
SUWANEE GA 30024

KHAN ADNAN & HASHMI ZAINA FATIMAH
108 DOWNING DR
ALPHARETTA GA 30022

FRATTA FLORALINDA LA
405 DUVAL DR
ALPHARETTA GA 30009

KIM CHANG LIVING TRUST THE
605 DUVAL DR
ALPHARETTA GA 30009

DE SAN LUIS JIMENEZ MENDEZ JOSE MA
RIA
116 DOWNING DR
ALPHARETTA GA 30022

DUDIPALA UHASRI
435 DUVAL DR
ALPHARETTA GA 30009

10800 HAYNES ROAD GA LLC
450 SKOKIE BLVD # 604
NORTHBROOK IL 60062

NELLURI VARUN
114 DOWNING DR
ALPHARETTA GA 30022

SONTENAM SAI SIVA SUNDAR S
112 DOWNING DR
ALPHARETTA GA 30022

ENDER LAUREN ASHLEY & WILSON JACK
431 OLMSTEAD WAY
ALPHARETTA GA 30022

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

GUPTA ABHAYA & MANJU
141 WESTCHESTER WAY
ALPHARETTA GA 30005

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

MANDADI NEHA & MANDADI MOUNIKA & S
AXENA AKSHAY PRA
4820 CEDAR FOREST PL
LOUISVILLE KY 40245

ZHANG SHAOBO & HE WENFENG
403 OLMSTEAD WAY
ALPHARETTA GA 30022

MARCH JAMES & GILLIAN
421 OLMSTEAD WAY
ALPHARETTA GA 30022

CHOUDHARY JAYA & GOYAL PUJA
595 BARNESLEY LN
ALPHARETTA GA 30022

LIAO DEXIONG
427 OLMSTEAD WAY
ALPHARETTA GA 30022

GOPAL SREEJI & SHARMA SWEETY
225 DOWNING DR
ALPHARETTA GA 30022

NGUYEN NHU-TRAM THI & HAMMANG RYAN
KEITH
312 OLMSTEAD WAY
ALPHARETTA GA 30022

MILLER TY & BONNIE
209 DOWING DR
ALPHARETTA GA 30022

BENDIKS ANYELINA & BENDIKS ALYSSA
217 DOWNING DR
ALPHARETTA GA 30022

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
JOHNS CREEK GA 30097

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

DUBE JEFFREY JOHN JR
413 OLMSTEAD WAY
ALPHARETTA GA 30022

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
JOHNS CREEK GA 30097

YUAN TINGTING
231 DOWNING DR
ALPHARETTA GA 30022

SANTOS MARIA BENITEZ
219 DOWNING DR
ALPHARETTA GA 30022

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
JOHNS CREEK GA 30097

CHONG ANDREW & CHONG HYUNA
229 DOWNING DR
ALPHARETTA GA 30022

GRBK NORTH POINT LLC
2805 N DALLAS PKWY STE 400
PLANO TX 75093

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
JOHNS CREEK GA 30097

WRIGHT JEFFREY HOWARD
213 DOWNING DR
ALPHARETTA GA 30022

RISHWAIN STEPHEN BUFFINGTON
221 DOWNING DR
ALPHARETTA GA 30022

GRBK NORTH POINT LLC
2805 N DALLAS PKWY STE 400
PLANO TX 75093

EWOL MABEL & DEWORNU JUSTICE FIAM
OR
409 OLMSTEAD WAY
ALPHARETTA GA 30022

GRBK NORTH POINT LLC
2805 N DALLAS PKWY STE 400
PLANO TX 75093

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

BLUE VENTURES LLC
12274 CRABAPPLE RD
ALPHARETTA GA 30004

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

GRBK NORTH POINT LLC
2805 N DALLAS PKWY STE 400
PLANO TX 75093

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

VON MAUR INC
6565 N BRADY ST
DAVENPORT IA 52806-2054

GRBK NORTH POINT LLC
2805 N DALLAS PKWY STE 400
PLANO TX 75093

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

HOLLYWOOD CAMARILLO PARTNERS L P
P.O. BOX 250509
ATLANTA GA 30305

GRBK NORTH POINT LLC
2805 N DALLAS PKWY STE 400
PLANO TX 75093

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

MANSELL CROSSING LLC ET AL
1109 RUSSELL PKWY
WARNER ROBINS GA 31088

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

BRE/ESA P PORTFOLIO LLC
P.O. BOX 49550 - PROP TAX
CHARLOTTE NC 28277-9550

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

D & D INVESTMENT ASSOCIATES LLLP
4030 JOHNS CREEK PKWY
SUWANEE GA 30024

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

CENTRO WATT OPERATING PTNRSHIP TWO
LLC
P.O. BOX 4900 DEPT 124
SCOTTSDALE AZ 85261-4900

HPTMI II PROPERTIES TRUST
P.O. BOX 579
LOUISVILLE TN 37777-0579

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

TRAMELL PROPERTIES LLC
811 3RD AVE
WEST POINT GA 31833-1528

WRE GRIFFIN I LLC
43 WOODSTOCK ST
ROSWELL GA 30075

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

HAYNES BRIDGE PARTNERS LLC
976 W POINT CT
LITHIA SPRINGS GA 30122

AVENUE 26 HOLDINGS LLC ET AL
11911 SAN VICENTE BLVD STE 310
LOS ANGELES CA 90049

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

10885 HAYNES BRIDGE ROAD LLC
430 PLASTERS AVE NE # 100
ATLANTA GA 30324-3912

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

SUN TRUST BANK ATL
PO BOX 26665 VA-RIC-8614
RICHMOND VA 23261-6665

ALPHARETTA PROPCO LLC
3250 OCEAN PARK BLVD STE 350
SANTA MONICA CA 90405

THOMAS L M JR
P.O. BOX 538
SUMMERVILLE GA 30747

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

CH RETAIL FUND I ATLANTA STONE WAL
K L L C
P.O. BOX 250509
ATLANTA GA 30305

CORO NORTH POINT LLC
3715 NORTHSIDE PKWY STE 100
ATLANTA GA 30327

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

USR REAL ESTATE HOLDINGS LLC
500 STAPLES DR
FRAMINGHAM MA 01702

BANGSIK & SHOOKJA REVOCABLE LIVING
TRUST THE
1511 REAGAN CIR NW
CONYERS GA 30012

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

HAYNES BRIDGE PARTNERS LLC
976 W POINT CT
LITHIA SPRINGS GA 30122

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

COLE JO ALPHARETTA GA LLC
5555 DARROW RD
HUDSON OH 44236

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30009

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

NORTHPOINT GEORGIA REAL ESTATE LLC
950 NORTH POINT DR
ALPHARETTA GA 30022

BRI 1870 NORTH POINT LLC
P O BOX 1368
CARLSBAD CA 92018

HAYNES ROCK LLC
11190 HAYNES BRIDGE RD
ALPHARETTA GA 30022

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

SG ECHO LLC
3490 PIEDMONT RD NW #550
ATLANTA GA 30305

BRI 1870 NORTH POINT LLC
100 N FEDERAL HWY #400
HALLANDALE FL 33009

BENSON ROBERT & MICHELE
385 DUVAL DR
ALPHARETTA GA 30009

VIHAN LLC
12647 WATERSIDE DR
ALPHARETTA GA 30004

ALPHA LAND PARTNERS LLC
289 S CULVER ST
LAWRENCEVILLE GA 30046-4805

KATTUKURI MANISHA & TADIPARTHI RAJ
ESH
415 DUVAL DR
ALPHARETTA GA 30009

ARTISAN TOWNHOME ASSOCIATION INC
2675 PACES FERRY RD SE SUITE 125
ATLANTA GA 30339

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30009

MORALES DARWING ALBERTO HIDALGO &
ROMERO PAOLA C S
425 DUVAL DR
ALPHARETTA GA 30009

10800 HAYNES ROAD GA LLC
450 SKOKIE BLVD # 600
NORTHBROOK IL 60062

FIP MASTER FUNDING I LLC
1810 SATELLITE BLVD SUITE 300
BUFORD GA 30518

DARBY ANDREW JOSEPH & SURAVITCH LA
UREN
455 DUVAL DR
ALPHARETTA GA 30009

ALPHA LAND PARTNERS LLC
289 S CULVER ST
LAWRENCEVILLE GA 30046-4805

AFG ALPHARETTA LLC
1810 SATELLITE BLVD STE 300
BUFORD GA 30518

NIRESHWALYA SHIPALI SHREYUS & NIRE
SHWALYA SHREYUS
465 DUVAL DR
ALPHARETTA GA 30009

ANSLEY INVESTMENT PARTNERS L P
P.O. BOX 460169
HOUSTON TX 77056

SUN CHRISTINE & MARTIN CALEB JAMES
335 DUVAL DR
ALPHARETTA GA 30009

MOODY AMI
505 DUVALL DR
ALPHARETTA GA 30009

ALPHA LAND PARTNERS LLC
289 S CULVER ST
LAWRENCEVILLE GA 30046-4805

MALYALA DIVYA & ANNACHEDU RAJENDAR
REDDY
315 DUVAL DR
ALPHARETTA GA 30009

GIRALDO JULIANA & GAVIRIA MARIA L
515 DUVAL DR
ALPHARETTA GA 30009

GEORGIA DEPARTMENT OF TRANSPORTATI
ON
600 W PEACHTREE ST NW STE 1400
ATLANTA GA 30308

SOMANI VINEET & SARDA ANKITA
345 DUVAL DR
ALPHARETTA GA 30009

NELLURI NEHA
535 DUVAL DR
ALPHARETTA GA 30009

PATEL PRERAK
110 DOWNING DR
ALPHARETTA GA 30022

KHAN FIONA SOFANA ARMIN & EAD WESA
M ADAM
305 DUVAL DR
ALPHARETTA GA 30009

SINGH NISHANT
555 DUVAL DR
ALPHARETTA GA 30009

ZAMBRANO JOSE RICARDO
122 DOWNING DR
ALPHARETTA GA 30022

AITHA BALAKRISHNA
375 DUVAL DR
ALPHARETTA GA 30009

RANSOM NICHOLAS
585 DUVAL DR
ALPHARETTA GA 30009

ODUTAYO ADEYINKA
120 DOWNING DR
ALPHARETTA GA 30022

CHOUDHARY MILAN
118 DOWNING DR
ALPHARETTA GA 30022

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

FUESTING BRENT & MULLINS DANA
300 OLMSTEAD WAY
ALPHARETTA GA 30022

FIGUEROA SERGIO REAL & CAMACHO ADR
IANA I
205 DOWNING DR
ALPHARETTA GA 30022

MIESCH MICHAEL
423 OLMSTEAD WAY
ALPHARETTA GA 30022

GARNER NADIA N
302 OLMSTEAD WAY
ALPHARETTA GA 30022

BOTEZAT OLGA
429 OLMSTEAD WAY
ALPHARETTA GA 30022

GOSWAMI SHIV RAJIV
227 DOWNING DR
ALPHARETTA GA 30022

KENLEY AZADE K
304 OLMSTEAD WAY
ALPHARETTA GA 30022

CAIN BRENDA & NALL NICOLE
207 DOWNING DR
ALPHARETTA GA 30022

YOUNG HUNTER & TURPIN ELIZABETH
215 DOWNING DR
ALPHARETTA GA 30022

CORNELY LILY
314 OLMSTEAD WAY
ALPHARETTA GA 30022

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

BUTLER SHERRY MARSHALL
411 OLMSTEAD WAY
ALPHARETTA GA 30022

JAIN MUKUL & GUPTA ISHA
316 OLMSTEAD WAY
ALPHARETTA GA 30022

SANFORD ROBERT H II & JACQUELYN M
233 DOWNING DR
ALPHARETTA GA 30022

STRUNK CHAD ALAN & VONWAHLDE GAIL
CLARA
419 OLMSTEAD WAY
ALPHARETTA GA 30022

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

STRANGE WILLIAM & HOGAN CHELSEA
405 OLMSTEAD WAY
ALPHARETTA GA 30022

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
JOHNS CREEK GA 30097

MARTINEZ LINA MARIA VERGARA
211 DOWNING DR
ALPHARETTA GA 30022

SOUSA BARBARA DE
223 DOWNING DR
ALPHARETTA GA 30022

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
JOHNS CREEK GA 30097

DEEM DONNA
407 OLMSTEAD WAY
ALPHARETTA GA 30022

TPG ECCO PARK LLC
11340 LAKEFIELD DR SUITE 140
DULUTH GA 30097

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
JOHNS CREEK GA 30097

WALKER AARON JAMES & LORRANA ARAUJO
425 OLMSTEAD WAY
ALPHARETTA GA 30022

GRBK NORTH POINT LLC
2805 N DALLAS PKWY STE 400
PLANO TX 75093

GRBK NORTH POINT LLC
2805 N DALLAS PKWY STE 400
PLANO TX 75093

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

GRBK NORTH POINT LLC
2805 N DALLAS PKWY STE 400
PLANO TX 75093

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

GRBK NORTH POINT LLC
2805 N DALLAS PKWY STE 400
PLANO TX 75093

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK LLC
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

LWV TPA GA 400 LLC
3350 RIVERWOOD PKWY STE 750
ATLANTA GA 30339

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

TPG ECCO PARK L L C
11340 LAKEFIELD DR STE 140
DULUTH GA 30097

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Manuel Rebecchi / Cirque Entertainment II LLC Telephone: (941) 539-3596

Address: 2903 9th St W Suite: _____

City Bradenton State: FL Zip: 34205 Fax: _____

Mobile Tel: (941) 539-3596 Email: charles@cirquelita.com

Subject Property Information:

Address: North Point Mall - 1000 North Point Circle, Alpharetta, GA 30022 Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: _____ Current Use: Parking lot of shopping center

This Application For *(Check All That Apply):*

☐ Conditional Use☐ Rezoning☐ Variance☐ Exception☐ Master Plan Amendment☐ Master Plan Review☐ Public Hearing☒ Other*(Specify):* Set up of a tent for an Event in the Mall Parking Lot - (Cirque Italia)
Temporary Acrobatic Theatrical Cirque Style Circus Show.☐ Comprehensive Plan Amendment

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

The mall has agreed to rent the parking lot area to set a tent for an Event - (Cirque Italia).
Temporary Acrobatic Theatrical Cirque Style Circus Show under a tent.

Applicant's Request (Please itemize the proposal):

Cirque Italia politely requests to be able to have its event March 13th - 16th, 2026 at North Point Mall parking lot under our tent, a temporary event that will bring much entertainment to the local Alpharetta community.

Applicant's Intent *(Please describe what the proposal would facilitate)*:

Cirque Italia is an European style Cirque show production, featuring human acrobatics to entertain all ages. There are no animals, no rides, no alcohol, no open fire, no pyro, no street closures, no parades, no games. We have our own tent, concessions trailers with mostly prepackaged items like Popcorn, Cotton Candy, Snow Cones, Slushies, Hotdogs, Nachos with cheese, Bottled water, Bottled soda, Lemonade. We hire a local sanitation company to ensure proper garbage disposal and bathrooms are met.

Set up will begin on Tuesday March 10th, 2026.

Event dates: March 13-16, 2026.

Tear down: Tuesday March 17, 2026.

Showtimes:

March 13th – Friday: 7:30pm

March 14th – Saturday: 1:30pm, 4:30pm & 7:30pm

March 15th – Sunday: 1:30pm & 4:30pm

March 16th – Monday: 7:30pm

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: REEP-RTL NPM GA LLC dba North Point Mall
Mario Mireles, GM

Telephone: 770.740.8636

Address: 1000 North Point Pkwy

Suite: 1000

City Alpharetta

State: GA

Zip: 30022

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Manuel Rebecchi / Cirque Entertainment II LLC

Telephone: (941) 539-3596

Address: 2903 9th St W

Suite:

City Bradenton

State: FL

Zip: 34205

So Sworn and Attested:

Owner Signature:

Date:

Notary:

Notary Signature:

Date:

TERRI SALLEE
NOTARY PUBLIC
Cobb County
State of Georgia
My Commission Expires March 29, 2026

12

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Manuel Rebecchi / Cirque Entertainment II LLC

Subject Public Hearing Case: Cirque Italia to perform at North Point Mall (parking lot) March 13-16, 2026.

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: N/A

Description of Contribution: N/A Value: N/A

Description of Contribution: _____ Value: _____

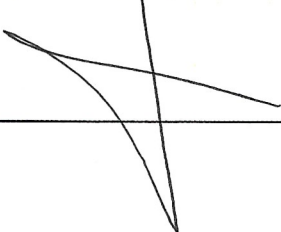
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:  _____

Date: 10/22/25

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Cirque Italia to perform at North Point Mall parking lot.

Temporary event, self contained, no changes to property.

Event is compatible as it will not interfere with citizens daily activities.

Surrounding businesses would benefit from our attendees as they usually shop at surrounding businesses before and after our performances.

How will this proposal affect the use and value of the surrounding properties?

Cirque Italia will not affect use and value of surrounding properties as it is only a temporary event to be held March 13-16, 2026.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

N/A

What would be the increase to population and traffic if the proposal were approved?

N/A. Population and traffic would not change.

What would be the impact to schools and utilities if the proposal were approved?

Cirque Italia would have no impact to schools.

The event is powered by event owned generators and water is supplied by renting a water meter from the city and connecting to a water hydrant on location.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

N/A

Are there existing or changing conditions which affect the development of the property and support the proposed request?

No.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

N/A

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Cirque Italia to perform at North Point Mall (parking lot) March 13-16, 2026.

Contact Name: Manuel Rebecchi / Cirque Entertainment II LLC

Telephone: (941) 539-3596

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Please see list attached.

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Email, telephone, mail, in person.

ARTISAN TOWNHOME ASSOCIATION INC
2675 PACES FERRY RD SE SUITE 125
ATLANTA GA 30339

FULTON SCIENCE ACADEMY PRIVATE SCHOOL INC
3035 FANFARE WAY
ALPHARETTA GA 30009

DILLARD DEPARTMENT STORES INC
4501 NORTH BEACH ST
FORT WORTH TX 76137

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

VON MAUR INC
6565 N BRADY ST
DAVENPORT IA 52806-2054

BRI 1870 NORTH POINT LLC
P O BOX 1368
CARLSBAD CA 92018

HPTMI II PROPERTIES TRUST
P.O. BOX 579
LOUISVILLE TN 37777-0579



CIRQUE ITALIA LETTER OF INTENT

North East Mall – Alpharetta, GA March 13-16, 2026

DESCRIPTION

Cirque Italia is a European style Cirque show production, featuring human acrobatics to entertain all ages. There are no animals, no rides, no alcohol, no open fire, no pyro, no street closures, no parades, no games. We have our own tent, concessions trailers with mostly prepackaged items like Popcorn, Cotton Candy, Snow Cones, Slushies, Hotdogs, Nachos with cheese, Bottled water, Bottled soda, Lemonade. We hire a local sanitation company to ensure proper garbage disposal and bathrooms are met.

DAYS OF SET UP AND TEAR DOWN

Set up will begin on Tuesday March 10th, 2026.

Event dates: March 13-16, 2026.

Tear down: Tuesday March 17, 2026.

SHOWTIMES

March 13th – Friday: 7:30pm

March 14th – Saturday: 1:30pm, 4:30pm & 7:30pm

March 15th – Sunday: 1:30pm & 4:30pm

March 16th – Monday: 7:30pm

SECURITY AND SAFETY PLAN

The tent has well displayed exits signs & fire extinguishers in place. Cirque staff to serve as security personnel with the additional hire of 2 police officers during all showtimes.

ALCOHOL AND TOBACCO

No alcohol and no tobacco sales.



CIRQUE ITALIA SAFETY PLAN

North East Mall – Alpharetta, GA March 13-16, 2026

Cirque Italia is a temporary event with a maximum capacity of 998 people.

We have our own crew of Certified Crowd Managers & Security staff that travel with the event. Their main responsibility include but are not limited to Crowd Control, Patrolling the grounds and General Public safety. (The crew takes turns walking the ground to ensure all is in order and provide overnight 24-hour surveillance)

- 1) One hour before the public arrives, they are to check the grounds to ensure all is in place for the event and the means of egress.
- 2) During the event they are to remain in and around the tent making rounds, to ensure all is running smoothly.
- 3) At the end of the event, they are assigned to an exit to facilitate and assist the public as they exit the tent.
- 4) They are instructed to keep an eye out and report any suspicious or unusual activity directly to the on site / emergency manager, who will then decide the appropriate course of action. Crew is instructed to call 911 in any emergency.

In addition, we will hire a minimum of 2 police officers to be present during all showtimes.

EMERGENCY INSTRUCTIONS

PUBLIC SAFETY ANNOUNCEMENT:

At the beginning of every performance the public will hear: "Welcome all to the 2025 Edition of Cirque Italia. Before we begin the show today, we'd like to make you all aware of the emergency exit locations in our tent. Please look around you and make yourself aware of the lighted exit signs and their locations. In case of an emergency, we ask that you walk, do not run, to the nearest exit to you which will lead you outside of the tent to safety, and where Cirque Italia staff will be waiting to assist you."



TENT EVACUATION INSTRUCTIONS

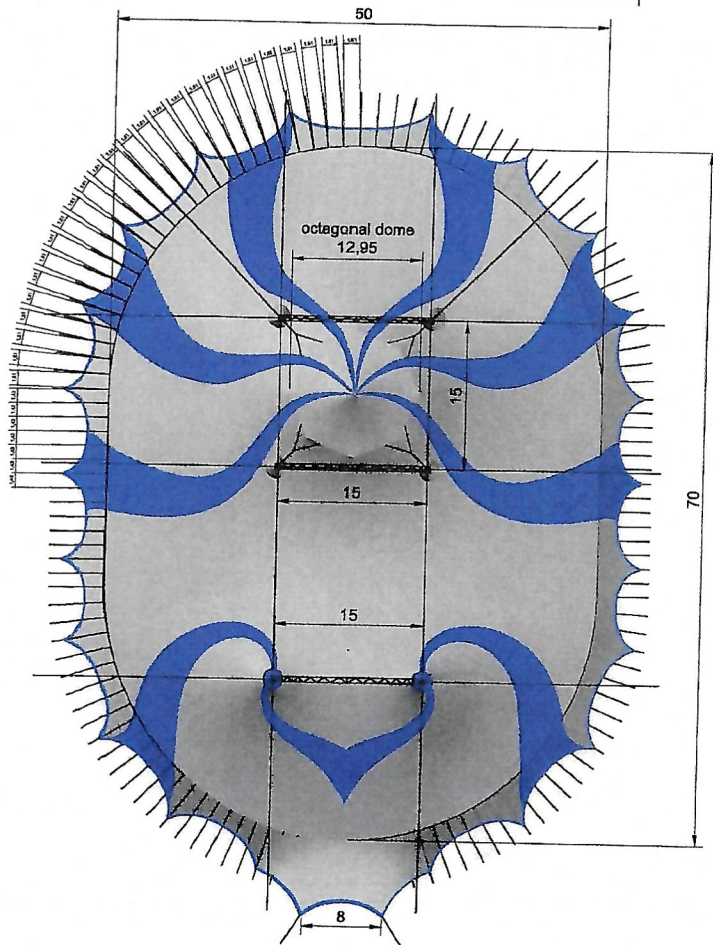
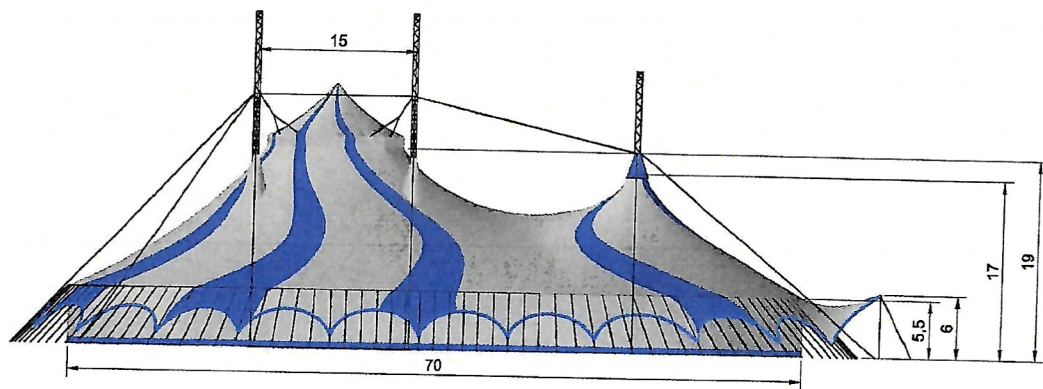
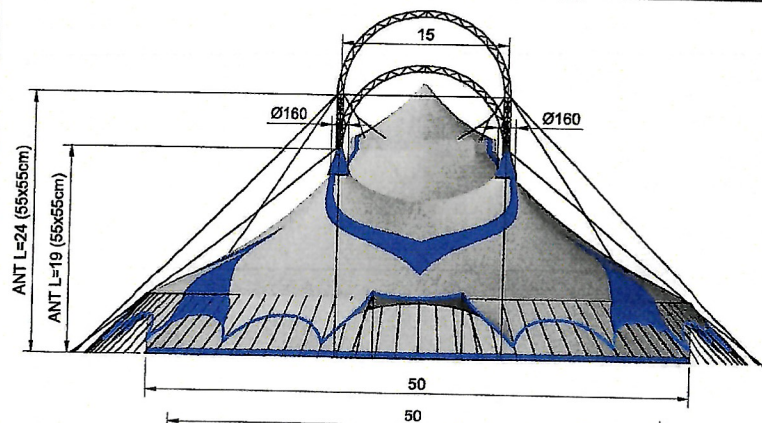
- a) In the case of Fire emergency: The performance is terminated and all staff is notified immediately through the walkie-talkies to safely start evacuation process for the public.

Announcement will be made through our PA system, all lights are turned on and the staff will be directing the audience towards the exits in a safe manner to vacate the tent as promptly and safely as possible, and to ensure that nobody remains inside the tent. If fire is present, 911 will be called immediately.

Fire extinguishers are present throughout the tent.

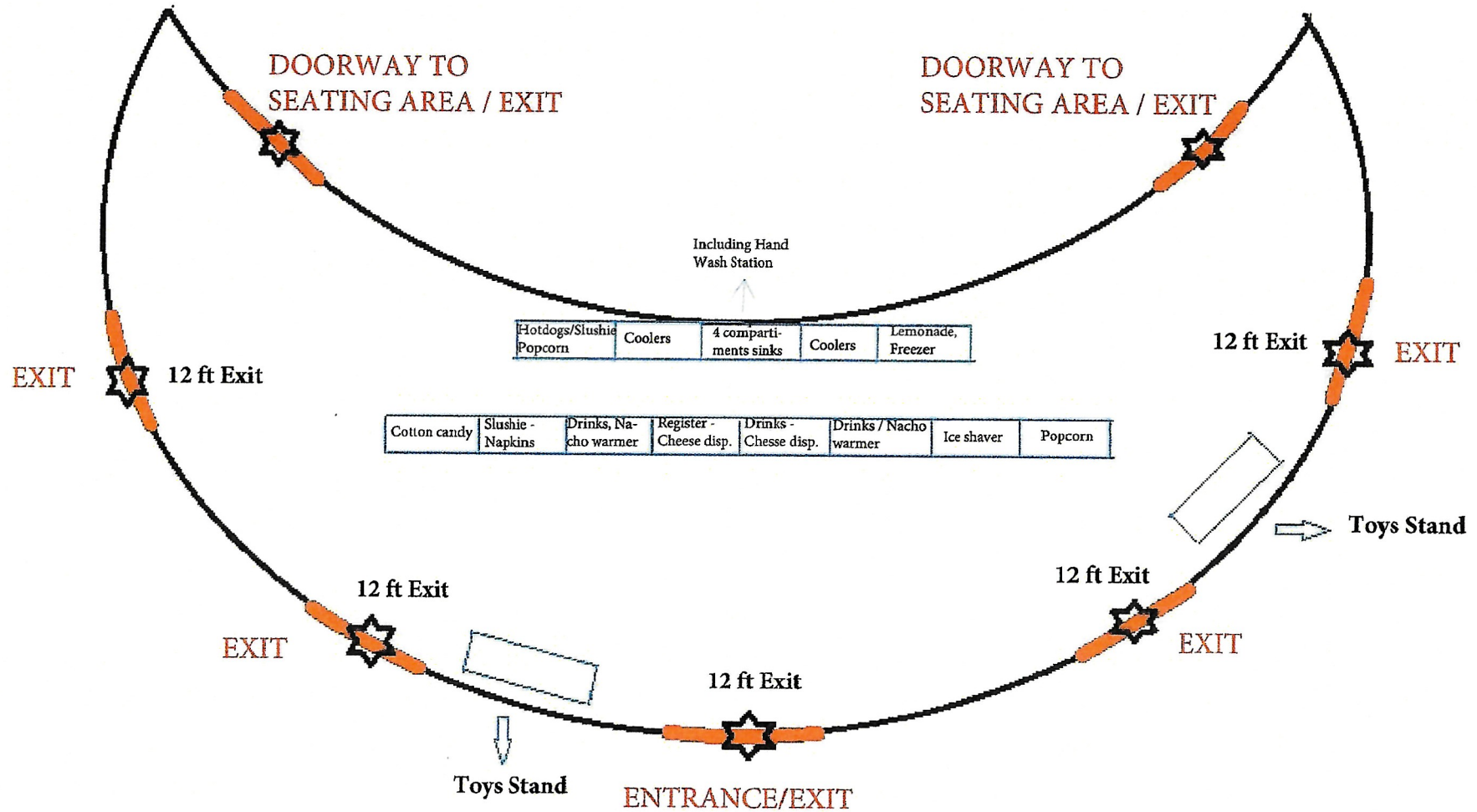
- b) In the case of high winds: The show is terminated and all staff is notified immediately through the walkie-talkies to safely start evacuation process for the public. The audience is directed to evacuate through the exits in a safe but prompt manner, into safe zones strategically designated in the venue location.

At Cirque Italia the safety and wellbeing of our audience is our main goal and responsibility, we want to ensure the patrons have an enjoyable and memorable experience with us.



CLIENTE	
MANUEL AMERICA Cirque Italia GOLD	
CONTENUTO	
TENSO 50 x 70 mt Cupola Ottagonale 12,95 + 2 ring	
RIF.	
COD.769	
DISEGNO	
IP. 01	
DATA	00/00/00

CONCESSION AREA



★ Emergency lights located,
Powered by generator.
No Smoking signs are
located and fire
extinguishers.

CONCESSIONS:
Holding Tank
Hand washing
station.
Electric hot dogs
roller and warmer.
10 conscesions
stands



FLAME RETARDANT

Fabric Registration

LICENSE NUMBER: F-044402

PRECONSTRAINT 702, 392

Product Marketed by:

SERGE FERRARI

ZONE INDUSTRIELLE-BP54-38352

LA TOUR DU PIN-CEDEX, ,

Issue Date : 05/19/2025

Expiration Date : 06/30/2026

This product meets the minimum requirements of flame resistance established by the California State Fire Marshal for products identified in Section 13115, California Health and Safety Code.

The scope of the approved use of this product is provided in the current edition of the
**CALIFORNIA APPROVED LIST OF FLAME RETARDANT CHEMICALS AND
FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS** published by the
California State Fire Marshal.

C Walker

Issued By Cortney Walker
Fire Engineering License Manager
Fire Engineering & Investigations Division

Patricia J. Setter

Reviewed and Approved By Patricia Setter
Program Coordinator
Fire Engineering & Investigations Division

OFFICE OF THE STATE FIRE MARSHAL

Please visit uatcalfire.govmotus.org for more information on Licensing and Permitting with CAL FIRE



Total Quality. Assured.

16015 Shady Falls
Elmendorf, Texas 78112

Telephone: 210-635-8100
Facsimile: 210-635-8101
www.intertek.com/building

TEST REPORT FOR SERGE FERRARI

Report No.: 103491724SAT-003

Date: 5/9/18

Serge Ferrari

Zone Industrielle BP 54
38352 La Tour Du Pin Cedex
La Tour Du Pin, 38110
France

SCOPE

Intertek Building & Construction (B&C) was contracted by Serge Ferrari, Zone Industrielle BP 54, 38352 La Tour Du Pin Cedex, La Tour Du Pin, 38110, France, to evaluate the flame spread and smoke developed properties of 1002. Testing was conducted at the Intertek B&C test facility in Elmendorf, Texas. Results obtained are tested values and were secured by using the designated test method(s). A summary of test results and the complete graphical test data is reported herein.

This report does not constitute performance certification of this product nor an opinion or endorsement by this laboratory.

SUMMARY OF TEST RESULTS

Specimen I.D.: 1002

ASTM E84-18 Test Results

FLAME SPREAD INDEX	SMOKE DEVELOPED INDEX
5	350

For INTERTEK B&C:

COMPLETED BY: Joseph Martinez

TITLE: Technician

SIGNATURE:

DATE: 5/9/18

REVIEWED BY: Servando Romo

TITLE: Project Engineer

SIGNATURE:

DATE: 5/9/18

This report is for the exclusive use of Intertek's Client and is provided pursuant to the agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this report. Only the Client is authorized to permit copying or distribution of this report and then only in its entirety. Any use of the Intertek name or one of its marks for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek. The observations and test results in this report are relevant only to the sample(s) tested. This report by itself does not imply that the material, product, or service is or has ever been under an Intertek certification program.

Version: 10/18/17

Page 2 of 10

RT-R-AMER-Test-2780



Total Quality. Assured.

8431 Murphy Drive
Middleton, Wisconsin 53562

Telephone: 608-836-4400
Facsimile: 608-831-9279
www.intertek.com/building

TEST REPORT FOR SERGE FERRARI SAS

Report No.: 105207650MID-001B

Date: 10/06/22

SERGE FERRARI SAS

Zone Industrielle BP 54
38352 La Tour Du Pin Cedex
La Tour Du Pin, 38110
France

SCOPE

Intertek Testing Services NA, Inc. dba Intertek Building & Construction (B&C) was contracted by Serge Ferrari SAS, Zone Industrielle BP 54, 38352 La Tour Du Pin Cedex, La Tour Du Pin, 38110, France to perform testing in accordance with NFPA 701-2019, Method 2 - *Standard Methods of Fire Tests for Flame Propagation of Textiles and Films for Flat Sheets* (See section 13.1.3), on their 702 Opaque. Results obtained are tested values and were secured by using the designated test method(s). Testing was conducted at Intertek test facility in Middleton, WI.

Unless differently required, Intertek reports apply the "Simple Acceptance" rule also called "Shared Risk approach," of ILAC-G8:09/2019, Guidelines on Decision Rules and Statements of Conformity.

Intertek B&C will service this report for the entire test record retention period. The test record retention period ends four years after the test date. Test records, such as detailed drawings, datasheets, representative samples of test specimens (where required by Certification or Accreditation bodies), or other pertinent project documentation, will be retained for the entire test record retention period.

SUMMARY OF TEST RESULTS

702 Opaque met the specified performance requirements.

For INTERTEK B&C:

COMPLETED BY: Joel Zumwalt

TITLE: Lab Technician III

SIGNATURE:

DATE: 10/06/22

REVIEWED BY: Sandy Osborne

TITLE: Lab Technician I

SIGNATURE:

DATE: 10/06/22

This report is for the exclusive use of Intertek's Client and is provided pursuant to the agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this report. Only the Client is authorized to permit copying or distribution of this report and then only in its entirety. Any use of the Intertek name or one of its marks for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek. The observations and test results in this report are relevant only to the sample(s) tested. This report by itself does not imply that the material, product, or service is or has ever been under an Intertek certification program.

TEST REPORT FOR SERGE FERRARI SAS

Report No.: 105207650MID-001B

Date: 10/06/22

SECTION 4

TEST SPECIMEN DESCRIPTION

Samples were received as a large roll white in color consisting of Polyester yarns (1100 dtex) coated with PVC flame retardant on both sides and varnished. Weight : 830 g/m²±5% Thickness: 0.63 mm±10% Polyester yarn 1100 dtex : 24% - PVC flame retardant : 76%. It was then cut to ten approximately 47" by 5" panels. The panels were subjected to conditioning for at least 60 minutes at 105°C ± 3°C and not more than 180 minutes by Intertek prior to testing.

SECTION 5

TEST RESULTS

TEST RESULTS			
Specimen	After Flame	Floor Flaming (sec)	Char Length (in)
1	0	0	6.13
2	0	0	7.00
3	0	0	6.06
4	0	0	7.38
5	0	0	7.50
6	0	0	7.19
7	0	0	7.50
8	0	0	6.19
9	0	0	6.75
10	0	0	6.19
Average	0	0	6.79

OBSERVATIONS

Specimens ignited upon introduction to test flame producing light grey smoke. Specimens self-extinguished prior to removal of test flame. Specimens exhibited no flaming dripping.

SPECIMEN DENSITY			
	Specimen 1	Specimen 2	Specimen 3
Weight (g)	8.78	8.71	8.83
Length (mm)	101	101	101
Width (mm)	100	100	101
g/m ²	869.31	862.38	865.60
		Average	865.76

SECTION 12

CONCLUSION

No specimen continued flaming for more than two seconds. The length of char did not exceed 17.1 inches from the bottom edge of the specimen for flat sheets (see section 13.1.3). No flaming on floor of apparatus lasted longer than two seconds.

702 Opaque met the specified performance requirements.



Alpharetta, GA

When: March 13th – 16th, 2026

Where: 1000 North Point Circle, Alpharetta, GA 30022

At: North Point Mall

- **Under the stunning White & Blue Tent-**
- **March 13th – Friday: 7:30pm**
- **March 14th – Saturday: 1:30pm, 4:30pm & 7:30pm**
- **March 15th – Sunday: 1:30pm & 4:30pm**
- **March 16th – Monday: 7:30pm**



CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: January 12, 2026

AGENDA ITEM: PH-26-02 GARDEN BROS CIRCUS – NORTH POINT MALL MP

The applicant, Garden Bros Circus, is requesting consideration of a temporary use for a circus. Unified Development Code (UDC) Subsection 2.3.2 (J) requires City Council approval of a circus, carnival or fair on property zoned and used for non-residential use. The applicant proposes utilizing the surface parking lot between Macy's and AMC Movie Theater at North Point Mall for a temporary circus. The subject property is located at 1000 North Point Circle.

STAFF RECOMMENDATION:

Approve PH-26-02 Garden Bros Circus – North Point Mall MP, subject to the following conditions:

1. Temporary use approval of a circus shall be granted to Garden Bros Circus and shall not be transferrable.
2. Garden Bros Circus shall be permitted to operate in the North Point Mall parking lot as depicted on the submitted site plan for a period not to exceed 9 days, which shall include 5 days of showtimes, setup, and breakdown.
3. Garden Bros Circus shall employ at a minimum 2 police officers for each show.
4. The sale or serving of alcohol shall not be permitted.

ITEM DESCRIPTION:

The applicant, Garden Bros Circus, is requesting consideration of a temporary use for a circus. Unified Development Code (UDC) Subsection 2.3.2 (J) requires City Council approval of a circus, carnival, or fair on property zoned and used for non-residential use. The applicant proposes utilizing the surface parking lot between Macy's and AMC Movie Theater at North Point Mall for a temporary circus. The subject property is located at 1000 North Point Circle.

North Point Mall and the surrounding area is zoned PSC (Planned Shopping Center). The area is commercial and there are no residential uses in the immediate vicinity.

Unified Development Code (UDC) Subsection 2.3.2 (J) allows a carnival, circus or fair on property zoned or used for non-residential use, subject to City Council approval. Site shall meet adequate parking, safety, access, noise, and security concerns and limiting impacts to surrounding properties.

Garden Bros Circus is described by the applicant as a family-friendly all human show featuring live performers skilled in acrobatics, clown arts, juggling, dancing, and dare devil feats. The circus provides its own concession stand which includes offerings similar to a fair and there will be no alcoholic beverage sales. Outside of the circus tent is a kid's fun zone including inflatables, pony rides, and face painting. The circus provides garbage disposal and restroom facilities.

The applicant provided a site plan depicting the circus in the surface parking lot between Macy's and AMC. Parking for the circus will be located in the adjacent parking lots surrounding North Point Mall. The proposed circus is scheduled to take place between February 12th – 16th,

with setup beginning on February 9th and breakdown concluding on February 17th. Two (2) showtimes are scheduled for February 12th, 13th, and 16th and three (3) showtimes are scheduled on February 14th and 15th. The latest showtime begins at 7:30 PM. According to the application, show attendance will vary with an estimated 500-800 customers per show on Thursday, Friday and Monday, and 1,000-1,500 customers per show on Saturday and Sunday. Garden Bros Circus staff consists of 107 employees, with ten (10) employees serving as crowd control managers. The applicant indicates that if required by the City, they will hire off duty police officers for the event. The applicant also provided a safety plan to protect the safety of their customers.

The City's Public Safety Department was consulted regarding the applicant's request. The Department recommends that at least two (2) police officers be present at paid public events with 500 people or more.

CONCURRENCES

Staff has reviewed the application and is in support of the applicant's request for a circus. Adequate parking is available at this location to support both the circus and North Point Mall parking needs. In addition, the circus is appropriately located in a commercial area, minimizing impacts to surrounding properties. The State Fire Marshal will be responsible for all safety inspections. If approval is considered, it is recommended that at least two (2) police officers be present at each show to support the applicant's safety and security plan.

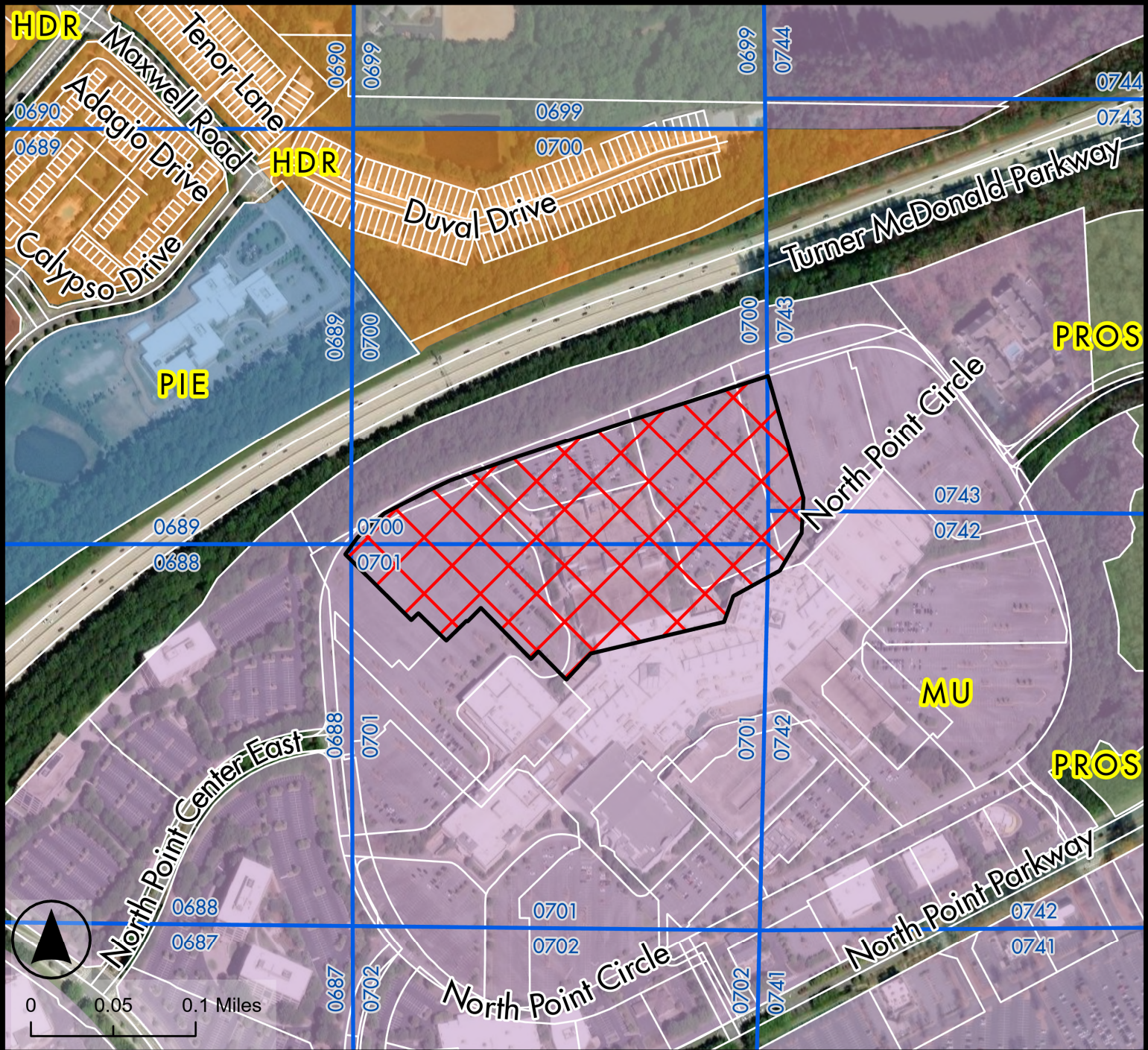
CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and intent for the property. The citizen participation report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on December 10, 2025. There were no public comments.

ATTACHMENTS:
• Map Series • CZIM • Citizen Part B • Application



Legend

- PH-26-01
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Future Land Use 2040
 - Business, Manufacturing, Warehousing, Light Industrial
 - Commercial
 - High Density Residential
 - Mixed Use
 - Parks, Recreation, Open Space
 - Public, Institutional, Education

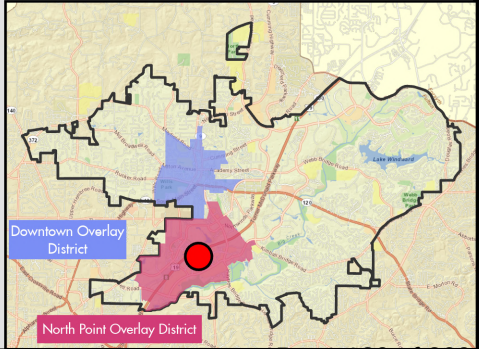
Future Land Use Map

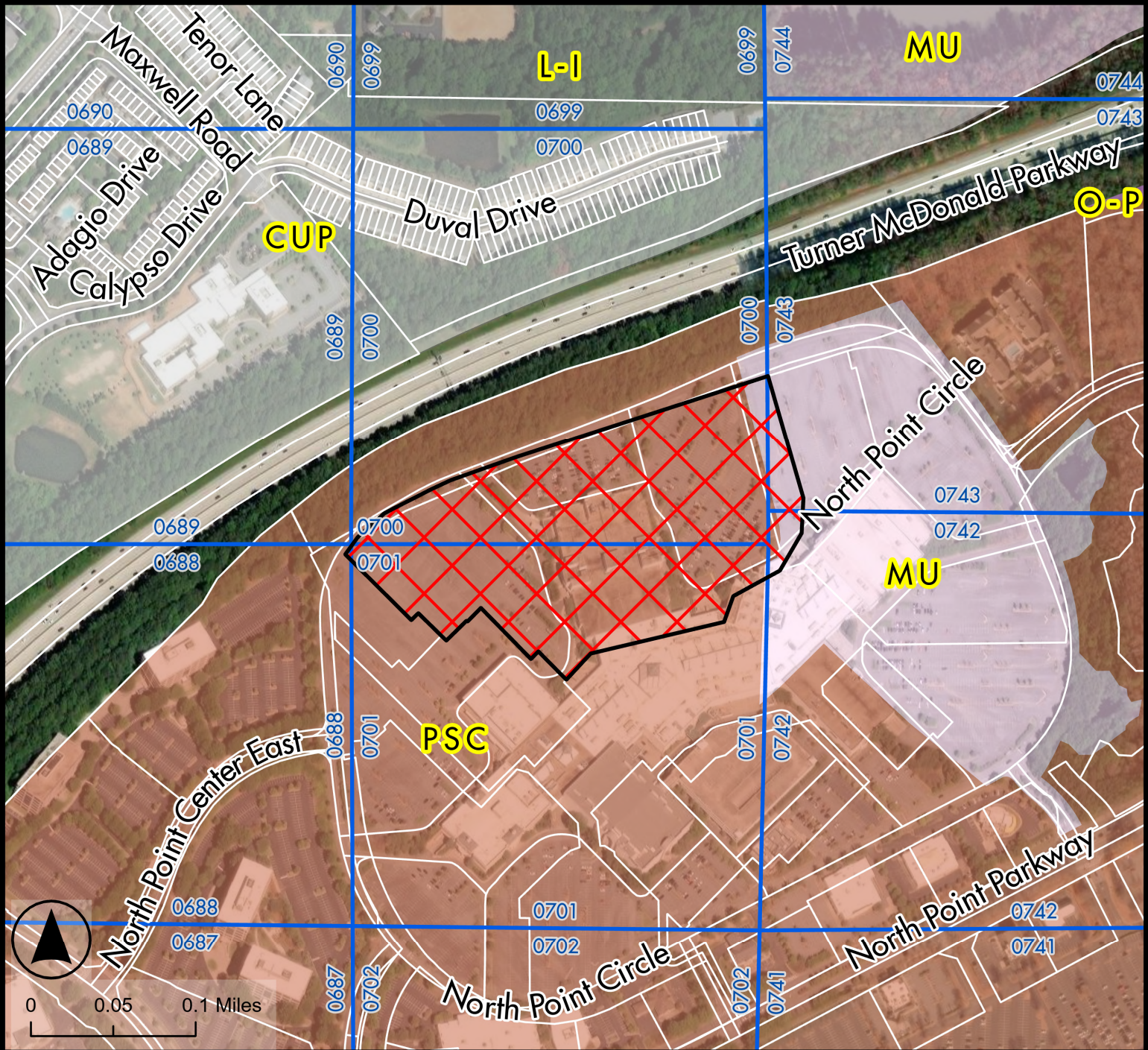
KevaWorks Circus / North Point Mall
1000 North Point Circle

PH-26-02

D/LL: 1/2/0701

CC: 1/5/2026





Legend

-  PH-26-01
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District
-  CUP Community Unit Plan
-  L-I Light Industrial
-  MU Mixed Use
-  O-P Office Professional
-  PSC Planned Shopping Center

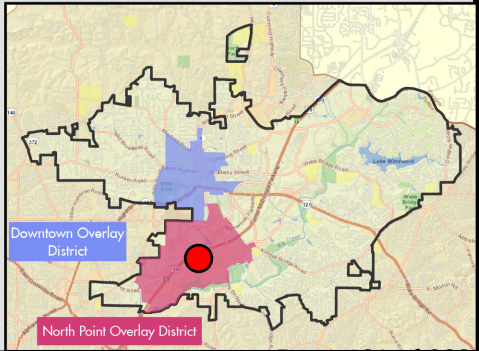
Zoning Map

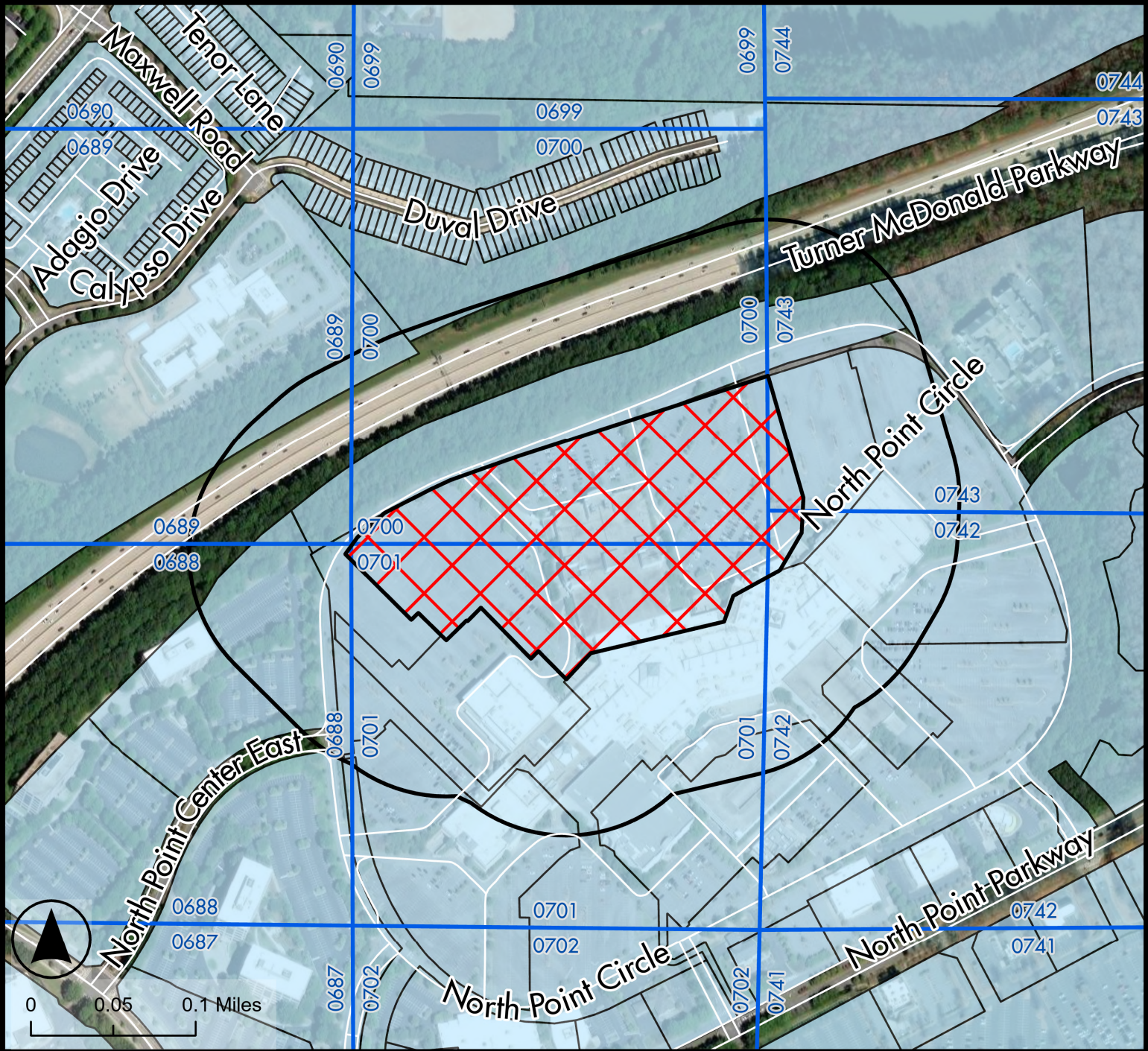
KevaWorks Circus / North Point Mall
1000 North Point Circle

PH-26-02

D/LL: 1/2/0701

CC: 1/5/2026





Legend

- PH-26-01
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

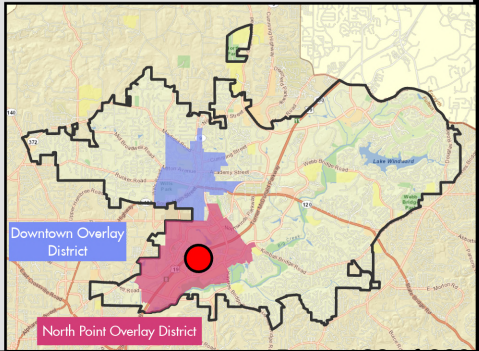
Location Map

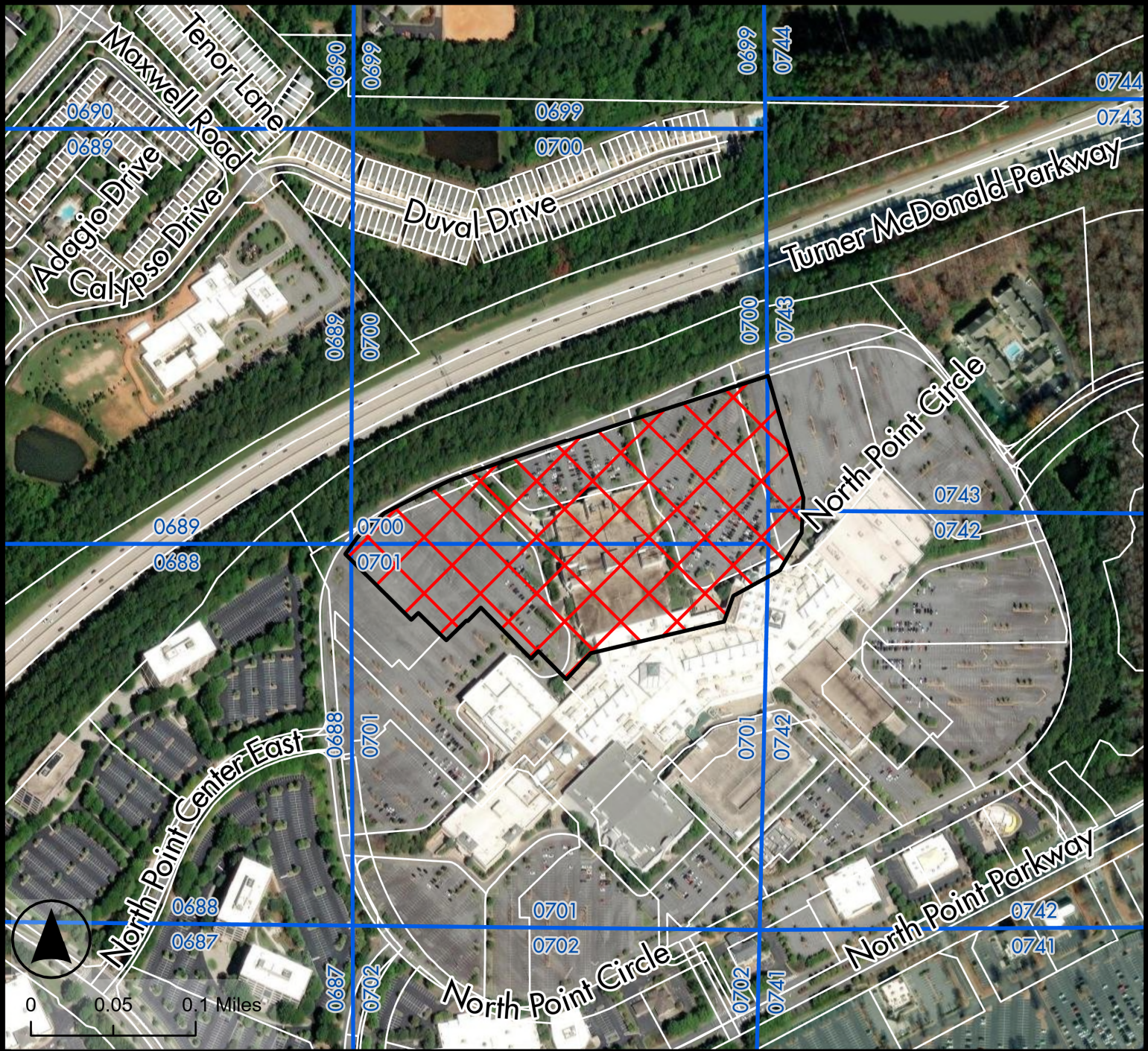
KevaWorks Circus / North Point Mall
1000 North Point Circle

PH-26-02

D/LL: 1/2/0701

CC: 1/5/2026





Legend

-  PH-26-01
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

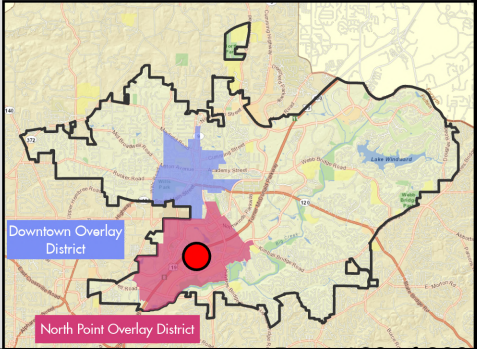
Aerial Map

KevaWorks Circus / North Point Mall
1000 North Point Circle

PH-26-02

D/LL: 1/2/0701

CC: 1/5/2026



Community Zoning Information Meeting (CZIM)
Please sign-in and leave your comments and/or concerns.

December 10, 2025

PH-26-02 / Garden Bros Circus/North Point Mall

NAME	ADDRESS	COMMENTS
	No Comments	

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: RE:PH-26-02 Keyworks Circus/North Point Mall

Contact Name: Teena Muma Telephone: 941.343.2378

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

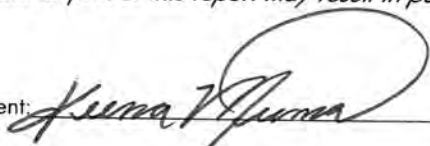
We did not receive any comments or concerns from the individuals contacted as part of the Citizen Participation Program.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: 

Date: 12/14/25

Print Form

Community Zoning Information Meeting (CZIM)

December 10, 2025

Please sign-in and leave your comments and/or concerns.

PH-26-02 / Garden Bros Circus/North Point Mall

NAME	ADDRESS	COMMENTS
	No Comments	

November 17, 2025

Garden Bros Circus
Teena Muma
PO Box 25777
Sarasota, FL 34277

RE: PH-26-02 Garden Bros Circus/North Point Mall

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a public hearing to allow a temporary circus for Garden Bros Circus in the parking lot at North Point Mall. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 688, 689, 700, 701, 742, & 743, 1st District, 2nd Section, Fulton County, Georgia.

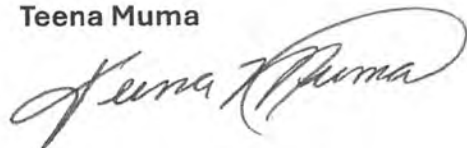
The **Community Zoning Information Meeting (CZIM)** will be held on **Wednesday, December 10, 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the **City Council on Monday, January 5, 2026, at 6:30 PM**. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at permits@gardenfamilyshows.com.

Sincerely,

Teena Muma

A handwritten signature in black ink, appearing to read 'Teena Muma', written in a cursive style.

ARTISAN TOWNHOME ASSOCIATION INC
2675 PACES FERRY RD SE SUITE 125
ATLANTA GA 30339

FULTON SCIENCE ACADEMY PRIVATE SCHOOL INC
3035 FANFARE WAY
ALPHARETTA GA 30009

DILLARD DEPARTMENT STORES INC
4501 NORTH BEACH ST
FORT WORTH TX 76137

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

VON MAUR INC
6565 N BRADY ST
DAVENPORT IA 52806-2054

BRI 1870 NORTH POINT LLC
P O BOX 1368
CARLSBAD CA 92018

HPTMI II PROPERTIES TRUST
P.O. BOX 579
LOUISVILLE TN 37777-0579

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Teena Muma Telephone: 941-343-2378

Address: PO Box 25777 Suite: _____

City: Sarasota State: FL Zip: 34277 Fax: _____

Mobile Tel: 941-387-4019 Email: permits@gardenfamilyshows.com

Subject Property Information:

Address: 1000 N. Point Cir Alpharetta, GA Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: _____ Current Use: North Point Mall parking lot

This Application For *(Check All That Apply):*

☐ Conditional Use

☐ Rezoning

☐ Variance

☐ Exception

☐ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☒ Other *(Specify):*

☐ Comprehensive Plan Amendment

circus

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

The mall has agreed to rent parking lot space to Garden Bros Circus for the purpose of showcasing our event on the property.

Applicant's Request (Please itemize the proposal):

Garden Bros Circus is respectfully requesting to be permitted to hold its circus to provide the local citizens of Alpharetta ample time to experience our live performances and family friendly fun from February 12 - February 16, 2026.

Applicant's Intent *(Please describe what the proposal would facilitate).*

Garden Bros Circus is an all human show featuring live performers that are skilled in acrobatics, clown arts, juggling, dancing and dare devil feats. The circus has its own concession carts with food items similar to a fair. We also sell Garden Bros Circus souvenirs and novelties. We have a kids fun zone that includes inflatables, pony rides and face painting. There are no alcohol sales at our events.

We will arrive on the property on February 9, 2026.

Set up will run from February 10 - 12th.

Show dates are as follows:

2/12 - 4:30 & 7:30

2/13 - 4:30 & 7:30

2/14 - 1:30 & 4:30 & 7:30

2/15 - 1:00 & 4:00 & 7:00

2/16 - 1:00 & 4:00

Tear down begins immediately after the last show on 2/16. The circus will be entirely off the premises by the afternoon of 2/17.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Mario Mireles Telephone: 770-200-1249
Address: 1000 North Point Circle Suite: _____
City Alpharetta State: GA Zip: 30022

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan
circus |
| ☐ Land Use Application | ☒ Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Teena Muma Telephone: 941-343-2378
Address: PO Box 25777 Suite: _____
City Sarasota State: FL Zip: 34277

So Sworn and Attested:

Owner Signature:

TERRI SALLEE
NOTARY PUBLIC
Cobb County
State of Georgia

My Commission Expires March 29, 2026

Date:

10/27/2025

Notary:

Notary Signature:

Date:

10/27/25

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Teena Muma

Subject Public Hearing Case: Garden Bros Circus Feb 12 - Feb 16, 2026 at North Point mall

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: NA Position: NA

Description of Contribution: NA Value: NA

Description of Contribution: NA Value: NA

Description of Contribution: NA Value: NA

Description of Contribution: NA Value: NA

Description of Contribution: NA Value: NA

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Teena Muma

Date: 10/23/2025

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Garden Bros Circus will be performing at the North Point Mall parking lot. It will be compatible to the citizens of Alpharetta because it will not interfere with their daily activities. It will be beneficial to the surrounding businesses because circus goers usually like to attend early and they will shop while waiting for the circus to begin.

How will this proposal affect the use and value of the surrounding properties?

Garden Bros Circus will not affect the use and value of the surrounding properties because it is a temporary event to be held 2/12 - 2/16/2026

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

NA

What would be the increase to population and traffic if the proposal were approved?

Increase of 500-800 per show Thurs., Fri. & Mon. 1000-1500 Sat. & Sun.
Car to person ratio is 1:4.5 Estimated 180 max vehicles per show Thurs., Fri. & Mon. & 350 Sat. & Sun. We will also hire off duty PD for traffic control.

What would be the impact to schools and utilities if the proposal were approved?

Garden Bros Circus provides all surrounding schools with free circus tickets for all students under 13 years of age to help with the underserved communities. The event itself does not impact any nearby schools. The circus will use a water hydrant meter and also a generator for electric.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

NA

Are there existing or changing conditions which affect the development of the property and support the proposed request?

NO

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Garden Bros Circus

Contact Name: Teena Muma Telephone: 941-343-2378

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Artisan Townhome Association Inc

Fulton Science Academy Private School Inc

Dillard Department Stores Inc

Reep RTL NPG LLC

Von Maur Inc

Bri 1870 North Point LLC

HPTMI II Properties Trust

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

We will send each individual on the list a personal letter with all our contacts and information and multiple ways they will be able to reach Garden Bros Circus personally with any questions or concerns they may have about our event.

ARTISAN TOWNHOME ASSOCIATION INC
2675 PACES FERRY RD SE SUITE 125
ATLANTA GA 30339

FULTON SCIENCE ACADEMY PRIVATE SCHOOL INC
3035 FANFARE WAY
ALPHARETTA GA 30009

DILLARD DEPARTMENT STORES INC
4501 NORTH BEACH ST
FORT WORTH TX 76137

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

VON MAUR INC
6565 N BRADY ST
DAVENPORT IA 52806-2054

BRI 1870 NORTH POINT LLC
P O BOX 1368
CARLSBAD CA 92018

HPTMI II PROPERTIES TRUST
P.O. BOX 579
LOUISVILLE TN 37777-0579



SEPTEMBER 26, 2025

TO WHOM IT MAY CONCERN,

GARDEN BROS CIRCUS WILL BE HAVING A FAMILY CIRCUS UNDER BIG TOP TENT AT NORTH POINT MALL Feb.12 – Feb. 16, 2026

ADDRESS: 1000 NORTH POINT CIRCLE, ALPHARETTA, GA. 30022

DATES/SHOWTIMES:

LOAD IN: 02/09/26 SET UP: 02/10 – 02/11/26 TEAR DOWN: 02/16 -02/17

02/12/26: 4:30 & 7:30 PM

02/14/26: 1:30 & 4:30 & 7:30 PM

02/13/26: 4:30 & 7:30 PM

02/15/26: 1:00 & 4:00 & 7:00 PM

02/16/26: 1:00 & 4:00 PM

DOORS OPEN ONE HOUR PRIOR TO SHOWTIME. SHOW IS APPROXIMATELY 2 HOURS LONG.

ESTIMATED ATTENDANCE: 500-800 CUSTOMERS PER SHOWTIME ON THURS AND FRI AND MON
1000-1500 CUSTOMERS PER SHOW TIME ON SAT AND SUN

ONSITE CONTACT: JAMES MOSER 941-504-3258

PERMIT CONTACT: TEENA MUMA 941-343-2378 X 207 PERMITS@GARDENFAMILYSHOWS.COM

NUMBER OF EMPLOYEES: 107

WE HAVE 10 CERTIFIED CROWD CONTROL MANAGERS THAT HANDLE SECURITY FOR THE EVENT. IF

REQUIRED BY THE CITY WE CAN HIRE OFF DUTY OFFICERS FOR THE EVENT.

BIG TOP TENT: 157' X 235'X 60': ENCLOSED, ASSEMBLED SEATING AND CONCESSION CARTS INSIDE. NO COOKING.

ENTRANCE TENT: 40' X 40': ENCLOSED

STAFF KITCHEN TENT: STAFF PERSONAL USE ONLY 20' X 50'. CHAIRS AND TABLES ONLY. NO COOKING.

10 CONCESSION CARTS ARE UNDER BIG TOP TENT. ALL COOKING WILL BE DONE IN A SEPARATE, ENCLOSED AREA UNDER A 10' X 10' CANOPY. MIN OF 20FT FROM ALL TENTS. COOKING IS DONE VIA PROPANE GRILL AND DEEP FRYERS. (15) 20LB PROPANE TANKS WILL BE STORED IN A SEMI ONSITE.

PROPANE TANKS BEING USED IN COOKING AREA WILL BE SECURED IN AN UPRIGHT POSITION AND VALVES POINTED AWAY FROM ALL TENTS.

WE DO NOT SELL ALCOHOL

425KVA GENERATOR POWERS ENTIRE EVENT. WE DO HAVE A 220KVA GENERATOR ON SITE FOR BACK UP IF NEEDED. GENERATORS ARE KEPT ON FLAT BED SEMI TRAILERS AND IN AN ENCLOSED AREA AWAY FROM PUBLIC. FIRE EXTINGUISHERS ARE KEPT WITH BOTH GENERATORS.

(2) 30 YD DUMPSTERS

12 STANDARD PORTABLE TOILETS, 2 ADA PORTABLE TOILETS W/ DAILY CLEANINGS
6 HANDWASH SINKS

STAFF WILL STAY ONSITE IN 35 RV'S & 2 BUNKHOUSES. ELECTRICITY IS POWERED THROUGH THE GENERATOR. WATER CONNECTION IS THROUGH CITY HYDRANT. WASTE WATER/SEPTIC IS SERVICED BY PORTABLE TOILET COMPANY.

21 70' SEMIS WILL BE ON SITE STAGED AROUND BIG TOP TENT.

KIDS FUN ZONE INCLUDES FACE PAINT, BUNGEE TRAMPOLINE, MINI POWER WHEELS, PONY RIDES, AND INFLATABLES.

INFLATABLES INCLUDE ONE SMALL SLIDE, TWO OBSTACLE, TWO BOUNCE HOUSE, AND ONE GIANT SLIDE.

IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE REACH OUT.

SINCERELY,

KYLEE SHEPPERD
VP, GARDEN BROS CIRCUS
941-343-2378 X 201
CIRCUS@GARDENFAMILYSHOWS.COM

GARDEN BROS CIRCUS @ NORTH POINT MALL
1000 NORTH POINT CIRCLE, ALPHARETTA, GA 30022
ONSITE CONTACT: JAMES MOSER 941-504-3258

ESTIMATED ATTENDANCE 800 – 1000 PER SHOW TIME

DOORS OPEN 1 HOUR PRIOR TO SHOW TIME. SHOW IS APPROXIMATELY 1.5 HOURS LONG.

DATES/TIMES

2/12/26: 4:30 & 7:30 PM

2/13/26: 4:30 & 7:30 PM

2/14/26: 1:30 & 4:30 & 7:30 PM

2/15/26: 1:00 & 4:00 & 7:00 PM

2/16/26: 1:00 & 4:00 PM

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LEGEND	
MAIN ENTRANCE	
EMERGENCY EGRESS POINTS	
CROWD CONTROL MANAGERS	
PORTABLE TOILETS	
HANDWASH SINKS	
DUMPSTER	
BOX OFFICE TRAILERS	
AC UNIT	
GENERATOR	
COOKING AREA	
SEMI	
RV	
STAFF TENT	
CONCESSION CART AREA	





FLAME RETARDANT

Fabric Registration

LICENSE NUMBER: F-044401

PRECONTRAI NT 502/832/1002

Product Marketed by:

SERGE FERRARI

ZONE INDUSTRIELLE-BP54-38352

LA TOUR DU PIN-CEDEX, ,

Issue Date : 05/19/2025

Expiration Date : 06/30/2026

This product meets the minimum requirements of flame resistance established by the California State Fire Marshal for products identified in Section 13115, California Health and Safety Code.

The scope of the approved use of this product is provided in the current edition of the CALIFORNIA APPROVED LIST OF FLAME RETARDANT CHEMICALS AND FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS published by the California State Fire Marshal.

C Walker

Issued By Cortney Walker
Fire Engineering License Manager
Fire Engineering & Investigations Division

Patricia J. Setter

Reviewed and Approved By Patricia Setter
Program Coordinator
Fire Engineering & Investigations Division

OFFICE OF THE STATE FIRE MARSHAL

Please visit uatcalfire.govmotus.org for more information on Licensing and Permitting with CAL FIRE



FLAME RETARDANT

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CWalker

Issued By Cortney Walker
Fire Engineering License Manager
Fire Engineering & Investigations Division

Patricia J. Setter

Reviewed and Approved By Patricia Setter
Program Coordinator
Fire Engineering & Investigations Division

OFFICE OF THE STATE FIRE MARSHAL

Please visit uatcalfire.govmotus.org for more information on Licensing and Permitting with CAL FIRE

MADE IN MEXICO BY



Mendoza



MEXICO CITY

PHONES: (55) 55.87.82.42 @carpaselcarrouseloficial
(55) 53.68.81.72 carpascarrusel
Fax: (55) 53.68.80.90

Calle Chiclayo 665 Colonia Lindavista C.P. 07300
Delegación Gustavo A. Madero, Ciudad de México.

DESCRIPCIÓN PROJECT

CLIENT:	GARDEN BROS CIRCUS (U.S.A.)
SIZE TENT:	MAIN TENT 157' X 235'
FABRIC:	PRECOINTRAINT 1002 BY SERGE FERRARI
FLAME RETARDANT CERTIFICATE	CALIFORNIA FIRE MARSHAL NFPA 701

CAL FIRE	
FLAME RETARDANT	
Fabric Registration LICENSE NUMBER: F-044401 PRECONTRANT 502/832/1002	
Product Marketed by:	
SERGE FERRARI 1480 SW 6TH COURTH POMPADRO BEACH, FL. 33069	Issue Date: 06/06/2023 Expiration Date: 06/30/2024
This product meets the minimum requirements of flame resistance established by the California State Fire Marshal for products identified in Section 13115, California Health and Safety Code. The scope of the approved use of this product is provided in the current edition of the APPROVED LIST OF FLAME RETARDANT CHEMICALS AND FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS published by the California State Fire Marshal.	
 Issued By Cortney Walker Fire Engineering License Manager Fire Engineering & Investigations Division	 Reviewed and Approved By Patricia Selter Deputy State Fire Marshal II Fire Engineering & Investigations Division
OFFICE OF THE STATE FIRE MARSHAL	
Please visit calfire.gov/mvta.org for more information on Licensing and Permitting with CAL FIRE	

intertek
Total Quality Assurance

SERGE FERRARI SAS TEST REPORT

SCOPE OF WORK
NFPA 701-2020, METHOD 2 - STANDARD METHODS OF FIRE TESTS FOR FLAME
PROPAGATION OF TEXTILES AND FILMS FOR FLAT SHEETS (SEE SECTION 13.1.3) ON 1002

REPORT NUMBER
105207650MVD-001C

TEST DATE(S)
10/05/22

ISSUE DATE [REVISED DATE]
10/06/22 [N/A]

PAGES
5

DOCUMENT CONTROL NUMBER
GFT-CP-10x (09/29/20)
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intertek

TEST REPORT FOR SERGE FERRARI SAS
Report No. 105207650MVD-001C
Date: 10/06/22

REPORT ISSUED TO
SERGE FERRARI SAS
Zone Industrielle BP 54
38012 La Tour Du Pin Cedex
La Tour Du Pin, 38120
France

SECTION 1 SCOPE

Intertek Testing Services NA, Inc. (Intertek Building & Construction (B&C)) was contracted by Serge Ferrari SAS, Zone Industrielle BP 54, 38012 La Tour Du Pin Cedex, La Tour Du Pin, 38120, France to perform testing in accordance with NFPA 701-2020, Method 2 - Standard Methods of Fire Tests for Flame Propagation of Textiles and Films for Flat Sheets (See section 13.1.3), on their 1002. Results obtained are stated values and were secured by using the designated test methods. Testing was conducted at Intertek test facility in Midland, TX.

Unless otherwise required, Intertek reports apply the "Simple Acceptance" rule also called "Standard Risk approach," of AAC-GS-09/2005, Guidelines on Decision Rules and Statements of Conformity.

Intertek B&C will service this report for the entire test record retention period. The test record retention period ends four years after the test date. Test records, such as detailed drawings, data sheets, representative samples of test specimens (where required by Certification or Accreditation bodies), or other pertinent project documentation, will be returned for the entire test record retention period.

SECTION 2 SUMMARY OF TEST RESULTS

1002 met the specified performance requirements.

For INTERTEK B&C:

TESTED BY:
Lab Technician II
DATE: 10/06/22

TESTED BY:
Lab Technician I
DATE: 10/06/22

Intertek is the holder of all intellectual property rights in the test results and reports generated by Intertek. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability for any other use of the test results or reports generated by Intertek. The test results and reports are provided for the sole purpose of providing information to the client and are not to be used for any other purpose. Intertek's test results and reports are not to be used for any other purpose. Intertek's test results and reports are not to be used for any other purpose. Intertek's test results and reports are not to be used for any other purpose.



FLAME RETARDANT

Fabric Registration

LICENSE NUMBER: F-044402

PRECONTRAI NT 702, 392

Product Marketed by:

SERGE FERRARI

ZONE INDUSTRIELLE-BP54-38352

LA TOUR DU PIN-CEDEX, ,

Issue Date : 05/19/2025

Expiration Date : 06/30/2026

This product meets the minimum requirements of flame resistance established by the California State Fire Marshal for products identified in Section 13115, California Health and Safety Code.

The scope of the approved use of this product is provided in the current edition of the CALIFORNIA APPROVED LIST OF FLAME RETARDANT CHEMICALS AND FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS published by the California State Fire Marshal.

Issued By Cortney Walker
Fire Engineering License Manager
Fire Engineering & Investigations Division

Reviewed and Approved By Patricia Setter
Program Coordinator
Fire Engineering & Investigations Division

OFFICE OF THE STATE FIRE MARSHAL

Please visit uatcalfire.govmotus.org for more information on Licensing and Permitting with CAL FIRE

MADE IN MEXICO BY



Mendoza



MEXICO CITY

PHONES: (55) 55.87.82.42

@carpaselcarrouseloficial

(55) 53.68.81.72

@carpascarrusel

Fax: (55) 53.68.80.90

Calle Chiclayo 665 Colonia Lindavista C.P. 07300
Delegación Gustavo A. Madero, Ciudad de México.

DESCRIPCIÓN PROJECT

CLIENT:	GARDEN BROS CIRCUS (U.S.A.)
SIZE TENT:	ENTRANCE TENT 40' X 40'
FABRIC:	PRECOINTRAINT 702 BY SERGE FERRARI
FLAME RETARDANT CERTIFICATE	CALIFORNIA FIRE MARSHAL NFPA 701

 FLAME RETARDANT Fabric Registration LICENSE NUMBER: F-044402 PRECONTRAIN 702, 392	
Product Marketed by: SERGE FERRARI 1460 SW 5TH COURTH POMPANO BEACH, FL, 33069	
Issue Date: 06/06/2022 Expiration Date: 06/06/2024	
This product meets the minimum requirements of flame resistance established by the California State Fire Marshal for products identified in Section 13115, California Health and Safety Code. The scope of the approved use of this product is provided in the current edition of the APPROVED LIST OF FLAME RETARDANT CHEMICALS AND FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS published by the California State Fire Marshal.	
 Issued By Conney Walker Fire Engineering License Manager Fire Engineering & Investigations Division	 Reviewed and Approved By Patricia Setter Deputy State Fire Marshal III Fire Engineering & Investigations Division
OFFICE OF THE STATE FIRE MARSHAL	
Please visit calfire.gov/multistat.org for more information on Licensing and Permitting with CAL FIRE.	

intertek
Total Quality Assurance

SERGE FERRARI SAS TEST REPORT

SCOPE OF WORK

NFPA 701-2019, METHOD 2 - STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES AND FILMS FOR FLAT SHEETS (SEE SECTION 13.1.3) ON 702 OPAQUE

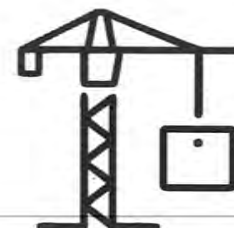
REPORT NUMBER
105207650MD-0018

TEST DATE(S)
10/05/22

ISSUE DATE (REVISED DATE)
10/06/22 N/A

PAGES
5

DOCUMENT CONTROL NUMBER
GFI-OP-10c (09/29/20)
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intertek

TEST REPORT FOR SERGE FERRARI SAS
Report No.: 105207650MD-0018
Date: 10/06/22

REPORT DATED 10
SERGE FERRARI SAS
Zone Industrielle BP 14
38122 La Tour du Pin Cedex
La Tour du Pin, 38122
France

SECTION 1 SCOPE

Intertek Testing Services NA, Inc. (Intertek Building & Construction (B&C)) was contracted by Serge Ferrari SAS, Zone Industrielle BP 14, 38122 La Tour du Pin Cedex, La Tour du Pin, 38122, France to perform testing in accordance with NFPA 701-2019, Method 2 - Standard Methods of Fire Tests for Flame Propagation of Textiles and Films for Flat Sheets (Section 13.1.3), see their 702 Opaque. Results obtained are tested values and were secured by using the designated test method. Testing was conducted at Intertek test facility in Midland, TX.

Unless differently required, Intertek reports apply the "Simple Acceptance" rule also called "Simple Risk approach," of IAC-GB-09/2019, Guidelines on Decision Rules and Statements of Conformity.

Intertek B&C will service this report for the entire test record retention period. The test record retention period ends four years after the test date. Test records, such as detailed drawings, documents, representative samples of test specimens (when required by Certification or Accreditation bodies), or other pertinent project documentation, will be retained for the entire retention retention period.

SECTION 2 SUMMARY OF TEST RESULTS

702 Opaque met the specified performance requirements

TESTED BY:

TESTED BY: Sam Zurek

TESTED BY: Lab Technician II

TESTED BY: Lab Technician II

TESTED BY: Lab Technician II

TESTED BY: Lab Technician II

TESTED BY: Lab Technician II

TESTED BY: Lab Technician II

TESTED BY: Lab Technician II

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TESTED BY: Lab Technician II

GARDEN BROS CIRCUS @ BULL RUN PARK PUBLIC SAFETY PLAN

1. Garden Bros Circus, circus under big top tent with concessions and kids fun zone, including inflatables, pony rides, face paint, bungee trampoline
2. Doors open 1 hour prior to showtime. Concessions and kids fun zone is open during this time. Peak attendance is 15-20 minutes after each show start time.
Dates/Showtimes:
02/12: 4:30 & 7:30 PM
02/13: 4:30 & 7:30 PM
02/14: 1:30 & 4:30 & 7:30 PM
02/15: 1:00 & 4:00 & 7:00 PM
02/16: 1:00 & 4:00 PM
3. Event Location: North Point Mall, 1000 North Point Circle, Alpharetta, GA 30022
4. Event Contacts: **Mario**
Property Owner: ~~Nick Nicholas~~ (GM North Point)
770-200-1249
Business Development Manager: Matt Olds molds@kevaworks.com
760-832-8620
Circus Onsite Manager: James Moser gardenconcessions@yahoo.com
941-504-3258 (mobile)
Circus Onsite Box Office Manager: Michelle Wiertalla michellew.gbc@gmail.com
540-940-5119 (mobile)
Circus Home Office VP: Kylee Shepperd circus@gardenfamilyshows.com
941-343-2378 x 201 941-387-4019 (mobile)
Circus Home Office Permit Director: Teena Muma
permits@gardenfamilyshows.com
941-343-2378 x 207
Circus Home Office Event Coordinator: Chris Rosengrant
coordinator@gardenfamilyshows.com
941-343-2378 x 206
5. Set up will be completed on Wednesday 02/11 night. Will be ready for all inspections Thursday 02/12 @ 10am. Event opens for first show 02/12 @ 3:30PM
6. Estimated Event Attendance, including patrons and staff:
Thurs & Fri & Mon: 500 – 800 per show time
Sat & Sun: 1000- 1500 per show time
7. Means of communication:

Staff to Staff: Loud Speaker, sound system notifications, cell phone, 2 way radio
Staff to Patron: Loud Speaker, Sound System Notifications

8. NOTIFICATION PROCEDURES:

In case of emergency management will notify 911. Types of emergencies to be reported that can be included but not limited to are:

Fire	Chemical Spill/Leak
Explosion	Medical Emergency
Weather	Terrorist Activity
Bomb Threat	Active Shooter/Other Acts of Violence

NOTIFICATION OF 911 EMERGENCY TO AUTHORITIES IS VIA CELL PHONE:

Management will make the initial 911 call. Depending on the emergency either Management or a certified Crowd Control staff member will meet authorities at the front of the event by the box office.

NOTIFICATION OF 911 EMERGENCY BETWEEN STAFF IS VIA CELL PHONE AND TWO-WAY RADIO

NOTIFICATION OF 911 EMERGENCY TO PATRONS IS VIA VOICE AMPLIFYING SYSTEM

EVACUATION PLAN:

- Egress is shown on the layout provided to scale. We have crowd control managers who are designated to specific sections of the floor for the duration of the show. Special announcements are made prior to the show delegating where all exits are located and in case of emergency they will be guided to safety.
 - Staff have training and clear understanding that if there is a critical evacuation all equipment should be abandoned and they should assist in evacuating customers.
 - Crowd Control Managers will guide customers to the nearest exit, assisting any customers with disabilities
 - In the event that a child is separated from their parents, in play areas, etc, staff will guide the child to the nearest exit and a designated staff member will oversee all children until their parents are located. Staff will inform parents of the location of their child to help prevent parents from trying to reach them against the normal direction of escape.
1. Management will notify 911 and designate a staff member to meet authorities at the Box Office located at the front of the event.
 2. Management will inform the public via a voice amplifying system of the emergency and to please follow their floor manager's instructions and find the nearest exit to seek safety.
 3. Crowd Control managers will usher all customers to the nearest exit, assisting anyone with disabilities

4. Crowd Control managers will notify management once their section of the tent has been evacuated
5. Once all crowd control managers have notified management their section has been evacuated, management will do a final walkthrough to confirm there are no customers in the tent.
6. Designated staff/crowd control managers will also be located outside of the tent to direct customers to a point of safety
9. **FIRE:**
 - Special announcements: This is a nonsmoking facility; all exits are labeled in case of an emergency. In the event of emergency, your floor manager will guide you to safety.
 - In the event of a fire, staff will follow evacuation procedures as well as:
 - Attempt to put the fire out with fire extinguishers
 - After evacuation management will not only confirm no customers are inside of the tent but also scan the property to make sure all customers have evacuated the premises of the event
 - Crowd control and staff will provide first aid and medical assistance where needed
 - Any injured customers will be assisted to the entrance to await medical treatment/ ambulance

ACTIVE SHOOTER/ACTS OF VIOLENCE:

- Staff search customers/belongings upon entry to the event for any weapons or contraband
- Crowd control managers monitor customers for any pre-attack signs
- In the event of an active shooter/acts of violence staff will follow evacuation procedures as quickly as possible
- If possible management will turn off all lighting other than emergency exit lights.
- If evacuation of specific customers becomes impossible crowd control will notify customers to attempt to hide or take cover.
- As a last resort crowd control managers will fight
 - attempt to disrupt and/or incapacitate the active shooter by:
 - Acting as aggressively as possible against him/her.
 - Throwing items and improvising weapons.
 - Yelling.
 - Committing to your actions.

Crowd control and staff will attempt to help any wounded customers with first aid as much as possible until authorities arrive

WEATHER EMERGENCY:

- Management will monitor the weather for all days event is open to the public to decide whether to proceed with the event and open doors.

- If any storms are predicted the weather will be monitored closely before opening for each show time.
 - It is mandatory the tent be evacuated if winds reach 65mph. If wind speed reaches 40mph or any nearby weather advisories/alarms take place management will begin evacuation procedures.
 - The tent is not to be used as a shelter from weather. In the event of a weather emergency evacuation, all customers will be notified immediately via voice amplifying system that it is unsafe to stay under the tent and they must evacuate to the designated shelter.
 - In the case that a weather emergency takes place and customers need to seek shelter they will be guided to the nearest building.
 - After each crowd control manager reports to management their section of the tent has been evacuated, management will do a final walkthrough of the tent and the premises to confirm all customers have been evacuated to safety.
 - After the storm, the tent must be inspected before resuming the event.
10. Emergency is immediately communicated to onsite management. Onsite management will then start the chain of command for stopping the show.
1. Call 911 and notify authorities of emergency
 2. Notify lights and sound operator via 2 way radio. All lights will be turned on and all music will stop. At that time an emergency notification will be played over the amplifying system as well as visuals on the LED backdrop.
 3. All ushers and prop staff will be notified of the emergency via 2-way radio. Prop staff will assist performers getting off stage. Ushers will assist customers exiting the tent.
11. Please see the attached floor plan for evacuation routes.
12. Please see the attached floor plan and site layout for crowd management positions.

Crowd Managers:

James Moser- First in command. Oversees event in its entirety. Monitors weather. Makes emergency decisions, notifies and meets with emergency responders, notifies staff of emergency. Responsible for confirming tent has been completely evacuated and all staff are accounted for.

Michelle Wiertalla: Second in command. Oversees event in its entirety but more specifically, is in charge of the box office and kids fun zone. Is also in charge of the basic life saving/first aid station located at the box office/front of event. Will usher all customers out of front event exit.

Mayka Moser: Oversees kids fun zone (right). Responsible for evacuating all rides and restrooms located on the right side of the kids fun zone. Once evacuated, will

usher customers out of front entrance. Responsible for notifying James of any and all emergency on the right side of kids fun zone. Responsible for confirming front emergency exit is cleared of any block/debris.

Once show starts kids fun zone is closed. During show Mayka will move into the right back side of seating area. Responsible for extinguishing any fire on the right side of the seating area/stage and notifying James of any and all emergencies.

Responsible for confirming right side emergency exits are cleared of any block/debris. Will usher customers out of right side emergency exits. Will confirm all customers and performers have evacuated tent. Will then move back to kids fun zone (right) to perform duties listed above.

Ceasar Revollo: Oversees kids fun zone (left). Responsible for evacuating all rides and restrooms located on the left side of the kids fun zone. Once evacuated, will usher customers out of front entrance. Responsible for notifying James of any and all emergency on the left side of kids fun zone. Responsible for confirming front emergency exit is cleared of any block/debris.

Once show starts kids fun zone is closed. During show Ceasar will move into the left back side of seating area. Responsible for extinguishing any fire on the left side of the seating area/stage and notifying James of any and all emergencies. Responsible for confirming left side emergency exits are cleared of any block/debris. Will usher customers out of left side emergency exits. Will confirm all customers and performers have evacuated tent. Will then move back to kids fun zone (left) to perform duties listed above.

Hector Frias: Oversees Entrance Tent. Responsible for ushering customers out of entrance tent to main entrance. Responsible for extinguishing fire in entrance tent or notifying James of any and all emergencies. Responsible for confirming emergency exits are cleared of any block/debris.

Michael Curucci: Oversees left side of lobby/concessions area. Responsible for extinguishing any fire on left side of lobby and notifying James of any and all emergencies. Will usher customers out of the left side entrance of tent. Responsible for confirming left side emergency exits are cleared of any block/debris.

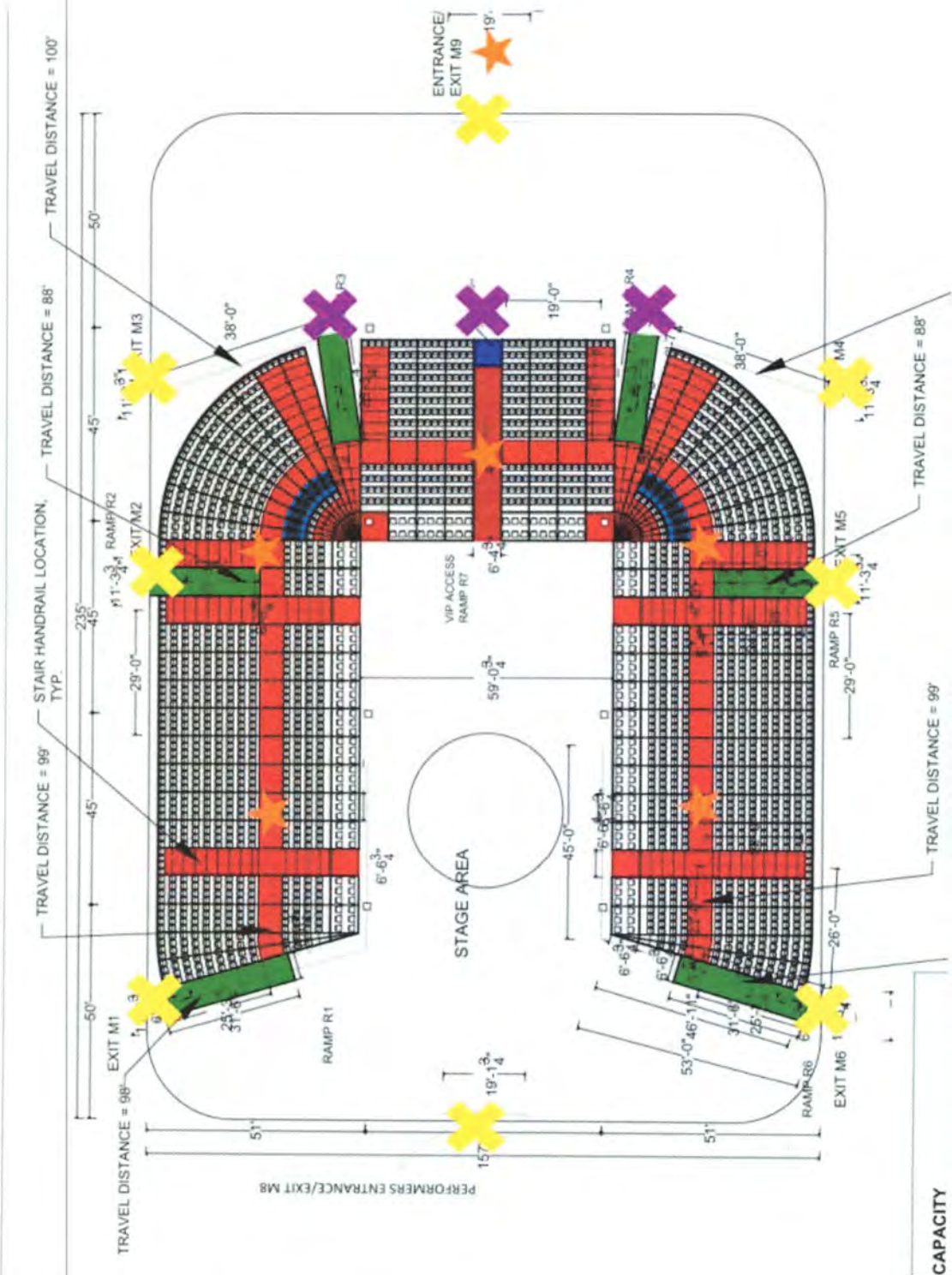
Stephen Oakley: Oversees right side of lobby/concessions area. Responsible for extinguishing any fire on right side of lobby and notifying James of any and all emergencies. Will usher customers out of the right side entrance of tent. Responsible for confirming right side emergency exits are cleared of any block/debris.

Raul Robles: Oversees right side of seating area. Responsible for extinguishing any fire on the right side of the seating area/stage and notifying James of any and all emergencies. Responsible for confirming right side emergency exits are cleared of

any block/debris. Will usher customers out of right side emergency exits. Will assist ADA customers. Will confirm all customers and performers have evacuated tent.

Barrett Evans: Oversees left side of seating area. Responsible for extinguishing any fire on the left side of the seating area/stage and notifying James of any and all emergencies. Responsible for confirming left side emergency exits are cleared of any block/debris. Will usher customers out of left side emergency exits. Will assist ADA customers. Will confirm all customers and performers have evacuated tent.

Marianna Licea: Oversees forward facing seating area. Responsible for extinguishing any fire on the front side of the seating area/stage and notifying James of any and all emergencies. Responsible for confirming front side emergency exits are cleared of any block/debris. Will usher customers out of front side emergency exits. Will assist ADA customers. Will confirm all customers and performers have evacuated tent.



Yellow X: Emergency exits that lead to outside

Purple X: Emergency exits that lead to front lobby area of tent which then leads to 3 outside exits.

Orange Stars: Crowd Control Managers positions while show is taking place



STAFF REPORT

Department: Legal
Submitted By: Molly Esswein
Meeting Date: January 12, 2026

AGENDA ITEM:

Consent Order and Final Judgment: Old Milton Parkway Project Parcel 22

Consideration and approval of Consent Order and Final Judgment in the amount of \$99,600.00 for Tax Parcel No. #11-0260-0120-036-1 in the Old Milton Parkway Project, Parcel 22 (Parcel Owner: H&M ALPHARETTA, LLC) and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the Consent Order and Final Judgment in the amount of \$99,600.00 for Tax Parcel No. #11-0260-0120-036-1 in the Old Milton Parkway Project, Parcel 22 (Parcel Owner: H&M ALPHARETTA, LLC) and with authorization for the Mayor to sign any necessary documents.

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 City acquired property related to Tax Parcel No. #11-0260-0120-036-1 and previously deposited \$99,600.00 into the Court registry for just and adequate compensation.

The property owner (H & M Alpharetta, LLC) previously filed a Notice of Appeal contesting the amount of just and adequate compensation. However, since, the parties have reached a full and final settlement, including the previously deposited \$99,600.00.

If approved by the City Council, this Consent Order will be entered and ordered by the assigned Superior Court Judge in Fulton County.

ALTERNATIVES:

Do not approve the Consent Order and Final Judgment and forego the opportunity to close this civil action.

ATTACHMENTS:

1. Proposed Consent Order and Final Judgment - OMP 22

**IN THE SUPERIOR COURT OF FULTON COUNTY
STATE OF GEORGIA**

CITY OF ALPHARETTA, GEORGIA,	)	
	)	
Condemnor,	)	
	)	
v.	)	CIVIL ACTION FILE
	)	NO. 25CV002370
0.129 ACRES OF FEE SIMPLE RIGHT OF	)	
WAY; H&M ALPHARETTA, LLC; SAWNEE	)	
ELECTRIC MEMBERSHIP CORPORATION;	)	
FARMERS AND MERCHANTS BANK OF	)	
LONG BEACH; PUBLIX SUPER MARKETS,	)	
INC.; FULTON COUNTY TAX	)	
COMMISSIONER; FULTON COUNTY	)	
PROBATE COURT JUDGE,	)	
	)	
Condemnees.	)	

CONSENT ORDER AND FINAL JUDGMENT

The above-styled case is before the Court pursuant to the consent of Condemnees H & M Alpharetta, LLC, Fulton County Tax Commissioner, and Fulton County Probate Court Judge (collectively referred to as “Condemnees”) and Condemnor City of Alpharetta, Georgia (“Condemnor”).

WHEREAS, pursuant to O.C.G.A. § 32-3-1 et seq., Condemnor acquired certain property and property rights as are more particularly described in the Petition and Declaration of Taking, filed with the Clerk of Fulton County Superior Court on February 21, 2025; and,

WHEREAS, Condemnor previously deposited the sum of Ninety-Nine Thousand Six Hundred and 00/100 Dollars (\$99,600.00) into the Registry of the Clerk of Superior Court of Fulton County as the Condemnor’s estimate of just and adequate compensation for the property rights acquired on the date of filing; and,

WHEREAS, all parties having an interest in the property condemned have been served according to law; and,

WHEREAS, Condemnee Fulton County Probate Court Judge filed an Answer disavowing any interest in the proceedings and requesting the Court to dismiss her as a party; and,

WHEREAS, Condemnee Fulton County Tax Commissioner filed an Answer disavowing any interest in the proceedings and requesting the Court to dismiss him as a party; and,

WHEREAS, Condemnee H & M Alpharetta, LLC timely filed a Notice of Appeal contesting the amount of just and adequate compensation; and,

WHEREAS, the undersigned parties desire to reach a full and final settlement of the instant action, including a final determination of all issues raised or which could have been raised in the case by Condemnees; and,

WHEREAS, Condemnor and Condemnees have stipulated and agreed that the sum of Ninety-Nine Thousand Six Hundred and 00/100 Dollars (\$99,600.00) (hereinafter “Total Just and Adequate Compensation”) constitutes just and adequate compensation for all of the property, rights, and interests acquired or damaged by the acquisition of the property set forth in the Declaration of Taking; and,

WHEREAS, Condemnees wish to accept the total amount of Ninety-Nine Thousand Six Hundred and 00/100 Dollars (\$99,600.00) in full settlement of the property rights condemned in this matter and forever waive any and all further compensation, claims, and damages that may have been brought by Condemnees in this proceeding; and,

NOW, THEREFORE, it is hereby Ordered and Adjudged as follows:

1.

That just and adequate compensation due to Condemnees for the acquisition of the property rights including the land acquired by virtue of this action, Ninety-Nine Thousand Six Hundred and 00/100 Dollars (\$99,600.00) and Judgment is hereby entered in that amount.

2.

The Clerk of Fulton County Superior Court shall pay to c/o Lori Schwartz on behalf of Condemnee H & M Alpharetta, LLC, the amount of Ninety-Nine Thousand Six Hundred and 00/100 Dollars (\$99,600.00) and mail said check to:

Partners
999 Peachtree St NE, Suite 1250
Atlanta, GA 30309

3.

Once all disbursements are made, the Court Clerk shall move this case to the closed docket.

SO ORDERED, this _____ day of _____, 2025.

THE HONORABLE RACHEL KRAUSE
SUPERIOR COURT OF FULTON COUNTY
ATLANTA JUDICIAL CIRCUIT

(signatures continue on following page)

Prepared, consented, and
submitted by:

JARRARD & DAVIS, LLP

/s/ Priya M. Patel

Priya M. Patel

Georgia Bar No. 869743

222 Webb Street

Cumming, Georgia 30040

Telephone: (678) 455-7150

Facsimile: (678) 455-7149

ppatel@jarrard-davis.com

*Counsel for Condemnor City
of Alpharetta*

Consented to by:

**OFFICE OF THE FULTON
COUNTY ATTORNEY**

/s/ Thomas Whitley *

Thomas Whitley

Georgia Bar No. 810867

/s/ Eugene P. Smith, Jr. *

Eugene P. Smith, Jr.

Georgia Bar No. 657050

141 Pryor Street SW, Suite
4038

Atlanta, GA 30303

Telephone: (404) 612-0246

Facsimile: (404) 730-6540

*Counsel for Fulton County
Tax Commissioner and
Fulton County Probate Court
Judge*

(*signed by Priya M. Patel
with express permission)

Consented to by:

**FLYNN & GOTTLIEB,
P.A.**

/s/ Jon A. Gottlieb *

Jon A. Gottlieb

Georgia Bar No. 303060

800 Johnson Ferry Road,
N.E.

Atlanta, Georgia 30342-1417

Telephone (404) 497-8000

Facsimile (404) 497-8009

jong@lawfg.com

*Counsel for Condemnee
H&M Alpharetta, LLC*

(*signed by Priya M. Patel
with express permission)

DISTRIBUTION LIST (via USPS Mail):

H&M Alpharetta, LLC
c/o Jon A. Gottlieb, Esq.
800 Johnson Ferry Road NE
Atlanta, GA 30342

Sawnee Electric Membership Corp.
c/o Angela Martin McKinney, Esq.
207 Pirkle Ferry Road
Cumming, GA 30040

Farmers and Merchants Bank of Long Beach
302 Pine Avenue
Long Beach, CA 90802

Publix Super Markets, Inc.
c/o Corporate Creations Network, Inc.
2985 Gordy Parkway, FL 1
Marietta, GA 30066

Fulton County Tax Commissioner
c/o Thomas Whitley, Esq.
Eugene P. Smith, Jr., Esq.
141 Pryor Street SW
Suite 4038
Atlanta, GA 30303

Fulton County Probate Court Judge
c/o Thomas Whitley, Esq.
Eugene P. Smith, Jr., Esq.
141 Pryor Street SW
Suite 4038
Atlanta, GA 30303



STAFF REPORT

Department: Police
Submitted By: Stephanie Cochran
Meeting Date: January 12, 2026

AGENDA ITEM:

Resolution: Fiscal Year 2025 Bulletproof Vest Partnership Grant Application

Consideration and adoption of a Resolution authorizing the submission of the 2025 Bulletproof Vest Partnership Grant to the U.S. Department of Justice.

STAFF RECOMMENDATION:

Adopt a Resolution for submitting a grant application to the U.S. Department of Justice to purchase ballistic vests.

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: THE TOTAL COST IS \$36,828. HALF OF THIS WILL BE FUNDED FROM THE CITY'S GRANT ACCOUNT WITH THE BALANCE FUNDED THROUGH THE GRANT.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
2025 Bulletproof Vest Grant (22031150-542100-TBD)	\$18,414.00
2025 Bulletproof Vest Grant (22031150-542100-TBD)	\$18,414.00

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Non-Allocated Grant matching	-\$18,414.00
N/A	\$0.00

ITEM DESCRIPTION:

The Police Department and Jail request approval to submit a grant application to the Bureau of Justice Assistance (BJA) for the 2025 Bulletproof Vest Grant. The Department of Justice deadline for this application is Friday, December 19, 2025. Although the application has already been submitted to meet this deadline, it will be withdrawn if Council does not approve the submission.

The Bulletproof Vest Partnership (BVP) program, administered by the U.S. Department of Justice, provides matching reimbursement funds to assist law enforcement agencies in purchasing body armor for their officers. Through the Bureau of Justice Assistance, agencies are eligible to receive reimbursement for up to 50% of the cost of new, approved ballistic vests. Applications are accepted annually, and awarded funds must be utilized within two years. The City of Alpharetta has successfully applied for this grant for more than a decade, typically receiving between 60% and 100% of the requested funding.

For the 2025 grant cycle, the Department of Justice requires a 50% City match totaling \$18,414.00, which will be funded through the Grant Fund. If awarded, the total project budget, including both grant and matching funds, will be \$36,828.00.

The Police Department and Jail estimate the need for 20 new ballistic vests during calendar year 2026, based on expiration dates of current vests (which are warrantied for a maximum of five years) and anticipated new hires. The average cost of a new set of ballistic armor is approximately \$1,841.00, depending on protection level. The estimated total cost for 20 vests is \$36,828.00.

ALTERNATIVES:

Ballistic vests are required for all sworn officers. The Department would buy the same vests at the same cost, with or without grant assistance.

ATTACHMENTS:

1. 2025 BulletProof Vest Application
2. 2025 BVP GRANT RESOLUTION
3. 2305-R-2025-12-01 Resolution Authorizing FY25 Body Worn Camera Policy & Grant App

AGENCY INFORMATION

Name: ALPHARETTA CITY

Agency Type: City/Municipality

Government ID Number: 112060001

*** Tax Payer ID Number:** 561074313

9 Digit DUNS: 619630684

DUNS 4: N/A

*** Unique Entity Identifier (UEI):** GKW5HJAHNJJ2

Number of Existing Population: 67920

Number of Existing Full Time Officers: 114

Number of Existing Part Time Officers: 4

OFFICE ADDRESS

*** Address Line 1:** 2 Park Plaza

Address Line 2: N/A

*** City:** Alpharetta

State: GA

*** Zip:** 30009-3680

CONTACTS

CEO

* First Name:

Jim

* Last Name:

Gilvin

* E-mail:

jgilvin@alpharetta.ga.us

Fax:

(678) 297-6331

* Phone:

(678) 297-6010

CFO

* First Name:

Thomas

* Last Name:

Harris

* E-mail:

tharris@alpharetta.ga.us

Fax:

(678) 297-6331

* Phone:

(678) 297-6096

POC*** First Name:**

Stephanie

*** Last Name:**

Cochran

*** E-mail:**

scochran@alpharetta.ga.us

Fax:

(678) 297-6331

*** Phone:**

(678) 297-6346

OFFICE ADDRESS*** Address Line 1:**

2565 Old Milton Pkwy

Address Line 2:

N/A

County:

N/A

*** City:**

Alpharetta

*** State:**

GA ▼

*** Zip:**

30009-2110

AGENCY INFORMATION

Name: ALPHARETTA CITY

Agency Type: City/Municipality

Government ID Number: 112060001

* Tax Payer ID Number: 561074313

9 Digit DUNS: 619630684

DUNS 4: N/A

* Unique Entity Identifier (UEI): GKW5HJAHNJJ2

Number of Existing Population: 67920

* Number of Current Population: 67784

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Total Number of Officers from Application: N/A

Number of Existing Full Time Officers: 114

Number of Existing Part Time Officers: 4

* Number of Current Full Time Officers: 114

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* Number of Current Part Time Officers: 1

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**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF
ALPHARETTA, GEORGIA AUTHORIZING THE SUBMISSION OF THE
BULLETPROOF VEST PARTNERSHIP GRANT APPLICATION**

WHEREAS, the US Department of Justice, Office of Justice Programs, and Bureau of Justice Assistance made available funding under the Bulletproof Vest Partnership Grant Act of 2000; and

WHEREAS, such funds may be used to help purchase approved bulletproof vests for eligible law enforcement officers and jail employees; and

WHEREAS, this application round is to fund bulletproof vests purchased on or after January 26, 2026; and

WHEREAS, the City of Alpharetta has applied for funding through this program; and

WHEREAS, the funding, if awarded, shall be utilized to help purchase new vests for Alpharetta's police officers and jail employees; and

WHEREAS, evidence authorizing the acceptance of said application must be provided.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta as follows:

- The submission of the 2025 Bulletproof Vest Partnership Grant application is hereby approved; and if awarded, the Mayor is hereby authorized to execute award package with directives under the Bulletproof Vest Partnership Grant Program.

SO RESOLVED this 12th day of January 2026.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

Mayor Pro Tem Dan Merkel

Council Member T. Kirk Driskell

Council Member Katie Reeves

Council Member Douglas J. DeRito

Council Member John Hipes

Council Member Fergal M. Brady

(SEAL)

Attest:

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein City Attorney



A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA AUTHORIZING THE SUBMISSION OF THE FISCAL YEAR 2025 BODY WORN CAMERA POLICY AND IMPLEMENTATION PROGRAM GRANT APPLICATION

WHEREAS, the Bureau of Justice Assistance, U.S. Department of Justice made available funding under the Fiscal Year 2025 Body-Worn Camera Policy and Implementation Program (BWCIPI) Grant; and

WHEREAS, such funds may be used to help purchase approved body-worn cameras for eligible law enforcement officers; and

WHEREAS, this application round is to fund body-worn cameras purchased on or after the award date of the grant; and

WHEREAS, the City of Alpharetta has applied for funding through this program; and

WHEREAS, the funding, if awarded, shall be utilized to help purchase new body-worn cameras for Alpharetta police officers; and

WHEREAS, evidence authorizing the acceptance of said application must be provided.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta as follows:

- The submission of the Fiscal Year 2025 Body-Worn Camera Policy and Implementation Program (BWCIPI) grant application is hereby authorized; and
- If the grant is awarded, the Mayor is hereby authorized to execute the award package.

SO RESOLVED this 1st day of December 2025.

CITY OF ALPHARETTA

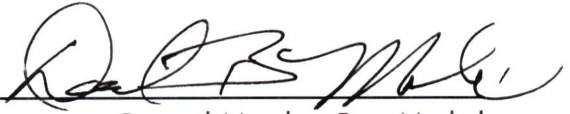
By: _____

Jim Gilvin, Mayor

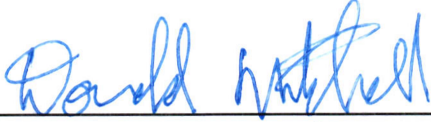
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COUNCIL MEMBERS*



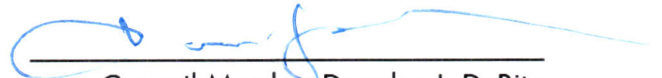
Council Member Dan Merkel



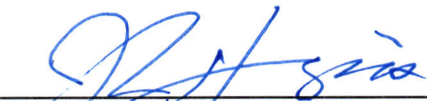
Council Member Donald F. Mitchell

VACANT

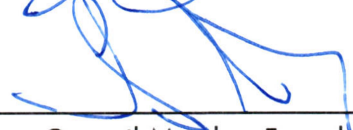
Council Member Post 2



Council Member Douglas J. DeRito



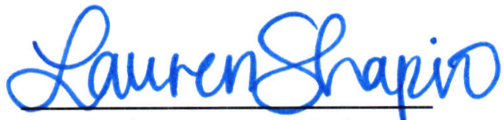
Council Member John Hipes



Council Member Fergal M. Brady

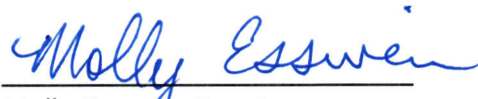


Attest:



Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:


Molly Esswein City Attorney

*At the time this resolution was considered and adopted, Post 2 of the City Council was vacant.



STAFF REPORT

Department: Police
Submitted By: Stephanie Cochran
Meeting Date: January 12, 2026

AGENDA ITEM:

Contract Approval: AT&T NG9-1-1 Public Safety Answering Point Solutions Contract

Consideration and approval of the award of a contract to AT&T NG9-1-1 PSAP Solutions, at a total annual cost of \$124,962 beginning in month 25 with a five-year contract term (FY 2026–FY 2030), and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the contract to AT&T NG9-1-1 PSAP Solutions, at a total annual cost of \$124,962 beginning in Month 25 with a five-year contract term (FY 2026–FY 2030) and authorize the Mayor to execute all necessary agreements and documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

Current costs plus continuing costs for the first 24 months of the contract are budgeted at \$57,420. Beginning in month 25, \$124,962 annually. The five-year contract period ending in FY 2030.

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:

BACKGROUND:

The Alpharetta Emergency Communications Center is the primary PSAP (Public Safety Answering Point) for both Alpharetta and Milton, processing over 30,000 911 and non-emergency calls annually. AECC has already adopted NG911-capable hardware and software; however, the current system requires supplemental over-the-top call-handling tools and third-party language translation services to provide certain advanced features. Upgrading to Intrado VIPER NextGen (VNG) will consolidate these functions into a single, fully integrated platform.

The Georgia State Legislature has formally identified Next Generation 911 funding as its top legislative priority for 2026, committing to the expansion of 911 revenue sources and modernization of the statewide surcharge structure. These enhancements are intended to stabilize and increase PSAP funding, ensuring long-term sustainability for 911 operations.

ANALYSIS:

Key Benefits of the Upgrade

The Intrado VIPER NextGen (VNG) 9-1-1 Cloud Call Handling Services platform provides significant functionality that enhances service delivery, improves dispatcher efficiency, and ensures AECC remains aligned with statewide and national NG911 standards. Benefits include:

Instant Text Transcription of 911 Calls: AI-driven real-time transcription increases clarity in high-stress or poor-audio situations and supports improved QA/QI processes.

Instant Language Translation: Built-in translation for eight commonly used languages, with the ability to expand. This reduces delays associated with interpreter services and improves service equity.

Live-Stream Video Capability: Callers can securely stream live video to the 911 center, providing responders with real-time situational awareness.

Photo and Video Submission: Callers may transmit still images or short videos to enhance incident assessment and resource deployment.

Enhanced Location Accuracy: Support for improved x/y location data and emerging z-axis elevation capabilities, critical for locating callers in multi-story structures.

Streamlined, Future-Ready Platform: Consolidation of multiple systems into one NG911-compliant platform reduces system complexity and positions AECC for future AI-driven public safety enhancements.

FINANCIAL IMPACT:

Total Cost: \$124,962 Annually beginning Month 25

Product: Intrado VIPER NextGen (VNG) 9-1-1 Cloud Call Handling Services

Funding Source: E911 Fund (restricted 911 surcharge fees) There will be no increase in costs to the City until Month 25 of service.

Beginning in Month 25:

Hardware Maintenance and AT&T Premium Support Service: remains unchanged at \$3,052.00 per month.

Software Subscription: increases to \$7,339.00 per month, a \$5,606.00 monthly increase, totaling an increase in current costs of \$67,272 annually.

Although AECC already utilizes NG911-capable technology, the current system relies on supplemental over-the-top call-handling tools and a third-party Language Line service billed at approximately \$1.00 per minute. The new VNG platform includes integrated language translation, which is expected to significantly reduce or eliminate this ongoing cost.

While revenue trends have shown modest declines, the Georgia Legislature's 2026 NG911 Funding Initiative is projected to expand statewide 911 revenue sources, stabilize PSAP budgets, and enhance AECC's annual revenues. Based on GECA and legislative projections, these revenue increases are expected to fully offset the additional recurring cost by Month 25, preventing the need to reduce other budgeted services.

The operational and public-safety benefits gained through this upgrade—improved accuracy, modernized workflows, enhanced situational awareness, and multilingual support—substantially outweigh the future cost increase. The two-year period before additional costs begin also allows sufficient time for increased revenue flow and financial preparation.

ALTERNATIVES:

Council could not approve the AT&T NG9-1-1 contract – *(Remain with current Call-Handling Hardware and software, including our over-the-top solutions – Prepared Live for streaming, video and photo receiving capabilities, continue utilizing 3rd party language line subscription services on a regular basis.)*

ATTACHMENTS:

1. City of Alpharetta Cloud Call Handling PS_VNG_2025_Final 112425
2. 2026 Legislative Toolkit



**AT&T NG9-1-1 PSAP Solutions
CPE Hosted NG9-1-1 Service Pricing Schedule**

AT&T MA Reference Number: 201112020092UA

AT&T Pricing Schedule Number: GA25-9158-00

Customer ("Customer")	AT&T ("AT&T")
City of Alpharetta	AT&T Enterprises, LLC
Customer Contact (for notices)	AT&T Sales Contact Information and for Contract Notices ☒ Primary Sales Contact
Name: Lexi Remec Title: 911 Division Chief Street Address: 2565 Old Milton Pkwy City: Alpharetta State/Province: GA Zip Code: 30009 Country: USA Telephone: 678-908-6353 Fax: Email: lremec@alpharetta.ga.us	Name: Jason Eckenstein Street Address: 1645 Hampton St. City: Columbia State/Province: SC Zip Code: 29201 Country: USA Telephone: 803-873-6225 Fax: Email: je4856@att.com Sales/Branch Manager: Matt Blanchet SCVP Name: Mike Guerra <u>With a copy to:</u> AT&T Enterprises LLC 208 S. Akard Street Dallas, Texas 75202 ATTN: Master Agreement Support Team Email: mast@att.com
AT&T Authorized Agent or Representative Information (if applicable) ☐ Primary Sales Contact	
Name: _____ Company Name: _____ Agent Street Address: _____ City: _____ State: _____ Zip Code: _____ Telephone: _____ Fax: _____ Email: _____ Agent Code _____	

This Pricing Schedule is part of the Agreement between AT&T and Customer referenced above.

This Pricing Schedule consists of this Pricing Schedule and any Attachments hereto (e.g., Statement of Work ("SOW"); Scope of Work ("SCOW"); Inventory Schedule and Payment Terms; Bill of Material; Project Implementation Guide; Implementation Timeline; or Certificate of Acceptance) that currently, or may in the future, reference this Pricing Schedule. In the event of a conflict between this Pricing Schedule and any Attachments hereto, this Pricing Schedule shall take precedence.

CUSTOMER	AT&T
By: _____ (by its authorized representative)	By: _____ (by its authorized representative)
(Typed or Printed Name)	(Typed or Printed Name)
(Title)	(Title)
(Date)	(Date)

Approved as to substance:

Approved as to form:

Chris Lagerbloom, City Administrator

Jennifer McCall, City Attorney



AT&T NG9-1-1 PSAP Solutions
CPE Hosted NG9-1-1 Service Pricing Schedule

SERVICE: An enhanced 9-1-1 ("E 9-1-1") Service provisioned by AT&T that utilizes AT&T Premises to house certain E 9-1-1 Call Handling Equipment for purposes of receiving and transporting E 9-1-1 calls from within a predetermined service area to authorized Public Safety Answering Points (PSAPs) identified by Customer. As part of the Service, AT&T will install Customer End User Equipment identified in the Statement of Work at Customer PSAP Sites; will train Customer's employees on the use of the Customer End User Equipment; and will test the Customer End User Equipment and verify that it is operating as designed. AT&T will also provision the necessary network elements (set forth below) required to deliver E 9-1-1 calls to the Customer PSAP Sites. AT&T will be responsible for the maintenance of the Equipment necessary to provision the Service, as more fully described in the Statement of Work.

SERVICE PROVIDER: AT&T Enterprises, LLC.

TERM: The Pricing Schedule Term shall begin on Cutover and continue to the latter of: (a) five years from Cutover; or (b) until such time as no Service Components are provided to Customer under this Pricing Schedule. If the term of this Pricing Schedule is over one (1) year, the parties agree that this Pricing Schedule, as required by O.C.G.A. § 36-60-13, shall terminate absolutely and without further obligation on the part of the Customer on June 30th of each fiscal year of the term, and further, that this Pricing Schedule shall automatically renew on July 1st of each subsequent fiscal year absent the Customer's provision of written notice of non-renewal to AT&T at least thirty (30) days prior to the end of the then term. As applicable, title to any supplies, materials, equipment, or other personal property shall remain with AT&T until fully paid for by the Customer.

SERVICE COMPONENTS AND PRICING: The following prices shall apply to the various Service Components offered as part of the Service. Any Service Components that are offered under an AT&T Tariff or Guidebook are offered under the terms and conditions set forth therein unless modified in this Pricing Schedule.

Network Transport Components: The 9-1-1 tariff prices apply to trunking between AT&T Premises and the Customer PSAP Sites.

9-1-1 Database Components: Customer will provide Enhanced 9-1-1 utilizing AT&T's Tandem/Selective Router and utilizing the Automatic Number Identification system and the Automatic Location identification system. The charges and terms and conditions for these features are listed in the AT&T Tariff or Guidebook, as may be modified from time to time.

Other Components: Customer will also order the following Service Components on terms and conditions set forth in the applicable AT&T Tariff or Guidebook.

- I. AT&T Bandwidth Services provided under an "AT&T Integrated Data Services Pricing Schedule"
- II. AT&T VPN Service provided under an "AT&T VPN Pricing Schedule"
- III. AT&T Managed Internet Service provided under an "AT&T Managed Internet Service Pricing Schedule"
- IV. AT&T Managed Router Solution provided under an "AT&T Managed Router Solution Pricing Schedule"
- V. Point-to-point DS-1 Service provided under an "ILEC Intrastate Services Pricing Schedule Pursuant to Custom Terms"

Equipment and Maintenance: The rates and charges for Equipment (consisting of Customer End User Equipment and Call Handling Equipment) and maintenance of the Equipment are as follows:

	Non-Recurring Costs	Monthly Recurring Costs
	\$	\$
Hardware Maintenance Months 1-24	\$ 0.00	\$ 2,492.00
Software Subscription Months 1-24	\$ 0.00	\$ 1,733.00
Hardware Maintenance Months 25-60	\$ 0.00	\$ 2,492.00
Software Subscription Months 25-60	\$ 0.00	\$ 7,339.00
AT&T Premium Support Service Months 1-60	\$ 0.00	\$ 560.00
	\$	\$
	\$	\$

Payment Terms:

- (1) Charges for Host Locations not due until Hosts are installed and accepted and first PSAP is on-line and accepted.
- (2) PSAP Location: Charges Per Position not due until PSAP installed and accepted:

Service Plan Payment Terms: ☒ Monthly Payments ☐ Annual Payments ☐ Financing: (Name of Leasing Company)

Monthly Price: \$ _____ Annual Price: \$ _____

ATTUID: _____

Public Safety NG911 Hosted Pricing Schedule

AT&T and Customer Confidential Information

Page 2 of 5

ROME Opportunity ID : _____

Updated: 05/14/2024



**AT&T NG9-1-1 PSAP Solutions
CPE Hosted NG9-1-1 Service Pricing Schedule**

ADDITIONAL TERMS AND CONDITIONS

1. Definitions

"AT&T E9-1-1 Hosted Service" means the Service as described above, provided on the terms and conditions set forth herein.

"AT&T Premises" means an AT&T owned or operated facility specified in an Order where E9-1-1 Call Handling Equipment will be installed, and certain elements of the Service are performed.

"Call Handling Equipment" means the equipment and Licensed Software that AT&T will acquire and install at AT&T Premise(s) for purpose of providing the Services to be provisioned under this Pricing Schedule.

"Customer Premises" means Customer's facility or location specified in an Order where the Equipment will be installed, or Services performed. Customer Premises will be deemed Site(s) for purposes of the Agreement.

"Cutover" means (i) for a Service, when the Service is first provisioned or made available to Customer's use at any Site; and/or (ii) for Equipment, when it is delivered to a carrier for shipment, or if AT&T provides installation as part of the Services, then upon AT&T's installation of the Equipment and acceptance by Customer.

"Customer End User Equipment" means the equipment and Licensed Software that AT&T licenses or leases, as applicable, to Customer or for which AT&T provides Services as provided hereunder that is installed at a Site. Ownership of, and title to, Customer End User Equipment shall at all times remain with AT&T. Upon termination of this Pricing Schedule, AT&T shall have the right to re-possess the Customer End User Equipment at a mutually agreeable date and time.

"Equipment" unless otherwise defined, means Customer End User Equipment and Call Handling Equipment.

"Order" means any purchase order issued by Customer for Equipment or Services that references this Pricing Schedule, is signed by Customer's authorized representative, and is accepted by AT&T. Orders will be deemed Attachments to this Pricing Schedule once accepted by AT&T.

"PSAP" means a Public Safety Answering Point. The location of a PSAP will be deemed a Site for purposes of the Agreement.

"Statement of Work" or **"SOW"** means the attached statement(s) of work and/or other ordering documents that describe materials and Services to be provided pursuant to this Pricing Schedule. On occasion, SOWs may be entitled Statement of Work (SOW), Scope of Work (SCOW) or Pre-Installation Guide (PIG).

2. Scope

AT&T will procure the Equipment and provision the Service as specified in this Pricing Schedule and any attachments hereto.

3. Customer End User Equipment; Delivery and Installation by AT&T

AT&T will deliver the Customer End User Equipment FOB origin, prepaid and add. Title to the Customer End User Equipment and all risk of loss to the Customer End User Equipment shall pass to Customer at the time of delivery to the carrier for shipment. Origin is defined as the manufacturer's site when the Customer End User Equipment is shipped

directly to Customer Site and as AT&T's staging facility when AT&T performs staging on the Customer End User Equipment before delivery to Customer. Customer acknowledges and agrees that AT&T's ability to provide Customer End User Equipment during the term of this Pricing Schedule is contingent upon the supply and delivery schedules of the Customer End User Equipment manufacturer(s). AT&T shall have no liability for delays in any delivery schedule. Customer End User Equipment is described in the SOW attached hereto.

4. AT&T Call Handling Equipment

AT&T shall have no liability for delays in any delivery schedule pertaining to AT&T Call Handling Equipment. AT&T is solely responsible for the installation of AT&T Call Handling Equipment on AT&T Premises.

5. Customer Responsibilities for Installation Services at Customer Premise(s)

AT&T's obligations under this Pricing Schedule and the timely fulfillment thereof, are contingent upon timely receipt from Customer of all reasonably necessary assistance and cooperation in all matters relating to this Pricing Schedule, including reasonable access to relevant personnel, records, information, and facilities. Customer shall provide AT&T, in a timely fashion, with all information reasonably required for the performance of the Services by AT&T. Customer represents that all information presently known to be necessary to AT&T's understanding of the Services to be performed have been disclosed or provided to AT&T and Customer will keep AT&T timely informed of any new information which may be necessary to AT&T's understanding of the Services to be performed. Customer shall provide AT&T with reasonable access to the premises necessary for the performance of the Services required under this Pricing Schedule as more fully described in Section 3.1 of the Master Agreement. In the event of Customer's failure to perform its responsibilities hereunder, AT&T may, at AT&T's option, assume or fulfill any and/or all of Customer's responsibilities, directly or through contract with third parties. In such instance, it shall be considered an increase in the scope of the Services. AT&T may charge Customer all charges incurred by AT&T due to Customer's failure to timely fulfill its obligations under this Section.

Notwithstanding any other part of this Pricing Schedule: (a) AT&T shall have the right to suspend performance or to pursue any other remedies provided for under the Agreement where Customer delays or fails to comply with this provision; and (b) where any of the measures described above are unreasonably expensive, Customer may request that AT&T suspend its performance until such time as an alternative remedy or course of performance is secured or agreed upon; provided, however, that AT&T may terminate this Pricing Schedule or an Order where any such suspension lasts longer than thirty (30) days.

6. Invoicing and Payment Terms

Invoices for all Customer End User Equipment and AT&T Call Handling Equipment will be issued upon Customer's Acceptance of the Services and Customer End User Equipment, as defined in Section 7 hereof, on a PSAP-by-PSAP basis. Invoices for maintenance Services will be issued pursuant to the terms of the Master Agreement.



**AT&T NG9-1-1 PSAP Solutions
CPE Hosted NG9-1-1 Service Pricing Schedule**

7. Initial Acceptance of Services and Customer End User Equipment

On a PSAP-by-PSAP basis, Customer shall have a designated staff member on-site at the initial completion of Services and installation of the Customer End User Equipment to sign the acceptance document, acknowledging the Services were performed in accordance with the SOW and are complete as to each PSAP. If any installation Services are incomplete or nonconforming at the time of initial installation, Customer must provide written notice to AT&T identifying such installation Services within ten (10) business days of notice by AT&T of completion of said Services at a PSAP, or else Customer waives remedy. Upon written notification, AT&T will then have thirty (30) business days to re-perform or complete the nonconforming installation Services. If AT&T is unable to, or fails to, correct such nonconformance in all material respects, AT&T may, as AT&T's sole liability and Customer's sole remedy, refund to Customer all amounts paid by Customer for the nonconforming portion of the installation Services.

8. Licensed Software

Software is provided subject to the particular licensor's standard software license that accompanies Customer End User Equipment. The standard software license is a separate agreement between Customer and the licensor. Customer's assent to the terms and conditions of this Pricing Schedule binds Customer to the terms and conditions of the licensor's standard software license, as if the terms and conditions of the licensor's standard software agreement were fully set forth in this Pricing Schedule, and Customer shall comply with the terms and conditions of the licensor's standard license and associated documentation.

9. Limited Warranty, Limitation of Liability and Limitation of Remedy.

In addition to any similar protections set forth under the Master Agreement, the following provisions apply to Services and Equipment offered under this Pricing Schedule:

9.1 WARRANTIES.

(a) **Equipment.** The Equipment will be provided to Customer on an "As Is" basis. (i) AT&T DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED (INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, TITLE< NON-INFRINGEMENT, OR ARISING BY VIRTUE OF USAGE OF TRADE). (ii) AT&T WILL NOT HAVE ANY OBLIGATION OR BE LIABLE FOR ANY ERROR, OMISSION, DEFECT, DEFICIENCY, OR NONCONFORMITY IN ANY EQUIPMENT OR ANY OF THE SERVICES. AT&T DOES NOT WARRANT THAT THE OPERATION OF EQUIPMENT WILL BE UNINTERRUPTED OR ERROR FREE. AT&T HAS NO WARRANTY OBLIGATION FOR EQUIPMENT THAT CUSTOMER ACQUIRES THROUGH AT&T AND EQUIPMENT THAT IS NOT MANUFACTURED BY AT&T AND THAT DOES NOT BEAR AN AT&T LOGO OR COPYRIGHT NOTICE. Customer, not AT&T, is responsible for selecting Equipment to achieve its intended results and for promptly verifying that the Equipment performs as specified by the manufacturer

or licensor.

(b) **Manufacturer's Warranty:** Notwithstanding the disclaimer set forth in the subsection (a) of this section, AT&T shall pass through to Customer any hardware warranties available from Equipment manufacturers and subsection (a) does not negate any software warranty that Customer may obtain directly from the licensor under the particular licensor's standard software license.

9.2 WORKMANSHIP WARRANTY(a) The provision of Services and any deliverables under this Pricing Schedule shall be performed in a workmanlike manner that would meet commercial industry standards in the field to which the work pertains, as well as any standards set forth in any Attachments, including, but not limited to, any SOWs. No other warranties are provided by AT&T under this Pricing Schedule.

(b) **Further Disclaimer as to Information Provided by Customer.** The Services, as described herein and any Attachments, are based upon, among other things, information provided by CUSTOMER. IN THIS REGARD, AT&T MAKES NO EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED TO AT&T BY CUSTOMER. CUSTOMER ACKNOWLEDGES AND AGREES THAT: (I) NONE OF THE INFORMATION FURNISHED BY CUSTOMER IN CONNECTION WITH AT&T SERVICES AND/OR DELIVERABLES HAS BEEN INDEPENDENTLY VERIFIED BY AT&T AND (II) AT&T EXPRESSLY DISCLAIMS, AND WILL NOT BE SUBJECT TO, ANY LIABILITY WHICH MAY BE BASED ON SUCH INFORMATION, OR ANY ERRORS OR OMISSIONS IN SUCH INFORMATION, WHETHER OR NOT AT&T KNEW OR SHOULD HAVE KNOWN OF ANY SUCH ERRORS OR OMISSIONS, OR WAS RESPONSIBLE FOR OR PARTICIPATED IN THEIR INCLUSION IN OR OMISSION FROM THE SERVICES AND/OR DELIVERABLES. If AT&T does become aware of any errors or omissions in information are made or provided by Customer, AT&T will promptly notify Customer, in writing, of such errors and omissions.

10. Storage of Equipment

AT&T and/or its designated subcontractors may store a reasonable amount of Equipment, materials, tools, and other items necessary for the performance of the Services on a Site or in such other secure location(s) as Customer may designate, at no charge. Customer will take reasonable precautions to protect and maintain the integrity of any such items and will accept delivery of any such items delivered to Customer's Site when AT&T personnel are not available to accept delivery and place or direct the placement of such items on the Site or other secure location(s). In the event Customer accepts delivery of any items under this Pricing Schedule, Customer will promptly notify AT&T of the delivery and location of the items delivered.

11. Amendments; Termination

Customer will be charged for any additions, deletions, or changes ("Change") in the Equipment and/or Services. If Customer desires a Change, Customer will notify AT&T by written request, and AT&T will provide Customer a revised Bill of Materials and/or Statement of Work reflecting the Equipment, Service and price changes shipping dates,



**AT&T NG9-1-1 PSAP Solutions
CPE Hosted NG9-1-1 Service Pricing Schedule**

Cutover dates, and other terms. Any increase or decrease in the price occasioned by a Change will be added to/subtracted from the amount of Customer's invoice. After the Effective Date of this Pricing Schedule, any changes to an Order or SOW requested by Customer will be processed as a "Change Order". If AT&T does not receive the executed change documents within 30 (thirty) days, no changes will be made to the original document. This Pricing Schedule may be amended or modified only by written instrument signed by an authorized representative of each party.

If Customer changes the work schedule in a SOW or if compliance with such schedule becomes impractical, due to no fault of AT&T, AT&T reserves the right to reevaluate and amend the pricing for Equipment and Services or to submit change notice for any additional costs incurred as a consequence of such changes.

Either party may terminate this Agreement for convenience in whole or in part by giving the other party at least thirty (30) days' prior written notice. Either Party may terminate an Order or Change Order by giving the other Party written notice prior to Cutover. In the event Customer terminates an Order or Change Order: (i) prior to the date of delivery of any Equipment, Customer shall pay as a cancellation fee, and not as a penalty, an amount equal to twenty percent (20%) of the total purchase price of the Equipment cancelled (and once Equipment is delivered to Customer, Customer shall promptly arrange for return of Equipment); and (ii) any non-recoverable costs including, but not limited to, amounts incurred by AT&T in connection with the provisioning of cancelled Equipment and Services. Upon termination, Customer agrees to pay all amounts due for Equipment and Services provided by AT&T up to and including the effective date of termination, plus any costs or expenses (including restocking fees) incurred by AT&T in connection with the performance of the Order. In the event the Customer terminates an Order or Change Order prior to Cutover, the Customer shall be liable for all expenses incurred by AT&T under that Order or Change. Upon termination, Customer agrees to pay AT&T all amounts due for Equipment and Services provided by AT&T up to and including the effective date of termination, plus any nonrecoverable restocking fees or other costs incurred by AT&T. Such payment will constitute a full and complete discharge of Customer's payment obligations. Termination will also constitute a full and complete discharge of AT&T's obligations.

Customer will only be liable for the charges incurred in connection with termination as described in this Section 11. Customer shall not be responsible for any other termination charges specified in the Master Agreement.

12. Termination of Purchase Order; Suspension of Service

Except as otherwise expressly provided in this Pricing Schedule, Order(s) may not be terminated, suspended or canceled unless: a) the other party is in material breach of or default under such Order, and such breach or default continues for a period of thirty (30) days after the giving of written notice by the party not in breach or default; or b) any federal, state or local governmental agency or regulatory body or a court or tribunal of competent jurisdiction renders or enters an order, ruling, regulation, directive, decree or judgment which restricts or prohibits either party from continuing, impairs either party's ability to continue, or

makes impractical or unduly expensive either party's continuance under such Order or this Agreement.

13. General Provisions

AT&T is entitled to increased compensation and/or time for completion where AT&T encounters concealed physical conditions which differ materially from those indicated in any documents provided under this Agreement or otherwise represented by Customer, or latent physical conditions which differ materially from those ordinarily found to exist and generally recognized as inherent in the installation and/or maintenance activities contemplated by this Pricing Schedule, where such conditions would materially interfere with, delay or increase cost of performance under this Pricing Schedule.

All intellectual property in all Services and Equipment shall be the sole and exclusive property of AT&T or its suppliers.

Attachments:

- | | |
|---|--------------------------|
| 1. Statements of Work e.g. SOW, SCOW, PIG | ☐ |
| 2. Bill of Materials for Equipment and Services | ☐ |
| 3. Invoicing Schedule and Payment Terms | ☐ |
| 4. Implementation Timeline | ☐ |
| 5. Certificate of Acceptance | ☐ |
| 6. Other: [] | ☐ |

Quote Number 78902v4

14. Sovereign Immunity; Indemnification

Nothing contained in the Agreement shall be construed to be a waiver of Customer's sovereign immunity or any individual's qualified, good faith or official immunities. Any provision of the Agreement requiring the Customer to indemnify the AT&T is only valid to the extent allowed by Georgia law.

15. Governing Law

This Contract is governed by the laws of the State of Georgia to the extent that such laws apply to the Customer as a municipal corporation of the State of Georgia and as a party to this Agreement.

2026 LEGISLATIVE TOOLKIT

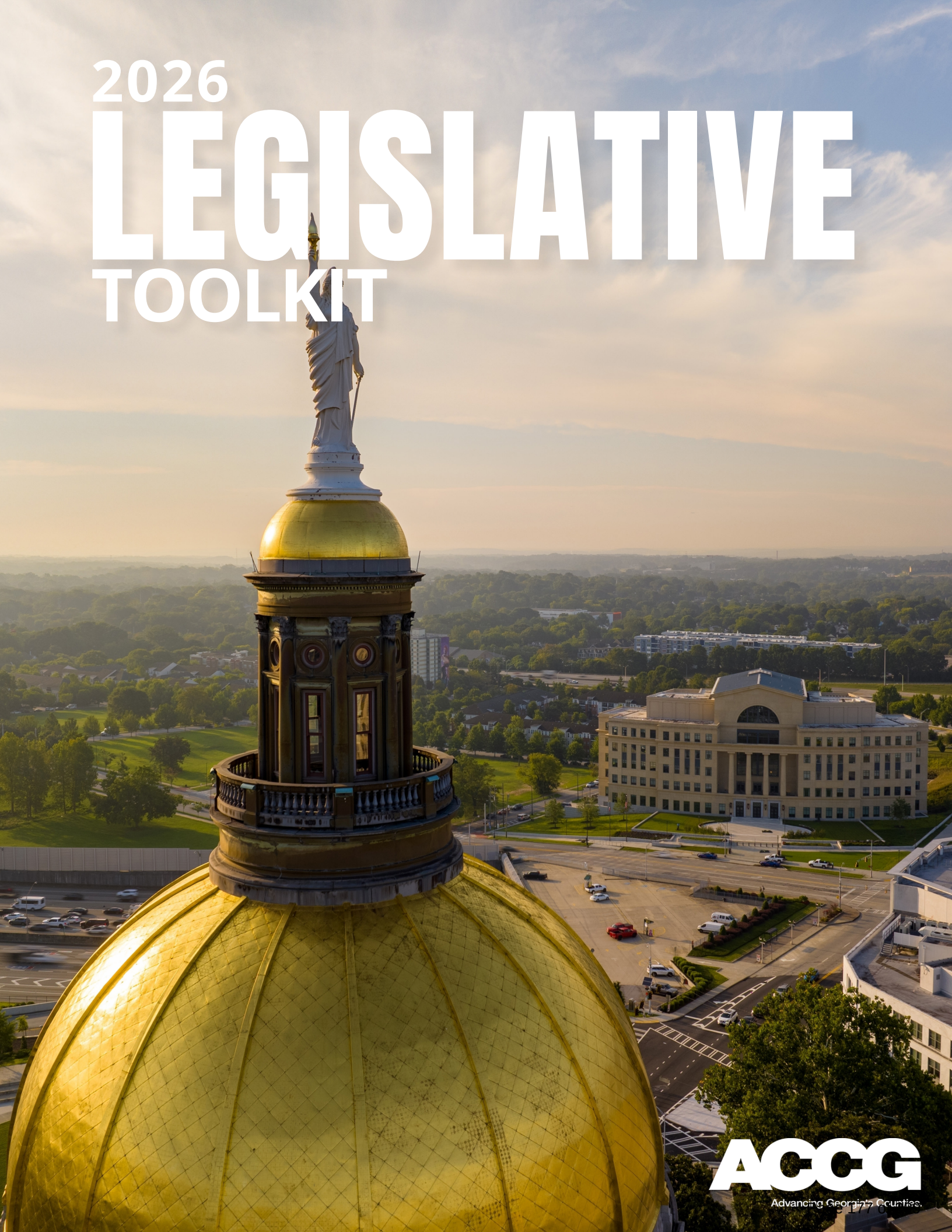


TABLE OF CONTENTS

ACCG Governmental Affairs Staff and Policy Council	1
A Message from the ACCG President	2
Top Three Policy Priorities	
Implementation of Next Generation 911 (NG911)	3
Long-Term Transportation Funding Mechanisms	4
Electric Franchise Fees: Parity For Unincorporated Areas	5
ACCG Policy Priorities	6
ACCG Guiding Principles	10
How a Bill Becomes a Law	12
Six Ways to Engage Legislators.	14
Policy Communication Tools	15

ACCG GOVERNMENTAL AFFAIRS STAFF



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ACCG POLICY COUNCIL

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Chair, General County Government

A MESSAGE FROM THE PRESIDENT



Dear Georgia Counties and Partners in County Government,

When it comes to ACCG, advancing Georgia's counties is more than a tagline and 159 STRONG is more than a slogan. Those words accurately define the work of the Association staff and embody who we are as an organization, respectively. Our intentional and deliberate efforts have resulted in many major legislative successes in recent years. Those efforts have also served as the impetus for statewide policy and legislative changes that either improved operational processes for counties or helped secure additional funding to assist with facilitating county services.

The 2026 ACCG Legislative Toolkit details the association's Policy Priorities, a product of those intentional and deliberate staff efforts but, ultimately, a result of the consensus-building policy development process on which the association prides itself. That consensus building process is a hallmark of what it means to be a member of ACCG and the mechanism used to ensure all counties are heard and represented. In addition to the Policy Priorities, the Legislative Toolkit includes the ACCG Guiding Principles and Top Three Policy Priorities, all which will guide our advocacy efforts during the legislative session.

ACCG's Top Policy Priorities for 2026 include Implementation of Next Generation 911 System, Electric Franchise Fees, and Long-term Transportation Funding Mechanisms. The Top Policy Priorities are outlined in the enclosed priority briefs. The list of remaining Policy Priorities features other significant items the Association will actively pursue.

As we look to the 2026 legislative session of our General Assembly, it is my sincere hope that we continue to experience progress in areas that will contribute to the advancement of Georgia's counties and help make our state 159 STRONG. County officials and our partners in county government are encouraged to use the Legislative Toolkit as a resource when making decisions during the legislative process. Please do not hesitate to contact a member of the ACCG Governmental Affairs staff if they can be of assistance while we all work to make counties in the Peach State ideal places to live, work, and play.

Sincerely,

A handwritten signature in black ink that reads "Clinton Johnson". The signature is fluid and cursive, with the first name "Clinton" and last name "Johnson" clearly distinguishable.

Clinton Johnson

2025-2026 ACCG President

Dougherty County Commissioner

IMPLEMENTATION OF NEXT GENERATION 911 (NG911)

BACKGROUND

A well-functioning 911 system is a critical piece of helping to ensure the public safety of all Georgia citizens. 911 is essential to providing life-saving services to those needing emergency assistance, and 911 service in Georgia is at a critical transition point. While still functional, the current 911 system, also known as Legacy 911, is approaching the end of its useful life. Repairing the current infrastructure is increasingly problematic as finding replacement hardware becomes more challenging, and telecommunications providers will not continue supporting Legacy 911 indefinitely.

The limitations of Legacy 911 drive the need to update Georgia's 911 infrastructure to an Internet protocol (IP)-based network called Next Generation 911 (NG911). Since more than 85% of all 911 calls now originate from wireless devices, there is a need to update the 911 network to an IP-based network. Additionally, those in need of emergency assistance expect 911 to be able to receive voice calls, photos, videos, and text messages, but the current 911 infrastructure is limited.

STATUS

ACCG commends the General Assembly and Governor for passing HB 423 during the 2025 legislative session, beginning the process of implementing NG911 statewide. However, there remains much work to be done at the state and local level, and this will come at considerable costs. ACCG supports the Georgia Emergency Communications Authority's (GECA) efforts to continue studying and implementing the needed infrastructure, personnel, training, and funding for this transition. Further, the Association encourages the Governor and General Assembly to grant GECA the proper regulatory authority to administer and implement NG911 through legislation and budgetary appropriations in 2026.

TALKING POINTS

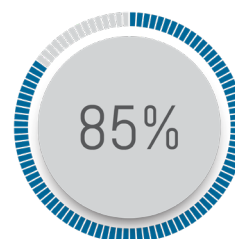
- Because NG911 systems are broadband-enabled, public safety answering points (PSAPs) will receive a wealth of rich data such as images, video, and perhaps sensor

data generated by wearable devices like heart monitors from 911 callers.

- The information garnered through the implementation of NG911 will allow better-informed decisions regarding the type of emergency reported and the appropriate first responders to dispatch.
- Since NG911 systems are IP-based, PSAPs throughout Georgia will be interconnected and able to share data. This interconnection will allow a PSAP to transfer its operations seamlessly and quickly to another PSAP when a natural or manmade disaster renders it inoperable, inaccessible, or uninhabitable.
- This interconnection will also allow PSAPs to handle call overload during other situations that could overwhelm or impede daily operations, such as during planned events that attract thousands of spectators.
- NG911 systems use geospatial data to locate callers, which is far more accurate than the technology used with the Legacy 911 system. One result of more accurate 911 caller locations is that far fewer calls will be misrouted to the incorrect PSAP.
- Since NG911 is a statewide initiative, it will require state funding to provide its core services, build out its emergency IP-based network, create the requisite mapping and data sets, and ensure local PSAPs have the required connections and equipment and the ability to maintain them.
- Georgia must transition to statewide NG911 to adequately provide emergency services now and in the future.



With more than 85% of all 911 calls originating from wireless devices, there is a need to update the 911 network to an IP-based network.



LONG-TERM TRANSPORTATION FUNDING MECHANISMS

BACKGROUND

Georgia's counties maintain more than 80% of the state's roads and bridges yet receive less than half of recurring state transportation revenues. Transportation costs for local governments have increased significantly—from materials and labor to equipment and project design—while demand for resurfacing, new roads, and bridge improvements steadily increase.

To maintain and improve local roads and bridges, counties rely heavily on two state-administered programs: the Local Maintenance and Improvement Grant (LMIG) and the Local Road Assistance (LRA) program. Funded through the state motor fuel tax, LMIG returns roughly 10% of that revenue to cities and counties for resurfacing, bridge repair, and safety improvements, distributed based on population and road mileage, and requires a 10% to 30% local match depending on the region.



Long-term, sustainable transportation funding helps counties maintain Georgia's roads while reducing reliance on property taxes.



The LRA program provided approximately \$250 million to counties collectively in FY 2024–2025, though its continuation beyond FY 2025 depends on annual appropriations. LRA follows the same eligibility rules as LMIG but requires no local match, benefiting smaller and rural counties.

The state motor fuel tax remains the backbone of Georgia's transportation revenue but faces long-term decline as vehicles become more fuel-efficient and electric vehicle adoption increases. As fuel consumption drops, so do the revenues that fund road maintenance. Counties also benefit from the option of adopting a single-county Transportation Special Purpose Local Option Sales Tax (TSPLOST), authorized by the General Assembly to help address transportation needs. However, because TSPLOST collections depend on local sales activity and voter approval, it is not a consistent statewide revenue stream and cannot replace long-term state investment. Other funding sources help reduce

reliance on property taxes for transportation projects.

STATUS

ACCG will continue to work closely with the Governor and the General Assembly to protect and advocate for core funding programs such as LMIG and LRA while remaining open to responsible, data-driven innovations that reflect the realities of e-commerce, freight growth, and declining motor fuel tax revenues. As discussions evolve, ACCG will provide local data and firsthand insight to help lawmakers evaluate long-term funding solutions. The Association's goal is to ensure that any new approach strengthens—not replaces—the state-local partnership.

Additionally, ACCG supports the creation of long-term, sustainable transportation funding mechanisms that provide counties with predictable and adequate resources to maintain and improve local road and bridge infrastructure. As the General Assembly evaluates future funding solutions, counties will continue to play an active role by educating lawmakers on the challenges they face and supporting proposals that promote fiscal stability, equity, and predictable revenue distribution. The goal is not to prescribe specific mechanisms prematurely but to ensure that local governments have a meaningful voice in shaping the state's long-term transportation strategy.

TALKING POINTS

- Motor fuel tax revenues are declining due to greater fuel efficiency and electric vehicle adoption.
- LMIG and LRA, when appropriated, have not kept pace with construction and inflation costs.
- Counties maintain over 80% of Georgia's roads but receive less than half of state transportation revenues.
- LMIG remains vital but cannot meet future transportation demands alone.
- Securing alternative funding reduces pressure on property taxes.
- Counties are ready to partner with the General Assembly to modernize Georgia's transportation funding framework.

ELECTRIC FRANCHISE FEES: PARITY FOR UNINCORPORATED AREAS

BACKGROUND

Electric Franchise fees are use and occupancy payments that electric utility companies make to city governments for the right to use public property such as roadsides, easements, and utility corridors to deliver their services. These public rights-of-way are valuable community assets built and maintained with taxpayer dollars. These fees compensate cities for granting utilities access to this publicly maintained property.

Under current Georgia law, cities are authorized to collect electric franchise fees, while counties are not. This means that some electric utilities operating on county-maintained roads may pay a fee to a city even when the customers being served are located in the unincorporated area. The result is that unincorporated residents — who rely on county-maintained infrastructure — may be contributing to city revenues without seeing those funds reinvested in their community.

This is a matter of representation and fairness, not competition between cities and counties. Unincorporated residents should not pay for services or fees to jurisdictions where they have no representation.

Utility practices vary across the state. Some providers assess franchise fees both inside and outside city limits, while others limit them to municipal boundaries. This variation shows the issue is not universal, but it highlights an underlying inconsistency in how the use of public property is compensated.

Georgia's unincorporated areas are growing alongside its cities, attracting large power users and industry that rely on county-maintained infrastructure, increasing the need for sustainable funding. Without parity in franchise fee authority, the cost of maintaining those public assets falls back on local taxpayers.

Allowing counties the same ability as cities to collect electric franchise fees would shift that burden from residents to the large users who benefit most from county infrastructure, ensuring fairness and consistency across Georgia.

STATUS

ACCG supports legislation authorizing counties to collect the electric franchise fees that are already being paid on service in unincorporated areas. This legislation would not create a new tax or raise costs for consumers or providers but simply give counties the same ability as cities to cover the cost of maintaining the public rights-of-way that electric utilities use to deliver services. By aligning county authority with municipal authority, this measure ensures that those who rely most on this infrastructure help pay to sustain it—reducing the burden on local taxpayers and allowing counties to maintain their roads and rights-of-way just as cities do.

— — “ — — — — — — — — — —
Unincorporated residents should not pay for services or fees to jurisdictions where they have no representation—parity simply ensures fairness for every community.

TALKING POINTS

- Franchise fees are use and occupancy payments, not taxes.
- Cities can collect electric franchise fees; counties cannot — even when the service area lies entirely in unincorporated areas.
- Utility practices vary; some apply fees outside city limits while others do not, creating inconsistency across Georgia.
- Counties maintain the roads and rights-of-way used by utilities but receive no direct compensation for that use.
- Unincorporated residents often contribute to city revenues without seeing those funds reinvested locally — counties are seeking fairness and accountability, not competition with cities.
- The proposal ensures consistent treatment of taxpayers statewide, so the funds collected from electric franchise fees support the communities that generate them.
- This will not raise costs for consumers or utilities; it simply reallocates existing payments to the jurisdiction responsible for maintaining the property being used.

2026 POLICY PRIORITIES

Waiver of Sovereign Immunity

County governments make many decisions that have an impact on a wide array of citizens and entities. Sovereign immunity protects the public purse (taxpayer dollars) against an onslaught of litigation that may come from impacted parties. In recent years, the General Assembly has introduced numerous bills inviting litigation for policy actions at the local level, that the legislature does not agree with, seeking to waive counties' sovereign immunity as a deterrent from taking such actions. Such legislation would invite plaintiffs' attorneys to file lawsuits against counties claiming the waiver of immunity applies, even where the lawsuit claims have no relationship to the local policy decisions that the General Assembly is trying to deter. ACCG firmly opposes legislative efforts to waive county sovereign immunity, recognizing that safeguarding this immunity is essential to protecting the public purse. Defending against such measures is a priority this session.

Special Election Cost Reimbursement

Under current law, counties must bear the cost of special elections. As a result, affected counties must allocate funds away from essential, state-required public services to pay for these elections over which they have no control. ACCG supports legislation requiring the state to reimburse counties for all expenses incurred in the preparation for and conduct of special

elections to fill a vacancy in any statewide office, the Georgia General Assembly, the offices of U.S. Senator or Representative, or to approve a statewide referendum. In continued efforts to lower the cost burden of elections on counties, ACCG also supports amending the

election Code to allow a plurality (or 45%) of the vote to win primary and general elections. Since 1964, Georgia has required candidates to earn a majority of votes in their party's primary to win elected office. Georgia is one of only a handful of states still maintaining such a rule.

Emergency Medical Services (EMS)

The EMS community provides the first hands-on response to Georgians in need, whether provided by a fire or EMS department, a hospital-based service, or private providers who are the EMS zone holder. In some locations a hospital-based service or private provider may provide EMS service under contract with the EMS zone holder. Counties must invest in this service and its personnel in order to provide the highest quality of care. ACCG urges the General Assembly to support legislation that mandates insurance companies pay for current "out of network" ambulance services.

Increase Medicaid Reimbursement Codes for EMS by 10%

This adjustment will help offset the growing costs of providing emergency medical services, particularly in rural and underserved areas where resources are limited. By increasing reimbursement, EMS providers will be better equipped to sustain operations, retain qualified personnel, and ensure timely, high-quality care for patients in critical situations.

Annual Audit Compliance

Local governments are required to complete and submit an annual audit to the Department of Audits and Accounts to maintain qualified local government status and eligibility to receive state grants. Dozens of counties have been out of compliance in recent years, largely due to factors outside of the county's control. Examples include noncompliance from constitutional officers, auditor backlog, and auditor turnover. ACCG asks the General Assembly to allow counties an extension on maintaining their qualified local government status if the delay is due to circumstances beyond their control.



2026 POLICY PRIORITIES

Estimated Rollback Rate

The estimated rollback rate was created under HB 581 (2024) and revised under HB 92 (2025). 2025 was the first year of its implementation, and confusion remains.

- **Mixed Notices** – Some jurisdictions provided an estimated rollback rate while others did not. This has resulted in three different forms being created by the Department of Revenue: one with only estimated rollback rates, one with no estimated rollback rates, and one with some of each. ACCG supports improving clarification on the annual notice of assessment (NOA).
- **M&O Only** – The estimated rollback rate applies to the maintenance and operations (M&O) millage levy only, and not to special service district or other levy types. The result is that other levy types are either not represented, or are underrepresented on the NOA. ACCG supports additional clarification to reduce this confusion.

Restrictions on the Use of Speed Detection Cameras in School Zones

ACCG opposes any legislation that seeks to eliminate the ability for local governments to use speed detection cameras and/or speed detection technology in school zones. ACCG also opposes any legislation that seeks to restrict/eliminate the use of speed detection cameras or technology by penalizing local governments through

the removal of state funding for any local government violation of state laws regarding the use of speed detection cameras or technology, i.e. inaccurate speeding tickets, unlawful additional fees, etc. Lastly, ACCG opposes any legislation that appropriates revenue directly to schools, school systems, or school boards of a respective county or municipality.

Tax Exemptions for Fire Services

- ACCG supports a sales tax exemption for equipment and supplies purchased and utilized by local volunteer fire departments as well as nonprofit organizations and foundations that provide fire services.
- ACCG supports a title ad valorem tax exemption for vehicles purchased and utilized by local volunteer fire departments as well as nonprofit organizations and foundations that provide fire services.
- ACCG encourages the General Assembly to authorize revenue alternatives to the property tax to fund fire services, such as fire assessments based on square footage and type of dwelling.



2026 POLICY PRIORITIES

FEDERAL

Federal Inmate Exclusion Policy

ACCG requests that the federal government allow federal benefits such as Medicaid, Veterans Affairs, and the Children's Health Insurance Program (CHIP) to remain active for eligible inmates / detainees in local jails pre-adjudication. Federal law prohibits the use of federal funds and services for medical care provided to "inmates of a public institution." The federal law does not differentiate between a convicted inmate and a person incarcerated prior to conviction. The "Medicaid Inmate Exclusion Policy" should be rescinded for those awaiting trial who have not been convicted. Those accused should not lose their federal health benefits until the adjudication process is complete for those individuals in a pretrial status. This policy creates a financial burden for counties and adds to the behavioral and mental health crises our communities are experiencing.

Next Generation 911 (NG911)

ACCG urges Congress to pass legislation that includes adequate funding to support the implementation of Next Generation 911 (NG911) and ensure a statewide network. As communications technology transitions from analog systems to Internet Protocol (IP) based systems, the means of accessing 911 must also transition. While the technology exists for the 911 centers, many struggle to make the transition

from the outdated analog systems, built over 50 years ago, to modern digital IP-based systems. Once fully implemented, NG911 systems will process multi-media data and provide greater security, sustainability, and reliability than the aging analog 911 systems.

Housing Affordability and Accessibility

ACCG urges Congress to provide dedicated federal funding to enhance the capacity of counties and local governments in addressing housing issues. This includes updating current regulatory policies to allow flexibility in using funds for needs assessment plans and alternative housing solutions. We advocate for a national housing policy that sets clear annual housing goals, ensures adequate and predictable funding, provides an assessment needs platform, incentivizes energy-efficient buildings, and fosters partnerships with state and local governments, as well as private and nonprofit sectors, to support new construction and rehabilitation for both rental and homeownership properties, particularly for workforce housing. ACCG also supports the HELPER Act, a bipartisan bill proposing a new, one-time use home loan program under the Federal Housing Administration (FHA) for first responders and teachers to purchase their first home. This program would allow the borrower to get a loan without a down payment or Private Mortgage Insurance.

ACCG GUIDING PRINCIPLES

LOCAL ISSUES

ACCG provides a common platform that allows counties to maximize their legislative influence by making requests of the General Assembly and Congress through a unified effort. Through ACCG's policy development process, a policy platform is adopted, containing issues of significant importance to all counties or a reasonable portion of them. ACCG will not become directly involved in lobbying local legislation or general legislation that is drafted to affect only one county. ACCG will, however, notify the affected county of the pending legislation and will, at the request of the county, provide technical assistance. ACCG urges members of the General Assembly to refrain from passing this type of legislation without the support of the county governing authority. Where legislation will benefit some counties at the expense of others, ACCG will notify all counties of the potential benefits and consequences of the legislation but will not take a position.

HOME RULE

Home rule is the right of the people to determine and implement a public policy at the grassroots level. Home rule power is conferred on Georgia counties by Article IX, Section II, Paragraph I of the Georgia Constitution. Local governing authorities have the power to adopt ordinances, resolutions, or regulations relating to its property, affairs, and local government, as long as they are not inconsistent with state law or the Georgia Constitution. Although state laws may define minimum standards, they should not preempt counties from passing ordinances that establish a more stringent standard for their communities. The preservation of administrative and fiscal home rule authority allows counties to develop and implement community-based solutions to local problems. ACCG believes that counties, as the government closest to the people, are the most appropriate authority to serve the needs and requirements of the community.

COST SHIFTING

A state directive that compels local governments to provide a service, program, or benefit without providing the appropriate monies or a funding source is regarded as an unfunded mandate. County officials recognize that some state mandates are justified because they achieve agreed upon state-wide policy goals. However, many, if not most, mandates on counties are imposed without the consensus of local governments or the resources necessary for their implementation. Mandates shift costs to local property taxpayers, financially drain county governments, and impede a county's ability to adequately deliver the fundamental services required by law. Mandates also compromise a county's ability to provide discretionary services requested by the local community. ACCG opposes any state or federal actions that limit the ability of local elected officials to make fiscal and public policy decisions for the citizens they represent. Furthermore, counties support the establishment of an agreed upon course of action whereby state and county elected officials deliberatively evaluate the appropriate funding and delivery of intergovernmental service responsibilities between counties and the state.

LOCAL REVENUES

To provide services requested by the local community or required by the state, counties need an adequate stable revenue source that is diverse and fairly spreads the tax burden across the residents of the county. State-determined restrictions on local revenues hinder a local community's ability to establish a revenue structure that fairly distributes the financial burdens of local government to all citizens of the county based on the unique characteristics of the county.

ACCG GUIDING PRINCIPLES

When new state laws or annexation erodes a portion of the local revenue base, county commissioners must shift the tax burden to other residents or reduce the level of county services provided. Politically, neither of these choices is popular. The decision to tax should occur at the same level of government where the decision is made to enact a new service or enhance an existing service. Local governments should have an equal share of flexibility and control over both revenues and expenditures as they are directly linked.

SERVICE DELIVERY

To help create and maintain the quality of life desired by the residents of a community, counties should be given the flexibility to create new services, expand existing services, or discontinue a service. If a service is funded partially or fully using county revenues, then the county governing authority should have a level of control over the service commensurate to its share of the funding. Local government services in the unincorporated areas should be provided solely at the discretion of the county governing authority and such services should not be disrupted by annexation. Service delivery responsibilities within the incorporated areas of the county should be determined jointly with the city. When the state wishes to provide services locally, they should coordinate with the counties to determine the most efficient method of service delivery and funding of the service.

LAND USE

County officials must have the ability to make reasonable decisions for zoning, comprehensive planning, and infrastructure issues to ensure that the local community grows and develops in a way that adds value to the community and improves the quality of life for all residents. This includes a county's right to adopt local land use and other environmental regulations to protect its unique natural resources and vision for the community. Citizens expect the county commission to exercise its ability to manage and direct growth without being subjected to prohibitive claims for damages for infringement on private property rights. Likewise, county land use decisions should not be thwarted by municipal annexations. Locally elected officials are in the best position to balance the rights of individual property owners with the rights and wishes of all property owners within a county.

STATE/COUNTY PARTNERSHIP

Counties were created to function as local subdivisions of the state. To tailor services to the needs of the different geographic and demographic areas of the state, decision making power must be granted to locally elected representatives. The state sets general parameters, including minimum standards and levels of service, then local officials should decide what additional services and enhancements the local community desires. The state and its local county subdivisions must work in tandem to improve the quality of life for all Georgia residents. To facilitate this partnership the state should:

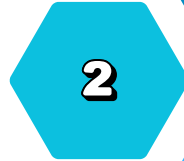
- Fully fund state services and not require or attempt to coerce counties into subsidizing the service.
- Provide support (i.e., funding and technical assistance) to attain a minimum level and standard of services needed statewide (i.e., crime information center, crime lab, utility assessments, training public safety officers, establishing uniform assessment procedures and transportation improvements).

HOW A BILL IS PASSED IN THE GEORGIA LEGISLATURE

A legislator recognizes the need for a new law or changes in existing law and decides to introduce a bill.



The legislator files bill with the Clerk of the House or Secretary of the Senate.



The legislator goes to the Office of Legislative Counsel where an attorney advises the legislator on legal issues and drafts bill.



Following the first reading, the presiding officer assigns the bill to a standing committee.



On legislative day after filing, the bill is formally introduced. In Chamber, the bill's title is read during the period of first readings.



The bill is considered by the committee. The author and other legislators may testify. If controversial, public hearings may be held.



In the House chamber, on the following legislative day, the Clerk reads the title of the bill (second reading) even though the actual bill is currently in committee. In the Senate, the second reading occurs after the bill has been favorably reported by committee.



The Clerk or Secretary prepares a General Calendar of bills that were favorably reported from committee.



The bill is reported favorably by committee and returned to the Clerk or Secretary.



The Presiding officer calls up bills from the Rules Calendar for floor consideration.



The Rules Committee of each house meets and prepares a Rules Calendar from the bills on General Calendar for floor consideration the next day.



After debate, main question is called and members vote. If the bill is approved by a majority of the house, it is sent to the other house.



Once the presiding officer calls bills up from the Rules Calendar, the Clerk or Secretary reads the bill's title (third reading). The bill is now ready for floor debate, amendments, and voting.



The bill is enrolled and sent to the Governor (if requested). Otherwise, all enrolled bills are sent to the Governor following adjournment, known as sine die.



If second house passes bill, it is returned to the house where the bill was introduced. If the first house rejects the changes and second house insists, a conference committee may be appointed. If the committee report is accepted by both houses...



Acts and other laws enacted during session are printed in the *Georgia Laws* series. The act is also incorporated into the Official Code of Georgia Annotated and becomes effective July 1, unless a different effective date is provided.



The Governor may sign bill or take no action, which will make the bill a law. The Governor may veto the bill, which requires a two-thirds majority in both houses to override.

Save the Date

2026 CAPITOL
CONNECTION CONFERENCE

MARCH 5-6, 2026
ATLANTA/ FULTON COUNTY
THE AMERICAN HOTEL





Six Ways to Effectively Engage Your Legislators

Follow These Tips to Connect with Your State Legislators

1. Make sure you have your legislators' contact information should you need to reach them on short notice.
2. Invite your legislators to attend your county commission meetings and tour your county facilities.
3. Thank your legislators for their positive efforts on behalf of your county.
4. Remain cordial when discussing your concerns with, or opposition to, pending legislation in order to maintain good working relationships.
5. Meet before and during the session to review the Legislative Toolkit and discuss bills that impact your county.
6. Meet periodically for briefings on current issues.



Policy Communication Tools

USE THESE TOOLS TO STAY INFORMED ON THE
LATEST ACCG POLICY NEWS

WEEKLY LEGISLATIVE UPDATES

Published and emailed every Friday during the legislative session, the Legislative Update is the weekly report that helps keep county officials informed about the various issues moving through the General Assembly.

Contact Nicole Butler (nbutler@accg.org) if you would like to receive this publication.

ACTION ALERTS

ACCG will periodically release Action Alerts regarding issues that require immediate action from county officials. The Action Alerts will include background information on the issue as well as talking points that county officials can use when speaking to their legislators.

LIVE UPDATES OVER ZOOM

Join the Governmental Affairs Team every Friday at 9:00 a.m. for the Virtual Legislative Update via Zoom. Be sure to tune in for weekly recaps of what took place under the Gold Dome.

X (FORMERLY KNOWN AS TWITTER)

Follow us on X ([@GACounty](https://twitter.com/GACounty)) for real-time information and updates from the Capitol as various events take place.



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ACCG

Advancing Georgia's Counties
Page 193 of 209



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Meeting Date: January 12, 2026

AGENDA ITEM:

Request For Proposals 26-108: Webb Bridge Park Walking Trail Renovations

Consideration and approval of the award of a contract for RFP 26-108 to Steele & Associates, Inc. for the walking trail renovations at Webb Bridge Park and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Award RFP 26-108 for the Webb Bridge Walking Trail Renovations to Steele & Associates, Inc in the amount not to exceed \$96,500.00 and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$96,505.00

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Park Trail Maintenance / 30161150-541500-C2411	\$96,505.00

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
N/A	\$0.00

ITEM DESCRIPTION:

Background:

The walking trail within Webb Bridge Park has a surface mixed slate chips and M-10 stone dust. Even though staff has supplemented the surface covering, the trail has not had a major repair since it's inception when the Park was first built and opened to the public in 1999. Over time, rain water has created erosion that should be repaired to maintain a safe and viable trail.

The trail at Webb Bridge Park is 1.6 miles long and is a highly used trail. This project will restore the trail into a first class facility. Included in the scope of work is the cleaning out of all ditches and drains along the trail, regrading as needed to provide slopes for positive drainage and increased sustainability, fill in ruts, trip hazards and bridge over roots, remove excess trail mix from areas that feature "trail creep", install crushed slate (trail mix) over the entire 1.6 miles of trail, re-naturalize the sides of the trail, compact the trail mix and general cleanup. The project as outlined is estimated to take 4 weeks.

The Department of Recreation, Parks & Cultural Services, with guidance from the Finance Department, prepared RFP 26-108 which was issued September 24, 2025.

RFP 26-108 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in over 1,003 vendor invites and 69 document takers.

RFP 26-108 responses were received on October 23, 2025 and included proposals from 6 firms.

Steele & Associates, Inc. was the only vendor's submittal that was within budget. References were checked and

all came back with positive responses.

ALTERNATIVES:

None

ATTACHMENTS:

1. RFP 26-108 - Scoring Summary
2. Steele Associates Vendor Proposal - No Forms

RFP 26-108: Webb Bridge Park Walking Trail Renovations

Scoring Summary

Active Submissions

	Total	B - Group 2 Technical	B-1 - Statement of Qualifications, Project Team, References	B-2 - Technical Proposal, Project Approach, Previous Projects	C - Group 3 Cost Proposal	C-1 - Cost Proposal
Supplier	/ 100 pts	/ 50 pts	/ 25 pts	/ 25 pts	/ 50 pts	/ 50 pts
Steele & Associates Inc.	89.38	39.38	18.75	20.63	50	50 (\$96,505.00)

Eliminated Submissions - Infeasible as Cost Proposals far exceed budgetary appropriations

	Total	B - Group 2 Technical	B-1 - Statement of Qualifications, Project Team, References	B-2 - Technical Proposal, Project Approach, Previous Projects	C - Group 3 Cost Proposal	C-1 - Cost Proposal
Supplier	/ 100 pts	/ 50 pts	/ 25 pts	/ 25 pts	/ 50 pts	/ 50 pts
Complete Site, LLC	-	-	-	-	-	(\$195,414.00)
Lagniappe Development Co., Inc.	-	-	-	-	-	(\$276,822.19)
Surfaces Group	-	-	-	-	-	(\$295,473.53)
R&B Developer, Inc	-	-	-	-	-	(\$313,279.00)
Tri Scapes, LLC	-	-	-	-	-	(\$343,285.20)

Steele & Associates Inc.

7561 Industrial Ct.

Alpharetta, GA 30004

RFP: 26-108

Webb Bridge Park Walking Trail Renovations

City of Alpharetta, GA

Cover Letter

- A. Steele & Associates Inc. is a third-generation family company and general contractor based in Alpharetta Georgia. Founded in 1954, the company has changed direction over the many decades in business starting as a corrosion repair and control company, to utility construction and then for the last 20 years, becoming a full-time trail, and outdoor recreation contractor. We have worked with most all of the various municipalities in the metro Atlanta area and maintain annual demand services contracts currently in several locations.
- B.
 - 1. Members of PTBA (Professional Trailbuilders Association) since 2017. specializing in trail design, construction, maintenance, as well as all related features such as bridges and boardwalks.
 - 2. Alpharetta, GA
 - 3. 71 years
 - 4. POC: Aaron Steele – C.F.O.. 7561 Industrial Ct, Alpharetta, GA 30004. 770-475-8199 (Main), 678-614-8300 (Cell). Steele.aaron@yahoo.com

Steele & Associates Inc.

7561 Industrial Ct.

Alpharetta, GA 30004

RFP: 26-108

Webb Bridge Park Walking Trail Renovations

City of Alpharetta, GA

Statement of Qualifications Project Team & References

1. Aaron Steele is the project manager and will be on site approximately 20% of the time. Bobby Russell is the site superintendent and responsible for the day-to-day operations of the crew in the field. He will be on site 100% of the time and is the lead operator during the grading portion of the project. Don Hendershot is also a superintendent but will be brought on site during the slate installation portion of the project to supervise that portion of the project. The remainder of the crew will vary from 3-6 additional laborers and equipment operators.
2. Aaron Steele: Aaron has been a project manager with Steele & Associates Inc. for over twenty-four years. Starting in 2007, Steele undertook its largest trail job to date with Harbins park in Dacula Georgia. Ever since, Steele has built and repaired dozens of miles of equestrian, hiking and mountain bike trails. He has attended training courses provided by the Professional Trail Builders Association as well as studied construction means and methods from IMBA and other colleagues in the trail construction field. He has partnered directly with SORBA chapters, primarily in Gwinnett County to ensure that the best practices were followed for the construction of mountain bike single track. This included both hand-built and machine-built trails. He has completed the OSHA 30 hr. certification, and competent person trenching and grading certification. He is a Level 1A certified from the Georgia soil and water commission. Aaron would be the project manager for duration of the contract, and act as the liaison between the owner and SAI.
- Bobby Russel: Bobby has been with Steele for nearly thirty years and is our primary trail construction superintendent. Bobby has been managing our trail work for the last 12 years, and many of the projects on the above list are a result of his work. He has considerable experience with both natural surface trail design and

construction, and concrete trails of all sizes. Bobby has completed his OSHA 30-hour certification, GUCA confined space trained, and is a licensed construction superintendent. He is also level 1A certified from the Georgia soil and water conservation commission. As the superintendent, Bobby is responsible for the day-to-day operations in the field and will be on site 100% of the time.

- Don Hendershot: Don has been with Steele for over thirty years and is currently a superintendent for demolition, logistics, and trail finishing work. He has decades of experience in the construction field and has become an invaluable resource for both trail work as well as general construction. He has completed the OSHA 30 hr certification and competent person trenching and grading certifications.

3. References:

- Tim Daniels – Forsyth County Parks Supervisor. (770) 781-2215.
TTDaniel@forsythco.com
- Matthew Pate – Johns Creek Trail Director (404) 784-6073.
Matthew.Pate@johnscreekga.gov
- David Elliott – Dunwoody Public Works Project Manager (404) 626-4212.
David.elliott@dunwoodyga.gov

Steele & Associates Inc.

7561 Industrial Ct.

Alpharetta, GA 30004

RFP: 26-108

Webb Bridge Park Walking Trail Renovations

City of Alpharetta, GA

Technical Proposal & Project Approach

Over the last decade, we've had the opportunity to work at Webb Bridge Park several times including rehabbing the entrance bridge, building the trail to the new dog park and even items such as repairing the water line to the playground stream earlier this summer. The following will be a brief description of our anticipated approach to the repairs requested on the loop trail.

The first task after mobilizing is to walk the trail and prepare a plan for the grading operations. The crew will use a mini excavator to travel over every foot of trail, clear out the ditches as needed, clean out the drains and re-grade the trail where necessary to promote positive drainage and increase sustainability. De-berming the sides, adding small grade changes on slopes and creating "knicks" which are small depressions on the sides in low areas where water can shed off safely. This process will also help to fill any ruts, trip hazards and bridge over roots that need to be saved and maintained.

The next step is the installation of the crushed slate or "trail mix". Using wheeled articulating dump equipment, we can efficiently install the aggregate evenly over the entirety of the trail loop and at the correct width. Part of the grading operation will be to narrow the trail in areas that have experienced "trail creep" where users have continuously widened the trail beyond it's intended dimensions. Pulling excess material back onto the trail, restoring drains and re-naturalizing the sides of the trail will help cure those issues. Compaction of the new material should come preferably after a slight shower to help add moisture to the material and promote proper compaction. A small double drum roller or a

pair of compaction plates are typically used for the final compaction pass. Any small dips or low spots can be filled during this process along with a walk-through and punch list with the owner's representative.

Following the compaction and completion of the final walkthrough, any remaining material will be removed from the site, all staging areas will be swept and blown clean and equipment de-mobilized from the site. We anticipate that this process will take about 4 weeks from start to finish barring any delays from events in the park, holidays or weather. All of the materials used will conform to the specifications in the bid documents and material data sheets are available upon request. We also have a more detailed SOQ document that we can provide with project sheets, photos, and more information if needed.

We've worked with the city of Alpharetta for many years on both demand services contracts as well as stand alone projects, and we hope to have the opportunity to continue that partnership on this project at Webb Bridge. Please contact us if there is a desire for more information or if you'd like to do an interview prior to making a final decision.

RFP 26-108: Webb Bridge Park Walking Trail Renovation
Schedule of Items

Directions: Offeror should complete the highlighted fields. The extended cost and total will auto-calculate. Offeror should verify the total.

Task	Quantity	Unit of Measure	Cost	Extended Cost
Grading Trail	1	Lump Sum	\$ 21,000.00	\$ 21,000.00
Clean-Out of Drainage Structures	4	Each	\$ 1,000.00	\$ 4,000.00
Clean-Out of Drainage Ditches	15,945	Feet	\$ 1.00	\$ 15,945.00
Provide and Install Trail Mix	744	Tons	\$ 65.00	\$ 48,360.00
Compacting Trail Mix	1	Lump Sum	\$ 7,200.00	\$ 7,200.00
Total				\$ 96,505.00

By completing and submitting this cost sheet in response to the City of Alpharetta's RFP 26-108, Webb Bridge Park Walking Trail Renovation, Offeror certifies that:

A. Offeror has carefully read and understands RFP Documents;

B. Offeror understands that Proposal may not be withdrawn within sixty (60) days after RFP due date, and Offeror guarantees that the City has the right to waive informalities and irregularities in Proposals received and to accept Proposal which, in City's judgment, is in City's own best interests.

Steele & Associates Inc.	Offeror Name:
7561 Industrial Ct., Alpharetta, GA 30004	Address:
Aaron Steele	Name(s) and Title(s) Authorized Signer(s):
678-614-8300	Contact Info - Phone Number:
Steele.aaron@yahoo.com	Contact Info - Email Address:



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Meeting Date: January 12, 2026

AGENDA ITEM:

Memorandum of Understanding: Home by Dark

Consideration and approval of a Memorandum of Understanding between the City of Alpharetta and Home By Dark to approve the City's Summer Concert Series with Home By Dark at Brooke Street Park from April to September 2026 and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve a Memorandum of Understanding with Home By Dark to continue the free admission, six-show concert series at Brooke Street Park in Calendar Year 2026 and to authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST: THE TOTAL PROJECT COST IS \$60,000.00.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Brooke Street Park Concert Series FY26 - 10061900 521200 RSE26	\$30,000.00
Brooke Street Park Concert Series FY27 - 10061900 521200 RSE26	\$30,000

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
N/A	\$0.00
N/A	\$0.00

ITEM DESCRIPTION:

Background:

The Brooke Street Park concerts have been taking place since 2018 and originally began with different talent performances each month. By 2020, Home By Dark and the City of Alpharetta had developed a strong working relationship, and the community embraced the performances led by James Casto and his network of musicians. Since 2020, the five or six-show series has been a highlight of each month's schedule in Brooke Street Park. These concerts are free to the public, and people bring blankets, chairs, and picnics. The proposed concert dates in calendar year 2026 are April 25th, May 9th, June 13th, July 11th, August 8th, and September 12th.

Recommendation Explanation:

Staff recommends Mayor and Council approve the Home By Dark Memorandum of Understanding to continue the six-show concert series in calendar year 2026. The Recreation, Parks, and Cultural Services Division has drafted the Memorandum of Understanding and sent it to the legal team for review. The terms of the Memorandum of Understanding would not change based on legal review. The series is priced at \$10,000 for Home by Dark to produce each concert, with 6 in total for \$60,000. The Alpharetta Convention & Visitors Bureau will sponsor this event by contributing \$30,000. Additional expenses include \$1,350 for professional services, \$400 for equipment rental, \$1,100 for advertising, and \$800 for printing & binding. The funding for next year is dependent on approval

in next year's budget.

ALTERNATIVES:

There is one alternative to this recommendation:

1. The Recreation, Parks, and Cultural Services Division could seek out and hire musical talent, stage, sound, and lighting professionals for each concert. This would add significant work to the team, and the quality and cost of each concert would vary.

ATTACHMENTS:

1. Home By Dark MOU 2026

CITY OF ALPHARETTA
BROOKE STREET PARK SUMMER CONCERT SERIES
2026 MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (the "Memorandum") is made on this _____ day of _____, 20____, by and between **Home By Dark Productions, LLC**, a Georgia limited liability company with principal office located at **420 Iron Mountain Road, Canton, Georgia 30115** (hereinafter referred to as "HBD") and **City of Alpharetta, Georgia**, a municipal corporation of the State of Georgia, of **2 Park Plaza, Alpharetta, Georgia 30009** (hereinafter referred to as "The City") for the purpose of achieving the various aims and objectives relating to a concert series in Brooke Street Park (the "Project"). HBD and The City may be collectively referred to herein as the Partners (the "Partners").

WHEREAS HBD and The City desire to enter into an agreement in which HBD and The City will work together to complete the Project; and

WHEREAS HBD and The City are desirous to enter into a Memorandum of Understanding between them, setting out the working arrangements that each of the Partners agree are necessary to complete the Project.

NOW, THEREFORE, the Partners acknowledge that a contractual relationship between the parties is created between them by this Memorandum but agree to work together in the true spirit of partnership to ensure that there is a united visible and responsive leadership of the Project and to demonstrate financial, administrative, and managerial commitment to the Project by means of the following individual services.

Cooperation

The activities and services for the Project shall include, but not limited to:

A. Services to be rendered by HBD include:

- a. Concert Production on six (6) dates listed below, in Brooke Street Park, the park immediately to the east of Alpharetta City Hall
 - i. Saturday, April 25, 2026 at 7:30 PM
 - ii. Saturday, May 9, 2026 at 7:30 PM
 - iii. Saturday, June 13, 2026 at 7:30 PM
 - iv. Saturday, July 11, 2026 at 7:30 PM
 - v. Saturday, August 8, 2026 at 7:30 PM
 - vi. Saturday, September 12, 2026 at 7:30 PM
- b. Marketing Contributions
 - i. The City and Alpharetta Convention and Visitors' Bureau ("ACVB") featured as event hosts in posts, eblasts and other marketing efforts
 - ii. Bi-monthly E-blasts (approx. 2,600 subscribers)
 - iii. Social Media Channels – Instagram ("IG"), Facebook ("FB"), and/or Threads. Create a Facebook event for each concert date and invite the City to be a co-host
 - iv. Dedicated webpage for Songwriters at Sundown, An Evening with Home By Dark's live concert dates and performers (dates posted via online calendar)

CITY OF ALPHARETTA
BROOKE STREET PARK SUMMER CONCERT SERIES
2026 MEMORANDUM OF UNDERSTANDING

- v. Live Concert promotional methods (stage mentions/collateral can be posted if made available by ACVB or City)
- B. Services to be rendered by The City include:
 - a. Concert location: Brooke Street Park
 - i. Rain out locations at Union Hill Park or the City Hall Community Room, as available
 - b. Marketing Contributions
 - i. Branding & Graphic Design
 - 1. Special events staff will provide an event logo as well as a brand guide to use for HBD collateral development, social media use, and advertisements.
 - 2. Graphic design for promotional materials as needed, such as ground banner(s), posters, flyers, and social media ads.
 - ii. City Website & Social Media
 - 1. City website to feature the event logo and clickable link to the Songwriters at Sundown, An Evening with Home by Dark's webpage.
 - 2. Will accept co-host invites to Songwriters at Sundown, An Evening with Home by Dark FB event(s) created by HBD with The City and Recreation, Parks & Cultural Services Department FB and IG and may also create or share post(s) in connection to press release announcements.
 - 3. Will promote the event throughout season on City social platforms – minimum of 1 per show.
 - iii. Printing & Print Ads
 - 1. Will draft at least one press release to announce the full concert series schedule and coordinate distribution through the City's digital & print media outlets in addition to Home By Dark outlets.
 - 2. Printing costs and staff to distribute promotional flyers, posters, banners, and ads, as needed.
 - iv. E-Newsletter
 - 1. Promotion of press release in the City's weekly e-newsletter, sent via email and also posted on City's FB page.
 - v. Communication to the ACVB for purposes of inclusion in the ACVB website and social media outlets.
 - c. Trash cleanup
 - d. Restroom facilities located on the ground level of Alpharetta City Hall
 - e. Electrical service provided by the City's on-call electrician.

Resources

The Partners will endeavor to have final approval and secure any financing necessary to fulfill their individual contributions at the start of the planning of the Project.

**CITY OF ALPHARETTA
BROOKE STREET PARK SUMMER CONCERT SERIES
2026 MEMORANDUM OF UNDERSTANDING**

- A. HBD agrees to provide the following financial, material and labor resources in respect of the Project:
- a. Audio
 - b. Stage lighting
 - c. Talent acquisition
 - d. Show programming
- B. The City hereby agrees to provide the following financial, material and labor resources in respect of the Project:
- a. Funding (\$60,000)
 - i. \$10,000 per show, for a total of \$60,000 from The City of Alpharetta during calendar year 2026
 - 1. Should HBD seek additional funding through sponsorship agreements approved by the City, 20% may be retained by HBD as a commission fee for sponsorship coordination and fulfillment.
 - ii. To be invoiced in two increments by HBD, separately to the City of Alpharetta, on the following dates:
 - 1. \$30,000 on Monday, May 4, 2026
 - 2. \$30,000 Monday, July 6, 2026
 - b. Printing costs and staff to distribute promotional flyers.
 - c. Trash cans and staff to maintain.
 - d. Electrical service provided by the City's on-call electrician.
 - e. Restroom facilities located on the ground level of Alpharetta City Hall
 - f. Green room located in the breakroom on the lower level of Alpharetta City Hall

Communication Strategy

Marketing of the vision and any media or other public relations contact should always be consistent with the aims of the Project and only undertaken with the express agreement of both Partners. Where it does not breach any confidentiality protocols, a spirit of open and transparent communication should be adhered to. Coordinated communications should be made with external organizations to elicit their support and further the aims of the Project.

Insurance

HBD is to maintain commercial general liability insurance Commercial General Liability Insurance with minimum limits of \$1,000,000 combined single limit per occurrence and \$1,000,000 in the aggregate. HBD provide the City with proof of commercial general liability insurance or event insurance that names, as additional insured, the "City of Alpharetta, its officers, employees, and agents" and any other public entities (e.g., County, volunteers, etc.) impacted by the Project with waiver of subrogation in regards to workers compensation. Insurance coverage must be maintained for the duration of the event including setup and cleanup dates.

Dispute Resolution

**CITY OF ALPHARETTA
BROOKE STREET PARK SUMMER CONCERT SERIES
2026 MEMORANDUM OF UNDERSTANDING**

In the event of a dispute between the Partners in the negotiation of the final binding contract relating to this Project, a dispute resolution group will convene consisting of the Chief Executives of each of the Partners together with one other person independent of the Partners appointed by the Chief Executives. The dispute resolution group may receive for consideration any information it thinks fit concerning the dispute. The Partners agree that a decision of the dispute resolution group will be final. In the event the dispute resolution group is unable to make a compromise and reach a final decision, it is understood that neither party is obligated to enter into any binding contract to complete the Project.

Term

The arrangements made by the Partners by this Memorandum shall remain in place from January 1, 2026, until September 12, 2026. The term can be extended only by written agreement of all the Partners.

Notice

Any notice or communication required or permitted under this Memorandum shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

Governing Law

This Memorandum shall be construed in accordance with the laws of the State of Georgia.

Assignment

Neither party may assign or transfer the responsibilities or agreement made herein without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

Amendment

This Memorandum may be amended or supplemented in writing, if the writing is signed by the party obligated under this Memorandum.

Severability

If any provision of this Memorandum is found to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Memorandum is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

Prior Memorandum Superseded

**CITY OF ALPHARETTA
BROOKE STREET PARK SUMMER CONCERT SERIES
2026 MEMORANDUM OF UNDERSTANDING**

This Memorandum constitutes the entire Memorandum between the parties relating to this subject matter and supersedes all prior or simultaneous representations, discussions, negotiations, and Memorandums, whether written or oral.

Understanding

It is mutually agreed upon and understood by and among the Partners of this Memorandum that:

- a) Each Partner will work together in a coordinated fashion for the fulfillment of the Project.
- b) In no way does this agreement restrict involved Partners from participating in similar agreements with other public or private agencies, organizations, and individuals.
- c) To the extent possible, each Partner will participate in the development of the Project.
- d) This Memorandum is not intended to and does not create any right, benefit, or trust responsibility.
- e) This Memorandum will be effective upon the signature of both Partners.
- f) Any Partner may terminate its participation in this Memorandum by providing written notice to other Partner within 30 days of termination.

The following Partners support the goals and objectives of the Brooke Street Park Summer Concert Series:

Signatories

This Agreement shall be signed on behalf of Home By Dark Productions, LLC. by James Casto, Owner, and on behalf of City of Alpharetta, Georgia by Morgan Rodgers. This Agreement shall be effective as of the date first written above.

HOME BY DARK PRODUCTIONS, LLC

By: _____

James Casto, Owner

CITY OF ALPHARETTA, GEORGIA

By: _____

Jim Gilvin, Mayor

APPROVED AS TO SUBSTANCE:

By: _____

Chris Lagerbloom, City Administrator

APPROVED AS TO FORM:

By: _____

Jennifer McCall, City Attorney