



City Council Meeting SEPTEMBER 18, 2017

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE TO THE FLAG
- IV. PROCLAMATIONS
 - A. National Payroll Week
 - B. Constitution Week
- V. CONSENT AGENDA
 - A. Council Meeting Minutes (Meetings of 8-21-2017 & 8-28-2017)
 - B. Alcoholic Beverage License Applications
 - PH-17-AB-19 Alpharetta Ops T&T, LLC
 d/b/a Truck & Tap
 30 Milton Ave.
 Alpharetta, GA. 30009

 Consumption on Premises
 Beer & Wine- Sunday Sales

 Owner: Zachary Yurchuck
 Registered Agent: Zachary Yurchuck
 - PH-17-AB-20 SEC Taco- Alpharetta, LLC
 d/b/a Fuzzy's Taco Shop
 5325 Windward Parkway
 Alpharetta, GA. 30004

 Consumption on Premises
 Liquor, Beer & Wine- Sunday Sales

 Owner: Quincey Nuckolls
 Registered Agent: Quincey Nuckolls
 - PH-17-AB-21 Loyalty Old Milton, LLC
 d/b/a Loyal Q and Brew

3655 Old Milton Parkway
Alpharetta, GA. 30005

Consumption on Premises
Beer & Wine, Liquor– Sunday Sales

Owner: Susie Oddo
Registered Agent: Susie Oddo

PH-17-AB-22 Aomi Alpharetta, LLC
 d/b/a Aomi Japanese Restaurant
 2725 Old Milton Parkway Ste. A
 Alpharetta, GA. 30009

Consumption on Premises
Beer & Wine, Liquor– Sunday Sales

Owner: Doo Chil Park
Registered Agent: Doo Chil Park

PH-17-AB-23 Real Chow Baby, LLC
 d/b/a Real Chow Baby
 58 Canton St. Ste. 104
 Alpharetta, GA. 30009

Consumption on Premises
Beer & Wine, Liquor– Sunday Sales

Owner: Michele Mollon
Registered Agent: William Simms

C. Financial Management Report: Month Ending July 31, 2017

VI. PUBLIC HEARING

A. CU-17-09: City Center Jewel Buildings 2A & 2B

Consideration of a request for conditional use permit to allow restaurant uses within two (2) jewel box buildings flanking the town green at City Center. The property is located within the City Center mixed-use development and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

B. PH-17-27: Edward Andrews Homes/Detention Pond Wall

Consideration of a request to change previous conditions of zoning for the purpose of changing the finishing material on a detention pond wall. The property is located on the north side of Thompson Street, just west of Park Street and is legally described as being located in Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia.

C. V-17-24: Lehigh Homes Cumming Street/Pool Variance

Consideration of a variance request to allow a pool to be constructed within the front yard. The property is located at 130 Cumming Street and is legally described as being located in Land Lots 1253 & 1254, 2nd District, 2nd Section, Fulton County, Georgia.

D. Public Hearing on the Fiscal Year 2018 Millage Rate Levy

VII. OLD BUSINESS

A. PH-17-20 Unified Development Code Text Amendments to Downtown Code and Alpharetta Design Guidelines (2nd Reading)

Consideration of text amendments to Unified Development Code, Appendix A: Alpharetta Downtown Code and Alpharetta Downtown Design Guidelines in order to add architectural styles. Text amendments are proposed to increase the single-family detached minimum lot size in the DT-R (Downtown Residential) zoning district.

B. PH-17-21 Unified Development Code Text Amendments (2nd Reading)

Consideration of text amendments to Unified Development Code in order to modify the definition of open space, MU (Mixed Use) zoning district standards and landscape strip requirements.

VIII. NEW BUSINESS

A. Purchase of 911-Center Technical Furniture

B. Amendment to the Recycling Services and Solid Waste Agreement

C. Board And Commission Appointments

1. Planning Commission: Consideration To Fill Vacant Alternate Seat

D. Ordinance: 1st Reading of Fiscal Year 2018 Millage Rate Levy

IX. WORKSHOP

A. Parking Study Update

X. PUBLIC COMMENT

XI. REPORTS

XII. ADJOURNMENT



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Meeting Date: September 18, 2017

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETINGS OF 8-21-2017 & 8-28-2017)

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

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>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

City Council Meeting Minutes, City Council Meeting 8-28-2017



City Council Meeting

August 21, 2017

PUBLISHED: FRIDAY, AUGUST 25, 2017

PUBLISHED BY: COTY THIGPEN

OFFICE OF THE CITY CLERK

WWW.ALPHARETTA.GA.US

*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. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in **summary** form. **This is not an official record** of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:30 P.M.*

II. ROLL CALL

- Council Members
 - Mayor David Belle Isle
 - Chris Owens (Mayor Pro Tem)
 - Jason Binder *arrived at 6:58 p.m.
 - Jim Gilvin *arrived at 6:46 p.m.
 - Mike Kennedy
 - Dan Merkel
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Scott Hastey, Asst. City Attorney
 - James Drinkard, Asst. City Administrator
 - Pete Sewczwicz, Director of Public Works
 - Morgan Rodgers, Director of Recreation, Parks, and Cultural Affairs
 - Tom Harris, Director of Finance
 - Peter Tokar, Director of Economic Development

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

A. Proclamation - Chess for a Cause

V. **CONSENT AGENDA**

A. **Council Meeting Minutes (Meeting of 08/07/2017)**

B. **Alcoholic Beverage License Applications**

**PH-17-AB-18 Consumption on Premises
Liquor, Beer & Wine -- Sunday Sales**

**Knezevich Ventures II, LLC
d/b/a Carmines
4055 Old Milton Parkway #14
Alpharetta, GA. 30005**

**Owner: Peter Knezevich Registered
Agent: Peter Knezevich**

❖ *Council Member Kennedy offered a motion to approve the Consent Agenda*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 5-0*

VI. **PUBLIC HEARING**

A. **CLUP-15-01/MP-15-01/Z-15-01/V-15-01 KB400 Master Plan/1699 Land CO. LLC**

**Council Member Gilvin joined the meeting*

- Director of Community Development, Kathi Cook, came forward to present this item
- This item was heard at the April 12, 2017 Planning Commission meeting. Several citizens spoke in opposition to the request stating concerns over traffic, residential high density, safety issues at the proposed driveways and the need for a connection to Rock Mill Road. After discussion, the Planning Commission recommended to deny this item. Vote (6-1)
- The applicant requested a deferral of the item to the August 21st City Council meeting.
- The applicant has reached an agreement, subject to rezoning, with Fulton County Schools to acquire an unused portion of the New Prospect Elementary School property for the purpose of constructing a roadway connection from the applicant's property to Rock Mill Road. The applicant submitted a new site plan depicting vehicular access through the School site to Rock Mill Road. The new site plan reflects an increase of one (1) lot, for a total of 62 single-family detached lots at a density of 4.98 dwelling units per acre. The project access previously depicted on Kimball Bridge Road has been removed and replaced with a pedestrian only access to the sidewalk along Kimball Bridge Road. In addition, Fulton County Schools has requested pedestrian access be provided from the proposed development to New Prospect Elementary School. Therefore, if approved, staff recommends a condition for an enhanced sidewalk along Kimball Bridge Road from the applicant's property to New Prospect Elementary School.
- Staff recommended denial of MP-15-01/CLUP-15-01/Z-15-01/V-15-01 KB400 Master Plan/1699 Land Company LLC request for master plan amendment, comprehensive land use plan amendment, rezoning and variance.
- If approval is considered, staff recommends the following conditions:
 1. The property to be rezoned shall have an "R-8A/D" zoning classification with a detached minimum lot size of 4,500 square feet and minimum lot widths as depicted on the zoning plan.
 2. The Land Use classification shall be "High Density Residential".
 3. Property shall be developed substantially as depicted on the zoning plan prepared by Kimley-Horn & Associates, dated 8/9/2017, except for modifications required to comply with

these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning. Current flood plain information shall be required for LDP and may impact lot yield.

4. 'Dwelling, 'For-Sale' Detached' shall be listed as a permitted use in the KB400 Master Plan Pod A, with a maximum density of 4.98 dwelling units per acre.
5. All units shall be side or rear-loaded, except that lots without an alley may be front-loaded.
6. The minimum building setbacks shall be:
 - North Point Parkway and Kimball Bridge Road – 30'
 - Side & Rear (Boundary) – 15'
 - Front (Internal) – 10'
 - Side (Internal) – 0' (10' between buildings)
 - Rear (Internal) – 10'
7. Driveways shall provide a minimum 18' between garage and back of sidewalk.
8. Residential structures shall be similar to photographic examples presented by the applicant, except as required to comply with these conditions with final approval by Staff. Residential structures shall have a minimum 50% brick or stone and same level of architectural detail and materials on all 4 sides. Additional architectural elements, such as decorative windows, mullions, recessed windows, shutters with shutter dogs, off sets, entry features, porches, and dormers shall be required as approved by Staff.
9. A minimum 10,000 square foot civic space at the corner of North Point Parkway and Kimball Bridge Road shall be developed as generally depicted on the zoning plan prepared by Kimley-Horn & Associates, dated 8/9/2017 and including landscaping, focal feature with sculpture and/or water feature, benches or seat wall and brick paver hardscape as approved by Staff.
10. Privacy fences and unfinished wood decks shall not be visible from North Point Pkwy and Kimball Bridge Rd.
11. A minimum 15' undisturbed or replanted buffer shall be provided along the southern property line. The applicant shall save specimen trees and significant tree groupings within the buffer, as approved by Staff. Building setbacks may be included within the buffer.
12. A minimum 2.65 acres of open space shall be developed substantially similar to the zoning plan prepared by Kimley-Horn & Associates, dated 8/9/2017. Open space shall include both amenity and civic space and may include a dog walk, trail system, recreation field, and/or passive green space. Developer shall construct a private amenity trail through the stream buffer.
13. Development shall be gated and internal streets shall be private and maintained by the HOA. Pedestrian access shall be unrestricted.
14. All homes shall have connectivity to the sidewalk system.
15. Minimum 5' sidewalks shall be required on both sides of internal streets, including minimum 4' planting strips between the street and sidewalk with street trees, pedestrian lighting, on-street parking and bulb-outs as approved by Staff.
16. A minimum 20' heavily planted landscape strip shall be required along North Point Parkway and Kimball Bridge Road and shall include decorative walls and/or berms similar to Glen Abbey, as approved by Staff. There shall be no utilities or easements within the required landscape strip. Project entry signage shall be brick or stone and decorative landscaping shall be required at project entrances similar to Glen Abbey as approved by Staff.
17. Pedestrian amenities including pathways, lighting, and benches should be included throughout the development and amenity areas.
18. Decorative paver aprons shall be required at the project driveway as approved by Staff.
19. Intersection at North Point Parkway and project access design shall be based on traffic impact analysis approved by Staff.
20. Required frontage improvements along Kimball Bridge Road and North Point Parkway shall include elements of the proposed City improvements. Impact fee credits shall be available for work beyond the site boundaries.
21. Developer shall improve North Point Parkway and Kimball Bridge Road frontage with 6' planting strips and 8' sidewalks, or enhanced as feasible as approved by Staff. Streetscape landscaping shall be planted in the 6' planting strip, as approved by Staff.
22. Developer shall construct depicted Rock Mill Road access driveway, to City roadway standards, over the property obtained by the City from Fulton County Schools. All costs of construction and any contribution to Fulton County Schools shall be the responsibility of the developer.
23. Site shall have vehicular access from North Point Pkwy and Rock Mill Rd and pedestrian

access to Kimball Bridge Rd, as depicted on the zoning plan prepared by Kimley-Horn & Associates, dated 8/9/2017. Pedestrian connection to Kimball Bridge Rd shall be located within open space maintained by the HOA. Area shall be a min. 20' wide with an 8' concrete sidewalk and landscaping, as approved by Staff.

24. Developer shall dedicate a 20' permanent public access easement within the stream buffer for future improvement of a trail by the City, as approved by Staff.
 25. Remove exotic and invasive trees and shrubs within stream buffer, as approved by Staff. Replant the stream buffer, where sparse, to buffer standards with native trees, shrubs and groundcover. Plantings shall be 80% evergreen and 20% deciduous. Recompense tree planting may be used towards the stream buffer replanting.
 26. The following specimen trees shall be saved: 30" Elm (#202), 26" Red Maple (#635), 40" Elm (#637) and 36" Red Maple (#769).
 27. Site plan modifications may be required in order to incorporate Trees of Quality and Tree Groupings. Modifications to the site plan may include reconfiguration, construction of walls, limited grading or use of innovative techniques to conserve trees and adequate soil area as approved by Staff.
 28. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by Staff.
 29. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
 30. Overhead utilities shall be placed underground.
 31. If a building permit is not issued by August 21, 2018, KB400 Master Plan Pod A shall revert to original approval.
- The applicant, 1699 Land Company LLC, is requesting an amendment to KB400 Master Plan Pod A to add 'Dwelling, 'For-Sale' Detached' to the list of permitted uses in order to allow for the construction of 62 'For-Sale' single-family detached lots on 12.46 acres in a gated community. The applicant also requests a rezoning of the property from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential), as well as a change to the Comprehensive Land Use Plan designation from 'Corporate Office' to 'High Density Residential'. Variances are requested to reduce the minimum lot width and front, side and rear setbacks in the R- 8A/D zoning district.
 - The submitted request, if approved, will allow 62 'For-Sale' single-family detached lots on 12.46 acres, with a density of 4.98 dwelling units per acre. The property is subject to the KB400 Master Plan Pod A and the west side of the property is located within the North Point Activity Center LCI. The undeveloped property is heavily wooded and includes a stream on the southwest side of the property. The subject property is located at the southwest corner of North Point Parkway and Kimball Bridge Road.
 - The property and surrounding properties are zoned O-I, except that the property to the south is zoned SU (Special Use). The applicant proposes to rezone the property to R-8A/D. Surrounding properties include Verizon to the north, Royal 400 South office park to the east, North Point Park office condominiums to the west, Wells Fargo Bank to the southwest and New Prospect Elementary School to the south. The comprehensive land use plan designation of the property is Corporate Office, which allows office and accessory office uses. Surrounding properties are also designated Corporate Office, except for New Prospect Elementary School which is designated Public, Institutional, Education. The applicant requests a comprehensive land use plan amendment to High Density Residential.
 - The 27-acre KB400 Master Plan was approved in 1999 and allows office with accessory retail use. A master plan amendment (MP-06-10) was approved for Pod A in 2007 to allow for a maximum of 144,000 square feet of office with accessory retail use. However, a building permit was not issued by 4/23/2008 and Pod A reverted to the original master plan and conditions. Pod B is developed as a Wells Fargo Bank and Pod C is developed as the North Point Park office condominiums.
 - Viable office parcels typically have good access to the highway system, which is the case with the subject property given its proximity to the interchange at Haynes Bridge Road and Georgia 400 being within a ½-mile. In addition, there is demand for office in the City as evidenced by the low office vacancy rate and number of office projects under construction in the City.
 - The applicant is requesting a variance to reduce the minimum lot width in the R-8A/D district from 50' to 45' for 19 lots and to 40' for 25 lots. A variance is also requested to reduce the front setback along North Point

Parkway and Kimball Bridge Road from 65' to 20' and from 35' to 10' on the internal private streets. Side setbacks are proposed to be reduced from 5' to 0' and rear setbacks from 20' to 10'.

- The submitted site plan depicts 62 single-family detached lots, with lots adjacent to North Point Parkway and Kimball Bridge Road oriented to those roads. Single-family detached lots are proposed to have minimum lot widths of 40', 45' and 50', as well as a minimum lot size of 4,500 square feet. Homes are depicted as rear entry, except that Lots 4-21 are proposed to be front entry. The development will be a gated community with private streets. The applicant proposes the following building setbacks:
 - North Point Parkway and Kimball Bridge Road – 20'
 - Side & Rear (Boundary) – 10'
 - Front (Internal) – 10'
 - Side (Internal) – 0' (10' between buildings)
 - Rear (Internal) – 10'
- Vehicular access to the site is depicted from a right-in/right-out driveway on North Point Parkway and a new driveway connection to Rock Mill Road, through the New Prospect Elementary School site. A pedestrian connection to the sidewalk on Kimball Bridge Road is depicted on the south side of Lot 3. An eight-foot (8') sidewalk is depicted along North Point Parkway; however, sidewalks are not shown along the internal streets. The sidewalk along Kimball Bridge Road shall be expanded to comply with the City's project design for the Kimball Bridge Road improvements.
- The Unified Development Code (UDC) requires a 50' undisturbed buffer on non-residential properties adjacent to residential. Since the school property is already developed and the applicant is requesting a change in use from non-residential to residential, a reduced buffer is recommended on the applicant's property. The site plan depicts a 10' building setback along the south property line, with no landscape buffer or landscape strip. Staff recommends a minimum 15' undisturbed or replanted buffer to provide a transition between the school and the proposed subdivision.
- 2.65 acres, or 21.4%, of the property is depicted as open space. A 7,285 square foot civic space with hardscape and benches is provided at the corner of North Point Parkway and Kimball Bridge Road. Previous site plans depicted a larger civic space at this corner and staff recommends a minimum 10,000 square feet at this location. Two (2) small open space areas, totaling 12,405 square feet, are depicted internal to the site between lots 48 and 49 and in front of Lots 54-58. A 1,510 square foot open space is depicted over the pedestrian connection to Kimball Bridge Road. A 2.17-acre open space is depicted on the west side of the property in the area of the stream. This area may count toward open space, if improved as an amenity area. The KB400 Master Plan requires a trail be developed through the property as part of the City's Greenway system. The applicant's site plan depicts a sidewalk and benches along the stream and depicts connectivity between the proposed subdivision and New Prospect Elementary School.
- According to the applicant, homes will be approximately 2,400 square feet with prices starting in the \$500,000's. Photographic examples were provided depicting the proposed single-family detached product. The photographs depict brick front elevations with brick detailing and side elevations consisting of siding. Staff recommends conditions requiring 4-sided brick and architectural details on all homes.
- City staff calculated trip generation figures for the existing entitlement and the proposed project. As shown in the table below, the proposed use would reduce the PM Peak Hour traffic in the area by approximately 249 trips as compared to the property being developed under office use.
- The applicant's request was originally submitted in 2015 depicting site access from both North Point Parkway and Kimball Bridge Road. Due to concerns raised by residents in the area over traffic and access, the applicant entered into discussions with Fulton County Schools to purchase land or an easement through the New Prospect Elementary School property in order to gain access to Rock Mill Road. The applicant's traffic engineer determined that an access road from the site to Rock Mill Road was feasible. With the City's assistance, an access agreement has been reached and the applicant has moved forward with the Rock Mill Road access in lieu of a secondary access along Kimball Bridge Road.
- Incorporating the Rock Mill Rd access, it is recommended that the development provide a secondary, limited access from North Point Pkwy. Due to available sight lines at the existing median opening, staff recommends locating the North Point Pkwy access driveway further to the west/south of the median opening. This location would allow an indirect left turn from the development at certain times of the day.

- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 14 – 58 school age children. Numbers provided by Fulton County Schools show that New Prospect Elementary School and Alpharetta High School have capacity; however, Webb Bridge Middle School is currently over capacity.
- Staff has reviewed the applicant's proposal and finds that it cannot support the request for master plan amendment, comprehensive land use plan amendment, rezoning and variance. The property remains a viable office parcel at the intersection of Kimball Bridge Road and North Point Parkway. The proposed change in use from office to residential would have a greater impact on parks and schools than the permitted office use; however, traffic impacts would be less.
- The subject property is located within a ½-mile of the interchange at Georgia 400 and Haynes Bridge Road. Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area and over 725,000 square feet of office is currently under construction in the City. As parcels zoned for office uses are developed or rezoned for other uses, the result will be less opportunity for growth once the office market picks up. Therefore, it can be justified that the subject property remains a viable office parcel.
- Pulte/John Weiland is currently developing the Braeden subdivision, which is zoned R-8A/D, on the northeast side of Kimball Bridge Road at Northwinds Parkway. Braeden subdivision was approved for 130 townhomes and single-family detached units at a maximum density of 4.9 dwelling units per acre. If approval is considered, staff recommends that the residential density be similar to the Braeden subdivision.
- In addition, architectural and site standards are recommended as conditions to ensure a quality product, promote connectivity and protect natural features.
- The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received in response to the mailed letters. The applicant met with Kimball Farms HOA and concerns were raised regarding traffic and access from Kimball Bridge Road.
- The City has received correspondence from many area residents and business owners objecting to the proposed development due to concerns over high density and traffic. The President of the Kimball Farms HOA cited the following concerns:
 1. Entrance onto Kimball Bridge will be one way. That means folks may decide to use Rock Mill by the pre-school and New Prospect for a turnaround. More traffic by the children is never good and then there is the extra traffic at the light from turning around.
 2. I believe that turning left onto Northpoint Parkway from that proposed driveway will be hazardous, enough so, that someone could get seriously hurt. The builder said it would be hard to make a left during rush hour. I told him I believe it would be worse to try and make it on what I feel is a blind curve when cars are traveling at 40-50 miles per hour during non-rush hour times.
- Attorney Don Rolader, came forward to present this item on behalf of the applicant
- Alex Tetterton, applicant, came forward to answer questions posed by Mayor and Council

***Council Member Binder joined meeting**

- Jim Hamilton, applicant, came forward to answer questions posed by Mayor and Council

Public Comment

None

❖ *Council Member Owens offered a motion to deny CLUP-15-01/MP-15-01/Z-15-01/V-15-01 KB400 Master Plan/1699 Land CO. LLC without prejudice*

- *The motion received a second from Council Member Merkel*
- *Council Member Gilvin offered a substitute motion to deny with prejudice*
- *The substitute motion received a second from Council Member Binder*
- *The motion failed with Belle Isle, Owens, Kennedy and Mitchell voting no*

- *The original motion to deny without prejudice was considered*
- *The original motion was approved 6-1; Mitchell voting no*

B. PH-17-24 Lowe Lane Private Streets and Gated Community (Council Only)

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommended approval of PH-17-24 Lowe Lane/Old Roswell Road – Private Streets & Gated Community subject to the following conditions:
 1. Property shall be developed substantially in accordance with submitted plan by PEC, dated July 3, 2017. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. The use of the subject property shall be restricted to ‘Dwelling, ‘For-Sale’ Attached’.
 3. Project entrance shall be landscaped as depicted on the front entrance planting plan prepared by 360 Studio and PEC, as approved by Staff.
 4. Units 1-4 shall front Old Roswell Road. The rear of Units 56-59 shall require decorative architecture approved by Staff or shall be fully screened from view.
 5. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA’s declarations and covenants.
- The applicant, Lennar Georgia, Inc., requests private streets within a gated residential community resulting from the redevelopment of the 12.89-acre Old Roswell Villas & Townhomes subdivision. If approved, local streets within the proposed ‘For-Sale’ townhome community will be private and gated. The Lowe Lane/Old Roswell Road development is located on the north side of Old Roswell Road, just west of Warsaw Road.
- New internal streets are proposed to be private and the subdivision will be gated. Through a separate public hearing item, the applicant has requested abandonment of the Lowe Lane right-of-way. Lennar Georgia, Inc. has assembled properties in the Old Roswell Villas & Townhomes subdivision and proposes to redevelop the property with a 128-unit ‘For-Sale’ townhome community. The property is zoned R-10M, which permits a density of up to ten (10) dwelling units per acre and allows both ‘For- Rent’ and ‘For-Sale’ residential product.
- City departments were consulted on this issue and expressed no concerns with the applicant’s request.
- Ethan Underwood, came forward to present the request on behalf of the applicant
- Carter Richardson, with Lennar, came forward to answer questions posed by Mayor and Council

Public Comment

- Grant Inscoc, 1084 Old Roswell Rd, Roswell, GA, came forward to speak on this item
- Sarah Winner, 1080 Old Roswell Rd, Roswell, GA, came forward to speak on this item

❖ Council Member Kennedy offered a motion to approve PH-17-24 Lowe Lane Private Streets and Gated Community subject to the 5 staff conditions.

- *The motion received a second from Council Member Owens with a friendly amendment to add Condition #6 that shall read, “Applicant shall conduct a downstream stormwater analysis to the satisfaction of the plan review engineer for determining impacts of run-off on adjacent properties.”*
- *Amendment accepted by Kennedy*
- *The motion was approved 7-0*

C. PH-17-25 Lowe Lane Road Abandonment (Council Only)

- The applicant, Lennar Georgia, Inc., requests a road abandonment of the 1.165-acre Lowe Lane right-of-way in order to redevelop the Old Roswell Villas & Townhomes subdivision. If approved, the right-of-way will be incorporated into a proposed 12.89-acre 'For-Sale' townhome community. New internal streets are proposed to be private and the community will be gated. Lowe Lane is located on the north side of Old Roswell Road, just west of Warsaw Road
- The Lowe Lane right-of-way is approximately 1.165 acres. The abandoned right-of-way will be incorporated into a proposed residential subdivision. The applicant requests, through a separate public hearing item, that new internal streets be private and the subdivision be gated. Lennar Georgia, Inc. proposes to redevelop the Old Roswell Villas & Townhomes property with a 128-unit 'For-Sale' townhome community. The property is zoned R-10M, which permits a density of up to ten (10) dwelling units per acre and allows both 'For-Rent' and 'For-Sale' residential product. Access will not be denied as a result of the proposed road abandonment.
- City departments were consulted on this issue and expressed no concerns with the applicant's request.
- City Attorney, Sam Thomas, read the Resolution aloud

❖ *Council Member Kennedy offered a motion to approve the Resolution and further state that the abandonment of Lowe Lane shall be subject to the issuance of a Land Disturbance Permit on the surrounding property to Lennar Georgia, Inc.*

- *The motion received a second from Council Member Mitchell*
- *The motion was approved 7-0*

VII. OLD BUSINESS

A. PH-17-13 Design Review Board Ordinance and Design Guidelines Amendments (Second Reading)
This item has been deferred by Staff. It will not be considered at this meeting.

B. Ordinance: Calling The City Of Alpharetta General Election (2nd reading) 

AN ORDINANCE TO REGULATE AND PROVIDE FOR THE CALLING OF THE CITY OF ALPHARETTA GENERAL CITY ELECTION; TO PROVIDE FOR PUBLICATION AND NOTICE OF THE ELECTION; TO ESTABLISH A CANDIDATE QUALIFICATION PERIOD; TO REAFFIRM CANDIDATE QUALIFICATION FEES; TO ESTABLISH A VOTER REGISTRATION CUT-OFF DATE; AND FOR OTHER PURPOSES

- City Clerk, Coty Thipgen, confirmed that there have no changes since the 1st reading
- City Attorney, Sam Thomas, read the Ordinance aloud

❖ *Council Member Kennedy offered a motion to approve the Ordinance*

- *The motion received a second from Council Member Owens*
- *The motion was approved 6-0; Merkel absent*

VIII. NEW BUSINESS

A. North Point LCI Update Award Contract - Kimley-Horn 

- Director of Community Development, Kathi Cook, came forward to present this item

***Council Member Merkel returned to meeting**

- Staff requests that Mayor and Council award a contract in the amount of \$125,000 to Kimley-Horn & Associates under the terms and conditions of the City's On-Call Planning Services contract and authorize Mayor to execute all necessary documents.
- On November 7, 2016, Council approved and authorized staff to submit an application to the Atlanta Regional Commission's (ARC) Livable Centers Initiative seeking grant funding for a supplemental

study for the North Point Activity Center LCI. ARC awarded the City \$100,000 to conduct the update to the North Point Activity Center LCI. The City's match is \$25,000 bringing total funding for this initiative to \$125,000.

- The goal of this initiative is to update and clarify the community's vision for the North Point Activity Center, identify strategy and policy enhancements to maintain and enhance the district, and prioritize public investments particularly related to maintaining mobility and enhancing walkability in the area.
- Staff recommends awarding the contract to Kimley-Horn & Associates. Kimley-Horn project manager, Eric Bosman, led the original North Point LCI Study and is familiar with the area goals. He was also instrumental in securing funding for the Encore Bridge and works closely with the North Fulton CID. Eric Bosman has shown a great ability on past projects to lead public input meetings. Jeff Speck as well as Bleakly Advisory will be part of the Kimley-Horn project team. Kimley-Horn was awarded on-call planning services contract for Community Development on October 17, 2016. Included in the scope of work for the on-call services consisted of planning study updates.

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve a contract in an amount not to exceed \$125,000 to Kimley-Horn and Associates under the terms and conditions of the City's On-Call Planning services contract and authorize the Mayor to execute all necessary documents.*
 - *The motion received a second from Council Member Mitchell*
 - *The motion was approved 7-0*

B. Public Safety Expansion and E-911 Renovation



- Director of Public Works, Pete Sewczwicz, came forward to present this item
- Staff is requesting that Mayor and Council approve the construction of the Public Safety Expansion and reconfiguration of E-911 to Winter Construction in the amount of \$3,895,154.00, and authorize the Mayor to execute all necessary documents.
- On March 7, 2016, the City hired Piper, O'Brien, and Herr Architects (POH) to design an expansion to the existing Public Safety Complex. On June 6, 2016, the City hired Winter Construction to perform pre-construction services as Construction Manager (CM) at Risk for the expansion. Pre-Construction services for a CM at Risk approach primarily consists of working closely with the entire team to monitor construction costs and identify potential construction challenges early in the design process.
- The project scope expanded on March 20, 2017 to include expanding E-911. Over the course of several months POH and Winter worked with Public Safety to develop floor plans for the expansion of Public Safety as well as the reconfiguration of E-911. Winter Construction worked closely with POH and the City in preparing construction costs to keep the project within budget.
- Outside of the expansion and E-911 renovation, many of the existing HVAC units will be replaced as part of the project. The City worked with POH to have the mechanical engineer, designing the HVAC system for the expansion, to design a new HVAC system for the entire building. Analysis of the entire system was necessary due to moving of walls, sizes of new office spaces, new duct work, and air return locations. The proposed system will run more efficiently and save monthly energy expenses. Timing is on the City's side since many of the existing HVAC units need to be replaced.
- The construction area is tight and Winter developed a plan to minimize the loss of parking spaces. A key component of their plan is the 'truck staging area', marked in yellow on the staging attachment. This area is for trucks dropping off materials to be staged for a temporary time period. Winter has instructed their subs that deliveries need to be coordinated and occur in a timely manner. The site is not suited to house materials for long periods of time. Winter is well aware of such and will be required to work closely with their subs on a delivery schedule.

- Public Safety and Public Works has been working on avenues to assist the public during the construction phase. For example, a concrete pad will be installed near the Evidence Building to identify an area for access to the emergency phone and prescription drug drop-off area.
- Throughout the design process Winter Construction has been providing the team cost estimates. Upon completion of the 50% Construction Plans, Winter provided the plans to their subs to price. Winter provided the City a guaranteed maximum price (GMP) of \$3,895,154.00 for the construction of the expansion of the Public Safety Building and the reconfiguration of E-911 based on the 50% Construction Plans. Based off Winter's working relationship with POH and their coordination with City Staff, Winter is confident of their GMP. Included in the GMP dollar amount is \$190,000 in owners contingency (currently in the General Conditions line item). This contingency is for unforeseen items and or add-ons that would be beneficial to the project.
- Winter Construction's construction schedule is 6-months. A key component of completing the work within 6-months is the ability to work on both aspects (expansion and E-911) of the build at the same time. The records division is moving into the roll-call space to assist in expediting the completion of the E-911 area. Public Safety is working on establishing a procedure for individuals to obtain various records during construction.
- Winter Construction is also very aware of maintaining E-911 up and running at all times. To accommodate such, E-911 will be worked on in phases. The area currently housing the C-3 will be converted into E-911 work stations. Once this area is completed, Winter will focus on renovating the current E-911 workstations. To help mitigate noise and disruption, Winter Construction plans to construct a wall between the two phases.
- Construction is anticipated to start in October. Due to the minimal sight work and the lead time on steel and other structural components of the project, Winter does not want to start too soon and be waiting on materials. The construction schedule is quick, but efficient to save costs and minimize disruption for Public Safety Personnel.

Public Comment

None

❖ *Council Member Gilvin offered a motion to approve the construction of the Public Safety Expansion and reconfiguration of E-911 to Winter Construction in an amount not to exceed \$3,895,154.00, and authorize the Mayor to execute all necessary documents*

- *The motion received a second from Council Member Owens*
- *The motion was approved 7-0*

C. RFP 18-102 Webb Bridge Park Artificial Turf Replacement Project

- Deputy Director, Lisa Gurganus, came forward to present this item on behalf of staff
- Staff requests that Council award RFP 18-102 Webb Bridge Park Artificial Turf Replacement Project to Sprinturf, LLC., in an amount not to exceed \$406,461.00 and authorize the Mayor to execute all necessary documents.
- The award of this RFP is for the removal and replacement of the artificial turf soccer field located at Webb Bridge Park and to make any sub-surface corrections prior to installing the new artificial turf. This project also includes the installation of netting and fencing around the perimeter of the field, installation of the City of Alpharetta and Ambush Soccer Club logos, and purchase of grooming equipment needed to maintain the field per the warranty/manufacturer's recommendations.
- On June 15, 2017, the City issued Request For Proposal # 18-102 for the project with a due date of July 13, 2017. Seven vendors responded and were evaluated by the evaluation team comprised of members of the Recreation and Parks Department. Three of the seven vendors were determined to be responsive to the RFP:
 1. Fieldturf, Inc.
 2. Sprinturf, LLC

3. Sports Turf Company, Inc.

- Each vendor provided references for completed turf replacement/installations of similar scope and complexity within a 100 mile radius of the City of Alpharetta. Members of the evaluation team conducted reference checks and site visits the week of July 24, 2017. The evaluation team had the opportunity to review a variety of infill products, turf types and styles, and weights. The president of the Alpharetta Ambush Soccer Club participated in the site visits with the evaluation team. Although he was not an official voting member of the team, his input in this process was valuable.
- The evaluation team unanimously scored Sprinturf as the most qualified vendor for this project. Additionally, Sprinturf provided the lowest overall cost submission. On August 8, 2017, the evaluation team met with Sprinturf representatives to review their qualifications, products, and understanding of the project. After the interview with the vendor, staff unanimously decided the best product to install on this field, based on the type and amount of usage on the field, is the 2.50", 52 oz. combo MonoFilm / SplitFilm with cool play (ChillFill) technology (heat-reducing encapsulated rubber infill). The ChillFill product has been clinically tested to reduce the temperature on an artificial turf field by as much as 25 degrees.
- In addition to providing a 10-year manufacturer's warranty on their product, Sprinturf's proposal includes a 3-year SprintCare synthetic turf maintenance program. This program includes 2 visits per year where Sprinturf representatives will clean and redistribute infill, brush and inspect the field, and conduct safety and depth testing to ensure our field receives the proper care it needs to provide the maximum safety to the users.
- Members of the evaluation team are confident Sprinturf, LLC., has the experience and qualifications to meet the city's expectations to complete the project within the specified timeframe and recommends awarding the contract for this project to Sprinturf, LLC. Upon approval of the award of contract, staff will finalize the terms and conditions of the contract and issue a Notice to Proceed to Sprinturf, LLC.

Below is the cost breakdown for this project:

* \$304,865	(Base Proposal)
* \$51,547	(Add Alt for Fencing & Netting)
* \$7,749	(Add Alt for Ambush Logo)
* <u>included</u>	(Add cool infill as specified)
\$364,161	(BASE PROJECT SUB-TOTAL)
* \$12,500	(Cost to increase face weight from 46 oz. to 52 oz)
* \$14,000	(Cost to add 1/2 lb. of ChillFill per square foot of turf for 2.50" fiber)
* \$9,800	(Cost to provide the SMG TCA 1400 grooming equipment)
* <u>\$6,000</u>	(Cost to add City logo not to exceed 20' x 10', black & white)
\$42,300	(PROJECT ADDITIONS)

\$406,461 - CONTRACT AWARD RECOMMENDATION

Public Comment

None

- ❖ *Council Member Binder offered a motion to award RFP 18-102 Webb Bridge Park Artificial Turf Replacement Project to Sprinturf, LLC., in an amount not to exceed \$406,461.00 and authorize the Mayor to execute all necessary documents.*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 5-0*

D. Cadastral Conversion Services (GIS Parcel Corrections)

- Director of Information Technology, Randy Bundy, came forward to introduce this item on behalf of staff
- Staff requests that Council award RFP 17-111 (Cadastral Conversion Services) to Atlas Geographic Data Inc. in an amount not to exceed \$81,700.00 and authorize the Mayor to execute all necessary

documents.

- RFP 17-111 solicited cadastral conversion services to improve GIS analytics with better location context, accuracy, and interactivity. Specific scope goals include:
 - * Match parcel boundaries with zoning boundaries;
 - * Match parcel boundaries with land-use boundaries;
 - * Determine and display accurate right-of-ways;
 - * Determine accurate greenway boundaries;
 - * Accurate measurements for area and linear features of parcels and right-of-ways;
 - * Accurate parcel based analysis;
 - * Accurate municipal boundaries;
 - * Improve positional accuracy; and
 - * Improve consistency with parcel boundaries and aerial photography.
- RFP 17-111 was issued on May 11, 2017, with a due date of June 15, 2017. Four vendor proposals were received:
 - * APEX Advanced Technology LLC
 - * Atlas Geographic Data Inc.
 - * Byers Engineering Co.
 - * MNC
- The Evaluation Committee unanimously scored Atlas as the most qualified vendor for this project. Atlas has significant experience with cadastral conversions services including the detailed scope set forth in RFP 17-111 and is currently doing similar work for the City of Atlanta and recently completed similar work for the City of Marietta, Cobb County, and DeKalb County.
- Staff has met with representatives of Atlas and is confident they have the experience and qualifications to meet the city's expectations. Upon approval, this project is expected to be completed within 12-months from the notice-to-proceed.

Public Comment

None

❖ *Council Member Merkel offered a motion to award RFP 17-111 (Cadastral Conversion Services) to Atlas Geographic Data Inc. in an amount not to exceed \$81,700.00 and authorize the Mayor to execute all necessary documents.*

- *The motion received a second from Council Member Gilvin*
- *The motion was approved 7-0*

E. Cooperative Agreement With Fulton County: Community Development Block Grant

- Assistant City Administrator, James Drinkard, came forward to present this item on behalf of staff
- Staff recommends adopting a Resolution entering into a three-year cooperative agreement with Fulton County, Georgia for participation in the Community Development Block Grant Entitlement Program for the purpose of undertaking essential community development and housing assistance programs; and to authorize the Mayor to execute any and all necessary documents.
- The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is operated by the US Department of Housing and Urban Development (HUD), which awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.
- Entitlement communities develop their own programs and funding priorities; however, grantees must give maximum feasible priority to activities which benefit low- and moderate-income persons. A grantee may also carry out activities which aid in the prevention or elimination of slums or blight. Additionally, grantees may fund activities when the grantee certifies that the activities meet other

community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. CDBG funds may not be used for activities which do not meet one of these national objectives.

- HUD determines the amount of each entitlement grantee's annual funding allocation by a statutory dual formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas.
- Alpharetta could, as a metropolitan city with a population of at least 50,000, qualify as an eligible entitlement grantee. There are, however, two primary reasons why pursuing standalone entitlement designation may not be in the City's best interests.
- First and foremost, our position with respect to the aforementioned objective measures of community needs would result in our being ranked very low on the CDBG funding formula. As such, any direct funds that Alpharetta would receive through the program would be low; if in fact, direct funding would result.
- The second reason relates to the grant management and reporting requirements under CDBG and the staff time / manpower requirements that result. Most communities dedicate one or more staff members almost exclusively to managing their CDBG programs. Given the low award amount that Alpharetta would likely receive through the program, it is not economically viable to dedicate such resources to the management and reporting function.
- As a result, for many years, the City of Alpharetta has maintained a cooperative agreement with Fulton County whereby the County is the CDBG grantee and is responsible for meeting program reporting and management requirements. In turn, Fulton County allocates funds to each participating city based upon a pro rata formula; assuming each city has and submits a qualifying project. The allocation for any city that does not submit a qualifying project is maintained in Fulton County's CDBG pool and is reallocated to participating cities that can use additional funds to carry out their qualifying programs.
- While the City of Alpharetta has utilized CDBG funds infrequently, entering into and maintaining the cooperative agreement with Fulton County does make available a funding source that would likely otherwise not be viable. Further, maintaining the agreement holds no cost for the City.
- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

None

❖ *Council Member Kennedy offered a motion to approve the Resolution*

- *The motion received a second from Council Member Owens*
- *The motion was approved 7-0*

F. Resolutions to Authorize Eminent Domain to Acquire Certain Property for Road Project – Rucker Road Corridor Improvements Project

- City Attorney, Sam Thomas, provided a brief overview of this item

- Mr. Thomas explained that it is the City's hope that we can resolve these outstanding easements and Rights-of-way without having to use eminent domain, but in order to meet the project timeline, we have to have these on record
- Council Member Gilvin requested to have the City Attorney provide Mayor and Council with an itemized list of each parcel and the associated details of each

❖ *Council Member Gilvin offered a motion to table this item until the August 28, 2017 Council Meeting*

- *The motion received a second from Council Member Binder*
- *The motion was approved 6-1; Owens voting no*

IX. PUBLIC COMMENT

- Don Donnelly, 2968 Hardman Ct, Atlanta, GA, came forward to discuss a utility relocation issue
- Lisa Moraca, 2400 Melina place, Alpharetta, GA, came forward to also comment on the utility relocation issue

X. REPORTS

- Mayor Belle Isle reminded everyone that the Annual Mayor's Corporate Challenge 5k is this Thursday evening, August 24th at City Hall

XI. ADJOURNMENT TO EXECUTIVE SESSION

❖ *Council Member Binder offered a motion to adjourn to Executive Session*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 7-0*

Respectfully Submitted,



Coty Thigpen, City Clerk



City Council Meeting and Public Hearing

AUGUST 28, 2017

PUBLISHED: FRIDAY, SEPTEMBER 1, 2017

PUBLISHED BY: COTY THIGPEN

OFFICE OF THE CITY CLERK

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I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:31 p.m.*

II. ROLL CALL

- Council Members
 - Mayor David Belle Isle
 - Chris Owens (Mayor Pro Tem)
 - Jason Binder
 - Jim Gilvin
 - Mike Kennedy
 - Dan Merkel
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Scott Hastey, Asst. City Attorney
 - James Drinkard, Asst. City Administrator
 - Morgan Rodgers, Director of Recreation, Parks, and Cultural Affairs
 - Tom Harris, Director of Finance
 - Peter Tokar, Director of Economic Development

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS

A. Proclamation - Congresswoman Karen Handel

B. Proclamation - St. James United Methodist Church - 150th Anniversary

V. PUBLIC HEARING

A. PH-17-23 69 North Main Street/Addition to Contributing Historic Building Addition (Council Only)



- Senior Planner, Michael Woodman, came forward to present this item
- Staff recommends approval of PH-17-23 69 North Main Street/Addition to Contributing Historic Building subject to the following conditions:
 1. Property shall be developed substantially in accordance with submitted site plan prepared by CDH Partners, Inc., dated 5 / 2 6 /2017, subject to meeting all City code requirements and conditions of zoning.
 2. Building architecture shall be substantially similar to renderings prepared by CDH, dated 7/27/17, with final approval by Staff. Brick and grout color shall match or closely match the existing.
 3. Applicant shall install landscaping per landscape plan prepared by TJ Schell, dated 5/26/2017, as approved by DRB. The applicant shall install hardscape and seating in the area between the new addition and North Main Street, as approved by DRB.
- The applicant, David Strickland on behalf of Alpharetta First United Methodist Church, requests Council consideration to alter a structure on the City's Historic Resources Inventory – Contributing Historic Buildings. The applicant proposes to remove an existing structure connected to the historic Chapel building to allow for an expansion of the church. The subject property is located at 69 North Main Street.
- The submitted request, if approved, will allow for an addition to the Alpharetta First United Methodist Church (AFUMC). The subject property is on the City's Historic Resources Inventory – Contributing Historic Buildings, which requires Council approval for alterations determined to be inconsistent with the existing structure. The applicant proposes to remove an existing structure connecting the historic Chapel building with the Sanctuary building and to replace it with a larger, ADA-compliant building. The AFUMC chapel was built in 1930 and is the oldest church in the City.
- The subject property is zoned C-2 (General Commercial) and O-I (Office-Institutional). The 8,410 square foot building to be demolished was an addition to the historic Chapel building and was constructed in 1956. The proposed new addition is just under 40,000 square feet.
- Unified Development Code (UDC) Subsection 2.9.6 (D) outlines the requirements for demolition, removal or substantial alteration of a contributing historic building.

“The demolition, removal (or relocation) or substantial alteration of a contributing historic building shall be prohibited without the prior approval of the City Council following a public hearing. Whenever an application for a demolition, building or other permit that involves the demolition, removal or substantial alteration of a contributing historic building is submitted to the Building Official or other responsible City department, such application shall be forwarded to the Director for determination as to whether same requires a public hearing and approval by the City Council.”

- A request to demolish, remove or substantially alter a contributing historic building shall be approved by City Council upon a finding that any such denial will result in a significant detriment to the property owner that is not justified by the benefit to the public resulting from the preservation, protection and perpetuation of such building.
- The applicant's site plan depicts the removal of a 8,410 square foot building connecting the historic Chapel building to the Sanctuary building and replacement with a 39,523 square foot addition. The proposed building addition will connect all levels of the existing campus.
- The applicant proposes demolition of a building connected to the historic Chapel and replacement with a new addition. The Alpharetta First United Methodist Church Chapel was built in the 1930s. The Chapel

structure consists primarily of red brick with Gothic architectural details and windows.

- The City's Downtown Architect reviewed the proposed building elevations and finds that the elevations do not meet the City's Downtown Guidelines.
- The Design Review Board (DRB) considered the applicant's request at its July 21, 2017 meeting as a cursory review.
- The applicant updated the elevations in response to the comments by the Downtown Architect and DRB. The Downtown Architect has acknowledged compliance with his concerns. The revised elevations were sent to the DRB to determine compliance with the DRB comments.
- The revised elevations were presented as a courtesy review to the Historic Preservation Commission (HPC) at its August 10, 2017 meeting. City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request to alter a structure on the City's Historic Resources Inventory – Contributing Historic Buildings. The applicant has revised the elevations of the proposed building addition in compliance with the comments by the DRB and Downtown Architect. If approved, staff recommends compliance with the submitted plans.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- Representative on behalf of the applicant came forward to speak to the request

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve PH-17-69 North Main Street with conditions 1 and 3 as outlined. Change Condition #2 to read, "Building architecture, brick and grout color shall be subject to final approval by staff."*
 - *The motion received a second from Council Member Owens*
 - *The motion was approved 7-0*

B. Z-17-06/V-17-13 Tiffany Square

- Director of Community Development, Kathi Cook, came forward to present this item
- This item was tabled at the July 12, 2017 Planning Commission meeting, due to there being too many unresolved concerns between the applicant and Staff and Academy Park.
- This item was heard at the August 3, 2017 Planning Commission meeting. Several residents spoke in favor and in opposition to the request, with concerns over density, height and screening. After discussion, the Planning Commission recommended to approve the item, subject to staff conditions with changes and based on a 22-lot site plan previously presented to Academy Park. Vote (6-0)
- Staff recommends approval of Z-17-06/V-17-13 Tiffany Square, subject to the following conditions:
 1. The site, consisting of approximately 3.26 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by BH&D Engineering, Inc., dated 8/1/2017, 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. The permitted maximum building height shall be no more than 39'.
 3. New site plan shall reflect a maximum of 22 lots.
 4. Minimum building setbacks shall be:
 - a. Front – 5' (as measured from back of sidewalk)

- b. Side – 0' (6' between structures)
 - c. Rear – Lots 1 – 14 shall be 10' (in addition to the required perimeter landscape buffer) for a total of 25'. Lots 15 – 22 shall be 15'
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Architect/Staff comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8'. Bay windows shall have a minimum depth of 2'. There shall not be rear decks constructed above the second floor of the homes located on Lots 1 – 14.
 6. A minimum 10' undisturbed buffer, replanted where sparse, shall be provided along the north, east, south and west property lines and shall be supplemented with evergreen trees and shrubs to provide a visual screen, as approved by Staff. Developer shall remove exotic and invasive trees and shrubs within open space, buffers and tree save areas and replant where sparse as approved by Staff. In addition to 10' undisturbed buffer, a 5' graded and replanted buffer shall be installed.
 7. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff.
 8. Developer shall provide a brick paver crosswalk across private driveway at Haynes Bridge Road.
 9. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
 10. Amenity spaces shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.
 11. The project entrance shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
 12. Development shall not be gated and roads will be private and maintained by the HOA.
 13. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
 14. Internal sidewalks shall be provided as depicted on the site plan, including a connection to the fronts of units and shall be a minimum 5' with 4' planting strip and pedestrian-scale lighting provided throughout the development.
 15. Fencing visible from the street shall be decorative as approved by Staff. Developer shall install a minimum 5' high aluminum fence (wrought iron style) along the northern property line. Developer shall also install a minimum 6' high wooden fence along the eastern property line.
 16. Existing trees shall be preserved as depicted on site plan prepared by BH&D Engineering, Inc., dated 6/15/2017. In addition, the developer shall save the tree #1028 (25" Oak). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff.
 17. Developer shall use its best efforts to spade and relocate on-site Japanese Maple located between 4009 and 4010 Tiffany Square Drive, as approved by Staff. If the Japanese Maple cannot be relocated due to health or other reason acceptable to Staff, it shall be replaced with a Japanese Maple of similar size.
 18. Street trees shall be required along Haynes Bridge Road within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
 19. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
 20. Stormwater pond shall not encroach any further into the 75' impervious setback than depicted on the approved site plan. Developer shall make every effort to minimize the encroachment into the 75' impervious setback.
 21. Decorative paver aprons shall be required at the project driveway as approved by Staff.
 22. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
 23. Developer shall work with utility company (GA Power) to have the overhead utilities along

Haynes Bridge Road placed underground, per Staff approval.

- The applicant, Southeast Real Estate Acquisitions, is requesting a rezoning of 3.26 acres from R-12 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 22 'For-Sale' detached homes. The property is currently developed with 12 townhome units. Variances are requested to reduce building setbacks, increase building height and to allow parking between the road and a structure. The property is located on the east side of Haynes Bridge Road at Tiffany Square Drive.
- The submitted request, if approved, will allow for the redevelopment of a 12-unit townhome community with 22 'For-Sale' single-family detached homes on 3.26 acres. The proposed density is 6.75 dwelling units per acre. The property is known as Tiffany Square and is located on the east side of Haynes Bridge Road at Tiffany Square Drive.
- The subject property is zoned R-12 and was developed in 1985 at a density of 3.68 dwelling units per acre. Surrounding properties are zoned R-12 to the north, R-4A to the east, O-P and R-12 to the south and MU to the west. Academy Park is adjacent to the east, Voysey (Hedgewood) to the west, chiropractor's office and single-family residence to the south and single-family residence (Bilderback Property) to the north. The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Downtown Residential Density'.
- A total of 156 single-family detached (SFD) units have been approved in the Downtown Overlay.
- Densities vary in the Downtown. The applicant proposes a density of 6.75 dwelling units per acre. Surrounding properties have densities of 1.0 (Bilderback property), 4.0 (Academy Park) and 8.0 (Voysey) dwelling units per acre. In order to provide a transition between the applicant's property and surrounding properties, the applicant should develop a plan which addresses Staff conditions resulting in a density of the subject property of around 6 to 6.75 units per acre. The property to the north is developed with one (1) single-family detached home.
- The applicant requests the following variances related to requirements established in UDC Appendix A: Alpharetta Downtown Code:
 - Reduce the front setback in the DT-R district from 10' to 5'.
 - Increase the allowable building height in the DT-R district from 35' to 39'.
 - Allow off-street parking between the street and the structure (front-loaded homes).
- The requested front setback variance would accommodate perimeter tree saves at the rear of lots. Variances have previously been approved allowing parking between the road and a structure when the subject property abuts an established neighborhood. Justification for this variance is that landscape strips, buffers and tree save areas are more appropriate adjacent to existing residential subdivisions than an alley.
- Surrounding properties have maximum building heights of 35', except for Voysey which has a maximum building height of 45'. However, the approved building permits in Voysey have building heights ranging from 32' to 40'. Therefore, staff recommends limiting the building height on the applicant's property to no more than 39'.
- The submitted site plan depicts 22 single-family detached lots on 3.26 acres. Homes are proposed to be three (3) stories or 39' and are oriented to a central amenity space internal to the site. Lots are depicted backing up to Voysey, Academy Park and a single-family lot to the north. Lot sizes range from approximately 3,000 to 6,700 square feet, with an average lot size of 4,322 square feet.
- One (1) project driveway is depicted on Haynes Bridge Road at the existing private right-of-way for Tiffany Square Drive. Six (6) on-street guest parking spaces are depicted adjacent to the central park, which exceeds the Downtown Code requirement of 0.15 parking spaces per residential unit. A four-foot (4') sidewalk is depicted along the internal road. Minimum building setbacks are proposed as follows:
 - Perimeter Setback – 15' (west), 25' (north and east) and 35' (south)
 - Interior (Front) – 5', as measured from back of sidewalk
 - Internal (Side) – 0' – 6'
 - Internal (Rear) Lots 1-13 – 25', Lots 14-22 – 15'

- The applicant's site plan depicts an 8,566 square foot amenity space at the center of the site, as well as an 8,056 square foot tree save area at the site entrance. The Downtown Code requires a minimum 10% amenity space, which would be 14,200 square feet. The applicant's site plan complies with the minimum requirements for amenity space. If approved, both amenity areas should be improved with landscape and hardscape to provide gathering and seating areas.
- There are several trees on the subject property, consisting mainly of Hardwoods and Pines. Trees are concentrated at the entrance, around the perimeter and on the south end of the property. Staff had concerns with the applicant's initial site plan, which did not save many trees. The applicant revised the site plan to incorporate additional tree save areas, including at the entrance and along the perimeter of the property. The City Arborist stated that additional trees should be saved on the property, such as the 25" Oak depicted on Lot 12, 17" Red Maple, Japanese Maple and the 34" Oak depicted within the detention pond.
- A stormwater management pond is depicted at the south end of the site, which is the same location of an existing retention pond. The existing and proposed stormwater facilities are located and depicted within the 75' impervious setback associated with the stream to the south. The City's Stormwater Engineer has reviewed the applicant's site plan and can generally support encroachment into the 75' impervious setback, as long as the developer makes every effort to minimize the encroachment.
- According to the applicant, home prices will start at \$650,000 and homes will range in size from 2,300 to 2,800 square feet.
- The applicant's proposed renderings reflect four (4) architectural styles approved in the Downtown Overlay, including Georgian, Georgian Regency, Folk Victorian and Stick. Renderings of the detached product depict a variety of materials, including siding, board and batten and brick.
- The City's Downtown Architect reviewed the proposed building elevations and finds the elevations to be generally in compliance with the approved architectural styles.
- The proposed project, consisting of 22 single-family detached units, would generate less than 30 PM Peak Hour trips. The net increase (removal of 12 townhome units and replacement with 22 detached lots) is less than 19 PM Peak Hour trips.
- Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate.
- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 6 – 22 school age children. Since 12 townhome units already exist on the subject property, the net increase is 3 – 11 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.
- Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning and variance. While the proposed rezoning is consistent with the intent of the Downtown Master Plan and Comprehensive Plan, staff has concerns with the proposed residential density. Based on the surrounding development pattern, staff believes that a density of six (6) to 6.75 dwelling units per acre is appropriate on the subject property in order to provide a transition between Academy Park (4.0 units/acre), the Bilderback property (1.0 units/acre) and Voysey (8.0 units/acre). When determining the appropriate density for the subject property, staff also took into consideration the fact that the property is already developed with 12 townhome units, which will be removed and replaced with single-family detached product, and is situated back off the road.
- Variances to reduce the front setback and to allow structures to be front-loaded can be supported in order to minimize impacts to surrounding properties by saving perimeter trees. The applicant has amended the height variance request from 45' to 39', which staff can generally support. With the exception of Voysey, surrounding properties have a maximum height of 35'. Although Voysey was approved for a maximum height of 45', approved building permits have heights ranging from 32' to 40'. If approved, conditions are recommended that would allow a density from 6.0 to 6.75 dwelling units per acre and limit the height to no more than 39'.
- The report submitted by the applicant states that property owners within 500' were contacted regarding

the applicant's intent. The report states that the applicant held three (3) meetings at the Academy Park clubhouse. According to the applicant, a number of issues were discussed at the meetings, including price point, density, traffic, stormwater, trees, building height and sight lines between Academy Park and the proposed development.

- Applicant, Mark Shaw, came forward to provide an overview of his request

Public Comment

- Richard Bondur, 12155 Danciliff Trace, Alpharetta, GA, came forward to speak on this item
 - Kim Jager, 2505 Milford Lane, Alpharetta, GA, came forward speak on this item
 - Amanda Morgan, 4005 Tiffany Square, Alpharetta, GA, came forward to speak on this item
- ❖ *Council Member Kennedy offered a motion to approve Z-17-06/V-17-13 Tiffany Square with a few proposed changes.*
- ❖ *Condition #4- accept applicant requested condition, "Minimum building setbacks shall be:*
- a. Front – 5' (as measured from back of sidewalk)*
 - b. Side – 0' (6' between structures) The setback from the northern property line of Lot #5 shall be 20' as shown on the site plan.*
 - c. Rear – Lots #1-13 10' (in addition to the required perimeter landscape buffer) for a total of 25'. Lots #14-22 – setbacks shall be 15'*
- ❖ *Condition #5- accept applicant requested revision to change the last sentence to end with "lot #1-#13."*
- ❖ *Condition #16- Condition shall read, "Existing trees shall be preserved as depicted on site plan prepared by BH&D Engineering, Inc. dated 6/15/2017. The developer shall make its best effort to save tree #1028. If the developer elects to remove tree #1028, recompense planting shall be met onsite with trees approved by Staff. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff."*
- ❖ *Condition #22- leave as staff recommended (10%)*
- ❖ *Condition #23 – delete in its entirety*
- *The motion received a second from Council Member Owens*
 - *The motion was approved 7-0*

C. V-17-20 199 Academy Street/Beecham & Young (Council Only)

❖ **Mayor Belle Isle recused himself from this item and Mayor Pro Tem Owens assumed the Chair**

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of V-17-20 Beecham & Young/199 Academy Street Variance subject to the following conditions:
 1. Property shall be subdivided into no more than 2 lots, as depicted on plan prepared by Engineering 303, dated 5/31/2017, with a maximum density of 2.4 dwelling units per acre.
 2. The maximum ground coverage by principal buildings shall be no more than 35%.
 3. The property shall have the following minimum building setbacks:
 - a. Front – 30'

- b. Side – 10', except that the internal property line between Lots 1 & 2 shall have a 5' side setback
 - c. Rear – 10', except that the existing garage on Lot 2 shall be permitted as depicted on the survey
 4. Homes shall be a minimum 1,900 square feet and shall be oriented to and have access from Academy Street.
 5. The home on Lot 1 shall be developed substantially similar to the photograph provided by the applicant, with final approval by Staff. If the home on Lot 2 is demolished, it shall also be replaced with a home substantially similar in size, massing and style to surrounding single-family detached development.
 6. Outbuildings, including the proposed detached garage on Lot 2, shall be constructed of the same or comparable material as the principal structure, as approved by Staff.
 7. There shall be no unfinished wood decks, porches or fences visible from Academy Street.
 8. The applicant shall work with Staff to accommodate the proposed Academy Street roadway project improvements, including the Alpha Loop. A dedication of approximately 10' of right-of-way along Academy Street may be required for bicycle, pedestrian and operational improvements.
 9. Developer shall replace any landscape material that is disturbed within the buffer to the south in conjunction with the extension of sanitary sewer, as approved by Staff.
 10. Specimen trees shall be saved and home sites shall be laid out to minimize impacts to the existing tree canopy, as approved by Staff. The following specimen trees shall be saved: Lot 1 – #10 (22" Magnolia), #11 (21" Magnolia) and Lot 2 - #18 (12" Dogwood), #19 (8" Dogwood), #20 (8" Dogwood), #25 (9" Dogwood).
 11. Magnolias along the west property line shall be preserved, if possible, as approved by Staff. If Magnolias along the west property line are removed, developer shall replace with evergreen trees approved by Staff.
 12. Per applicant, two (2) 11 – 13" Oak trees shall be planted on the subject property.
 13. Required landscape strips shall not include sidewalks, utilities, or easements. Landscape strip plantings to be approved by Staff.
- The applicant, Steve Beecham & Tori Young, request consideration of variances to reduce the front, side and rear building setbacks and to increase the maximum ground coverage by principal buildings in order to subdivide a single-family detached lot into two (2) lots. The subject property is located at 199 Academy Street, on the south side of Academy Street east of Haynes Bridge Road.
 - The submitted request, if approved, will allow for one (1) lot to be subdivided into two (2) single-family detached lots on 0.82 acres with a proposed density of 2.4 dwelling units per acre. Variances are requested to reduce the front, side and rear setbacks and to increase the maximum ground coverage by principal buildings. The applicant intends to renovate the existing home on Lot 2 and to build a new home on Lot 1. The subject property is located at 199 Academy Street on the south side of Academy Street, just east of Haynes Bridge Road.
 - The subject property is zoned R-12 (Dwelling, 'For-Sale' Residential) and was developed in 1935 with a 1-story single-family detached home, which is approximately 1,784 square feet in size. Surrounding properties are zoned SU and R-12 to the north, R-12 to the east, and R-4A to the south and west. Alpharetta Presbyterian Church and Spring Run subdivision are located to the north, the Letchas property (209 Academy Street) to the east and Academy Park to the south and west.
 - Unified Development Code (UDC) Section 2.2.6 (D) requires a 65' front setback on Academy Street, a ten (10) foot side setback, a 30' rear setback, as well as a maximum ground coverage by principal buildings of 25% for properties in the R-12 zoning district. The applicant's site plan depicts a 20' front setback, a 5' rear setback and a 5' side setback along the new shared property line. Proposed setbacks are consistent with reduced setbacks permitted within the Downtown Overlay. The subject property is not located in the Downtown Overlay; however, the boundaries of the Overlay are adjacent to the applicant's property to the north and west. The applicant proposes a maximum 35% ground coverage by principal buildings on Lot 1. This property is zoned R-12; however, the R-4A/D and R-8A/D zoning districts allow a maximum 40% ground coverage by principal buildings.

- The subject property was included in the rezoning of Academy Park Phase 5, approved on December 15, 2003. While the rezoning request included the subject property, zoning condition #7 states that “The tracts shown fronting Academy Street shall remain as zoned for single-family homes.” Therefore, the subject property maintained the existing zoning at the time of R-12. In addition, zoning condition #2 states that “The overall density for Academy Park shall not exceed 4.0 units per acre, (maximum number of units for combined 12.79 acreage submitted in this application shall not exceed 51 units, excluding the single-family homes on Academy Street).” Only 50 townhome units were developed within Phase 5 of Academy Park. Therefore, the applicant’s request for one (1) additional unit is in compliance with the previous conditions of zoning.
- The submitted site plan depicts two (2) single-family detached lots with Lot 1 having of lot size of 15,870 square feet and 19,845 square foot for Lot 2 (existing home). Both lots are oriented to and have access from Academy Street. The lots have 87’ and 112’ of frontage on Academy Street. The applicant proposes the following building setbacks:

Front Setback – 20’
 Side Setback – 10’, except that the side setback between Lots
 1 & 2 shall be 5’
 Rear Setback – 5’

- The applicant provided a tree survey and assessment, depicting a few trees on the property, including a mix of hardwoods, Pines and Magnolias. The applicant intends to remove some trees to accommodate the new home and driveway on Lot 1 and the new detached garage on Lot 2. The City Arborist has reviewed the applicant’s request and supports the setback variance, which will provide flexibility in locating building footprints. Within Academy Park, a 50’ undisturbed buffer is provided to the south and a 25’ undisturbed buffer is provided to the west.
- Staff has reviewed the applicant’s proposal and finds that it is generally consistent with the surrounding development pattern. Due to the proximity of the property to the Downtown and Academy Park, the new home on Lot 1 should be developed substantially similar to the submitted home style. If the existing home on Lot 2 is demolished or renovated, it should also be developed with a style and materials that are compatible with the development of surrounding properties. In addition, staff recommends conditions requiring a minimum 30’ front setback, 10’ rear setback and a maximum 35% building coverage by principal buildings.
- The applicant’s property would benefit from reduced setbacks in order to accommodate tree save areas. The property is adjacent to Academy Park and therefore careful consideration should be given to saving remaining perimeter trees, where possible. In addition, landscaping disturbed for the purpose of extending sanitary sewer shall be replaced with plant material in order to screen the homes from Academy Park.
- 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.
- Applicant, Steve Beecham, came forward to provide an overview of his request to Council
- Tori Young, came forward as the co-applicant, to also speak to the applicant’s request

Public Comment

- Gariel Burchett, 2441 Loxford Lane, Alpharetta, GA, came forward to speak on this item
- Gordon Hagler, 12420 Dancliff Trace, Alpharetta, GA, came forward to speak on this item

❖ *Council Member Kennedy offered a motion to approve V-17-20 199 Academy St with the conditions as outlined by staff except for a revision to Condition #3, propose changing the front setback from 30 feet to 25 feet and the rear setback from 10 feet to 5 feet, except that existing garage on lot 2 shall be permitted as depicted on the survey.*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 6-0; Belle Isle recused*

D. PH-17-18 Acupressure of North Point/Massage Services (Council Only)

❖ *Mayor Belle Isle returned to the meeting*

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Staff recommends approval of PH-17-18 Acupressure of Northpoint, LLC subject to the following conditions:
 1. Services offered shall be limited to acupressure massage therapy for head, neck, back, shoulders and feet. No other services shall be permitted.
 2. The Acupressure of Northpoint establishment shall be limited to 2 locations in North Point Mall. A maximum of 5 massage therapy chairs shall be permitted in the public open space of the Mall and not to exceed an area of 200 square feet. A maximum of 6 massage therapy chairs and 6 massage therapy tables shall be permitted within Suite 1220 and not to exceed 1,013 square feet.
 3. Within Suite 1220, massage therapy tables shall not be located in a space that is fully enclosed with walls and a door; however, partial walls and curtains may be acceptable. Massage therapy chairs shall be fully visible from the storefront and shall not be enclosed within a separate space, including the use of partial walls and/or curtains. Floor plan shall be approved by Staff.
 4. Each employee administering massages shall be a certified acupressure masseuse, licensed by the State.
 5. No oils, lotions, creams or similar products shall be used, except for products associated with foot massage services.
 6. There shall be no changing rooms; patrons shall receive massage in street wear with no changing/clothing removal permitted.
 7. Limited retail product sales shall be permitted only as an accessory use to the primary acupressure massage therapy use.
 8. Conditional use approval shall be limited to the Acupressure of Northpoint, LLC; no additional massage therapy businesses or subleasing shall be permitted within the approved space.
 9. Hours of operation shall be restricted to North Point Mall hours.
- The applicant, Acupressure of Northpoint, LLC, is requesting a change to previous conditions of zoning to allow for an expansion of an existing acupressure massage therapy business. The applicant was previously approved for a conditional use in 2009 to allow acupressure massage therapy chairs within the common area of North Point Mall. The subject property is located at 1000 North Point Circle.
- The submitted request, if approved, will allow the applicant to expand the existing acupressure massage therapy business to a 1,013 square foot in-line space in North Point Mall, within Suite 1220 and near Sears Department store. The applicant currently provides acupressure massage therapy services within the lower-level common area of North Point Mall. The subject property is located at 1000 North Point Circle.
- The property is zoned PSC (Planned Shopping Center), which allows the proposed use with approval of a conditional use permit. There are no other 'Massage Therapy' or 'Spa Services' uses in North Point Mall, except for the applicant's existing business.
- The applicant's business has been operating in North Point Mall since 2009 and is located in the lower-level common area. The business currently has five (5) acupressure massage therapy chairs. The applicant seeks additional space in North Point Mall within an in-line space in Suite 1220. Six (6) massage therapy chairs and six (6) massage therapy tables are proposed within the in-line space. According to the applicant, massage therapy tables will be located within rooms enclosed by partial walls and/or curtains, with a curtain at each entrance. Services are proposed to remain the same, except that the applicant requests to add feet soaking and massaging. Hours of operation will be consistent with normal Mall hours.

- Staff's analysis finds that the request for change to previous conditions of zoning should have little impact on the area. The proposed retail service use would be complementary to the surrounding retail uses in North Point Mall and represents an expansion of an existing business. However, conditions should be established as part of this application that regulate and limit an expansion of the business, limit services and prohibit disrobing.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve Ph-17-18 Accupressure of North Point/Massage Services with the 9 conditions outlined by staff, but with the following changes:*

- *Condition #2 – delete reference to suite number and adding “within an inline storefront space of up to 1013 square feet within the interior of Northpoint Mall.”*
- *Condition #3, strike the suite number and add, “within the inline storefront space.”*
- *The motion received a second from Council Member Owens*
- *The motion was approved 6-1; Mitchell voting no*

E. PH-17-22 48 Old Roswell Street/Addition to Contributing Historic Building (Council Only)

- ❖ *Mayor Belle Isle recused himself from this item and Mayor Pro Tem Owens assumed the Chair*

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of the applicant
- Dave Morgan, of Kimley Horn, came forward to present this item on behalf of the applicant
- Staff recommends approval of PH-17-22 48 Old Roswell Street/Addition to Contributing Historic Building subject to the following conditions:
 1. Property shall be developed substantially in accordance with submitted site plan prepared by Kimley-Horn & Associates, dated 6/15/2017, subject to meeting all City code requirements and conditions of zoning.
 2. Building architecture shall be substantially similar to renderings prepared by Harrison Design, dated 8/1/17, with final approval by Staff.
 3. Dumpster enclosure(s) shall be provided at the rear of the site and shall be constructed of materials similar to those used on the primary structure.
 4. Developer shall dedicate a 20' permanent easement to the City for the purpose of public access across the rear of the property and a 10' permanent easement for the purpose of public access along the northeast property line.
- The applicant, Jeanatte Yosanovich on behalf of Alfred Holbrook, requests Council consideration of an addition to a structure on the City's Historic Resources Inventory – Contributing Historic Buildings. The request will allow for a design center associated with an active living senior communities business. The subject property is located at 48 Old Roswell Street, which is known as the Ralph Waters House.
- The submitted request, if approved, will allow for an addition to an existing structure on the City's Historic Resources Inventory – Contributing Historic Buildings. The Ralph Waters House is a 2-story structure currently being used as a professional office for Trinity Lifestyles Management. The proposed building addition is for a design center associated with an active living senior communities business, where prospective customers walk through a mock dwelling unit to select interior finishes and appliances. The property owner's long-term plan is to utilize the building as a special events center and/or restaurant. The subject property is located at 48 Old Roswell Street.
- The subject property is zoned C-2 (General Commercial), which allows the existing and proposed uses. The addition will include a basement, main floor and rooftop area to support the use as a design center and

in the future as a restaurant and/or event space.

- Unified Development Code (UDC) Subsection 2.9.6 (D) outlines the requirements for demolition, removal or substantial alteration of a contributing historic building.

“The demolition, removal (or relocation) or substantial alteration of a contributing historic building shall be prohibited without the prior approval of the City Council following a public hearing. Whenever an application for a demolition, building or other permit that involves the demolition, removal or substantial alteration of a contributing historic building is submitted to the Building Official or other responsible City department, such application shall be forwarded to the Director for determination as to whether same requires a public hearing and approval by the City Council.”

- A request to demolish, remove or substantially alter a contributing historic building shall be approved by City Council upon a finding that any such denial will result in a significant detriment to the property owner that is not justified by the benefit to the public resulting from the preservation, protection and perpetuation of such building.
- The applicant’s site plan depicts a 4,172 square foot existing structure and a 2,812 square foot addition at the rear of the existing structure, within an area currently being used for parking. Trees may be impacted by the proposed addition. The City’s Alpha Loop project has a planned alignment running across the rear of the subject property.
- The applicant proposes an addition at the rear of an existing historic structure. The existing structure is known as the Ralph Waters House, which is a Colonial Revival built in the 1880s. The structure is primarily brick with a prominent covered entry and large wrap-around porch. The rear elevation is board and batten and both side gable faces are stucco.
- The applicant’s proposed building addition elevations consists of materials such as, siding, stucco, board and batten, metal roofing, timber brackets and a brick base and chimney. All non-masonry surfaces are proposed to be white, except that the rooftop structures are proposed to match the color of the existing brick. The addition is proposed to have a lower roof pitch than the original roof line.
- The City’s Downtown Architect reviewed the proposed building addition elevations and had the following comments:
 1. The front elevation needs to show the proposed extent in the background.
 2. Since these drawings don’t depict material textures, it’s hard to compare to the original house.
 3. Massing of the new construction seems out of place somehow, almost Mediterranean.
 4. Existing windows, although probably not original, don’t have any mullion/grids. New windows should match.
 5. The chimneys are such prominent elements of the original house. Perhaps chimneys can be featured on the new portion to help bring everything together.
 6. Header details over all new windows and doors must be shown.
 7. Gutters and/or downspouts likely will be prominent feature elements.
 8. I don’t have a site plan to consider how this affects neighboring views.
- The Design Review Board (DRB) considered the applicant’s request at its July 21, 2017 meeting as a cursory review. The DRB had the following comments:
 - Reduce mass of white
 - Add a Chimney to the elevation
 - Board and Batten used on original front is used in a smaller proportion and not the entire elevation
 - Brick chimney will help
 - Add Brick sections
 - Roof Materials to match original color

- Window Mullions per City Architect Comments
 - Prefer Board and Batten over flat white mass
 - Mimic roof slope on existing building
 - Mimic brackets, molding detail on existing porte-cochere
- The applicant updated the elevations in response to comments by the Downtown Architect and DRB. The Downtown Architect has acknowledged compliance with his concerns. The revised elevations were sent to the DRB to determine compliance with the DRB comments.
 - The revised elevations were presented as a courtesy review to the Historic Preservation Commission (HPC) at its August 10, 2017 meeting. The HPC had the following comments:
 - Replace metal roof on the middle section with shingles
 - Replace siding in the middle section with brick
 - City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request to allow an addition to a historic structure. The applicant has revised the proposed elevations to address the comments of the Downtown Architect and Design Review Board. If approved, staff recommends compliance with the submitted plans.
 - The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve PH-17-22 48 Old Roswell Street with the 4 conditions outlined by staff with the following revisions:*
 - *Condition #2 – read “Building architecture and materials shall be subject to final approval by staff”*
 - *Condition #4- reduce rear permanent easement to 10 feet and strike permanent easement on Northeast property line.*
 - *The motion received a second from Council Member Gilvin*
 - *The motion was approved 6-0; Belle Isle recused*

F. PH-17-20 Unified Development Code Text Amendments to Downtown Code and Alpharetta Design

Guidelines (1st Reading)

- ❖ *Mayor Belle Isle returned to the meeting and resumed as Chair*
- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- This item was heard at the August 3, 2017 Planning Commission meeting. One resident had a question about the proposed amendments. After discussion, the Planning Commission recommended to approve this item. Vote (6-0)
- Staff recommends approval of text amendments to the Unified Development Code and Alpharetta Downtown Design Guidelines as it relates to architectural style requirements and DT-R (Downtown Residential) development standards.
- Consideration of amendments to the Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code, Subsection 2.8.7 Architectural Style Requirements, Section 3.8 DT-R Downtown Residential and Alpharetta Downtown Design Guidelines.

Architectural Style Requirements:

Staff proposes adding two (2) architectural styles, including Tudor Eclectic and Mercantile/Mill in the Downtown Overlay. The Mercantile/Mill style would only apply to commercial mixed-use or mercantile type buildings.

DT-R (Downtown Residential) Development Standards:

Staff proposes increasing the minimum lot size for a detached home in the DT-R (Downtown Residential) zoning district from 2,500 square foot to 4,500 square feet. Areas in the Downtown appropriate for the DT-R zoning district are typically areas where redevelopment opportunities have been identified. Increasing the minimum lot size would provide a better transition between existing established neighborhoods and more intense commercial and mixed-use areas of the Downtown Overlay. A larger minimum lot size would also allow for more creative building design, providing flexibility to vary massing and building height. Staff also proposes an amendment to the 0' side setback in the DT-R and DT-LW (Downtown Live-Work) districts to require a minimum 10' between structures.

- City Attorney, Sam Thomas, read the Ordinance aloud constituting a 1st reading

Public Comment

- Kim Jager, 2505 Milford Lane, Alpharetta, GA, came forward speak on this item

❖ *Council Member Kennedy offered a motion to approve the Ordinance*

The motion received a second from Council Member Mitchell

- *The motion was approved 7-0*

G. PH-17-21 Unified Development Code Text Amendments (1st Reading)



- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- This item was heard at the August 3, 2017 Planning Commission meeting. One resident had a question about the proposed amendments. After discussion, the Planning Commission recommended to approve this item. Vote (6-0)
- Approve text amendments to the Unified Development Code related to the MU Zoning District, Open Space, Landscape Strip and Downtown Zoning Districts.
- Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions and Section 3.2 Tree Conservation, Landscape and Buffer Requirements to modify the definitions of 'Landscape Strip' and 'Open Space', UDC Subsection 2.2.20 MU Mixed Use District to modify development standards and UDC Appendix A: Alpharetta Downtown Code, Sections 3.5 DT-C Downtown Core, 3.6 DT-MU Downtown Mixed-Use, 3.7 DT-LW Downtown Live-Work and 3.8 DT-R Downtown Residential to require a proportionate share of civic and amenity space as it relates to density.

MU (Mixed-Use) Development Standards:

Text amendments are proposed to the MU (Mixed-Use) zoning district development standards to change 'Park Space' to 'Open Space'.

Open Space:

Modifications are proposed to the definition of 'Open Space' to exclude sidewalks, building setbacks, buffers, landscape strips or other similar requirements.

Landscape Strip:

Modifications are proposed to the definitions of 'Landscape Strip' in UDC Section 1.4 and Section 3.2 to prohibit utilities within a landscape strip.

Downtown Zoning Districts:

Modifications are proposed to each of the four (4) Downtown zoning districts requiring a proportionate share of civic space and amenity space for requests above 10 dwelling units per acre in the DT-C and DT-MU districts and for requests above 8 dwelling units per acre in the DT-LW and DT-R districts.

- All proposed text amendments have been reviewed by the City Attorney.
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve the Ordinance*
 - *The motion received a second from Council Member Binder*
 - *The motion was approved 7-0*

VI. OLD BUSINESS

A. Amendment to the Noise Ordinance (2nd reading)

An ordinance to amend ARTICLE II. - NOISE, Section 13-21. - sound level limitations, of the Code of the City of Alpharetta, Georgia so as to modify permissible SOUND LEVELS IN MIXED USE DISTRICTS; To provide an effective date; to repeal conflicting ordinances and resolutions; and for other purposes

- City Attorney, Sam Thomas, read the Ordinance aloud
- ❖ *Council Member Owens offered a motion to approve the Ordinance*
 - *The motion received a second from Council Member Merkel*
 - *The motion was approved 7-0*

B. Resolutions to Authorize Eminent Domain to Acquire Certain Property for Road Project – Rucker Road Corridor Improvements Project

(NOTE: This item was tabled at the 8-21-2017 Council Meeting and must be removed from the table to be discussed)

- ❖ *Council Member Gilvin offered a motion to remove this item from the table*
 - *The motion received a second from Council Member Owens*
 - *The motion was approved 7-0*
- City Attorney, Sam Thomas, read the Resolutions aloud referencing the following 9 applicable properties:
 - Parcel 4- 12150 Broadwell Road
 - Parcel 43- 1215 Rucker Road
 - Parcel 44- 320 Kingspring Court
 - Parcel 45- 330 Kingspring Court
 - Parcel 53- 415 Gatehouse Court

- Parcel 71- 435 Sydney Walk
- Parcel 85- 1530 Rucker Road
- Parcel 93- 1614 Rucker Road
- Parcel 97- 1575 Rucker Road

Public Comment

None

❖ *Council Member Gilvin offered a motion to approve the Resolution as it applies to the 9 properties*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 7-0*

VII. NEW BUSINESS

A. Recreation and Parks Master Plan 2025 Update

- Director of Recreation and Parks, Morgan Rodgers, came forward to present this item
- Staff requests that Council award a contract to update Recreation and Parks Master Plan 2025 to Jacobs Engineering Group Inc. in the amount not to exceed \$60,000.00; and authorize the Mayor to execute all necessary documents.
- In May 2013, the City of Alpharetta awarded RFP 13-109 to Jacobs Engineering Group Inc. to complete the necessary research and analysis to produce the Recreation and Parks Master Plan for the period 2015 to 2025. The scope of service included review and update of the community profile, park system review and analysis, recreation program review and analysis, comparative analysis to benchmark cities, development of plan recommendations, and identification of funding sources and financing for implementation of plan recommendations. Jacobs Engineering utilized public input from meetings with citizens and stakeholders, interviews with elected and appointed officials, and results of a city-wide citizens survey to develop the plan. City Council approved the plan on March 17, 2014.
- Since the adoption of the plan, there have been significant changes in the City and community that have impacted the relevance of several major plan recommendations. Examples of these changes include the issuance and passage of a bond referendum in May 2016 for various recreation and parks projects, the acquisition of the old Fulton County Library on Canton Street, development of the Alpha Loop trail system, and acquisition of 25+ acres of park properties within the past year.
- As a result of the aforementioned changes and other potential projects already on the horizon, staff believes it is important to update the master plan with an emphasis on the changes that have occurred in Alpharetta the past few years and what they mean for the recreation and parks system. The anticipated time period for the master plan update to cover is 2018-2025.
- City staff met with members of Jacobs Engineering to discuss the proposed scope and fee to update the plan. In addition to adjusting the plan recommendations to be relevant to the current environment, the plan will include recreation program analysis and recommendations, plans/recommendations for the Wills Park Equestrian Center, Cultural Arts program services analysis and recommendations, a high-level look at trails plans for the City including greenway and Alpha Loop connectivity, and an evaluation of the capital improvements plan focusing on balancing maintenance capital needs for existing parks, facilities and buildings with expansionary capital items of new parks and facilities to grow geographic and service coverage to our residents. The plan would also include the possibility of working with other municipalities as part of the recreation program analysis.
- Staff is requesting that Jacobs Engineering be awarded as a single source provider of the Parks Master Plan update as they completed the original plan and have access/ownership of all analyses/data and can

complete the update in a shorter time frame than any another vendor would have the ability to do.

- The Alpharetta Recreation Commission voted unanimously at their August 8, 2017 meeting to support this proposed update to the Recreation and Parks Master Plan. The Commission and Alpharetta City Council will have input in the process. The final master plan will be presented to City Council for approval. It is staff's intent to have the final master plan approved by Council in early January 2018.

Public Comment

None

- ❖ *Council Member Binder offered a motion to approve a contract to update the Recreation and Parks Master Plan 2025 to Jacobs Engineering Group Inc. in an amount not to exceed \$60,000.00; and authorize the Mayor to execute all necessary documents*
 - *The motion received a second from Council Member Merkel*
 - *The motion was approved 7-0*

B. Resolution Authorizing Transmittal Of The 2017 Capital Improvement Element And Annual Report



- Senior Engineer, Eric Graves, came forward to present this item
- Staff seeks approval of a Resolution authorizing the transmittal of the 2016-2017 Capital Improvement Element and Annual Report to the Atlanta Regional Commission and the Georgia Department of Community Affairs.
- The Georgia Planning Act of 1989 (The Act) requires that local governments keep their Comprehensive Plans current as a pre-requisite for maintaining Qualified Local Government status, a requirement for eligibility for receipt of State of Georgia funds. The Act requires that local governments provide annual updates to their Capital Improvement Element (CIE), prepared in accordance with the Minimum Planning Standards and Procedures and the Development Impact Fee Compliance Requirements.
- The CIE is designed to provide insight into key infrastructure and public improvement projects being undertaken and completed by local jurisdictions. The Annual Report details on an annualized basis the collection and use of funds derived from impact fees. Together these documents provide a means of tracking local government performance and serve as a tool for measuring progress with respect to achieving community goals as outlined in the Comprehensive Plan.
- The City of Alpharetta is required to transmit its annual update of the Capital Improvement Element to the Atlanta Regional Commission for review prior to Council Adoption.
- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

None

❖ *Council Member Kennedy offered a motion to approve the Resolution*

- *The motion received a second from Council Member Mitchell*
- *The motion was approved 7-0*

VIII. WORKSHOP

A. Glass Recycling Services

- Director of Finance, Tom Harris, came forward to present this item
- Monica Mosley from Republic Services, came forward to address questions posed by Mayor and Council
- This item will come forward on the next Council Meeting agenda for formal consideration

B. Update: Webb Bridge Corridor Improvement Project

- Senior Engineer, Eric Graves, came forward to provide a brief overview of this item
- Extensive public input given over 5 meetings and through online polls to determine the public preference for this corridor.
- Feedback has been in favor of reducing traffic congestion, keeping the neighborhood feel and maintaining safety for pedestrians and bicyclers. Additionally, residents do not want 5 lanes.
- This item will come forward at a later date for formal consideration

IX. PUBLIC COMMENT

None

X. REPORTS

- Reminder that the Northwinds Extension ribbon cutting is tomorrow (Tuesday) at 9:00 A.M.

XI. ADJOURNMENT TO EXECUTIVE SESSION

❖ *Council Member Merkel offered a motion to adjourn into Executive Session*

- *The motion received a second from Council Member Kennedy*
- *The motion was approved 7-0*

Respectfully submitted,



Coty Thigpen, City Clerk



City Council Meeting STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: September 18, 2017

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

PH-17-AB-19 ALPHARETTA OPS T&T, LLC
D/B/A TRUCK & TAP
30 MILTON AVE.
ALPHARETTA, GA. 30009

CONSUMPTION ON PREMISES
BEER & WINE- SUNDAY SALES

OWNER: ZACHARY YURCHUCK
REGISTERED AGENT: ZACHARY YURCHUCK

PH-17-AB-20 SEC TACO- ALPHARETTA, LLC
D/B/A FUZZY'S TACO SHOP
5325 WINDWARD PARKWAY
ALPHARETTA, GA. 30004

CONSUMPTION ON PREMISES
LIQUOR, BEER & WINE- SUNDAY SALES

OWNER: QUINCEY NUCKOLLS
REGISTERED AGENT: QUINCEY NUCKOLLS

PH-17-AB-21 LOYALTY OLD MILTON, LLC
D/B/A LOYAL Q AND BREW
3655 OLD MILTON PARKWAY
ALPHARETTA, GA. 30005

CONSUMPTION ON PREMISES
BEER & WINE, LIQUOR-- SUNDAY SALES

OWNER: SUSIE ODDO
REGISTERED AGENT: SUSIE ODDO

PH-17-AB-22 AOMI ALPHARETTA, LLC
D/B/A AOMI JOPANESE RESTAURANT
2725 OLD MILTON PARKWAY STE. A
ALPHARETTA, GA. 30009

CONSUMPTION ON PREMISES
BEER & WINE, LIQUOR-- SUNDAY SALES

OWNER: DOO CHIL PARK
REGISTERED AGENT: DOO CHIL PARK

PH-17-AB-23 REAL CHOW BABY, LLC
D/B/A REAL CHOW BABY
58 CANTON ST. STE. 104

ALPHARETTA, GA. 30009

CONSUMPTION ON PREMISES
BEER & WINE, LIQUOR-- SUNDAY SALES

OWNER: MICHELE MOLLON
REGISTERED AGENT: WILLIAM SIMMS

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

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>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Alcohol License Public Hearing Minutes, Alcohol PH Minutes 9-14-17



**CITY OF ALPHARETTA
PUBLIC HEARING
LIQUOR LICENSE**

DATE: August 31, 2017
TIME: 3:00 P.M.
LOCATION: City Hall, Council Chambers

Official Minutes

The public is advised the following minutes are not a verbatim transcription of business presented at the Public Hearing of the date shown, but are a synopsis of pertinent information. The public is further advised the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta Clerk's office during normal business hours.

I. CALL TO ORDER: Sam Thomas, City Attorney, called the meeting to order at 3:00 pm

II. LICENSE APPLICATIONS:

1. PH-17-AB-19

**Alpharetta Ops T&T, LLC
d/b/a Truck & Tap
30 Milton Ave
Alpharetta, GA. 30009**

**Consumption on Premises
Beer & Wine – Sunday Sales**

**Owner: Zachary Yurchuck
Registered Agent: Zachary Yurchuck**

2. PH-17-AB-20

**SEC Taco- Alpharetta, LLC
d/b/a Fuzzy's Taco Shop
5325 Woodward Parkway
Alpharetta, GA. 30004**

**Consumption on Premises
Liquor, Beer & Wine- Sunday Sales**

**Owner: Quincey Nuckolls
Registered Agent: Quincey Nuckolls**

Mr. Thomas asked the owner of Truck and Tap to come forward and state his name and address. The owner was asked if he has another location and if he understands the rules of serving alcohol in the city of Alpharetta. Mr. Thomas suggested the owner consider some sort of training program for his servers and reminded him that all the servers must have servers' permits. Mr. Thomas asked Mrs. Thigpen if she has any questions. Mrs. Thigpen asked about the projected open date. She also reminded them about reporting their sales so that they're in compliance.

Mr. Yurchuck, Truck & Tap owner, 2528 Forest Ave NW, GA., came forward to explain that his partner owns Truck & Tap in Woodstock, and he had a long talk with Officer Johnson about the alcohol rules. He said all of his servers will go through the Serve Safe program. The anticipated open date is October 6th.

Public Comment: None

Mr. Thomas stated that, after reviewing the application, he found no reason why the application should not be approved; and it would be placed on the consent agenda for Monday, September 11 at 6:30pm. He asked that a representative be present in case someone on the council may want to ask a question of the applicant.

Mr. Thomas asked the owner of Fuzzy's Taco Shop to come forward and state his name and address. Mr. Thomas asked if this is a new operation and whether the owner is familiar with local laws for serving alcohol. He then asked if Mrs. Thigpen had any questions. Mrs. Thigpen asked about the projected open date. The owner was also reminded by Mr. Thomas to make sure all servers have serving permits and he suggested some type of training program as well.

Quincey Nuckolls, owner of Fuzzy's Taco Shop, 5301 Tree Lodge Parkway, Atlanta, GA., and Shawn White, operating partner, 1887 Duluth HWY, Lawrenceville, GA., came forward. Shawn White explained that he has 27 years of restaurant experience and he used to be partnered with Ruby Tuesday's. He informed Mr. Thomas that they will be implementing a training program for their employees. The restaurant has been open for four weeks.

Public Comment: None

Mr. Thomas stated that, after reviewing the application, he found no reason why the application should not be approved; and it would be placed on the consent agenda

for Monday, September 11 at 6:30pm. He asked that a representative be present in case someone on the council may want to ask a question of the applicant.

III. ADJOURNMENT: There being no further business, Mr. Thomas adjourned the hearing at 3:09 pm.

Respectfully Submitted,

Erin Lampert, Assistant City Clerk



**CITY OF ALPHARETTA
PUBLIC HEARING
LIQUOR LICENSE**

DATE: September 14, 2017
TIME: 3:00 P.M.
LOCATION: City Hall, Council Chambers

Official Minutes

The public is advised the following minutes are not a verbatim transcription of business presented at the Public Hearing of the date shown, but are a synopsis of pertinent information. The public is further advised the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta Clerk's office during normal business hours.

I. CALL TO ORDER: Coty Thigpen, City Clerk, called the meeting to order at 3:00 pm

II. LICENSE APPLICATIONS:

- 1. PH-17-AB-21**

Loyalty Old Milton, LLC
d/b/a Loyal Q and Brew
3655 Old Milton Parkway
Alpharetta, GA. 30005

Consumption on Premises
Beer & Wine, Liquor – Sunday Sales

Owner: Susie Oddo
Registered Agent: Susie Oddo
- 2. PH-17-AB-22**

Aomi Alpharetta, LLC
d/b/a Aomi Japanese Restaurant
2725 Old Milton Parkway Ste. A
Alpharetta, GA. 30009

Consumption on Premises
Beer & Wine, Liquor - Sunday Sales

Owner: Doo Chil Park
Registered Agent: Doo Chil Park

3. PH-17-AB-23

**Real Chow Baby, LLC
d/b/a Real Chow Baby
58 Canton St. Ste. 104
Alpharetta, GA. 30009**

**Consumption on Premises
Beer & Wine, Liquor- Sunday Sales**

**Owner: Michele Mollon
Registered Agent: William Simms**

Mrs. Thigpen asked the owner of Loyal Q and Brew to come forward and state her name and address. The owner was asked about the anticipated opening date for the restaurant, if she understands the rules of serving alcohol in the city of Alpharetta, and whether or not she has a training program in place for her servers. Mrs. Thigpen reminded Mrs. Oddo that all the servers must have servers' permits.

Mrs. Oddo, 3324 Peachtree Road NE, Atlanta, GA., owner of Loyal Q and Brew, came forward. Mrs. Oddo said the restaurant is a 9,000sq. ft., full service restaurant, that specializes in smoked meats but also offers healthy alternatives. The owner wants to attract families and larger groups to their restaurant, as that is their specialty. The anticipated opening date is expected to be in November or December. Mrs. Thigpen reminded Mrs. Oddo that the restaurant must be open within 6 weeks of them receiving their alcohol license or they'll have to start the process all over again. Mrs. Oddo will be using the Serve Safe program to train her servers.

Public Comment: None

Mrs. Thigpen stated that, after reviewing the application, she found no reason why the application should not be approved; and it would be placed on the consent agenda for Monday, September 18 at 6:30pm. She asked that a representative be present in case someone on the council may want to ask a question of the applicant.

Mrs. Thigpen asked the owner of Aomi Japanese Restaurant to come forward and state his name and address. Mrs. Thigpen asked if this is a change in ownership, if they are already open and operating, and whether or not they have a training program in place for their servers.

Doo Chil Park, owner of Aomi Japanese Restaurant, 3115 Bunting Run, Cumming, GA., came forward. Robert, Mr. Park's translator, said that Mr. Park plans to have the restaurant open by next week and that Mr. Park will be the trainer to all his

employees. He stated he understands the alcohol guidelines in place for the city of Alpharetta.

Public Comment: None

Mrs. Thigpen stated that, after reviewing the application, she found no reason why the application should not be approved; and it would be placed on the consent agenda for Monday, September 18 at 6:30pm. She reminded him that all of his servers need to have a server's permit and that the city will be checking to make sure he is operating in compliance to the City's alcohol ordinance. She asked that a representative be present in case someone on the council may want to ask a question of the applicant.

Mrs. Thigpen asked the owner of Real Chow Baby to step forward and state his name and address. Mrs. Thigpen asked if this is a change in ownership.

Mr. William Simms, owner of Real Chow Baby, 311 West Country Drive, Duluth, GA., stepped forward. He stated that this is a change in ownership and that they took over the lease in February and opened on May 22, 2017. It is operating just without alcohol. Mr. Simms stated that the other owner and manager both have managed alcohol establishments previously and they've already done their alcohol training. Their system is setup so that the employees cannot punch in without swiping a photo of their server's permit.

Public Comment: None

Mrs. Thigpen stated that, after reviewing the application, she found no reason why the application should not be approved; and it would be placed on the consent agenda for Monday, September 18 at 6:30pm. She reminded him that all of his servers need to have a server's permit and that the city will be checking to make sure he is operating in compliance to the City's alcohol ordinance. She asked that a representative be present in case someone on the council may want to ask a question of the applicant.

III. ADJOURNMENT: There being no further business, Mrs. Thigpen adjourned the hearing at 3:13 pm.

Respectfully Submitted,



Erin Lampert, Assistant City Clerk



City Council Meeting STAFF REPORT

Submitting Department: Finance
Submitted By: Thomas Harris
Meeting Date: September 18, 2017

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING JULY 31, 2017

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending July 31, 2017 (period 1 of Fiscal Year 2018).

III. REPORT IN BRIEF:

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;
3. Purchase orders with an estimated cost between \$5,000 and \$50,000; and
4. Status of current year bids/RFPs.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Financial Management Reports (July 2017)

Financial Management Reports



for the month ending
July 31, 2017
(Period 1 of 12 - unaudited)

Financial Management Reports

Fiscal Year 2018

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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: SEPTEMBER 11, 2017
RE: FINANCIAL MANAGEMENT REPORTS AS OF JULY 31, 2017

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending July 31, 2017.

The Finance Department is currently in the process of closing the accounting books for Fiscal Year 2017 (FY 2017). The figures represented herein are subject to change in accordance with accounting entries made during the closing process.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2018 revenues are budgeted at \$64 million (net of Carryforward Fund Balance totaling \$8.8 million). As of July 31, 2017, actual revenue collections total 5% or \$3 million.

Revenue collection percentages are typically low for the first several months of the fiscal year due to various factors including: (a) property tax billings mailed in October that carry a December due date; and (b) accrual entries aimed at ensuring the city's revenues accurately reflect the period in which they were earned.

The FY 2018 budget for current year property taxes (non-motor vehicles) totals \$21.2 million and is based on a billable digest of \$4.6 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2017 based on staff forecasts of property values (including new construction estimates).

The actual digest for FY 2018, as provided by the Fulton County Tax Commissioner, currently totals \$4.7 billion (net of all exemptions/motor vehicle values). This digest figure will be reduced through property tax appeals but the city will not know the full extent until appeal data is provided by the Fulton County Tax Commissioner. As it is still early, the budgetary estimate for FY 2018 property tax collections will remain at \$21.2 million pending collection data and appeal write-down trends.

MAYOR
DAVID BELLE ISLE

COUNCIL MEMBERS
JASON BINDER
JIM GILVIN
MIKE KENNEDY
DAN MERKEL
DONALD F. MITCHELL
CHRIS OWENS

CITY ADMINISTRATOR
ROBERT J. REGUS

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 July 31, 2017, city departments (not including General Government¹) have encumbered and expensed 15%, or \$8.8 million, of their FY 2018 budget appropriations.

Contingency: The General Fund contingency balance as of July 31, 2017 totals \$650,000.

Special Revenue Funds (large funds only)

The following section references information included within the attached GAAP Financial Statements.

Hotel/Motel Fund: FY 2018 revenues are budgeted at \$7.3 million (net of carryforward fund balance totaling \$1.5 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$3.2 million); Facilities (18.75% or \$779,963 for debt service on the Series 2016 Convention Center Bonds, \$550,000 for the Alpharetta Arts Center, and \$29,412 in non-allocated); and the city (37.5% or \$2.7 million).

Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$1.5 million (funded in prior years and represents the carryforward fund balance figure referenced above).

E-911 Fund: FY 2018 revenues are budgeted at \$3.9 million (net of carryforward fund balance totaling \$1.2 million for capital initiatives and reserve balances in excess of the 16% Emergency Reserve designation). As of July 31, 2017, the city has collected 15% or \$582,857. Expenditures/encumbrances during the same time period total \$1.5 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives throughout the year, and one-time capital initiatives. There are no budget variances anticipated at this time.

Debt Service Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

FY 2018 revenues are budgeted at \$5.2 million (net of carryforward fund balance totaling \$1.2 million). As of July 31, 2017, actual revenue totaled less than 1% of budget and will remain low until property tax collections in December.

The FY 2018 budget for current year property taxes (non-motor vehicles) totals \$5.1 million and is based on a billable digest of \$5.2 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2017 based on staff forecasts of property values (including new construction estimates).

The actual digest for FY 2018, as provided by the Fulton County Tax Commissioner, currently totals \$5.2 billion (net of all exemptions/motor vehicle values). This digest figure will be reduced through property tax appeals but the city will not know the full extent until appeal data is provided by the Fulton County Tax Commissioner. As it is still early, the budgetary estimate for FY 2018

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

property tax collections will remain at \$5.1 million pending collection data and appeal write-down trends.

Grant Funds

The following section references information included within the attached Grant Funds Detail Reports.

Operating Grant Fund (Fund 220): Available funding totals \$124,024 and represents unencumbered/unspent project appropriations of \$84,628 and a non-allocated reserve for future projects (grant matches) of \$39,396.

Capital Grants Fund (Fund 340): Available funding totals \$259,312 and represents unencumbered/unspent capital project appropriations of \$58,222 and a non-allocated reserve for future capital projects (grant matches) of \$201,090.

Capital Project Funds

The following section references information included within the attached Capital Project Funds Detail Reports.

General Capital Project Fund (Fund 301): Available city funding totals \$24.4 million and represents unencumbered/unspent capital project appropriations of \$21.6 million and a non-allocated reserve for future capital projects of \$2.8 million.

Available ABC (Alpharetta Business Community) funding totals \$58,959 and represents unencumbered/unspent capital project appropriations (sidewalk connectivity).

Stormwater Capital Fund (Fund 302): Available funding totals \$777,203 and represents unencumbered/unspent capital project appropriations.

Conference Center Bond Fund (Fund 316): This fund accounts for proceeds of the Development Authority of Alpharetta Revenue Bonds, Series 2016 (Alpharetta Conference Center Project). Design and construction related phases are fully encumbered and the bond issuance costs have been spent.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals \$43 million and represents unencumbered/unspent capital project appropriations.

TSPLOST 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. Available funding totals \$14.1 million.

Enterprise Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

Solid Waste Fund: FY 2018 revenues are currently budgeted at \$3.3 million (net of carryforward fund balance totaling \$591,295 constituting reserve balances in excess of the 16% Emergency Reserve designation). As of July 31, 2017, the city has collected \$1 million which represents the 1st quarter billings and associated investment earnings. Expenditures/ encumbrances during the same time period total \$3.2 million and represent general operations and blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year. There are no budget variances anticipated at this time.

Other Items

Council Member Stipend Activity Listing: The FY 2018 budget includes appropriations of \$9,000 for the Mayor and \$5,000 for each City Council Post and the available balances as of July 31, 2017 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: David Belle Isle	\$ 9,000	\$ 15	\$ 8,985
Post #1: Donald Mitchell	\$ 5,000	\$ -	\$ 5,000
Post #2: Mike Kennedy	\$ 5,000	\$ -	\$ 5,000
Post #3: Chris Owens	\$ 5,000	\$ -	\$ 5,000
Post #4: Jim Gilvin	\$ 5,000	\$ 175	\$ 4,825
Post #5: Jason Binder	\$ 5,000	\$ -	\$ 5,000
Post #6: Dan Merkel	\$ 5,000	\$ -	\$ 5,000

Development Authority² (Component Reporting Unit)

The following section pertains to information detailed within the attached Alpharetta Development Authority Financial Statements.

As of July 31, 2017, the Development Authority has \$8,763 in available 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.

Other reports included with this packet are as follows:

- Listing of Payments \$5,000 and greater;
- Listing of PO's between \$5,000 and \$50,000; and
- Bid/RFP Status

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.

Financial Management Reports

Fiscal Year 2018

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GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 For the month ended July 31, 2017

	Current Fiscal Year					Prior Fiscal Year		
	2018 Budget	2018 YTD	% Collected	2018 Estimated	Variance	2017 Actual	2017 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 21,160,000	\$ 3,364	0.0%	\$ 21,160,000	\$ -	\$ 19,779,392	\$ -	0.0%
Delinquent	239,000	67,932	28.4%	239,000	-	655,070	28,389	4.3%
Motor Vehicle Tax	180,000	16,200	9.0%	180,000	-	227,235	26,818	11.8%
Motor Vehicle Title Fee	775,000	60,786	7.8%	775,000	-	794,191	56,008	7.1%
Local Option Sales Tax	15,200,000	1,226,895	8.1%	15,200,000	-	13,716,958	1,264,462	9.2%
Franchise Tax	6,640,000	220,296	3.3%	6,640,000	-	6,048,043	242,127	4.0%
Insurance Premium Tax	3,620,000	-	0.0%	3,620,000	-	3,588,813	-	0.0%
Alcohol Beverage Excise Tax	2,100,000	200,523	9.5%	2,100,000	-	1,909,830	193,052	10.1%
Building Permit Fees	1,550,000	187,274	12.1%	1,550,000	-	2,750,273	229,394	8.3%
Business and Occupational Tax	1,025,000	12,392	1.2%	1,025,000	-	1,136,506	6,519	0.6%
Municipal Court Fines	2,200,000	210,855	9.6%	2,200,000	-	2,225,129	280,129	12.6%
Recreation/Special Event Fees	2,538,400	179,913	7.1%	2,538,400	-	2,513,060	233,877	9.3%
Hotel/Motel Tax (City portion)	2,718,750	244,465	9.0%	2,718,750	-	2,417,234	-	0.0%
subtotal	\$ 59,946,150	\$ 2,630,897	4.4%	\$ 59,946,150	\$ -	\$ 57,761,735	\$ 2,560,775	4.4%
Other Revenues	4,131,606	348,153	8.4%	4,133,923	2,317	4,895,516	298,323	6.1%
Total Revenues	\$ 64,077,756	\$ 2,979,049	4.6%	\$ 64,080,073	\$ 2,317	\$ 62,657,251	\$ 2,859,098	4.6%
Carryforward Fund Balance	8,842,313							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 For the month ended July 31, 2017

	Current Fiscal Year						Prior Fiscal Year		
	2018 Budget	2018 Encumbrances	2018 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2017 Exp. (Total)	2017 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 364,488	\$ 1,294	\$ 33,204	\$ 329,990	9.5%	9.1%	\$ 319,324	\$ 32,713	10.2%
City Administration	2,190,565	70,595	209,158	1,910,813	12.8%	9.5%	1,983,009	247,551	12.5%
Finance	3,347,009	78,188	474,119	2,794,703	16.5%	14.2%	3,107,744	429,435	13.8%
City Attorney	665,000	-	-	665,000	0.0%	0.0%	530,405	-	0.0%
Information Technology	1,681,857	22,693	193,717	1,465,447	12.9%	11.5%	1,550,488	188,049	12.1%
Human Resources	415,782	2,952	30,682	382,148	8.1%	7.4%	369,256	30,107	8.2%
Municipal Court	1,126,546	228,510	102,855	795,181	29.4%	9.1%	952,161	93,176	9.8%
Public Safety	27,238,258	495,749	2,837,922	23,904,587	12.2%	10.4%	24,994,351	2,789,511	11.2%
Public Works	8,377,022	774,127	610,651	6,992,244	16.5%	7.3%	7,342,759	546,727	7.4%
Recreation & Parks	8,987,223	1,646,394	618,782	6,722,047	25.2%	6.9%	8,355,271	640,722	7.7%
Community Development	2,857,116	53,319	280,827	2,522,970	11.7%	9.8%	2,634,485	260,988	9.9%
subtotal	\$ 57,250,866	\$ 3,373,821	\$ 5,391,917	\$ 48,485,129	15.3%	9.4%	\$ 52,139,254	\$ 5,258,980	10.1%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 10,000	22.2%
Conv. Ctr Bonds Reserve	-	-	-	-	-	-	-	-	-
Insurance Premiums (Risk)	665,000	-	55,417	609,583	8.3%	8.3%	640,000	53,333	8.3%
Gwinnett Tech Bond P&I	286,840	-	-	286,840	0.0%	0.0%	286,940	-	0.0%
Transfer(s) to other Funds	14,022,363	-	1,168,530	12,853,833	8.3%	8.3%	10,549,857	879,155	8.3%
Contingency	650,000	-	-	650,000	0.0%	0.0%	114,541	9,500	8.3%
subtotal	\$ 15,669,203	\$ -	\$ 1,233,947	\$ 14,435,256	7.9%	7.9%	\$ 11,636,338	\$ 951,988	8.2%
Total Expenditures	\$ 72,920,069	\$ 3,373,821	\$ 6,625,864	\$ 62,920,385	13.7%	9.1%	\$ 63,775,592	\$ 6,210,968	9.7%



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CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended July 31, 2017

	Current Fiscal Year						Prior Fiscal Year		
	2018 Budget	2018 Encumbrances	2018 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2017 Exp. (Total)	2017 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	\$ 25,846,196	\$ -	\$ 970,620	\$ 24,875,576	3.8%	3.8%	\$ 24,131,467	\$ 1,033,015	4.3%
Overtime	1,134,001	-	62,316	1,071,685	5.5%	5.5%	1,201,783	56,824	4.7%
Group Insurance	8,002,164	-	863,790	7,138,374	10.8%	10.8%	6,737,612	855,719	12.7%
FICA and Social Security	2,055,127	-	75,066	1,980,061	3.7%	3.7%	1,822,381	81,286	4.5%
Defined Benefit Pension	2,500,954	-	2,500,954	-	100.0%	100.0%	2,387,665	2,387,665	100.0%
401(A) Retirement/Match	1,688,463	-	130,212	1,558,251	7.7%	7.7%	1,577,717	117,418	7.4%
(2) Other	789,101	-	63,429	725,672	8.0%	8.0%	776,908	65,809	8.5%
subtotal	\$ 42,016,006	\$ -	\$ 4,666,387	\$ 37,349,619	11.1%	11.1%	\$ 38,635,533	\$ 4,597,735	11.9%
Maintenance & Operations:									
Professional Services	\$ 2,597,642	\$ 1,114,000	\$ 134,160	\$ 1,349,481	48.0%	5.2%	\$ 2,327,555	\$ 111,727	4.8%
Legal Services	665,000	-	-	665,000	0.0%	0.0%	530,405	-	0.0%
Vehicle Fuel/Maintenance	998,650	-	31,118	967,532	3.1%	3.1%	867,252	32,795	3.8%
Maintenance Contracts	2,202,791	1,352,195	59,944	790,652	64.1%	2.7%	1,693,598	20,479	1.2%
IT Professional Services	1,433,777	532,412	264,134	637,231	55.6%	18.4%	1,305,495	240,361	18.4%
General Supplies	992,935	101,594	18,009	873,332	12.0%	1.8%	917,204	15,061	1.6%
Utilities	2,607,475	-	32,470	2,575,005	1.2%	1.2%	2,348,611	15,023	0.6%
Other	2,913,395	273,620	185,807	2,453,969	15.8%	6.4%	2,737,714	225,799	8.2%
subtotal	\$ 14,411,665	\$ 3,373,821	\$ 725,642	\$ 10,312,202	28.4%	5.0%	\$ 12,727,835	\$ 661,244	5.2%
Capital:									
OSSI/Fire Truck Leases	\$ 578,669	\$ -	\$ -	\$ 578,669	0.0%	0.0%	\$ 522,971	\$ -	0.0%
Software Leases	187,526	-	-	187,526	0.0%	0.0%	192,147	-	0.0%
Other	57,000	-	(113)	57,113	-0.2%	-0.2%	60,768	-	0.0%
subtotal	\$ 823,195	\$ -	\$ (113)	\$ 823,308	0.0%	0.0%	\$ 775,885	\$ -	0.0%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 10,000	22.2%
Conv. Ctr Bonds Reserve	-	-	-	-	-	-	-	-	-
Insurance Premiums (Risk)	665,000	-	55,417	609,583	8.3%	8.3%	640,000	53,333	8.3%
Gwinnett Tech Bond P&I	286,840	-	-	286,840	0.0%	0.0%	286,940	-	0.0%
Transfer(s) to other Funds	14,022,363	-	1,168,530	12,853,833	8.3%	8.3%	10,549,857	879,155	8.3%
Contingency	650,000	-	-	650,000	0.0%	0.0%	114,541	9,500	8.3%
subtotal	\$ 15,669,203	\$ -	\$ 1,233,947	\$ 14,435,256	7.9%	7.9%	\$ 11,636,338	\$ 951,988	8.2%
Total Expenditures	\$ 72,920,069	\$ 3,373,821	\$ 6,625,864	\$ 62,920,385	13.7%	9.1%	\$ 63,775,592	\$ 6,210,968	9.7%

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.



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GRANT 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 July 31, 2017

			Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Account #	Project									
Revenues										
Public Safety										
22031150-371000-	G1407	BAC Pedal Car Walmart 2013	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	
22031150-331110-	C1617	2015 Bulletproof Vest Grant (DOJ)	22,561	4,242	18,319	-	18,319	3,151	15,168	
22031150-331150-	G1701	2017 Bicycle Safety Grant (GOHS)	2,811	-	2,811	-	2,811	-	2,811	
22031150-331110-	G1702	2017 Electronic Crime Taskforce	7,000	-	7,000	-	7,000	-	7,000	
22031150-331110-	G1703	2016 Homeland Security Grant	1	-	1	-	1	-	1	
subtotal			\$ 34,873	\$ 6,742	\$ 28,131	\$ -	\$ 28,131	\$ 3,151	\$ 24,980	
Recreation and Parks										
22061150-371000-	G1105	Camp Happy Hearts	\$ 29,845	\$ 29,845	\$ -	\$ -	\$ -	\$ -	\$ -	
22061150-371000	G1700	Camp Happy Hearts	-	-	-	-	-	-	-	
22061150-336000	C1815	2017 Camp Happy Hearts	14,550	-	14,550	-	14,550	7,275	7,275	
subtotal			\$ 44,395	\$ 29,845	\$ 14,550	\$ -	\$ 14,550	\$ 7,275	\$ 7,275	
General Government										
22090200-391100	Transfer-In from the General Fund (Match)				\$ -	20,000	\$ 20,000	\$ 1,667	\$ 18,333	
22090200-395000	Carryforward Fund Balance				61,343	-	61,343	-	61,343	
subtotal					\$ 61,343	\$ 20,000	\$ 81,343	\$ 1,667	\$ 79,676	
Total					\$ 104,024	\$ 20,000	\$ 124,024	\$ 12,093	\$ 111,931	



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of July 31, 2017

			Project Snapshot		FY 2018						
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining	
Account #	Project										
Expenditures											
Public Safety											
22031150-531600-	G1407	BAC Pedal Car Walmart 2013	\$ 2,500	\$ 687	\$ 1,813	\$ -	\$ 1,813	\$ -	\$ -	\$ 1,813	
22031150-542100	C1617	2015 Bulletproof Vest Grant (DOJ)	31,478	12,354	19,124	-	19,124	-	-	19,124	
22031150-523500	G1701	2017 Bicycle Safety Grant (GOHS)	495	-	495	-	495	-	-	495	
22031150-523700	G1701	2017 Bicycle Safety Grant (GOHS)	1,650	-	1,650	-	1,650	-	-	1,650	
22031150-531100	G1701	2017 Bicycle Safety Grant (GOHS)	51	-	51	-	51	-	-	51	
22031150-531600	G1701	2017 Bicycle Safety Grant (GOHS)	66	-	66	-	66	-	-	66	
22031150-531600	G1702	2017 Electronic Task Force	950	-	950	-	950	-	-	950	
22031150-531600	G1703	2016 Homeland Security	-	-	-	-	-	-	-	-	
	subtotal		\$ 37,190	\$ 13,041	\$ 24,149	\$ -	\$ 24,149	\$ -	\$ -	\$ 24,149	
Recreation and Parks											
22061150-531100-	G1105	Camp Happy Hearts	\$ 38,351	\$ 13,299	\$ 25,052	\$ -	\$ 25,052	\$ -	\$ -	\$ 25,052	
22061150-531100-	G1700	Camp Happy Hearts	15,000	-	15,000	-	15,000	-	-	15,000	
22061150-521200-	G1401	Fresh Grant Special Needs	14,349	8,472	5,877	-	5,877	-	-	5,877	
22061150-531100	C1815	2017 Camp Happy Hearts	14,550	-	14,550	-	14,550	-	-	14,550	
	subtotal		\$ 82,250	\$ 21,771	\$ 60,479	\$ -	\$ 60,479	\$ -	\$ -	\$ 60,479	
Non-Allocated											
(1) 22090200-579000		Reserve for City Grant Matches			\$ 19,396	\$ 20,000	\$ 39,396	\$ -	\$ -	\$ 39,396	
		subtotal			\$ 19,396	\$ 20,000	\$ 39,396	\$ -	\$ -	\$ 39,396	
		Total			\$ 104,024	\$ 20,000	\$ 124,024	\$ -	\$ -	\$ 124,024	

Notes:

(1) Represents funding available for City matches to City Council approved Grants.



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of July 31, 2017

			Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Account #	Project									
Revenue										
Public Works										
34041100-331350-	C0005	Encore Pkwy Greenway Connection (TE Grant)	\$ 658,992	\$ 68,108	\$ 590,884	\$ -	\$ 590,884	\$ 368,688		\$ 222,196
34041100-331351-	C0005	Encore Pkwy Greenway Connection (GDOT)	4,401,148	878,922	3,522,226	-	3,522,226	-		3,522,226
34041100-336001-	C0005	Encore Pkwy Greenway Connection (NFCID SRTA)	337,013	337,013	-	-	-	-		-
34041100-336002-	C0005	Encore Pkwy Greenway Connection (NFCID)	1,348,021	601,956	746,065	-	746,065	61,741		684,324
34041100-334310-	C1219	Milling & Resurfacing (LMIG)	1,253,115	1,253,115	-	-	-	-		-
34041100-331350-	C1525	SR9 Operational Improvements	946,334	946,334	-	-	-	-		-
34090200-371000-	G1109	Encore Pkwy Improvements (Cousins Properties)	54,469	54,469	-	-	-	-		-
34041100-334310-	C1620	Northwinds Parkway	1,869,353	1,869,353	-	-	-	-		-
		subtotal	10,868,446	6,009,271	4,859,175	-	4,859,175	430,429		4,428,746
Recreation and Parks										
34061150-331350-	C1539	LWCF Big Creek Drainage Improvement	\$ 72,167	\$ 72,167	\$ -	\$ -	\$ -	\$ -		\$ -
		subtotal	\$ 72,167	\$ 72,167	\$ -	\$ -	\$ -	\$ -		\$ -
General Government										
34090200-391100		Transfer-In from the General Fund (Match)			\$ -	\$ -	\$ -	\$ -		\$ -
34090200-395000		Carryforward Fund Balance			(2,564,544)	-	(2,564,544)	-		(2,564,544)
		subtotal			\$ (2,564,544)	\$ -	\$ (2,564,544)	\$ -		\$ (2,564,544)
		Total			\$ 2,294,631	\$ -	\$ 2,294,631	\$ 430,429		\$ 1,864,202



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of July 31, 2017

			Project Snapshot		FY 2018										
			Total Project Authorization	Prior Year Collections/Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections/Expenditures	Encumbrances	Remaining					
Account #	Project														
Expenditures															
Public Works															
34041100-541410-	C0005	Encore Parkway Greenway Connection	\$	6,734,960	\$	4,699,641	\$	2,035,319	\$	-	\$	2,035,319	\$	0	
34041100-541410-	C1219	Milling & Resurfacing (LMIG)		1,253,115		1,253,115		-		-				-	
34041100-541410-	C1525	SR9 Operational Improvements		956,334		956,334		-		-				-	
34041100-541410-	C1620	Northwinds Parkway		986,806		983,053		3,753		-		3,753		-	
34041100-541410-	G1109	Encore Pkwy Improvements (LCI Grant)		54,469		-		54,469		-		54,469		-	
		subtotal	\$	9,985,685	\$	7,892,144	\$	2,093,541	\$	-	\$	2,093,541	\$	-	
Recreation and Parks															
34061150-541510-	C1539	LWCF Big Creek Drainage Improvement	\$	160,000	\$	160,000	\$	-	\$	-	\$	-	\$	-	
		subtotal	\$	160,000	\$	160,000	\$	-	\$	-	\$	-	\$	-	
Non-Allocated															
(1) 34090200-579000		Reserve for City Grant Matches						\$	201,090	\$	201,090	\$	-	\$	201,090
	(2)	FY 2017 Multimodal Safety Program							-		-		-		-
		subtotal						\$	201,090	\$	-	\$	201,090	\$	-
		Total						\$	2,294,631	\$	-	\$	2,294,631	\$	-

Notes:

(1) Represents funding available for City matches to City Council approved Grants.

(2) City Council approved the application for submission. Awaiting award determination by Grantor. Total Project = \$161,500 (\$1113,050 GDOT grant; \$48,450 City match through Major Intersection Improvements account in the Capital Project Fund account# 30141100-541410-C1606).



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CAPITAL PROJECT FUNDS

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of July 31, 2017

Account #		Project	Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue										
30113230-336000	C1538	Arts Center Study (ACVB)	\$ 25,894	\$ 23,144	\$ 2,750	\$ -	\$ 2,750	\$ -		\$ 2,750
30141100-336000	C0005	Fulton-Encore (Fulton County Waterline)	600,734	-	600,734	-	600,734	-		600,734
30141100-336000	C1620	Northwinds Pkwy (Fulton County Waterline)	108,100	-	108,100	-	108,100	-		108,100
30141100-336000	C1808	City Center Sidewalks (Dev Auth)	45,312	-	-	45,312	45,312	-		45,312
30161150-371000	C1100	Park Land Acquisition (Avalon)	1,000,000	-	1,000,000	-	1,000,000	-		1,000,000
30176100-371000	C0005	Encore Parkway Sidewalk (ABC)	1,898,662	1,523,957	374,705		374,705	-		374,705
30176100-371000	C1442	Main St. Improvements (ABC)	1,812,724	1,774,772	37,952		37,952	-		37,952
30176100-371000	C1712	Alphaloop (ABC)	389,898	41,869	348,029		348,029	-		348,029
		subtotal	\$ 5,881,324	\$ 3,363,742	\$ 2,472,270	\$ 45,312	\$ 2,517,582	\$ -		\$ 2,517,582
Non-Departmental										
30190200-395000		Carryforward Fund Balance			\$ 14,095,740	\$ 410,000	\$ 14,505,740	\$ -		\$ 14,505,740
30190200-391100		Transfer-In from the General Fund (Match)			-	12,747,363	12,747,363	1,062,280		11,685,083
		subtotal			\$ 14,095,740	\$ 13,157,363	\$ 27,253,103	\$ 1,062,280		\$ 26,190,823
		Total			\$ 16,568,010	\$ 13,202,675	\$ 29,770,685	\$ 1,062,280		\$ 28,708,405
Expenditures										
Administration										
30113230-544100-	C1130	Downtown Façade Grant Program	\$ 194,593	\$ 132,071	\$ 62,522		\$ 62,522	\$ -	\$ -	\$ 62,522
30113230-542400-	C1222	Records Management	5,000	2,425	2,575	-	2,575	-	-	2,575
30113230-541410	C1229	Admin Roof Repair/Replacement	137,225	-	(2,775)	140,000	137,225	-	135,738	1,487
30113230-544100-	C1300	Economic Development Initiatives	183,159	93,159	(35,000)	125,000	90,000	15,000	-	75,000
30113230-544300-	C1501	Alpharetta History Room Design Svcs (City Ctr)	303,500	53,380	250,120	-	250,120	-	249,088	1,032
30113230-544100-	C1502	Shop-Local Initiative for Downtown	7,501	4,857	2,644	-	2,644	-	-	2,644
30113230-544200-	C1527	Veterans Memorial	105,480	75,785	29,695	-	29,695	-	-	29,695
30113230-571000	C1532	ATC Operational Fund	95,000	-	-	95,000	95,000	-	-	95,000
30113230-544100-	C1538	Arts Center Feasibility Study	51,788	46,288	5,500	-	5,500	-	5,500	-
30113230-544200	C1614	Senior Citizen History Project	75,000	35,000	15,000	25,000	40,000	-	15,000	25,000
30113230-544100-	C1625	Economic Development Video Marketing Program	180,600	145,600	35,000	-	35,000	35,000	-	-
30113230-544100	C1807	Public Arts Program	85,000	-	-	85,000	85,000			85,000
		subtotal	\$ 1,423,847	\$ 588,566	365,281	470,000	835,281	50,000	405,326	294,955



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of July 31, 2017

			Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project									
Finance										
30115150-542400-	C1101	Archive Filing & Scanning	\$ 20,000	\$ 14,191	\$ 5,809	\$ -	\$ 5,809	\$ -	\$ -	\$ 5,809
30115150-542400-	C1102	Finance Software Improvement	94,972	84,431	10,541	-	10,541	-	8,656	1,885
30115150-542400-	C1141	Tyler ERP System	805,002	761,467	43,535	-	43,535	-	5,167	38,368
	subtotal		\$ 919,974	\$ 860,089	59,885	-	59,885	-	13,823	46,062
Information Technology										
30117400-542400	C0900	Cisco Data Network	\$ 300,001	\$ 144,058	\$ 155,943	\$ -	\$ 155,943	\$ -	\$ -	\$ 155,943
30117400-542400-	C0903	Data Center (Test Equip. & Software)	66,028	65,929	99	-	99	-	99	0
30117400-542400-	C1000	GIS Aerial Mapping	50,001	22,044	27,957	-	27,957	-	-	27,957
30117400-542400-	C1103	Network and VOIP	511,133	360,181	150,952	-	150,952	-	106,320	44,632
30117400-542400-	C1312	Backup Data Storage Management	510,002	445,817	64,185	-	64,185	6,944	16,099	41,142
30117400-542400-	C1313	Technology Replacement (recurring)	1,631,586	1,147,379	184,207	300,000	484,207	-	23,400	460,807
30117400-542400-	C1400	PW Data Center Server Replacement	207,503	202,215	5,288	-	5,288	-	5,287	1
30117400-542100	C1518	PW Data Center Generator/Air Conditioner	122,512	121,972	540	-	540	-	-	540
30117400-542400	C1519	Wireless Access Point	64,302	-	64,302	-	64,302	-	-	64,302
30117400-542400	C1615	App/Desktop Virtualization	200,699	75,699	-	125,000	125,000	-	-	125,000
30117400-542400	C1725	City Fiber Relocation	30,000	7,695	22,305	-	22,305	-	-	22,305
30117400-542400	C1809	Parcel Corrections	80,000	-	-	80,000	80,000	-	-	80,000
	subtotal		\$ 3,773,767	\$ 2,592,989	675,778	505,000	1,180,778	6,944	151,205	1,022,629
Public Safety										
30131150-542200-	C1202	Public Safety Fleet (recurring)	\$ 5,010,260	\$ 4,354,080	\$ 21,180	\$ 635,000	\$ 656,180	\$ -	\$ 497,754	\$ 158,426
30131150-542100-	C1315	Cardiac Monitor Replacement	372,115	358,150	13,965	-	13,965	-	13,964	1
30131150-542100	C1401	PS Equipment Replacement	505,971	413,499	36,472	56,000	92,472	-	34,294	58,178
30131150-541300	C1609	PS Headquarters Improvements	114,655	106,905	7,750	-	7,750	-	7,750	-
30131150-541300	C1630	PS HQ Expansion	2,459,448	-	824,345	1,635,103	2,459,448	-	-	2,459,448
30131150-541300	C1706	RAPSTC Improvements	216,693	-	171,623	45,070	216,693	-	-	216,693
30131150-544200	C1707	License Plate Rec Grant	80,000	-	80,000	-	80,000	-	-	80,000
30131150-541300	C1729	Station Bathroom Renovations	40,000	-	40,000	-	40,000	-	40,000	-
30131150-542200	C1810	New Fleet	66,000	-	-	66,000	66,000	-	-	66,000
30131150-541300	C1811	Fire Marshal Area Cubicle Redesign	15,000	-	-	15,000	15,000	-	13,796	1,204
	subtotal		\$ 8,880,142	\$ 5,232,634	1,195,335	2,452,173	3,647,508	-	607,559	3,039,949



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 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
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			Project Snapshot		FY 2018					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project									
Public Works										
30141100-541410-	C0005	Encore Parkway Greenway Connection	\$ 801,927	\$ 695,303	\$ 106,624	\$ -	106,624	\$ -	\$ 102,118	\$ 4,506
30141100-541410-	C0041	Traffic Signal Interconnect	322,516	72,515	250,001	-	250,001	-	-	250,001
30141100-541200-	C0910	Tree Replacement Fund	1,046,235	562,161	484,074	-	484,074	-	22,115	461,960
30141100-541200-	C1008	Cemetery Authority - Maintenance	517,567	136,278	381,289	-	381,289	-	10,710	370,579
30141100-541410-	C1207	Bridge Maintenance (recurring)	1,291,495	961,407	155,088	175,000	330,088	-	3,500	326,588
30141100-541410-	C1208	Mast Arm Maintenance (recurring)	463,558	445,174	18,384	-	18,384	-	-	18,384
30141100-541410-	C1215	Striping & Signage (recurring)	1,410,295	1,065,806	164,489	180,000	344,489	10,140	143,089	191,260
30141100-541410-	C1217	Traffic Calming Equipment/Intersection Safety Improvements (recurring)	368,868	308,034	25,834	35,000	60,834	-	3,441	57,393
30141100-541410-	C1218	Traffic Signal System Maintenance (recurring)	403,109	292,571	35,538	75,000	110,538	1,400	2,570	106,568
30141100-541410-	C1219	Milling & Resurfacing (recurring)	11,345,246	8,898,723	446,523	2,000,000	2,446,523	-	396,773	2,049,750
30141100-541410-	C1220	Traffic Control Equipment (recurring)	864,893	739,535	25,358	100,000	125,358	-	30,517	94,841
30141100-541410-	C1221	Design Services (recurring)	795,600	611,440	69,160	115,000	184,160	-	23,535	160,625
30141100-542200	C1223	Fleet Replacement	591,947	403,008	23,939	165,000	188,939	-	-	188,939
30141100-541200-	C1302	Tree Planting & Landscaping Improvements (recurring)	558,315	396,028	62,287	100,000	162,287	696	50,701	110,889
30141100-541200-	C1311	Downtown Improvements	110,002	90,540	19,462	-	19,462	-	-	19,462
30141100-541410-	C1324	Charlotte Drive @ Rucker Rd Intersection Improvements	25,000	-	25,000	-	25,000	-	-	25,000
30141100-541420-	C1325	Rucker Rd Sidewalk Improvements	50,000	5,000	45,000	-	45,000	-	-	45,000
30141100-541410-	C1407	Minor Intersection Upgrades	112,168	77,104	35,064	-	35,064	-	-	35,064
30141100-541430-	C1416	Clairborne Drive Culvert Design	52,762	41,033	11,729	-	11,729	-	11,729	0
30141100-541410-	C1444	Davis Drive Extension (Design)	93,800	89,294	4,506	-	4,506	-	-	4,506
30141100-541430-	C1503	Stormwater Studies/Design	426,386	386,090	40,296	-	40,296	-	40,296	0
30141100-541410-	C1507	Rucker Rd Corridor Improvements (ROW)	50,000	24,100	25,900	-	25,900	-	-	25,900
30141100-541420-	C1512	Sidewalk Improvements	824,800	627,384	197,416	-	197,416	-	-	197,416
30141100-541430-	C1513	Stormwater Inventory & GIS Update	449,999	447,553	2,446	-	2,446	-	-	2,446
30141100-541410-	C1606	Major Intersection Improvements	150,427	65,760	84,667	-	84,667	-	-	84,667
30141100-542100-	C1608	Lowboy Trailer	57,851	40,721	17,130	-	17,130	-	17,130	-
30141100-541300-	C1620	Northwinds Parkway	508,727	367,701	141,026	-	141,026	-	-	141,026
30141100-541000-	C1627	Academy @ City Center Intersection Improvement	18,220	-	18,220	-	18,220	-	-	18,220
30141100-571000-	C1631	McGinnis Ferry Road Expansion IGA	400,000	-	400,000	-	400,000	-	-	400,000
30141100-541300-	C1632	West Parking Garages/Lot Construction	122,191	81,190	41,001	-	41,001	-	-	41,001
30141100-541410	C1637	Old Roswell St Pedestrian Imp	150,000	-	150,000	-	150,000	-	-	150,000
30141100-541410	C1638	Webb Bridge Rd Corridor Imp	96,318	32,495	63,823	-	63,823	-	1,841	61,982



CITY OF ALPHARETTA
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Account #	Project	Project Snapshot		FY 2018					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
30141100-541410	C1701 Pedestrian Intersection Imp	60,000	-	60,000	-	60,000	-	-	60,000
30141100-541300	C1704 West Parking Garages	7,573,774	-	6,317,250	1,256,524	7,573,774	-	-	7,573,774
30141100-541420	C1712 Alphaloop			-	78,368	78,368	-	78,368	-
30141100-541410	C1720 Temporary Traffic Signal Northwinds	21,690	13,515	8,175	-	8,175	-	-	8,175
30141100-541430	C1721 Mayfield Road Culvert	420,000	-	420,000	-	420,000	-	-	420,000
30141100-541410	C1722 Traffic Signal Improvements	290,001	35,442	254,559	-	254,559	-	-	254,559
30141100-541410	C1723 Teasley Street Improvements	18,075	1,200	16,875	-	16,875	-	5,000	11,875
30141100-541420	C1726 Sidewalks 2017 Phase 1	269,706	71,453	198,253	-	198,253	-	198,253	0
30141100-541420	C1801 Sidewalk Maintenance/Repair	100,000	-	-	100,000	100,000	-	-	100,000
30141100-542100	C1802 PW Equipment Replacement	45,000	-	-	45,000	45,000	-	-	45,000
30141100-541420	C1808 City Center Sidewalks/Utilities	325,000	-	-	325,000	325,000	-	-	325,000
	subtotal	\$ 33,603,467	\$ 18,085,557	10,846,386	4,749,892	15,596,278	12,236	1,141,686	14,442,356
Recreation and Parks									
30161150-541500	C0922 Webb Br Park Synthetic Turf	600,000	-	\$ -	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ 600,000
30161150-541000	C1100 Park Land Acquisition	1,000,000	-	1,000,000	-	1,000,000	-	-	1,000,000
30161150-541500	C1221 Design Services	152,502	76,857	25,645	50,000	75,645	-	-	75,645
30161150-541500-	C1225 Athletic Scoreboards (maint/replacement)	200,052	168,375	11,677	20,000	31,677	-	-	31,677
30161150-541300-	C1229 Rec & Parks Building Re-Roof	821,029	732,254	2,775	86,000	88,775	-	88,775	-
30161150-542200-	C1232 Recreation/Parks Fleet (recurring)	376,808	344,058	32,750	-	32,750	-	-	32,750
30161150-541200-	C1332 Milton Center Field Re-Sod	20,000	6,900	13,100	-	13,100	-	-	13,100
30161150-542100-	C1402 Rec/Parks Equipment Replacement	357,001	289,340	20,661	47,000	67,661	-	-	67,661
30161150-541500	C1421 Lightning Warning System	65,000	-	-	65,000	65,000	-	-	65,000
30161150-541500-	C1424 Wills Park Pool Renovation	2,340,452	28,992	1,311,460	1,000,000	2,311,460	-	2,056,394	255,066
30161150-541500-	C1524 Adaptive Playground Equipment	28,501	20,422	8,079	-	8,079	-	-	8,079
30161150-544200-	C1600 Downtown Sculpture Project	165,000	7,840	157,160	-	157,160	-	75,698	81,463
30161150-541500-	C1612 Park Signage	55,001	48,764	6,237	-	6,237	-	-	6,237
30161150-541510-	C1636 Greenway Repair and Maintenance	44,500	42,331	2,169	-	2,169	-	-	2,169
30161150-541500	C1641 Park Master Plans	132,952	21,522	43,430	68,000	111,430	-	13,880	97,550
30161150-541300	C1710 Log Cabin Relocation	50,000	-	50,000	-	50,000	-	-	50,000
30161150-541300	C1803 Bleacher Replacement	35,000	-	-	35,000	35,000	-	-	35,000
30161150-541500	C1804 Park Repairs/Improvements	100,000	-	-	100,000	100,000	-	-	100,000
30161150-531300	C1805 North Park Restroom Expansion	30,000	-	-	30,000	30,000	-	-	30,000
30161150-541500	C1806 Parks Playground Equipment	50,000	-	-	50,000	50,000	-	-	50,000
	subtotal	\$ 6,623,799	\$ 1,787,656	2,685,143	2,151,000	4,836,143	-	2,234,747	2,601,397



CITY OF ALPHARETTA
 Financial Management Reports
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General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
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Account #	Project	Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Community Development									
30174150-544100-	C0019 Downtown Parking Fund	\$ 261,443	\$ 217,502	\$ 43,941	\$ -	\$ 43,941	\$ -	\$ 43,940	\$ 1
30174150-542400	C1222 Records Management	50,001	16,572	33,429	-	33,429	-	-	33,429
30174150-542200-	C1433 Fleet Replacement	195,001	132,008	12,993	50,000	62,993	-	25,305	37,688
30174150-541410	C1602 Lilly Garden Terrace	34,755	27,750	7,005	-	7,005	-	5,755	1,250
30174150-541410	C1603 Design Services	198,038	87,150	35,888	75,000	110,888	-	34,470	76,418
30174150-521200	C1634 TSPLOST Project Consultant	35,001	33,200	1,801	-	1,801	-	-	1,801
	subtotal	\$ 774,239	\$ 514,182	135,057	125,000	260,057	-	109,470	150,587
Alpharetta Business Community Sidewalk Projects									
30176100-541420-	C0005 Encore Parkway Sidewalk	\$ 1,670,644	\$ 1,489,600	\$ 181,044	\$ -	\$ 181,044	\$ -	\$ 126,726	\$ 54,319
30176100-541420-	C1442 Main St. Improvements	1,812,724	1,774,772	37,952	-	37,952	-	33,312	4,640
30176100-541420-	C1712 City Trail (Loop)	388,769	41,869	346,900	-	346,900	-	346,900	-
	subtotal	\$ 3,872,138	\$ 3,306,242	565,896	-	565,896	-	506,938	58,959
Non-Departmental									
30190200-579000	Non-Allocated			\$ 39,249	\$ 2,749,610	\$ 2,788,859	\$ -	\$ -	\$ 2,788,859
	subtotal			39,249	2,749,610	2,788,859	-	-	2,788,859
	Total			\$ 16,568,010	\$ 13,202,675	\$ 29,770,685	\$ 69,180	\$ 5,170,752	\$ 24,445,753



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
 As of July 31, 2017

		Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
30290200-391100	Transfer-In from the General Fund (Match)			\$ -	\$ 1,255,000	\$ 1,255,000	\$ 104,583		\$ 1,150,417
30290200-395000	Carryforward Fund Balance			679,257	-	679,257	-		679,257
	Total			\$ 679,257	\$ 1,255,000	\$ 1,934,257	\$ 104,583		\$ 1,829,674
Expenditures									
Administration									
30241100-541430-C1216	Stormwater Drainage Maintenance	\$ 239,428	\$ 49,767	\$ 39,661	\$ 150,000	\$ 189,661	\$ 25	\$ 12,652	\$ 176,984
30241100-541430-C1308	Stormwater Pipe & Structure Maintenance	1,995,054	765,534	324,520	905,000	1,229,520	-	991,131	238,389
30241100-541430-C1503	Stormwater Studies	100,000	-	-	100,000	100,000	-	-	100,000
30241100-541430-C1604	Stormwater Inspections	183,420	61,371	22,049	100,000	122,049	-	105,469	16,580
30241100-541430-C1721	Mayfield Road Culvert	280,000	-	280,000	-	280,000	-	34,750	245,250
30261150-541430-C1521	Wills Park Water Quality Improvement	36,496	30,421	6,075	-	6,075	-	6,075	0
30261150-541430-C1640	Wills Park Drainage Improvement	34,760	27,808	6,952	-	6,952	-	6,952	-
	Total			\$ 679,257	\$ 1,255,000	\$ 1,934,257	\$ 25	\$ 1,157,029	\$ 777,203



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Convention Center Capital Fund Detail (Fund 316; life-to-date for all projects)
 As of July 31, 2017

Account #	Project	Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
31690200-395000	Carryforward Fund Balance			\$ 6,830,177	\$ -	\$ 6,830,177			\$ 6,830,177
	Total			\$ 6,830,177	\$ -	\$ 6,830,177	\$ -		\$ 6,830,177
Expenditures									
Administration									
31613230-541300-C1618	Conference Center (Construction/Design)	\$ 24,147,356	\$ 17,672,718	\$ 6,474,638	\$ -	\$ 6,474,638	\$ -	\$ 6,474,637	\$ 1
31613230-541300-C1619	Conference Center (Consulting)	264,165	41,789	222,376	-	222,376	-	19,215	203,161
31690200-579000	Non-Allocated	133,163	-	133,163	-	133,163	-	-	133,163
31690200-584000	Conference Center Issuance Cost	621,851	621,851	-	-	-	-	-	-
	Total			\$ 6,830,177	\$ -	\$ 6,830,177	\$ -	\$ 6,493,852	\$ 336,325



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)
 As of July 31, 2017

Account #		Project Snapshot		FY 2018					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
Revenue									
Non-Departmental									
31790200-395000	Carryforward Fund Balance			\$ 47,484,157	\$ -	\$ 47,484,157	\$ -		\$ 47,484,157
	Total			\$ 47,484,157	\$ -	\$ 47,484,157	\$ -		\$ 47,484,157
Expenditures									
Administration									
31741100-541410-	C1410 Rucker Road Corridor Improvements	14,836,180	324,541	\$ 14,511,639	\$ -	\$ 14,511,639	\$ -	\$ 57,263	\$ 14,454,376
31741100-541420-	C1512 Sidewalk Improvements	3,799,650	213,108	3,586,542	-	3,586,542	714	27,055	3,558,773
31741100-541410-	C1602 Lilly Garden Terrace Ext.	1,500,000	-	1,500,000	-	1,500,000	-	-	1,500,000
31740055-541410-	C1702 Kimball Br Rd Improvements	9,000,001	425,174	8,574,827	-	8,574,827	-	113,490	8,461,337
31741100-541410-	C1703 Windward Pkwy Improvements	2,000,000	-	2,000,000	-	2,000,000	-	310,780	1,689,220
31741100-541420	C1712 Alpha Loop	500,000	-	500,000	-	500,000	-	187,250	312,750
31741100-541420	C1726 Sidewalks 2017 Phase 1	436,999	184,635	252,364	-	252,364	-	252,363	1
31741100-541420	C1727 Mayfield Rd Sidewalk	942,370	17,750	924,620	-	924,620	-	922,370	2,250
31741100-541420	C1814 Windward Sidewalks	320,982	-	320,982	-	320,982	-	-	320,982
31761150-541000-	C1100 Park Land Acquisition	4,000,001	2,532,239	1,467,762	-	1,467,762	-	74,997	1,392,765
31761150-541500-	C1424 Wills Park Pool Renovation	2,700,001	275,293	2,424,708	-	2,424,708	-	2,424,707	1
31761150-541500-	C1611 Mayfield Arts Center	1,500,001	403	1,499,598	-	1,499,598	-	-	1,499,598
31761150-541300-	C1708 Greenway Ext to Forsyth County	6,500,000	784,026	5,715,974	-	5,715,974	-	-	5,715,974
31761150-541300-	C1709 Eastside Community Center	2,500,000	-	2,500,000	-	2,500,000	-	-	2,500,000
31761150-541000-	C1711 Cultural Arts Land/Park Land	1,450,000	-	1,450,000	-	1,450,000	-	-	1,450,000
31741100-579000	Public Works Reserve	143,626	-	143,626	-	143,626	-	-	143,626
31761150-579000	Parks Reserve	111,515	-	111,515	-	111,515	-	-	111,515
31790200-584000	Bond Issuance Cost	361,301	361,301	-	-	-	-	-	-
	Total			\$ 47,484,157	\$ -	\$ 47,484,157	\$ 714	\$ 4,370,275	\$ 43,113,168



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
 As of July 31, 2017

Account #	Project	Project Snapshot		FY 2018					
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2018 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
33590200-395000	Carryforward Fund Balance			\$ 188,167	\$ 1,650,901	\$ 1,839,068	\$ -		\$ 1,839,068
33590200-313400	TSPLOST			-	13,000,000	13,000,000	847,160		12,152,840
	Total			\$ 188,167	\$ 14,650,901	\$ 14,839,068	\$ 847,160		\$ 13,991,908
Expenditures									
Administration									
33541100-541410	Roadway Improvements	\$ 469,382	\$ 22,040	\$ (552,658)	\$ 1,000,000	\$ 447,342	\$ -	\$ -	\$ 447,342
33541100-541410	Academy St/ Webb Br Rd Operational Improvements	1,000,000	-	-	1,000,000	1,000,000	-	-	1,000,000
33541100-541410	C1713 Kimball Br Rd Operational Improvements	449,310	109,027	340,283	-	340,283	-	340,282	1
33541100-541410	C1714 Bethany Rd @ Mid-Broadwell Rd Intersection Improvements	559,683	58,450	101,233	400,000	501,233	-	101,233	400,000
33541100-541410	C1715 Bethany Rd @ Mayfield Rd Intersection Improvements	1,275,617	69,746	85,376	1,120,495	1,205,871		85,376	1,120,495
33541100-541410	C1716 Morris Rd Operational Improvements	2,612,528	73,292	115,950	2,423,286	2,539,236	-	115,949	2,423,287
33541100-541410	C1717 Old Milton Pkwy Capacity Improvements	1,758,402	34,488	16,794	1,707,120	1,723,914	-	16,793	1,707,121
33541100-541410	C1718 Windward Pkwy Business Dist/Union Hill Rd Capacity Improvements	2,197,944	116,755	81,189	2,000,000	2,081,189	-	81,189	2,000,000
33541100-541410	C1800 Haynes Bridge Road Improvements	5,000,000	-	-	5,000,000	5,000,000	-	-	5,000,000
	Total			\$ 188,167	\$ 14,650,901	\$ 14,839,068	\$ -	\$ 740,821	\$ 14,098,247



OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended July 31, 2017

Vendor	Description	Department	\$ Amount
Ace American Insurance	Monthly Invoice and Annual RIMS Services	Risk Management	\$ 38,496.38
AdminAmerica (wire)	Payroll Funds	Finance	\$ 10,892.47
AECOM Technical Services Inc.	Rucker Rd Improvements and Kimball Bridge Rd Improvements	Public Works	\$ 180,861.36
AECOM Technical Services Inc.	Old Milton Pkwy Capacity/Kimball Bridge Rd OP Imp./Lily Garden Terrace	Public Works	\$ 35,924.68
AFLAC	June 2017 Premiums	Finance	\$ 10,257.55
Alpharetta Convention & Visitors Bureau	Hotel/Motel Tax for July 2017	Finance	\$ 285,209.60
Alpharetta Police Activity League Inc.	FY2017 Donation - City of Alpharetta PAL Grant	City Administration	\$ 35,000.00
Alpharetta Technology Commission	August 2017 ATC Operational Funds	Development Authority	\$ 10,416.66
American Facility Services Inc.	June 2017 Janitorial Services	Various	\$ 11,282.02
Ashley Banan	June 2017 Late Adds and July 2017 Team Gymnastics	Recreation & Parks	\$ 7,971.01
AT&T/Bellsouth @ 85 Annex	7/11 thru 8/10/17 Phone Service	Public Safety	\$ 23,981.12
Atkins North America Inc.	Road and Intersection Improvements	Public Works	\$ 31,747.64
ATS Intermediate Holdings Inc.	Synchro Plus SimTraffic	Public Works	\$ 6,931.40
Avalon Hotel Associates LLC (EFT)	Alpharetta Conference Center and Hotel Avalon Funding Request	Finance	\$ 2,137,961.20
B&T Shavings Inc.	Premium Flake Bedding	Recreation & Parks	\$ 5,460.00
Benny Card (wire)	Payroll Funds	Finance	\$ 7,666.49
Bizodo Inc. DBA SeamlessDocs	Annual Seamless Doc Package	City Administration	\$ 10,000.00
Brooks-Berry-Haynie & Associates Inc.	Northwinds Street Lighting	Public Works	\$ 174,408.30
Carl Black Buick GMC	Vehicle Maintenance and Repair	Public Safety	\$ 6,238.76
Cigna Premium (wire)	Monthly Payment	Finance	\$ 34,211.88
Cigna Premium (wire)	Monthly Payment	Finance	\$ 37,947.76
Cigna Premium (wire)	Monthly Payment	Finance	\$ 122,725.76
City of Roswell	4th Quarter Budget - Training Center	Public Safety	\$ 28,349.06
Corporate Health Partners LLC	Health Wellness Program	Finance	\$ 118,167.36
Crisp Media Group Inc.	Video Production - FY2018 Campaign/Edits/Shorter VR Videos	City Administration	\$ 85,000.00
CW Matthews Contracting Co Inc.	Encore Parkway Sidewalks and Big Creek Greenway Trail Extension	Public Works	\$ 575,775.77
Dana Safety Supply Inc.	Body Armor and Protection Equipment	Public Safety	\$ 32,943.00
DC Pool Service LLC	Fountain Lights/Controller and June 2017 Fountain Maintenance	Recreation & Parks	\$ 16,775.00
Deborah C Armentrout	Swim Lessons Instructor	Recreation & Parks	\$ 8,022.00
Deborah C Armentrout	Summer Swim Lessons	Recreation & Parks	\$ 6,951.00
Dell Marketing LP	Bases and Monitors	Information Technology	\$ 14,208.55



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended July 31, 2017

Vendor	Description	Department	\$ Amount
Dell Marketing LP	VLA Enterprise/Monitors and Bases	Information Technology	\$ 262,710.89
Downey Trees Inc.	Tree Services and Maintenance	Public Works	\$ 12,330.00
Downey Trees Inc.	Tree Services and Maintenance	Various	\$ 22,775.00
Ed Castro Landscape Inc.	Landscape Maintenance	Recreation & Parks	\$ 10,826.21
Ed Castro Landscape Inc.	Replacement Planter/Zoysia Patch Application/Mulch@City Center	Recreation & Parks	\$ 24,606.47
Ed Castro Landscape Inc.	Retainage Released - Webb Bridge Park Spectator Seating	Recreation & Parks	\$ 12,796.46
Excellere Construction LLC	Multiple Sidewalk Improvements	Public Works	\$ 144,590.05
Friends of the Alpharetta Library	FY18 Donation	City Administration	\$ 10,000.00
Fulton County Board of Commissioners	June 2017 State Reports - LVAP Fund Disbursements	Municipal Courts	\$ 8,533.00
Fulton County Board of Education	June 2017 Fuel	Finance	\$ 29,849.19
Fulton County Government	ARC Countywide Transit Study Improvement	Public Works	\$ 22,040.00
Georgia Bureau of Investigation	Alcohol/Liquor Licenses and Private Employee Georgia Checks	Public Safety	\$ 14,763.00
Georgia Municipal Assn	2017-2018 Membership Dues	City Administration	\$ 16,650.54
Georgia Power Co	Power Bill	Finance	\$ 147,756.00
Georgia Superior Court Clerks	June 2017 State Reports	Municipal Courts	\$ 36,665.87
GTG Traffic Signals	Traffic Sign Installed	Public Works	\$ 42,000.00
Hewlett Packard Enterprise Co	Tax Refund	Finance	\$ 89,668.03
Jace Chandler & Associates Inc.	Bluestar BT Portable Traffic Analyzer	Public Works	\$ 10,140.00
Landair Surveying Co of GA	Sidewalk Improvements Survey	Public Works	\$ 13,840.00
Larry Evans Trucking Inc.	Sand/Mulch/Stone	Recreation & Parks	\$ 6,854.35
LD Gymnastics	Gymnastics Camp and Cheerleading Camp	Recreation & Parks	\$ 5,005.80
LD Gymnastics	July 2017 Birthday Parties/Gymnastic Camp/Gymnastic Classes	Recreation & Parks	\$ 9,443.55
Lily's Pharmacy LLC	Drugs and Pharmaceuticals	Public Safety	\$ 10,371.46
Mass Services Inc.	6/12/17 thru 7/4/17 Equestrian Stall Cleaning	Recreation & Parks	\$ 12,567.26
Monro Muffler Brake Inc.	Vehicle Tires and Services	Public Safety	\$ 5,709.37
More to Hoopz LLC	Summer Camps	Recreation & Parks	\$ 8,068.50
More to Hoopz LLC	Summer Camps	Recreation & Parks	\$ 6,060.00
North Fulton Regional Radio Sys Auth	1st Quarter FY2018 Subsidy Payment	Public Safety	\$ 99,300.25
Northwest Georgia Paving Inc.	FY2017 Milling and Resurfacing	Public Works	\$ 45,441.60
OPEB (wire)	Monthly Payment	Finance	\$ 7,100.01
Peace Officers Annuity & Benefit Fund of GA	June 2017 State Reports	Municipal Courts	\$ 8,371.25



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended July 31, 2017

Vendor	Description	Department	\$ Amount
Pieper O'Brien Herr Architects	Police Addition and Renovation - E911 Buildout	Public Safety	\$ 77,451.43
Pond & Company	Webb Bridge Road Concept	Public Works	\$ 18,410.00
Pond & Company	Webb Bridge Park Environmental Impact Studies	Public Works	\$ 6,117.36
Pond & Company	Morris Rd Operational Improvements and Union Hill/Windward Pk Master Plan	Public Works	\$ 85,448.00
Popcorn Media LLC	Movie Star Camp and Additional Add Ons	Recreation & Parks	\$ 5,720.98
Premier Events LLC	Alpharetta Arts Streetfest and Wire & Wood Event	Recreation & Parks	\$ 15,000.00
Republic Services #800	June & July 2017 Waste Services	Various	\$ 7,212.57
Republic Services #800	June 2017 Waste Services	Finance	\$ 271,241.60
Ruppert Landscape	June 2017 Landscape Management/Tree Planting/Watering/Plants	Public Works	\$ 45,005.42
Russell Landscape LLC	SR400 @ 5 Interchanges Maintenance	Public Works	\$ 25,282.00
Saville & Company Inc.	FY2018 Insurance Package	Risk Management	\$ 515,439.59
Sawnee Electric Membership Corp	Power Bills	Finance	\$ 30,993.01
See Clickfix LLC	Annual Connect License	Information Technology	\$ 7,717.50
Southern Hydro Vac Inc.	Hydro Vac Services	Public Works	\$ 6,285.50
State Board of Worker's Compensation	FY2018 Annual Assessment	Risk Management	\$ 5,219.73
Stevens & Wilkinson	Wills Park Pool Renovation	Recreation & Parks	\$ 8,503.16
SunTrust Pcard	Procurement Card	Finance	\$ 162,542.73
Temple Inc.	Traffic Signals and Equipment	Risk Management	\$ 9,085.70
Tetra Tech	Intersection Improvement Projects	Public Works	\$ 73,040.40
The Adams Co/Holtco Inc.	General Supplies and Receptacle/Lid	Recreation & Parks	\$ 7,243.00
The Providence Group	Impact Fees Refund	Community Development	\$ 107,960.24
Tri Scapes Inc.	June 2017 Maintenance	Recreation & Parks	\$ 20,415.83
Tri Scapes Inc.	Wills Park Underbrush Clearing in June 2017	Recreation & Parks	\$ 10,000.00
Verizon Wireless Services LLC	6/13/17 thru 7/12/17 Datacards/Cellphone/iPhone & iPad Services	Information Technology	\$ 20,569.25
Wells Fargo Insurance Services	FY2018 Excess Workers Comp Premium and Renewal Business Service Fee	Risk Management	\$ 152,274.00



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OTHER REPORTS

Purchase Orders between
\$5,000 and \$50,000



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended July 31, 2017

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
18000002	One Source Counseling & Employee Assistance Services, LLC	Finance	\$ 12,720.00	Employee Assistance Program services
18000004	Utilities Protection Center Inc.	Public Works	\$ 11,545.32	Utilities protection membership
18000007	Meer Electrical Contractors Inc.	Public Works	\$ 12,540.00	Tornado siren maintenance
18000009	Fulton County Board of Commissioners	Public Works	\$ 50,000.00	Animal control services
18000010	Thyssenkrupp Elevator Corporation	Public Works	\$ 6,300.00	Elevator/chair lift maintenance and repair at City Hall and Parking Deck
18000014	Jamie Gessner	Recreation and Parks	\$ 25,000.00	Wills Park and Webb Bridge Park tennis instructor
18000015	Darryl Adams	Recreation and Parks	\$ 13,500.00	Karate instructor
18000016	Pro Am Tennis	Recreation and Parks	\$ 20,000.00	North Park tennis instructor
18000017	Deborah Armentrout	Recreation and Parks	\$ 35,000.00	Swim instructor
18000019	American Coach Lines Inc.	Recreation and Parks	\$ 8,871.00	Wills Park Day Camp transportation to (3) fieldtrips
18000020	Arrow Exterminators	Public Works	\$ 11,100.00	Pest control services for City facilities and the Innovation Center
18000021	Energy Systems Southeast LLC	Public Works	\$ 22,730.00	Stationary generator repair/maint. services for City facilities
18000022	See ClickFix LLC	Public Works	\$ 7,717.50	Web-based work order software maintenance and support for (3) departments
18000024	Comfort by Design Inc.	Public Works	\$ 26,472.75	HVAC maintenance services for City facilities and the Innovation Center
18000028	Market Share Inc.	Recreation and Parks	\$ 9,000.00	Babysitting class and camp instructor
18000030	Wolfsbane Volleyball LLC	Recreation and Parks	\$ 10,000.00	Volleyball instructor
18000031	David Eristavi	Recreation and Parks	\$ 45,000.00	Director of Soccer Coaching
18000032	More to Hoopz, LLC by Carla McGhee	Recreation and Parks	\$ 40,000.00	Instructional sports program instructor
18000033	Aerobic Fitness	Recreation and Parks	\$ 7,500.00	Aerobics instructor
18000035	Sportykes	Recreation and Parks	\$ 23,000.00	Sportykes instructor
18000036	Tim Bowen	Recreation and Parks	\$ 12,000.00	Lego Camp instructor
18000037	Atlanta Softball Umpires Association	Recreation and Parks	\$ 40,000.00	Adult softball officials
18000042	DC Pool Service LLC	Recreation and Parks	\$ 23,400.00	City Center water feature maintenance and repair
18000043	American Facilities Services Inc.	Recreation and Parks	\$ 30,425.00	Cleaning of park facilities and Milton Center restrooms for 3-days a week.
18000046	Lee Whiteside	Municipal Court	\$ 43,000.00	Substitute judge
18000049	Georgia Municipal Association	Administration	\$ 16,650.54	Membership dues
18000050	AT&T Corporation	Information Technology	\$ 18,658.00	MIS services - internet
18000056	AT&T/Bellsouth	Information Technology	\$ 38,939.00	AT&T switched Ethernet service (ASE)
18000063	Popcorn Media LLC	Recreation and Parks	\$ 5,721.00	Movie Star Camp instructor
18000064	Georgia State Soccer Association Inc.	Recreation and Parks	\$ 25,000.00	Soccer player liability insurance
18000065	Bridgeway Foundation for Education	Recreation and Parks	\$ 20,000.00	Soccer field rental



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended July 31, 2017

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
18000066	Maureen Engle	Recreation and Parks	\$ 10,000.00	Art instructor
18000068	Manny Zafiros	Recreation and Parks	\$ 35,000.00	Basketball referees for youth, teen, and adult programs
18000069	Airwatch	Information Technology	\$ 17,579.25	Airwatch subscription license
18000076	Ramundsen Superior Holdings LLC	Public Safety	\$ 12,960.00	Photo standardization software interface package
18000077	Socrata Inc.	Finance	\$ 23,676.00	Capital Improvement Projects Program software
18000079	Meer Electrical Contractors Inc.	Recreation and Parks	\$ 43,500.00	Light repairs at various park facilities
18000080	JJ Soccer LLC	Recreation and Parks	\$ 48,000.00	Soccer and recreational programs officials
18000084	Pit Stop Sanitation	Recreation and Parks	\$ 21,319.04	Portable toilets and dumpster rentals for Special Events
18000086	Crisp Media Group	Administration	\$ 15,000.00	Virtual reality video
18000087	Dell Marketing LP	Information Technology	\$ 5,314.80	Windserver software
18000089	GRM Information Management Services	Finance	\$ 33,600.00	Records management and storage
18000090	Veristor Systems Inc.	Information Technology	\$ 6,944.00	VMWare server
18000091	Royal Cup Coffee	Finance	\$ 40,300.00	Refreshment services
18000092	Krown USA Inc.	Recreation and Parks	\$ 12,850.00	Soccer uniforms for Fall and Spring sessions
18000094	Patterson Pope Inc.	Municipal Court	\$ 15,000.00	Custom pocket folders and labels
18000095	Allan Vigil Ford Lincoln	Community Development	\$ 25,305.00	(1) 2018 Ford F150 Truck
18000096	CB Construction Management LLC	Public Works	\$ 33,312.00	Right-of-way improvements on Main Street
18000099	Replay Systems	Information Technology	\$ 10,303.00	E911 call recording software
18000101	Atlanta Theatre-to-Go Inc.	Recreation and Parks	\$ 6,850.00	Entertainment for Restless in Resthaven event
18000102	Steelcase Inc.	Public Safety	\$ 11,842.07	Office furniture for Fire Inspectors redesign and remodel
18000103	Bizodo Inc.	Administration	\$ 10,000.00	Cloud-based online fillable form software
18000107	Ramundsen Superior Holdings LLC	Public Safety	\$ 23,760.00	OneSolution automated secure alarm protocol interface
18000110	GH Tours Inc.	Recreation and Parks	\$ 7,308.00	Adult Activity Center's Shrimp and Grits Trip to Jekyll Island
18000113	Veristor Systems Inc.	Information Technology	\$ 10,229.89	HP hardware problem diagnosis support
18000114	CDW LLC	Information Technology	\$ 16,525.55	Security center software
18000115	PC Specialists Inc.	Public Works	\$ 17,370.00	CCTV cameras and hardware for (5) intersections
18000116	Lieberman Software Corporation	Information Technology	\$ 23,925.00	Enterprise password management software
18000117	Rollmo LLC	Recreation and Parks	\$ 7,464.00	Lamp post banners and ground banners for Special Events
18000128	DLT Solutions LLC	Information Technology	\$ 9,061.67	Solarwinds network performance monitoring software
18000129	Courtview Justice Solutions Inc.	Information Technology	\$ 5,781.00	Courtview Courtrac System annual maintenance and support
180000130	Airwatch	Information Technology	\$ 5,500.00	VMWare workspace management software



CITY OF ALPHARETTA
Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
for the month ended July 31, 2017

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
18000134	Gwinnett Automotive Co	Public Safety	\$ 32,748.22	(1) 2017 Honda Pilot
18000136	8A Translations	Municipal Court	\$ 34,000.00	Translation services
18000139	Georgia Technology Authority	Public Safety	\$ 25,000.00	GCIC data connection fees for background checks
18000140	GIS Planning	Administration	\$ 11,000.00	Site selector software for economic development purposes
18000142	Technology Association of Georgia	Administration	\$ 30,000.00	TAG sponsorship
18000143	Atlanta Business Chronicle	Administration	\$ 8,481.00	Digital advertisement for North Fulton market



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
 Financial Management Reports
Bid/RFP Status
 for the month ended July 31, 2017

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	17-1004 RFQ	Community Development	Design / Build for Downtown Parking Deck	9/1/2016	10	N/A	Shortlisted 4 Bidders for RFP 17-102	N/A			
	17-102 RFP	Community Development	Design / Build for Downtown Parking Decks	5/11/2017	4	7/17/2017	The Christman Company	\$ 6,928,183.00			
	17-1011 RFQ	Rec/Parks	Alpharetta Arts Center Construction	3/23/2017	11	N/A	Shortlisted 3 Bidders for RFP 17-112	N/A			
	17-112 RFP	Rec/Parks	Alpharetta Arts Center	5/3/2017	3	8/7/2017	Macallan Construction				
	17-111 RFP	Information Technology	Cadastral Conversion Services	6/15/2017	4						
	17-1013	Public Works	Rucker Road Corridor Improvements	5/18/2017	5	N/A	Shortlisted 2 Bidders for PW ITB 17-011				
17-011		Public Works	Rucker Road Corridor Improvements	6/29/2017	2	8/7/2017	C. W. Matthews Contracting Co.	\$ 15,030,195.75			
17-010		Public Works	Windward Sidewalk Improvements	6/15/2017	7	7/17/2017	Construction 57, Inc.	\$ 320,982.00			
	18-101	Public Safety	Public Safety Uniforms and Duty Gear	7/27/2017	8	cancelled/no award					
	18-102	Rec/Parks	Webb Bridge Park Artificial Turf Field Replacement	7/13/2017							



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OTHER REPORTS

GAAP Financial Statements

**City of Alpharetta
Balance Sheet
Governmental Funds
July 31, 2017**

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Center Bond Fund	Construction Bond Fund	T-Splost Capital Fund	Governmental Funds	Governmental Funds
ASSETS								
Cash / Cash Equivalents / Investments	\$ 23,780,953	\$ 15,664,532	\$ -	\$ 6,837,092	\$ 47,554,286	\$ 1,849,667	\$ 10,609,058	\$ 106,295,588
Receivables (net of allowance for uncollectibles)			598,039					598,039
Taxes Receivable								-
Property Taxes	189,455	-		-	-	-	43,436	232,891
Other Taxes	-	-		-	-	-	-	-
Interest	-	-		-	-	-	-	-
Accounts	37,356	1,077,826		-	-	-	13,155	1,128,337
Due from Other Funds	24,379	-	-	-	-	-	-	24,379
Prepaid Items	-	-		-	-	-	-	-
Cash - Restricted	-	-		-	-	-	-	-
Intergovernmental Receivable	-	-		-	-	-	-	-
Restricted	-	-		-	-	-	-	-
Total Assets	24,032,143	16,742,358	598,039	6,837,092	47,554,286	1,849,667	10,665,648	108,279,234
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	1,176,221	20,635	0	-	15,461	9,469	17,871	1,239,657
Retainage Payable	-	158,050	73,780	-	18,464	-	-	250,294
Intergovernmental Payable	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-
Payroll Payable	73,632	-	-	-	-	-	5,749	79,381
Due to Other Funds	-	-	-	-	-	-	122	122
Deferred Revenue	250,930	1,048,114	\$ 2,658,374	-	-	-	59,932	4,017,351
Unearned Revenue	-	-	-	-	-	-	-	-
Teen Driving/Donation	-	-	-	-	-	-	-	-
T.A.D Payment to County	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-
Non-Current								
Unclaimed Property	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-
Total Liabilities	1,500,783	1,226,800	2,732,154	-	33,925	9,469	83,675	5,586,805
Fund Balances:								
Restricted for:								
Capital Projects	-	410,460	(2,134,115)	6,837,092	47,520,361	1,840,198	4,119,748	58,593,744
Law Enforcement	-	-	-	-	-	-	1,450,704	1,450,704
Emergency Telephone Activities	-	-	-	-	-	-	1,426,092	1,426,092
Grant Projects	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	1,226,867	1,226,867
Promotion of Tourism	-	-	-	-	-	-	1,502,262	1,502,262
Assigned for:								
Grant Projects	-	-	-	-	-	-	72,486	72,486
Capital Projects	-	15,105,098	-	-	-	-	-	15,105,098
2018 Fiscal year Expenditures	8,842,313	-	-	-	-	-	-	8,842,313
Unassigned	13,689,047	-	-	-	-	-	783,816	14,472,863
Total Fund Balances	22,531,360	15,515,558	(2,134,115)	6,837,092	47,520,361	1,840,198	10,581,974	102,692,428
Total Liabilities and Fund Balances	\$ 24,032,143	\$ 16,742,358	\$ 598,039	\$ 6,837,092	\$ 47,554,286	\$ 1,849,667	\$ 10,665,648	\$ 108,279,233

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended July 31, 2017

	Major Governmental Funds						Non-Major	Total
	General	Capital	Capital	Conf Ctr Fund	S2016 Const	T-Splost	Governmental	Governmental
	Fund	Project Fund	Grant Fund	Fund	Bond Fund	Bond Fund	Funds	Funds
REVENUES								
Taxes:								
Property Tax	\$ 71,296	-	-	-	-	-	651,908	\$ 723,204
Local Option Sales Tax	1,226,895	-	-	-	-	-	20,130	1,247,026
Other Taxes	649,664	-	-	-	-	-	582,857	1,232,521
Licenses and permits	244,871	-	-	-	-	-	24,292	269,163
Intergovernmental	5,000	-	430,429	-	-	-	21,673	457,102
Charges for services	282,205	-	-	-	-	-	10,426	292,631
Impact Fees	-	-	-	-	-	-	-	-
Fines/Forfeitures	216,286	-	-	-	-	-	-	216,286
Investment earnings	-	-	-	6,914	41,917	1,130	1	49,962
Contributions and Donations	-	-	-	-	-	-	-	-
Other	8,203	-	-	-	-	-	-	8,203
Total revenues	2,704,421	-	430,429	6,914	41,917	1,130	1,311,286	4,496,097
EXPENDITURES								
Current:								
Unallocated	-	-	-	-	-	-	285,210	285,210
General government	1,211,035	56,944	-	-	-	-	-	1,267,979
Public safety	3,413,592	-	-	-	-	-	496,669	3,910,261
Public works	728,583	12,236	-	-	714	-	25	741,558
Economic and community development	348,994	-	-	-	-	-	-	348,994
Alpharetta Business Community	-	-	-	-	-	-	-	-
Culture and recreation	768,517	-	-	-	-	-	-	768,517
Debt service:								
Principal	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Other Costs	65,417	-	-	-	-	-	-	65,417
Bond issuance costs	-	-	-	-	-	-	3,000	3,000
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	6,536,138	69,180	-	-	714	-	784,904	7,390,936
Excess (deficiency) of revenues over (under) expenditures	(3,831,717)	(69,180)	430,429	6,914	41,203	1,130	526,383	(2,894,839)
OTHER FINANCING SOURCES (USES)								
Transfers in	244,465	1,062,280	-	-	-	-	-	1,306,746
Transfers out	(1,168,530)	-	-	-	-	-	(138,215)	(1,306,745)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	8,250	-	-	-	-	-	-	8,250
Sale of non-capital assets	750	-	-	-	-	-	-	750
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	847,160	-	847,160
Total other financing sources and (uses)	(915,065)	1,062,280	-	-	-	847,160	(138,215)	856,160
Net change in fund balances	(4,746,782)	993,100	430,429	6,914	41,203	848,289	388,167	(2,038,679)
Fund balances - beginning	27,278,141	14,522,458	(2,564,544)	6,830,178	47,479,158	991,909	10,193,810	104,731,110
Fund balances - ending	\$ 22,531,360	\$ 15,515,558	\$ (2,134,115)	\$ 6,837,092	\$ 47,520,362	\$ 1,840,198	\$ 10,581,976	\$ 102,692,432

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 21,399,000	\$ 71,296	\$ (21,327,704)
Local Option Sales Tax	15,200,000	1,226,895	(13,973,105)
Other Taxes	15,654,500	649,664	(15,004,836)
Licenses and Permits	2,070,550	244,871	(1,825,679)
Intergovernmental	435,000	5,000	(430,000)
Charges for Service	4,039,750	282,205	(3,757,545)
Fines/Forfeitures	2,209,250	216,286	(1,992,964)
Investment Earnings	75,000	-	(75,000)
Contributions and Donations			-
Other	175,956	8,203	(167,753)
Total revenues	61,259,006	2,704,421	(58,554,585)
EXPENDITURES			
Current:			
General government			
City Administration	2,190,565	317,388	1,873,177
Finance	3,347,009	613,895	2,733,114
Human Resources	415,782	39,925	375,857
Legal	665,000	-	665,000
Mayor and Council	364,488	35,811	328,677
Municipal Court	112,656	350,799	(238,143)
Information Technology	1,681,857	257,447	1,424,410
Non-Departmental	710,000	65,417	644,583
Contingency	650,000	-	650,000
Total general government	10,137,357	1,680,683	8,456,674
Public Safety	27,238,258	3,909,341	23,328,917
Public works	8,377,022	1,502,710	6,874,312
Economic and community development	2,857,116	402,313	2,454,803
Culture and recreation	8,987,223	2,414,911	6,572,312
Debt Service			
Principal	175,000	-	175,000
Interest	111,840	-	111,840
Total expenditures	57,883,816	9,909,958	47,973,858
Excess (Deficiency) of revenues over expenditures	3,375,190	(7,205,537)	(10,580,727)
OTHER FINANCING SOURCES (USES)			
Transfers in	2,718,750	244,465	(2,474,285)
Transfers out	(14,022,363)	(1,168,530)	12,853,833
Capital leases	-		-
Sale of capital assets	60,000	8,250	(51,750)
Sale of non-capital assets	40,000	750	(39,250)
Total other financing sources and uses	(11,203,613)	(915,065)	10,288,548
Net change in fund balances	(7,828,423)	(8,120,601)	(292,178)
Fund balances - beginning		27,278,141	
Fund balances - ending		\$ 19,157,540	
Adjustments to GAAP basis:			
Encumbrances		3,373,821	
Misc adj			
Fund balances-ending		\$ 22,531,360	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 756,896	\$ -	\$ (756,896)
Contributions & Donations	1,760,686	-	(1,760,686)
Investment earnings	-	-	-
Misc Revenue	-	-	-
Other	-	-	-
Total revenues	2,517,582	-	(2,517,582)
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	835,281	455,326	379,955
Finance	59,885	13,823	46,062
Information Technology	1,180,778	158,149	1,022,629
Non-departmental	2,788,859	-	2,788,859
Total general government	4,864,803	627,298	4,237,505
Public Safety	3,647,508	607,559	3,039,949
Engineering & Public Works	15,596,278	1,153,922	14,442,356
Alpharetta Business Community	565,896	506,938	58,959
Economic and community development	260,057	109,470	150,587
Culture and recreation	4,836,143	2,234,747	2,601,396
Total Capital Outlay	29,770,685	5,239,933	24,530,752
Excess (Deficiency) revenue over expenditures	(27,253,103)	(5,239,933)	22,013,170
OTHER FINANCING SOURCES (USES)			
Transfers in	12,747,363	1,062,280	(11,685,083)
Capital leases	-	-	-
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	12,747,363	1,062,280	(11,685,083)
Net change in fund balances	(14,505,740)	(4,177,653)	10,328,087
Fund balances - beginning		14,522,458	
Fund balances - ending		\$ 10,344,806	
Adjustments to GAAP basis:			
Encumbrances		5,170,752	
Misc adj-			
Fund balances-ending		\$ 15,515,558	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 4,859,175	430,429	\$ (4,428,746)
Contributions & Donations	-	-	-
Interest Earnings	-	-	-
Total	<u>4,859,175</u>	<u>430,429</u>	<u>(4,428,746)</u>
Expenditures:			
Public Safety	-	-	-
General Government	201,090	-	201,090
Community Development	-	-	-
Public Works	2,093,541	2,035,319	58,222
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	<u>2,294,631</u>	<u>2,035,319</u>	<u>259,312</u>
Excess (Deficiency) revenue over expenditures	<u>2,564,544</u>	<u>(1,604,890)</u>	<u>(4,169,434)</u>
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>2,564,544</u>	<u>(1,604,890)</u>	<u>(4,169,434)</u>
Fund balance - beginning		<u>(2,564,544)</u>	
Fund balance - ending		<u>\$ (4,169,434)</u>	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		2,035,319	
Fund balances - ending		<u>\$ (2,134,115)</u>	

City of Alpharetta
Conference Center Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES	\$ -	\$ -	\$ -
Bond Proceeds	-	-	-
Premium on Bond Proceeds	-	-	-
Misc Rev	-	-	-
Investment Earnings	-	6,914	6,914.40
Total revenues	-	6,914	6,914.40
EXPENDITURES			
General Government:			
Cost of Bond Issuance		-	-
Non-Departmental	133,163	-	133,163
Total general government	133,163	-	133,163
City Administration	6,697,014	6,493,852	203,162
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(6,830,177)	(6,486,938)	343,239
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(6,830,177)	(6,486,938)	343,239
Fund balances - beginning		6,830,178	
Fund balances - ending		<u>\$ 343,240</u>	
Adjustments to GAAP basis:			
Encumbrances		6,493,852	
Fund balances-ending		<u>\$ 6,837,092</u>	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ -	\$ -	\$ -
Premium on Bond Proceeds	-	-	
Investment Earnings		41,917	41,917
Total revenues	-	41,917	41,917
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	-	-
Public Works	32,314,600	1,871,285	30,443,315
Recreation & Parks	15,169,557	2,499,704	12,669,853
Total general government	47,484,157	4,370,989	43,113,168
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(47,484,157)	(4,329,072)	43,155,085
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(47,484,157)	(4,329,072)	43,155,085
Fund balances - beginning		47,479,158	
Fund balances - ending		\$ 43,150,086	
Adjustments to GAAP basis:			
Encumbrances		4,370,275	
Fund balances-ending		\$ 47,520,361	

City of Alpharetta
T Splost Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ 13,000,000	\$ 847,160	\$ (12,152,840)
Premium on Bond Proceeds			
Investment Earnings		1,130	1,130
Total revenues	13,000,000	848,289	(12,151,711)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	14,839,068	740,821	14,098,247
Recreation & Parks			-
Total general government	14,839,068	740,821	14,098,247
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			-
Over expenditures	(1,839,068)	107,468	1,946,536
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(1,839,068)	107,468	1,946,536
Fund balances - beginning		991,909	
Fund balances - ending		<u><u>\$ 1,099,377</u></u>	
Adjustments to GAAP basis:			
Encumbrances		740,821	
Fund balances-ending		<u><u>\$ 1,840,198</u></u>	

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
July 31, 2017

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,839,467
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>1,839,467</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,839,467</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	-
Claims Payables	956,319
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	956,319
Current Liabilities Payable from Restricted Assets:	
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>956,319</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	883,148
Total Net Assets	<u>883,148</u>
Total Liabilities & Net Assets	<u>\$ 1,839,467</u>

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ -	\$ -
Employer Medical Contribution	6,289,453	508,974	(5,780,479)
Employee Medical Contribution	702,209	55,331	(646,878)
Insurance Proceeds	-	-	-
Total revenues	6,991,662	564,305	(6,427,357)
EXPENDITURES			
Medical Premiums	1,501,694	122,383	1,379,311
Medical Claims	5,408,414	370,662	5,037,752
Contingency	893,440	0	893,440
Total expenditures	7,803,548	493,045	7,310,503
Excess (Deficiency) of Revenues Over expenditures	(811,886)	71,260	883,146
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(811,886)	71,260	883,146
Fund balances - beginning		811,888	
Fund balances - ending		\$ 883,148	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		\$ 883,148	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
July 31, 2017

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 2,089,646
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	23,845
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,113,491</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>2,113,491</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	1,651
Accounts Payable/ Customer Credit Balances	(56)
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	809
Payroll Liabilities	284
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>2,688</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>2,688</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	<u>2,110,803</u>
Total Net Assets	<u>2,110,803</u>
Total Liabilities & Net Assets	<u>\$ 2,113,491</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended July 31, 2017

Operating revenues:		
Charges for sales and services:		
Refuse Collection charges	\$	999,983
Misc Revenue		-
Total operating revenues		<u>999,983</u>
Operating expenses:		
Administration		15,967
Non-departmental		-
Total operating expenses		<u>15,967</u>
Operating Gain (loss)		984,017
Non-operating revenues (expenses):		
Investment earnings		-
Total non-operating revenue (expenses)		<u>-</u>
Income (loss) before transfers		984,017
Transfers In		-
Transfers Out		<u>-</u>
Change In Net Assets		984,017
Total net assets-beginning		<u>1,121,296</u>
Total net assets-ending (net of encumbrances)		<u><u>2,105,313</u></u>
Adjustments to GAAP basis:		
Encumbrances		5,491
Misc adj-Encumbrances Resv/Prior Year		
Total net assets-ending	\$	<u><u>2,110,803</u></u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
July 31, 2017

ASSETS

Current Assets:		
Cash and Cash Equivalents & Investments	\$	706,727
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		<u>706,727</u>
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		<u>-</u>
Total Noncurrent Assets		<u>-</u>
Total Assets		<u>706,727</u>

LIABILITIES

Current Liabilities:		
Accounts Payable		29,356
Claims Payables		279,903
Accrued Interest Payable		-
Due to Other Funds		-
Total Current Liabilities		<u>309,259</u>
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		<u>-</u>
Noncurrent Liabilities:		
Other Non-Current Liabilities		328,692
Total Noncurrent Liabilities		<u>328,692</u>
Total Liabilities		<u>637,951</u>

NET ASSETS

Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		68,776
Total Net Assets		<u>68,776</u>
Total Liabilities & Net Assets	\$	<u>706,727</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 3,000	\$ -	\$ (3,000)
Charges for Service	1,335,000	111,250	(1,223,750)
Discounts	-	-	-
Insurance Proceeds	-	-	-
Total revenues	1,338,000	111,250	(1,226,750)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	125,000	100,645	24,355
Auto Liability	150,000	155,784	(5,784)
Property & Equipment Liability	90,000	90,014	(14)
General Liability	60,000	56,626	3,374
Law Enforcement Liability	100,000	0	100,000
Public Entity Liability	60,000	143,271	(83,271)
Workers Comp Excess Liability	105,000	102,274	2,726
Employee Benefits Liability	-	-	-
Criminal Liability	5,000	3,386	1,614
Cyber Liability	8,000	6,394	1,606
Umbrella Liability	60,000	52,782	7,218
Medical Services	30,000	0	30,000
Claims/Judgements	550,000	34,206	515,794
Contingency	693,312	-	693,312
Total expenditures	2,036,312	745,382	1,290,930
Excess (Deficiency) of Revenues			
Over expenditures	(698,312)	(634,132)	64,180
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(698,312)	(634,132)	64,180

Fund balances - beginning

697,908

Fund balances - ending

\$ 63,776

Adjustments to GAAP basis:

Encumbrances

5,000

Misc adj

Fund balances-ending

\$ 68,776

City of Alpharetta
Statement of Net Position
OPEB Trust Fund
July 31, 2017

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 1,182,590
Investments	-
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	<u>1,182,590</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	\$ 25,999
Due to Other Funds	-
Total Current Liabilities	<u>25,999</u>
Current Liabilities Payable from Restricted Assets:	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>25,999</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,156,590</u>
Total Net Assets	<u>1,156,590</u>
Total Liabilities & Net Assets	<u><u>\$ 1,182,590</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Trust Fund
For the Period Ended July 31, 2017

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 7,100
Employee Contribution	
Total Contribution	<u>7,100</u>
Investment Income	-
Net appreciation in FMV	-
Interest and Dividends	1,028
Total Investment Income	<u>1,028</u>
Total Additions (Deductions)	<u>8,128</u>
Deductions:	
Benefits payments	-
Professional Fees	-
Total deductions	<u>-</u>
Net Increase (Decrease)	<u>8,128</u>
Net Assets held in trust for pension benefits	
Beginning of year	1,148,463
Total net assets	<u>\$ 1,156,590</u>

City of Alpharetta
Statement of Net Position
Pension Trust Fund
July 31, 2017

	Pension Trust Fund
ASSETS	
Current Assets:	
Cash and Cash Equivalents	1,929,170
Investments	66,374,630
	-
Accounts Receivables (net of allowance for uncollectibles)	197,249
Total Assets	<u>68,501,048</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	220,570
	-
Due to Other Funds	-
Total Current Liabilities	<u>220,570</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>220,570</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>68,280,478</u>
Total Net Assets	<u>68,280,478</u>
Total Liabilities & Net Assets	<u>\$ 68,501,048</u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended July 31, 2017

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,625,003
Employee Contribution	26,526
Total Contribution	<u>2,651,529</u>
Investment Income	5,758
Net appreciation in FMV	1,035,112
Interest and Dividends	194,183
Other Receipts	2,201,612
Total Investment Income	<u>3,436,665</u>
Total Additions (Deductions)	<u>6,088,195</u>
Deductions:	
Benefits payments	157,420
Professional Fees	109,678
Other Disbursements	2,201,734
Total deductions	<u>2,468,832</u>
Net Increase (Decrease)	<u>3,619,363</u>
Net Assets held in trust for pension benefits	
Beginning of year	64,661,115
Total net assets	<u>\$ 68,280,478</u>

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
July 31, 2017

	Special Revenue					Total Non-major Governmental Funds	
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund
ASSETS							
Cash / Cash Equivalents / Investments	\$ 1,502,262	\$ 4,119,748	\$ 1,450,737	\$ 72,486	\$ 1,449,800	\$ 1,230,208	\$ 783,816
Taxes Receivable	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	13,155	\$ -	-	-
Property Taxes	-	-	-	-	-	43,436	-
Intergovernmental Receivable	-	-	-	-	-	-	-
Due From Other Funds	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-
Total Assets	1,502,262	4,119,748	1,450,737	85,641	1,449,800	1,273,644	783,816
LIABILITIES							
Accounts Payable	-	-	-	-	17,871	-	-
Retainage Payable	-	-	-	-	-	-	-
Intergovernmental Payable	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Payroll Liabilities	-	-	(88)	-	5,838	-	-
Due to Other Fund	-	-	122	-	-	-	-
Deferred Revenue	-	-	-	13,155	-	46,777	-
Unearned Revenue	-	-	-	-	-	-	-
Total Liabilities	-	-	34	13,155	23,708	46,777	-
FUND BALANCES							
Restricted:							
Capital Projects	-	4,119,748	-	-	-	-	-
Law Enforcement	-	-	1,450,704	-	-	-	-
Promotion of Tourism	1,502,262	-	-	-	-	-	-
Emergency Telephone Activities	-	-	-	-	1,426,092	-	-
Debt Service	-	-	-	-	-	1,226,867	-
Assigned for: Grant Projects	-	-	-	-	-	-	-
Grant Projects	-	-	-	72,486	-	-	-
Unassigned:	-	-	-	-	-	-	783,816
Total Fund Balances	1,502,262	4,119,748	1,450,704	72,486	1,426,092	1,226,867	783,816
Total Liabilities and Fund Balances	\$ 1,502,262	\$ 4,119,748	\$ 1,450,737	\$ 85,641	\$ 1,449,800	\$ 1,273,644	\$ 783,816

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ending July 31, 2017

	Special Revenue							Total Non-major Governmental Funds
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund	
REVENUES:								
Hotel Motel Tax	\$ 651,908	-	-	-				\$ 651,908
Property tax						20,130	-	20,130
Charges for Service	-	-	-	-	582,857			582,857
Impact Fees	-	24,292		-				24,292
Forfeiture Income	-	-	21,673	-				21,673
Intergovernmental	-	-	-	10,426	-			10,426
Contributions & Donations	-	-	-	-				-
Investment Earnings	-	-	-	-	-	-	-	-
Other	-		-			1	-	1
Total revenues	651,908	24,292	21,673	10,426	582,857	20,131	-	1,311,286
EXPENDITURES:								
Tourism	285,210	-	-	-	-			285,210
Community Development	-	-	-	-	-			-
Culture/Recreation	-	-	-	-	-		-	-
Public Safety	-	-	28,637	-	468,032			496,669
Public Works	-	-					25	25
General Government	-	-	-	-	-	-	-	-
Debt Service:								
Principal						-	-	-
Interest	-					-	-	-
Bond Issuance Costs	3,000					-	-	3,000
Total expenditures	288,210	-	28,637	-	468,032	-	25	784,904
Excess (deficiency) of revenues over expenditures	363,698	24,292	(6,965)	10,426	114,825	20,131	(25)	526,383
OTHER FINANCING SOURCES (USES):								
Transfers in / out:								-
Debt service fund	-	-	-	-				-
Capital Projects								-
Operating grants fund	-	-	-	-				-
Capital grants fund	-	-	-	-				-
General fund	(244,465)	-	-	1,667	-		104,583	(138,215)
Budgeted Fund Balance:	-	-	-	-				-
Total other financing sources and (uses)	(244,465)	-	-	1,667	-		104,583	(138,215)
Net change in fund balances	119,233	24,292	(6,965)	12,093	114,825	20,131	104,558	388,167
Fund balances - beginning	1,383,030	4,095,456	1,457,669	60,393	1,311,267	1,206,737	679,258	10,193,810
Fund balances - ending	1,502,262	\$ 4,119,748	\$ 1,450,704	\$ 72,486	\$ 1,426,092	\$ 1,226,867	\$ 783,816	\$ 10,581,974

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 7,250,000	\$ 651,908	\$ (6,598,092)
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total revenues	7,250,000	651,908	(6,598,092)
EXPENDITURES:			
Professional Services	-	3,000	(3,000)
Recreation Improvements	550,000	-	550,000
Alpharetta Convention & Visitor's Bureau	3,171,875	285,210	2,886,665
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,529,412	-	1,529,412
Bond Interest	779,963	-	779,963
Contingency	5,262	-	5,262
Total Expenditures	6,036,512	288,210	5,748,302
Excess of revenues over expenditures	1,213,488	363,698	(849,790)
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,718,750)	(244,465)	2,474,285
Total other financing sources and uses	(2,718,750)	(244,465)	2,474,285
Net change in fund balances	(1,505,262)	119,233	1,624,495
Fund balances - beginning	\$ 1,383,030		
Fund balances - ending	\$ 1,502,263		

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ 550,000	\$ 24,292	\$ (525,708)
Investment Earnings	-	-	-
Total Revenues	550,000	24,292	(525,708)
EXPENDITURES:			
Public Safety	520,465	169,064	351,401
Public Works	1,232,671	-	1,232,671
Recreation & Parks	2,677,043	1,169,743	1,507,300
Community Development	215,277	-	215,277
General Government	-	-	-
Total expenditures	4,645,456	1,338,807	3,306,649
Excess (deficiency) of revenues over expenditures	(4,095,456)	(1,314,515)	(2,780,941)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(4,095,456)	(1,314,515)	(2,780,941)
Fund balances - beginning		4,095,456	
Fund balances - ending		\$ 2,780,941	
Encumbrances		1,338,807	
Fund balances - ending		\$ 4,119,748	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 21,673	\$ 21,673
Investment Earnings	-	-	-
Misc Revenue	-	-	-
Total Revenues	-	21,673	21,674
EXPENDITURES:			
Public Safety	1,457,663	60,025	1,397,638
Non-Departmental	-	-	-
Total expenditures	1,457,663	60,025	1,397,638
Excess (deficiency) of revenues over expenditures	(1,457,663)	(38,353)	1,419,311
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balances	(1,457,663)	(38,353)	1,419,311
Fund balances - beginning		1,457,669	
Fund balances - ending		\$ 1,419,316	
Adjustments to GAAP basis:			
Encumbrances		31,388	
Fund balances - ending		\$ 1,450,704	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 42,681	\$ 10,426	(32,255)
Contributions & Donations	-	-	-
Discounts Taken	-	-	-
Interest Earnings	-	-	-
Transfers in	20,000	1,667	(18,333)
Contingencies	-	-	-
Total	62,681	12,093	(50,588)
EXPENDITURES:			
General Government	39,396	-	39,396
Community Development	-	-	-
Engineering/Public Works	-	-	-
Public Safety	24,149	-	24,149
Recreation & Parks	60,479	-	60,479
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	124,024	-	124,024
Excess (deficiency) of revenues over expenditures	(61,343)	12,093	73,436
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balance	(61,343)	12,093	73,436
Fund balance - beginning		60,393	
Fund balance - ending		\$ 72,486	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		\$ 72,486	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 3,940,000	\$ 582,857	\$ (3,357,143)
Misc Revenue	-	-	-
Investment Earnings	5,478	-	(5,478)
Total Revenues	3,945,478	582,857	(3,362,621)
EXPENDITURES:			
Public Safety	5,139,501	1,469,787	3,669,714
Total expenditures	5,139,501	1,469,787	3,669,714
Excess (deficiency) of revenues over expenditures	(1,194,023)	(886,930)	307,093
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(1,194,023)	(886,930)	307,093
Fund balances - beginning		1,311,267	
Fund balances - ending		\$ 424,337	
Adjustments to GAAP basis:			
Encumbrances		1,001,755	
Fund balances - ending		\$ 1,426,092	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 5,164,000	\$ 20,130	\$ (5,143,870)
Misc Revenue		-	-
Investment earnings	12,000	-	(12,000)
Total revenues	5,176,000	20,130	(5,155,870)
EXPENDITURES:			
Current:			
General government			
Finance			-
Non-departmental		-	-
Total general government	-	-	-
Debt Service:			
Principal	2,755,500	-	2,755,500
Interest	2,719,158	-	2,719,158
Contingency	903,078	-	903,078
Bond issuance costs	5,000	-	5,000
Total debt service	6,382,736	-	6,382,736
Total expenditures	6,382,736	-	6,382,736
Excess (Deficiency) of revenues over expenditures	(1,206,736)	20,130	1,226,866
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(1,206,736)	20,130	1,226,866
Fund balances - beginning		<u>1,206,737</u>	
Fund balances - ending		<u><u>\$ 1,226,867</u></u>	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended July 31, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total Revenues	-	-	-
EXPENDITURES:			
Public Works	1,921,230	1,144,028	777,202
Recreation & Parks	13,027	13,027	0
Total expenditures	1,934,257	1,157,055	777,202
Excess (deficiency) of revenues over expenditures	(1,934,257)	(1,157,055)	777,202
OTHER FINANCING SOURCES (USES):			
Transfers In	1,255,000	104,583	(1,150,417)
Transfers Out	-	-	-
Total other financing sources and uses	1,255,000	104,583	(1,150,417)
Net change in fund balances	(679,257)	(1,052,471)	(373,214)
Fund balances - beginning		679,258	
Fund balances - ending		\$ (373,214)	
Adjustments to GAAP basis:			
Encumbrances		1,157,029	
Fund balances - ending		\$ 783,816	



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DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of July 31, 2017

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ -	\$ -		\$ -
99575100-361000	Investment Earnings	-	7		(7)
99575100-334310-C1528	FISERV REBA Grant	125,000	-		125,000
99575100-371000-C1625	Alpharetta Virtual Reality Video (ACVB Contribution)	12,500	-		12,500
99575100-371000-C1532	ATC Operational Funding (COA)	95,000	-		95,000
99575100-381000-C1535	Innovation Center Operations (ATC)	2,202	2,201		1
	<i>subtotal</i>	\$ 234,702	\$ 2,208		\$ 232,494
(1) 99575100-395000	Carryforward Fund Balance	\$ 161,257	\$ -		\$ 161,257
	<i>subtotal</i>	\$ 161,257	\$ -		\$ 161,257
	Total	\$ 395,959	\$ 2,208		\$ 393,751
Expenditures					
99575100-571000-C1403	Local Job Creation Grant Program	\$ 46,000	\$ -	\$ -	\$ 46,000
99575100-544100-C1532	ATC Operational Funds	115,001	10,417	-	104,584
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C1528	FISERV REBA Grant	125,000	-	-	125,000
99575100-544100-C1625	Alpharetta Virtual Reality Video (Economic Development)	35,000	35,000	-	-
99575100-571000-C1808	City Center Contribution	45,312	-	-	45,312
	<i>subtotal</i>	\$ 387,261	\$ 45,417	\$ -	\$ 341,844
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ -	\$ -	\$ -	\$ -
99575100-531230-C1535	Innovation Center Operations (Electricity)	-	120	-	(120)
	<i>subtotal</i>	\$ -	\$ 120	\$ -	\$ (120)
99575100-579000	Reserve	\$ 8,698	\$ -	\$ -	\$ 8,698
	<i>subtotal</i>	\$ 8,698	\$ -	\$ -	\$ 8,698
	Total	\$ 395,959	\$ 45,537	\$ -	\$ 350,422

- (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.
- (2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, expenses will outpace budget at month end due to the billing/reimbursement delay.



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of July 31, 2017

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 161,435		
Revenues collected to date			2,208		
Expenditures incurred to date			(45,537)		
Fund Balance (current)			\$ 118,107		
Forecasted revenue collections			232,501		
Fund Balance (forecasted)			\$ 350,608		
Allocation of Forecasted Fund Balance:					
Spendable (available for investment by the Board)			\$ 8,763		
Non-Spendable (unspent/remaining project allocations)			341,844		
			\$ 350,608		

GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
July 31, 2017

ASSETS

Current Assets:

Cash and Cash Equivalents	\$	118,107
Investments		

Restricted Cash for Bond Issuance Costs		-
Total Assets		<u>118,107</u>

LIABILITIES

Current Liabilities:

Accounts Payable		-
Due to Other Funds		-
Total Current Liabilities		<u>-</u>

Current Liabilities Payable from Restricted Assets:

Total Current Liabilities Payable from Restricted Assets		<u>-</u>
--	--	----------

Noncurrent Liabilities:

Total Noncurrent Liabilities		<u>-</u>
Total Liabilities		<u>-</u>

Fund Balance

Restricted		109,344
Unassigned		<u>8,763</u>
Total Fund Balance		<u>118,107</u>

Total Liabilities & Fund Balance	\$	<u><u>118,107</u></u>
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City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended July 31, 2017

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 2,201
State Grant	-
Fees	-
Contributions & Donations	-
Miscellaneous Income-Interest	8
	<u> </u>
Total Revenues	<u>2,209</u>
Expenditures	
Economic Development	45,417
Utilities - Miscellaneous	120
Debt Service:	
Principal	-
Interest	-
	<u> </u>
Total Expenditures	<u>45,537</u>
Excess (deficiency) of revenues over (under) expenditures	(43,328)
Other Financing Sources (Uses)	
Sale of capital assets	-
	<u> </u>
Net Change in Fund Balances	(43,328)
Fund Balance, Beginning of Year	<u>161,435</u>
Fund Balance, End of Year	<u>\$ 118,107</u>





City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: September 18, 2017

I. AGENDA ITEM TITLE: CU-17-09: CITY CENTER JEWEL BUILDINGS 2A & 2B

CONSIDERATION OF A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RESTAURANT USES WITHIN TWO (2) JEWEL BOX BUILDINGS FLANKING THE TOWN GREEN AT CITY CENTER. THE PROPERTY IS LOCATED WITHIN THE CITY CENTER MIXED-USE DEVELOPMENT AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1268, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

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>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, FLUP Map, Aerial Map, Zoning Map, 2015 Exhibits, Elevations, Letter of Use Intent, Application



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-17-09 CITY CENTER/JEWEL BOX BUILDINGS

CITY COUNCIL: SEPTEMBER 11, 2017

II. RECOMMENDATION:

Approve CU-17-09 City Center/Jewel Box Buildings subject to the following conditions:

1. Site shall be developed substantially similar to the site plan prepared by Place Maker Design, dated 7/28/2017.
2. Jewel box building architecture shall be substantially similar to the renderings prepared by Place Maker Design, dated 7/28/2017, including a minimum transparency of 50% of the total perimeter walls.
3. The jewel box buildings shall be restricted to restaurant use in compliance with the City's Alcohol Ordinance (min. 50% food sales).
4. Jewel box buildings and outdoor dining area shall not encroach upon the lawn area of the Town Green.
5. All back-of-house functions shall be fully screened from the public view, as approved by Staff.
6. Decorative containers with landscaping shall be provided around jewel box buildings, as approved by Staff.
7. Patio areas shall require decorative barriers and/or landscaping to define the area. Outdoor furniture, decorative barriers and landscape subject to Staff approval.
8. All previous conditions of zoning related to the subject property shall remain in effect, except as modified in the conditions above.

III. REPORT IN BRIEF:

The applicant, Cheri Morris of Morris & Fellows, requests a conditional use for two (2) jewel box buildings flanking the Town Green within the 25-acre City Center mixed-use development. Previous conditions of zoning required a conditional use permit for the design and use of the jewel box buildings. The subject property is located at the southeast corner of Academy Street and South Main Street at 24 and 34 South Main Street.

DISCUSSION

The submitted request, if approved, will allow for restaurant uses within two (2) jewel box buildings flanking the Town Green within the City Center mixed-use development. City Center conditions of zoning required conditional use approval of the use and elevations for the jewel box buildings. The subject property is located at 24 and 34 South Main Street.

The property was approved on May 18, 2015 for a rezoning to MU (Mixed Use) to allow a mixed-use development known as City Center. At the time, the developer represented that the jewel box buildings would be occupied by restaurant use and that the buildings would be similar to a historic market building, conservatory or garden room with transparent facades. The following condition of zoning establishes size limitations, design standards and approval procedure for the jewel box buildings:

10. Buildings adjacent to town green shall not exceed 1,760 sf each and 50% of the total perimeter walls shall be transparent with final elevations to be approved by Council as a conditional use at a public hearing.

Each jewel box building is proposed to be 1,760 square feet, with a 380 square foot patio area. Each building is 74 feet in length and 24 feet in width. The applicant is in discussions with a pizza restaurant, a French bistro, a Taqueria, a Japanese Ramen Bar from the Buckhead area, as well as a local fried chicken restaurant.

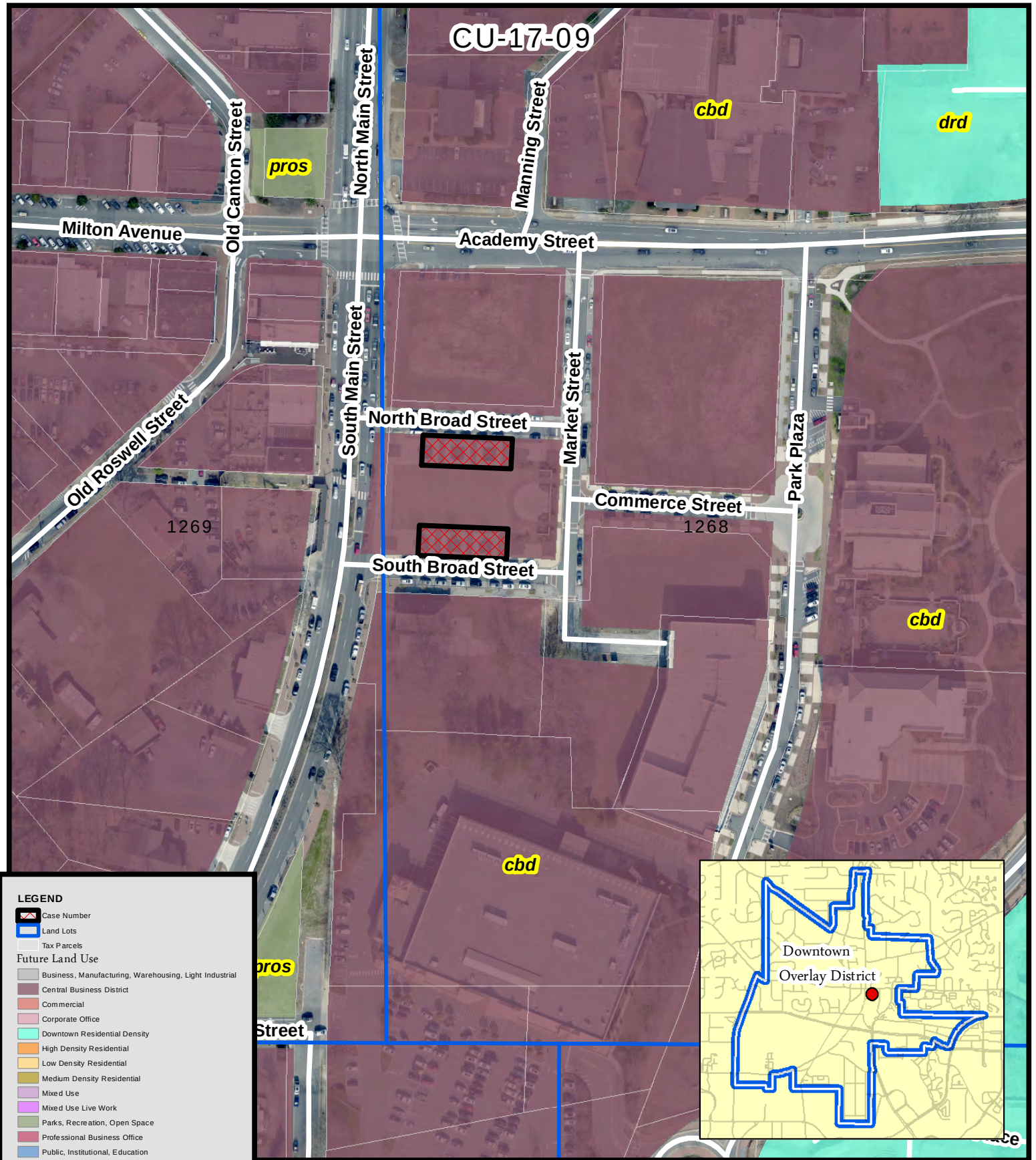
The applicant submitted elevations of the jewel box buildings, which are a white color (West Highland White) and predominately glass on three (3) sides. According to the architect for the applicant, 51.5% percent of the total perimeter walls (windows and doors) will be transparent, which exceeds the requirement of at least 50% transparency. According to the applicant, the jewel box buildings will sit above a stacked stone base and will include sliding windows to create an indoor/outdoor experience, plantation shutters to mask the kitchen area, art glass detailing in the transoms and a metal roof. The City's Downtown Architect reviewed the proposed building elevations.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for conditional use. The proposed jewel box buildings are consistent with the size and design standards established in the previous condition of zoning. If approved, staff recommends conditions restricting the use of the buildings to small restaurant uses with a minimum 50% food sales, as well as site and architectural requirements.

IV. ATTACHMENTS:

- Site Plan
- Building Elevations



LEGEND

- Case Number
- Land Lots
- Tax Parcels

Future Land Use

- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential

Future Land Use
 City Center Jewel Buildings 2A & 2B
 24 & 34 South Main Street

CU-17-09
 D/LL: 2/2/1268
 CC Date: 9/11/17

Location Map Provided by:
 Community Development - GIS





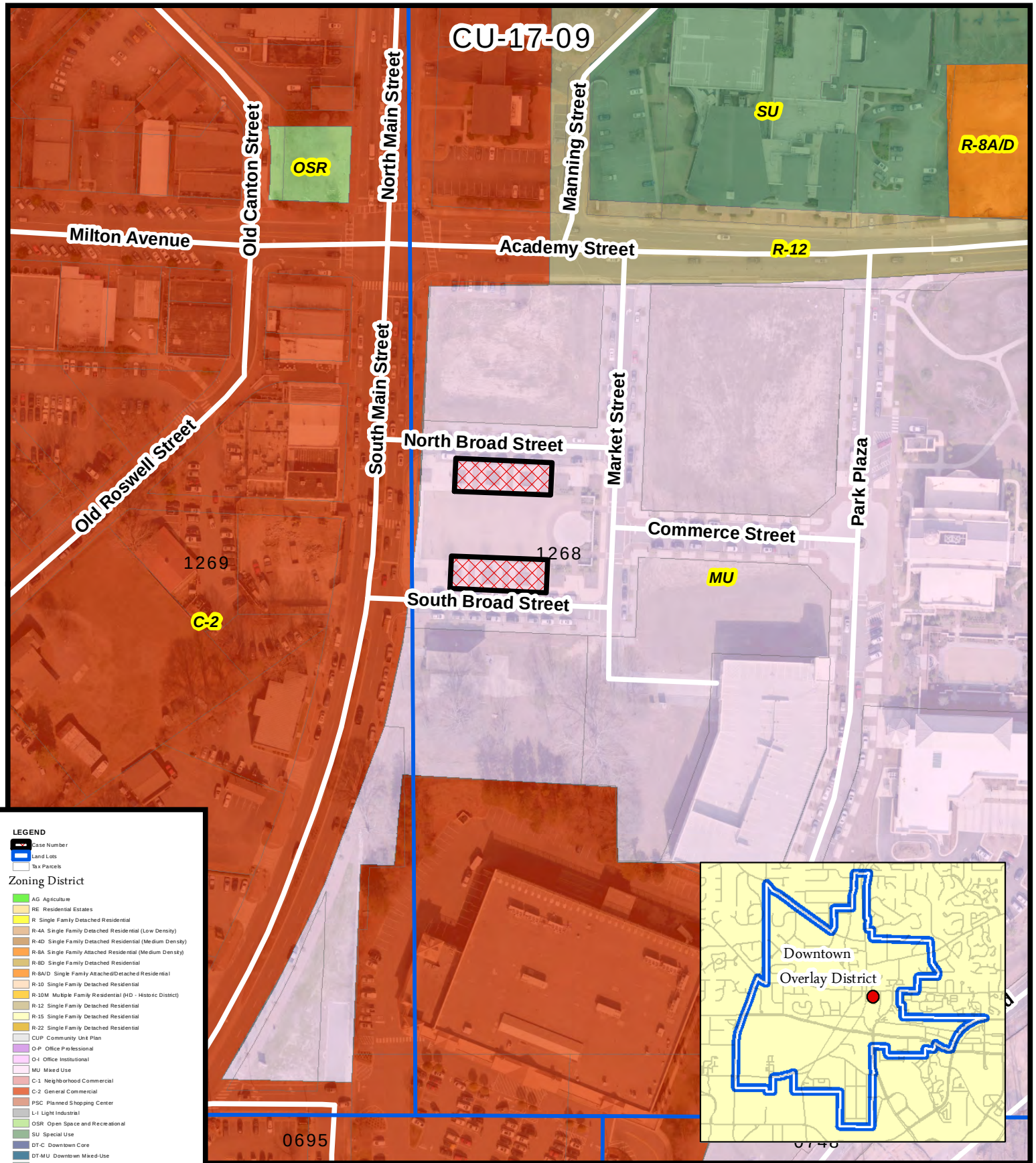
Aerial Map

City Center Jewel Buildings 2A & 2B

24 & 34 South Main Street

CU-17-09
D/LL: 2/2/1268
CC Date: 9/11/17

Location Map Provided by:
Community Development - GIS



Zoning Map City Center Jewel Buildings 2A & 2B 24 & 34 South Main Street

CU-17-09
D/LL: 2/2/1268
CC Date: 9/11/17

Location Map Provided by:
Community Development - GIS



AERIAL VIEW



For retail information:
Morris & Fellows, Inc.
Cheri Morris 404.250.0225 ext 101
cheri.morris@morrisandfellows.com
www.morrisandfellows.com

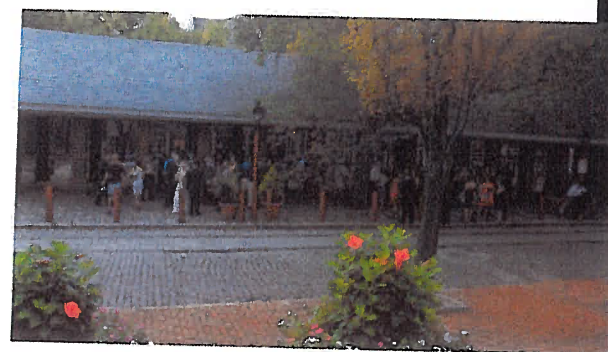
ALPHARETTA CITY CENTER



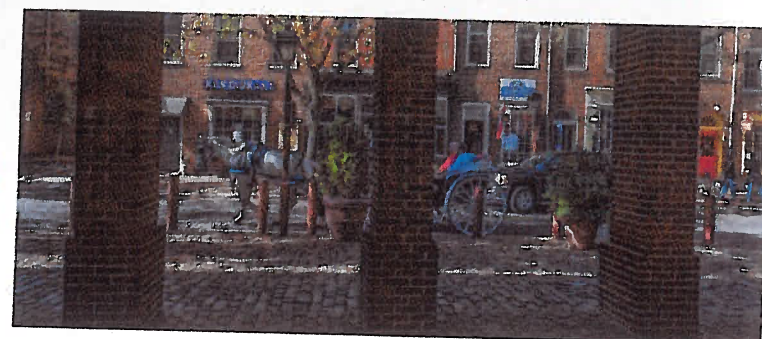
Original Glass Street Buildings



Conservatories / Garden Rooms



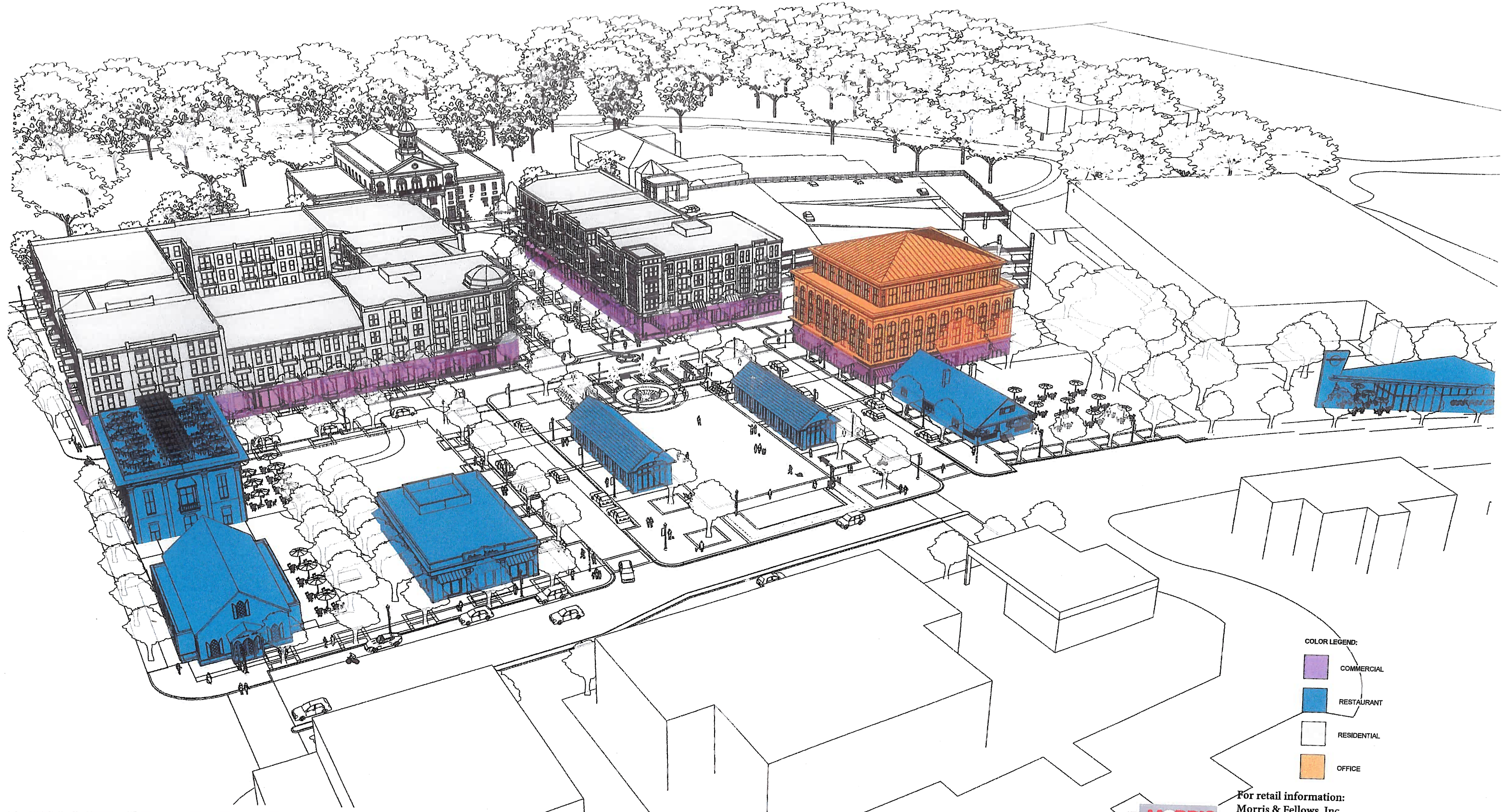
Historic Market Building



Smaller Buildings with Extended Rooflines



MASTER PLAN DIAGRAM



- COLOR LEGEND:
- COMMERCIAL
 - RESTAURANT
 - RESIDENTIAL
 - OFFICE

ALPHARETTA CITY CENTER



For retail information:
 Morris & Fellows, Inc.
 Cheri Morris 404.250.0225 ext 101
cheri.morris@morrisandfellows.com
www.morrisandfellows.com

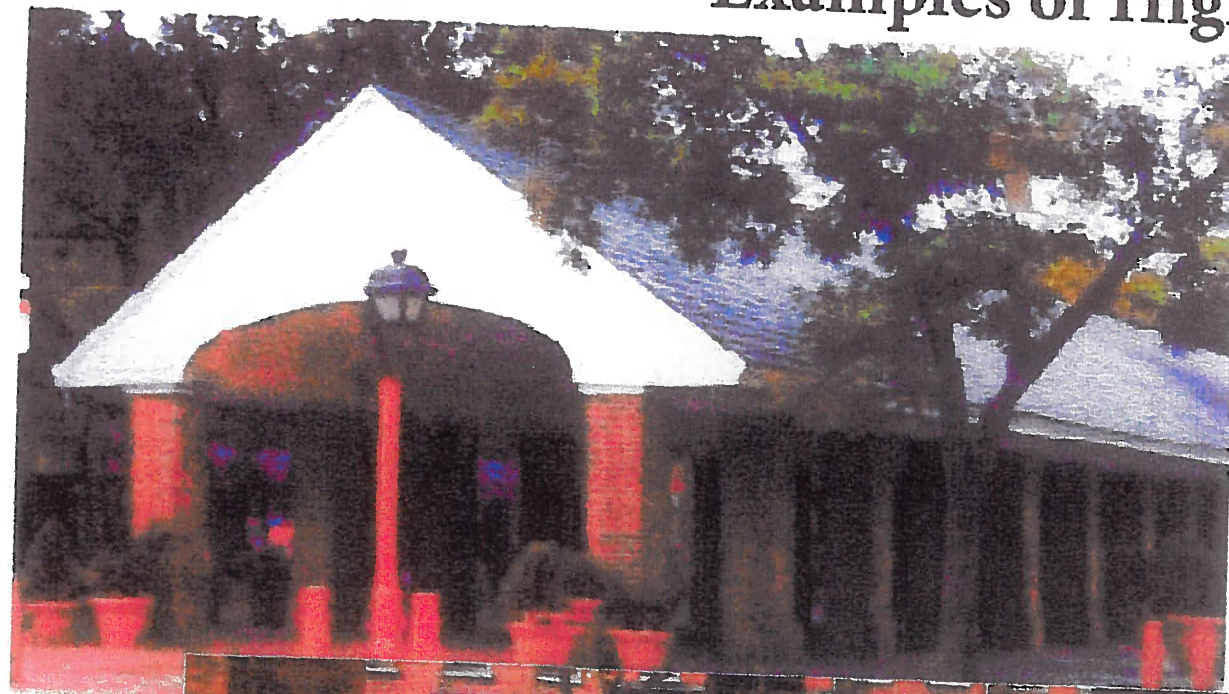
© 2014 Morris & Fellows, Inc. All rights reserved. This drawing is the property of the owner and may not be used or reproduced without the written permission of Morris & Fellows, Inc. 10-15-14 Alpharetta City Center Development Package



ALPHARETTA CITY CENTER

Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.

Examples of Highly Transparent Pavillions



Historic Market Building



Conservatories / Garden Rooms



The City's Town Green is flanked by matching garden pavilions, the "Jewel Boxes" of the dining district. This view also illustrates how the commercial buildings set off City Hall and how the linear forms of the park pavilions amplify City Hall as the terminating vista from Main Street.



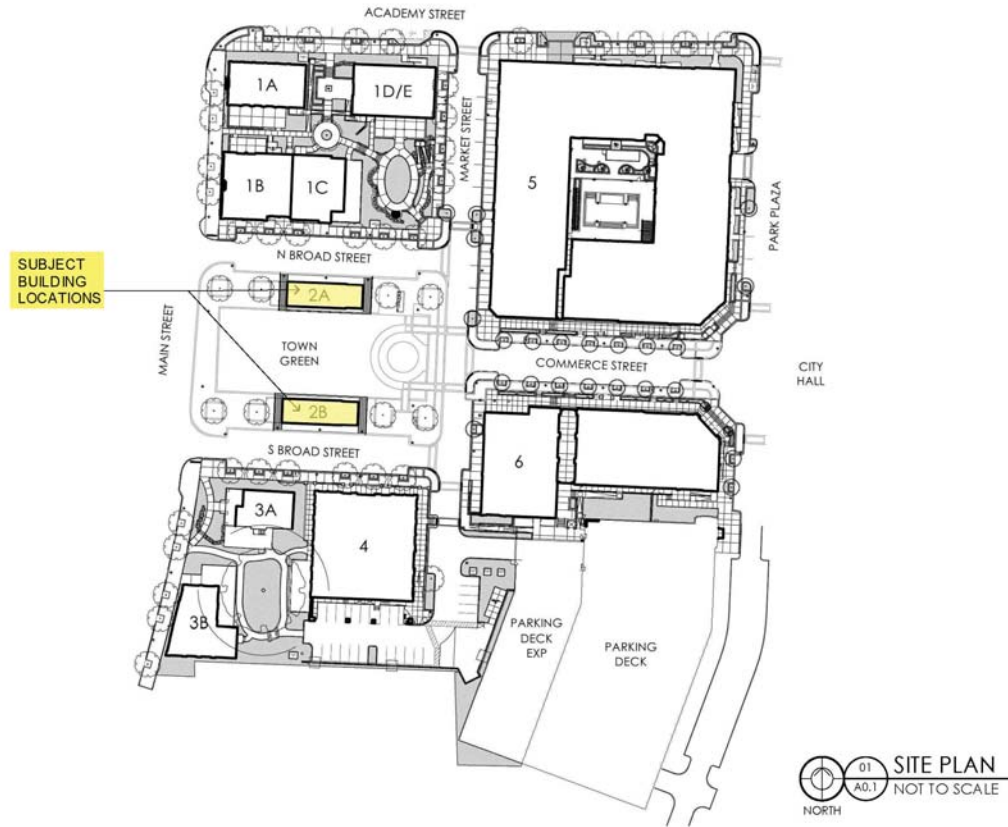


24 and 34 South Main Street

These charming buildings feature art glass detailing in the transoms. Sliding windows create an in-door/outdoor experience and plantation shutters mask the opaque kitchen. All sit above a stacked stone base that absorbs the slope of the sidewalk.



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**PLACE
MAKER
DESIGN**

DATE	07/28/17
DRAWN BY	EAK
CHECKED BY	TAMM
PROJECT #	18025.010

**ALPHARETTA
CITY CENTER
BUILDING 2A & 2B**

ALPHARETTA, GEORGIA

MORRIS & FELLOWS

PLACE MAKER DESIGN

1000 CIRCLE 19 PARKWAY
SUITE 200
ALPHARETTA, GEORGIA 30009
404.241.4400

SHEET DATE

DRAWN BY

CHECKED BY

PROJECT #

SHEET TITLE

SITE PLAN

A0.1



PLACE MAKER DESIGN

ALPHARETTA
CITY CENTER

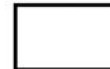


7/28/17

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2B IS THE MIRROR IMAGE OF 2A, TYP.
NOTE:
ALL EXPOSED TRIM SURFACES TO BE
PAINTED PT-1 UNLESS NOTED
OTHERWISE, TYPICAL ALL ELEVATIONS



02 WEST (MAIN ST) ELEVATION
A2.1 1/8" = 1'-0"



01 TOWN GREEN ELEVATION
A2.1 1/8" = 1'-0"



PLACE MAKER DESIGN

ALPHARETTA
CITY CENTER



7/28/17

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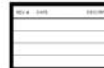


02 EAST ELEVATION
A2.2 1/8" = 1'-0"



01 BROAD STREET ELEVATION
A2.2 1/8" = 1'-0"

2B IS THE MIRROR IMAGE OF 2A, TYP.
NOTE:
ALL EXPOSED TRIM SURFACES TO BE
PAINTED PT-1 UNLESS NOTED
OTHERWISE, TYPICAL ALL ELEVATIONS



ALPHARETTA
CITY CENTER
BUILDING 2A & 2B
ALPHARETTA, GEORGIA
MORRIS & FELLOWS



PLACE MAKER DESIGN
1000 CIRCLE 775 PARKWAY
SUITE 200
ALPHARETTA, GEORGIA 30201
404.541.4471

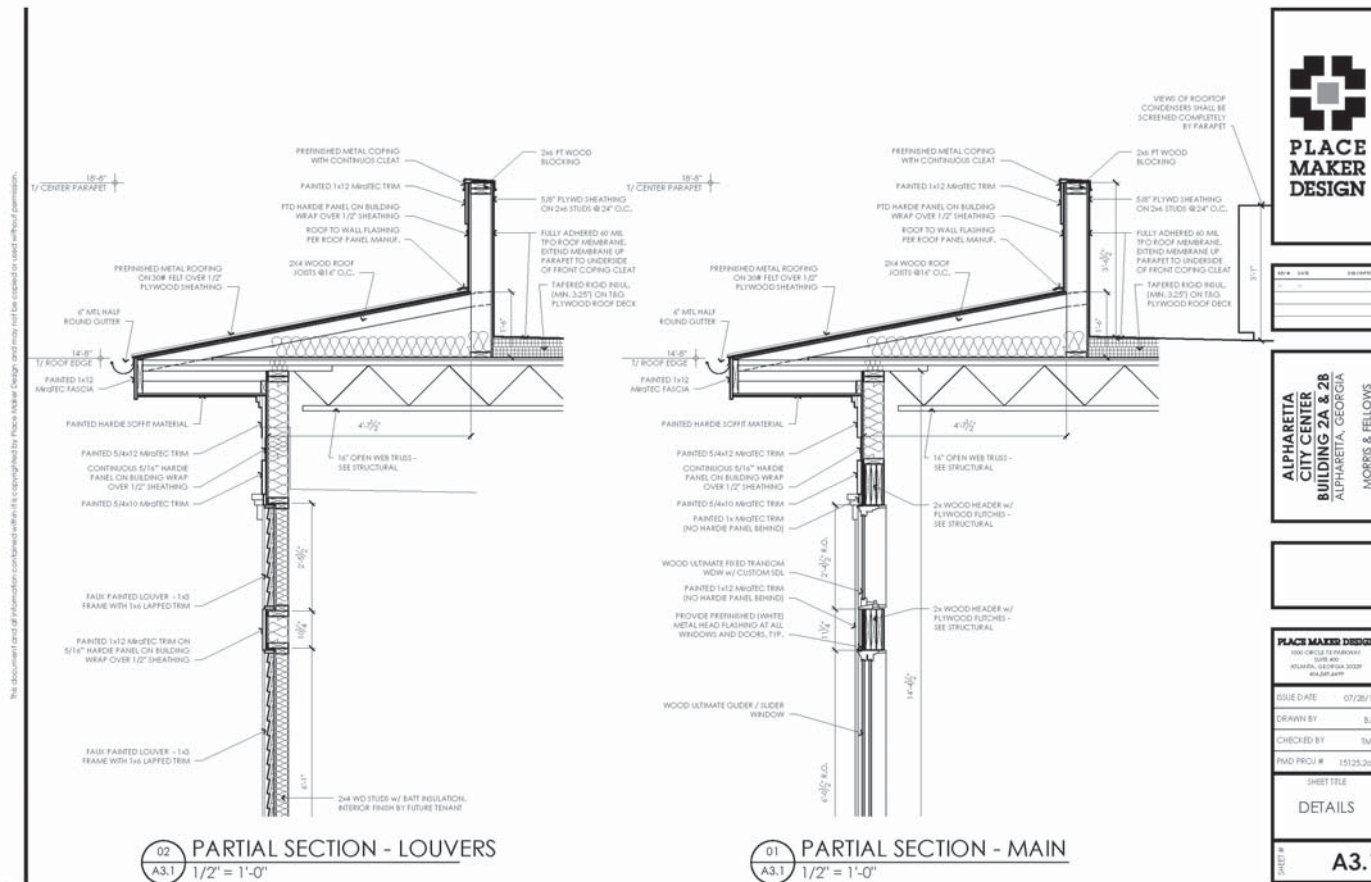
ISSUE DATE 07/28/17
DRAWN BY EJR
CHECKED BY TLV
PLOT PROJ # 15125.200
SHEET TITLE
ELEVATIONS
SHEET # A2.2



PLACE MAKER DESIGN

ALPHARETTA
CITY CENTER





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MATERIAL SCHEDULE		
	SV-1	STONE VENEER CORONADO STONE STYLE: VENETIAN VILLA COLOR: MADISON COUNTY RANDOM ASHLAR PATTERN
	PT-1	PAINT COLOR TO MATCH SHERWIN WILLIAMS SW 7566 "WEST HIGHLAND WHITE"
	MR-1	METAL ROOFING PAC-CLAD SHAPCLAD COLOR: (CUSTOM) TO MATCH SW3478 WATERY
	MC-1	METAL COPING PAC-CLAD PAC-CONTINUOUS CLEAT COLOR: ALMOND



PLACE MAKER DESIGN	
1000 CIRCLE 19 PARKWAY ALPHARETTA, GEORGIA 30004 404.341.4477	
ISSUE DATE:	07/28/17
DRAWN BY:	B.J.
CHECKED BY:	DAV
PROJ. NO. / PROJ. W.:	10125-210
SHEET TITLE	
MATERIALS	
SHEET # A4.1	



PLACE MAKER DESIGN





Kathi Cook
Director Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE; Letter of Use Intent Parcels 2A & 2B - Alpharetta City Center

Dear Kathi;

Please be advised that Alpha 1-2-3 LLC intends to construct the two Pavilion buildings 2A & 2B as small restaurants. We are currently in talks with a Pizza Restaurant, a French Bistro, a Taqueria, a Japanese Ramen Bar from Buckhead, and a popular local restaurant known for its specialty Fried Chicken.

Please feel free to contact Cheri Morris at 404-625-1403 should you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read "Cheri Morris", is centered within a rectangular area that has a light, textured background.

Cheri Morris
Alpha 1-2-3 LLC

7/31/17

CITY CENTER JEWEL BLDGS 2A & 2B

CU-17-09

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ 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."
5. Applications will be accepted only 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: Cheri Morris

Telephone: 404-625-1403

Address: 4940 Long Island Drive, NW

Suite: N/A

City Sandy Springs

State: GA

Zip: 30327

Fax: 404-250-1515

Mobile Tel: 404-625-1403

Email: cheri.morris@morrisandfellows.com

Subject Property Information:

Address: Building 2A at 24 South Main Street & Building 2B at 34 South Main Street, Alpharetta, GA 30009

Current Zoning: MU

District: 2

Section: 2

Land Lot: 1268 & 1269

Parcel ID: Parcel 2A & 2B Alpharetta City Center

Proposed Zoning: MU

Current Use: Retail / Restaurant

This Application For (Check All That Apply):

☒ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☒ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

7/31/17

CITY CENTER JEWEL BLDGS 2A & 2B

APPLICANT REQUEST AND INTENT

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

The two Pavilion buildings 2A & 2B are proposed as restaurant buildings.

Applicant's Request (Please itemize the proposal):

The applicant is requesting approval of the design of the two buildings as submitted, so applicant can submit for building permits and proceed with construction.

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

Applicant intends to construct two shell only buildings of identical design except as one building is the mirror image of the other and then lease the buildings to restaurant tenants.

7/31/17

CU-17-09
CITY CENTER JEWEL BLDGS 2A & 2B

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Cheri Morris - Alpha 1-2-3 LLC

Telephone: 404-625-1403

Address: 4940 Long Island Drive, NW

Suite: N/A

City Sandy Springs

State:

Zip: 30327

-

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

Identify Authorized Applicant:

Name of Authorized Applicant: Cheri Morris

Telephone: 404-625-1403

Address: 4940 Long Island Drive, NW

Suite: N/A

City Sandy Springs

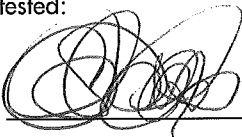
State: GA

Zip: 30327

-

So Sworn and Attested:

Owner Signature:



Date:

7/27/17

Notary:

Notary Signature:

Date:

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: Cheri Morris

Subject Public Hearing Case:

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: David Belle Isle

Position: Mayor City of Alpharetta

Description of Contribution: Secretary of State Campaign

Value: \$3,000.00

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

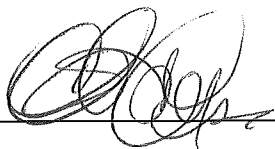
Description of Contribution:

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: Cheri Morris



Date: July 31, 2017



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: September 18, 2017

I. AGENDA ITEM TITLE: PH-17-27: EDWARD ANDREWS HOMES/DETENTION POND WALL
CONSIDERATION OF A REQUEST TO CHANGE PREVIOUS CONDITIONS OF ZONING FOR THE PURPOSE OF CHANGING THE FINISHING MATERIAL ON A DETENTION POND WALL. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF THOMPSON STREET, JUST WEST OF PARK STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 749, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

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>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Location Map, Midwick Streetscape Elevation, Midwick -Art Wall Rendering, Application, Citizen Part B Report



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-27 EDWARD ANDREWS HOMES THOMPSON STREET/DETENTION POND WALL

CITY COUNCIL: SEPTEMBER 11, 2017

II. RECOMMENDATION:

Approve PH-17-27 Edward Andrews Homes Thompson Street/Detention Pond Wall and Courtyard Material Request, subject to the following conditions:

1. Thompson Street homes shall include courtyards with low stacked stone and/or brick walls or evergreen hedge with columns between sidewalk and home, as depicted on streetscape elevation prepared by Edward Andrews Homes, dated 8/31/2017, with final approval by Staff. Under ledge lighting of wall shall be required in order to enhance multiuse trail.
2. Detention pond shall be heavily landscaped and retaining walls shall be faced with brick or stone where visible from public right of way, except that 3 designated areas for public art shall be permitted on the north elevation of the detention pond wall, as depicted on the rendering prepared by Edward Andrews Homes, dated 8/30/2017, with final approval by Staff. Design of detention facility will minimize standing water where feasible with final determination to be made by staff.
3. Developer shall record a legal document allowing for the detention pond wall to be used for public art.
4. Public art pieces shall require approval at a Design Review Board meeting where notification is given to adjacent property owners.
5. Previous conditions of zoning shall remain in effect, except as modified by these conditions.

III. REPORT IN BRIEF:

The applicant, Edward Andrews Homes, requests a change to previous conditions of zoning on a 5.85-acre property approved for a 'For-Sale' residential subdivision. The requested changes would allow for public art on the detention pond wall and an evergreen hedge with columns to define courtyard areas for homes fronting Thompson Street. The subject property is located on the north side of Thompson Street, just west of Park Street.

DISCUSSION

The submitted request, if approved, will allow for changes to previous conditions of zoning related to the Thompson Street Investments (Edward Andrews Homes – Midwick) residential subdivision on Thompson Street. The proposed changes would allow courtyard areas fronting Thompson Street to be defined with a wall or evergreen hedge and to allow public art on the detention pond wall. The subject property is located on the north side of Thompson Street, just west of Park Street.

The property was approved on October 26, 2015 for a rezoning to DT-LW (Downtown Live-Work) to allow 40 'For-Sale' townhome units on 5.85 acres. Council recently approved a change to previous conditions of zoning to allow 17 townhomes to be converted to 17 single-family detached units for lots along

Thompson Street. As shown below, the applicant proposes the following changes to two (2) previous conditions of zoning related to file CLUP-15-04/Z-15-06/V-15-07 Thompson Street Investments:

9. Thompson Street homes shall include courtyards with low stacked stone and/or brick walls or evergreen hedge with columns between sidewalk and home, as depicted on streetscape elevation prepared by Edward Andrews Homes, dated 8/30/2017, with final approval by Staff. Under ledge lighting of wall shall be required in order to enhance multiuse trail.

17. Detention Pond shall be heavily landscaped and retaining walls shall be faced with brick or stone where visible from public right of way, except that 3 designated areas for public art shall be permitted on the north elevation of the detention pond wall, as depicted on the rendering prepared by Edward Andrews Homes, dated 8/30/2017, with final approval by Staff. Design of detention facility will minimize standing water where feasible with final determination to be made by staff.

The City has envisioned an art walk along the Thompson Street section of the Alpha Loop. As a result, the Edward Andrews Homes (Midwick) detention pond wall has been identified as an opportunity for public art. The applicant prepared a rendering depicting the wall faced with brick with three (3) designated areas for public art. The proposed 7' x 14' public art panels will have a smooth coat stucco finish and will be painted with a color to blend with the natural surroundings until such time that artwork is commissioned.

Academy Park backs up to the applicant's property to the north, with the two (2) properties being separated by a stream and associated undisturbed buffers. The nearest townhome building in Academy Park is approximately 250' from the detention pond wall. The area between the wall and Academy Park includes a mix of hardwoods and pines. Previous conditions of zoning required the stream buffer to be replanted to create a park-like setting with trees and shrubs. In order to comply with this condition of zoning, the developer will install landscape material within the stream buffer along the Alpha Loop.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for change to previous conditions of zoning. The evergreen hedge defining courtyards of homes along Thompson Street will help soften the streetscape. The use of the detention pond wall for public art would be a benefit to the citizens of the City and will further contribute to the success and experience of the Alpha Loop. The City's Comprehensive Plan includes the following policies and strategies related to public art:

- Natural Historic and Cultural Resources (NHCR) Strategy 1.9: Continue to evaluate ways to encourage Public Arts Programming and Arts Facilities.
- NHCR Strategy 3.2: Actively pursue methods to expand, enhance, and create more multi-use trail activity.
- Community Services and Facilities (CSF) Policy 3: Enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all city residents.
- CSF Strategy 3.1: Create a public art program to promote public art that will foster community pride and improve the visual attractiveness of public spaces.

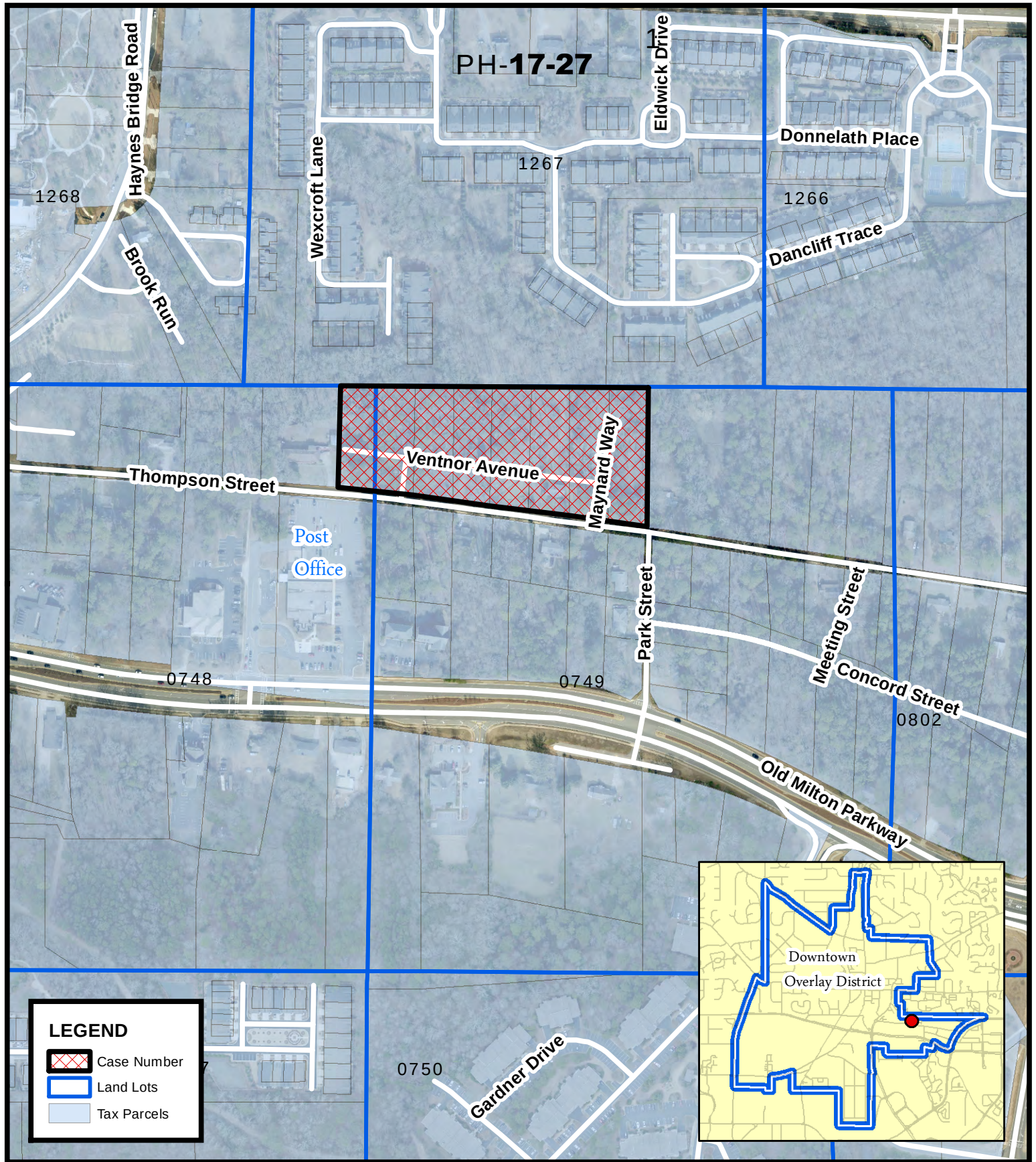
CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

The City has received objections from Academy Park residents to the proposed use of the detention pond wall for public art. Residents have stated that the natural setting along the stream is not an appropriate location for public art.

IV. ATTACHMENTS:

- Site Plan
- Streetscape Exhibit
- Detention Pond Wall Exhibit



Location Map
Thompson Street Townhomes
Detention Pond Wall

PH-17-27
 D/LL: 1/2/748, 749
 CC Date: 9/11/17

Location Map Provided by:
 Community Development - GIS





Goswick Way
Scale: 3/8"=1'-0"



Typical Front Entry
Scale: 3/8"=1'-0"



Thompson Park Access
Scale: 3/8"=1'-0"



Lot 37

Goswick Way

Lot 36

Lot 35

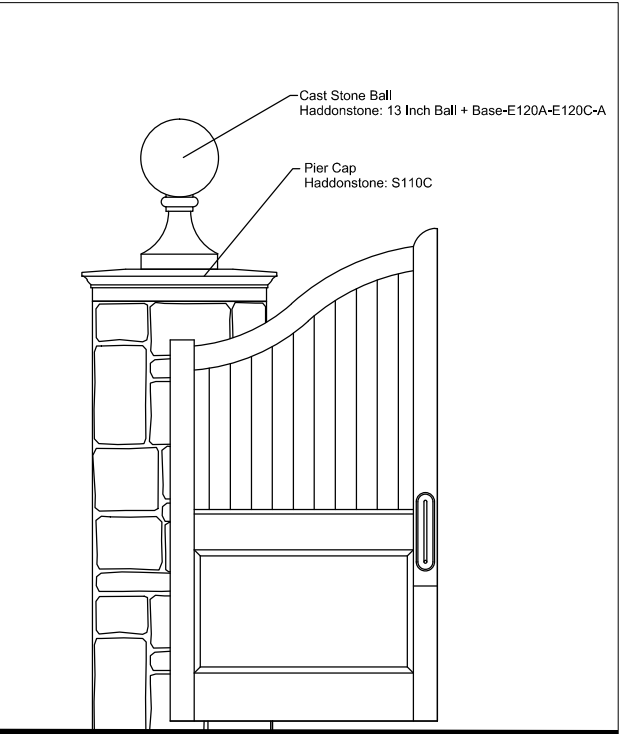
Thompson Park Access

Lot 34

Streetscape Elevation
Not to scale



MIDWICK



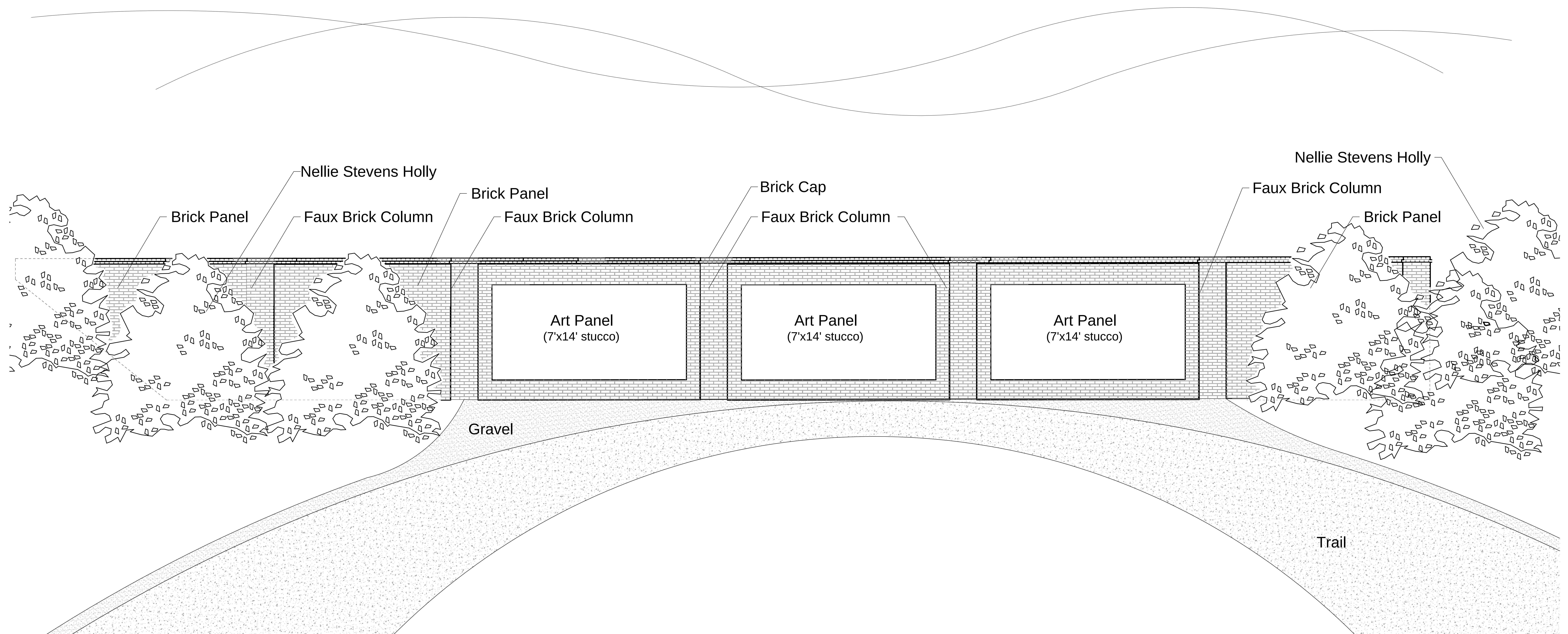
Park Gate
Welded Open
Scale: 3/8"=1'-0"



Stone Sample



Inspiration Image



ART WALL CONCEPT



MIDWICK

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

Case #: _____

☐ 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."
5. Applications will be accepted only 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: _____

KEVIN NORTON

Telephone: _____

404.951.6546

Address: _____

2303 Cumberland Pkwy

Suite: _____

City: _____

Atlanta

State: _____

GA

Zip: _____

30339

Fax: _____

Mobile Tel: _____

404.951-6546

Email: _____

k.norton@ceahomes.com

Subject Property Information:

Address: _____

122-204 Thompson St.

Current Zoning: _____

DT-LW

District: _____

1

Section: _____

2ND

Land Lot: _____

749/749

Parcel ID: _____

Proposed Zoning: _____

DT-LW

Current Use: _____

Residential

This Application For (Check All That Apply):

☐ Conditional Use☐ Master Plan Amendment☐ Rezoning☐ Master Plan Review☒ Variance☐ Public Hearing☐ Comprehensive Plan Amendment☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

Single-family residential

Applicant's Request (Please itemize the proposal):

Condition 17 of original zoning to be revised to state that ".....retaining walls shall be faced with stucco and painted where visible from public right-of-way with final approval by staff".

Condition 9 of original zoning to be revised to state that "Thompson Street homes shall include courtyards with low stacked stone and/or brick walls or evergreen hedge with columns on either side of entryway to homes between sidewalk and home with final approval by staff".

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

Applicant intends to work with City Arts Commission to provide opportunities to display art on the Alpha Loop side of the detention pond wall.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name:

Kevin Norton

Telephone:

404.951.6546

Address:

2303 Cumberland Pkwy.

Suite:

City

Atlanta

State:

GA

Zip:

30339

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 _____ |

Identify Authorized Applicant:

Name of Authorized Applicant:

CRP EAH TS, LLC

Telephone:

770.541.5250

Address:

2303 Cumberland Pkwy.

Suite:

City

Atlanta

State:

GA

Zip:

30339

So Sworn and Attested:

Owner Signature:


Todd Hager

Date:

8/11/2017

Notary:

Notary Signature:

N. Kigwana

Date:

8/11/17



THOMPSON ST TOWNHOMES DETENTION POND (CC ONLY)
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:

CRP EAH TS, LLC

Subject Public Hearing Case:

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 has 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:

Position:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

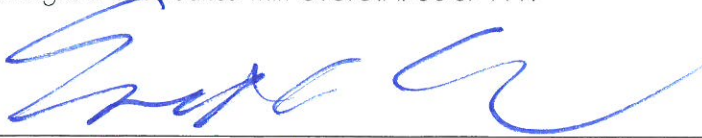
Description of Contribution:

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:


Todd Hager

Date:

8/11/2017

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:

THOMPSON STREET TOWNHOMES

Contact Name:

KEVIN NORTON

Telephone:

404.951.6546

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.

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.

THOMPSON ST TOWNHOMES DETENTION POND (CC ONLY)

Linda L & Douglas Avren or current property owner
205 Hembree Park Terr Roswell GA 30076

Old Milton Holdings
5100 Peachtree Parkway #200, Norcross GA 30092

Scott Gilkey or current property owner of 165 Thompson St
2095 Willshire GLN Alpharetta GA 30009
12 270407490238

James T Jones & Catherine G Jones or current property owner of 155 Thompson St
2305 Dinsmore Rd Alpharetta GA 30004
12 270407490659

Narden Kaldani or current property owner
145 Thompson St Alpharetta GA 30004
12 270407490667

KDC Thompson LLC
410 Peachtree Parkway Suite 4245, Cumming GA 30041

Newhall Land Co
2974 Hardman Ct Ne, Atlanta, Ga 30305

Notting Hill of Alpharetta
5100 Peachtree Parkway #2000, Norcross GA 30092
12 270407490626

United States Postal Service or current property owner of 2400 Old Milton Pky
1735 North Brown Rd Suite 200 Lawrenceville GA 30043 8153
12 270307480800

Robert D Cheeley or current property owner 218 Thompson St
5100 Peachtree Parkway #200, Norcross GA 30092
12 270407490493

Leslie Moss or current property owner
112 Thompson St Alpharetta GA 30004
12 270307480776

Academy Park Neighborhood Association INC
0 Academy St
P.O. Box 87363 Atlanta GA 30337
22 498312670284

THOMPSON ST TOWNHOMES DETENTION POND (CC ONLY)

Academy Park Neighborhood Association INC
1465 Northside Dr NW STE 128 Atlanta GA 30318 4244
22 514212670503

Dreyfus Properties LLC or current property owner of 72 Thompson St
6094 Odell St Cumming GA 30040
12 270307480396

Tiffany Square Homeowners Association Inc or current property owner
4004 Tiffant Sq Alpharetta GA 30009-3768

Tad D Ransopher or current property owner
82 Thompson St Alpharetta GA 30004

Douglas Avren or current property owner of 252 Thompson St
205 Hembree Park Terr Roswell GA 30076
12 270407490105

Richard Q Zhou or current property owner of 262 Thompson St
205 Ascalon Ct Alpharetta GA 30005
12 270407490113

Elvin L Aycock or current property owner of 66 Thompson Street
185 Thompson Street, Alpharetta GA 30009

David Porter or current property owner 2440 Old Milton Pky
376 Air Acres Way Woodstock GA 30188-2910

James & Catherine Jones or current property owner of 155 Thompson St
2305 Dinsmore Rd Alpharetta GA 30004

State Bank & Trust Company or current property owner of 2380 Old Milton Pkwy
4219 Forsyth Rd Macon GA 31208

Stature Properties LLC or current property owner 2300 Old Milton Pky
675 Seminole Ave Suite 301 Atlanta GA 30307

Blackwater Ventures LLC or current property owner of 2410 Old Milton Pky
306 Champions CT, Woodstock GA 30188

THOMPSON ST TOWNHOMES DETENTION POND (CC ONLY)

CRP EAH TS, L.L.C.
2303 Cumberland Parkway, SE
Atlanta, Georgia 30339

August 11, 2017

Mr. Michael Woodman
Senior Planner
City of Alpharetta – Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009

Re: Letter of Intent – Variance & Change in Zoning Conditions
Thompson Street Townhomes

Dear Mr. Woodman,

We respectfully request approval for a Variance and Change in Zoning Conditions to zoning case Z-15-06, dated October 26, 2015. We have already begun development of the project, but now seek City approval to make changes while we progress with the site work.

Our original approved site plan and zoning conditions had included under condition number 17 that the detention pond retaining walls shall be faced with brick or stone where visible from public right-of-way with final approval by Staff. We have been working with Staff and the City Arts Commission to create an opportunity for art to be displayed on the detention pond retaining wall fronting the Alpha Loop trail. We met with members of the Arts Commission and Parks & Recreation on August 8th at the site and it was determined that the best finish for the retaining wall will be to clad it with stucco and to paint the stucco black. Art panels could then be attached to the retaining wall by drilling directly into the concrete wall. Repairs to the stucco can be easily made if and when the art panels are exchanged for other art panels/exhibits.

Please let us know if you have questions or require additional information.

Sincerely,



Kevin S. Norton, P.E.
Vice President, Land Acquisition & Development

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 748 & 749, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a 1" rod found at the intersection of Land Lots 748, 749 and the Northern Right-of-Way line of Thompson St (30' Right-of-Way), said rod being the TRUE POINT OF BEGINNING; Thence continuing along said Right-of-Way line in a Northwesterly direction, North 85 degrees 38 minutes 57 seconds West, a distance of 93.37 feet to an iron pin set; Thence leaving the Northern Right-of-Way line of Thompson St (30' Right-of-Way), North 01 degrees 26 minutes 34 seconds East, a distance of 272.15 feet to an iron pin set; Thence South 89 degrees 50 minutes 44 seconds East, a distance of 94.85 feet to a 5/8" rebar found; Thence South 89 degrees 08 minutes 13 seconds East, a distance of 115.00 feet to an iron pin found; Thence South 89 degrees 10 minutes 42 seconds East, a distance of 99.96 feet to a point; Thence South 89 degrees 10 minutes 42 seconds East, a distance of 99.96 feet to an iron pin found; Thence South 89 degrees 10 minutes 44 seconds East, a distance of 99.98 feet to an iron pin found; Thence South 89 degrees 11 minutes 18 seconds East, a distance of 100.00 feet to an iron pin found; Thence South 89 degrees 10 minutes 54 seconds East, a distance of 99.90 feet to a point; Thence South 89 degrees 10 minutes 54 seconds East, a distance of 99.90 feet to a 5/8" rebar found; Thence South 02 degrees 07 minutes 19 seconds West, a distance of 363.22 feet to a 1" rod found on the Northern Right-of-Way line of Thompson St (30' Right-of-Way); Thence continuing along said Right-of-Way in a Northwesterly direction, North 82 degrees 28 minutes 44 seconds West, a distance of 99.86 feet to a point; Thence continuing along said Right-of-Way, North 82 degrees 28 minutes 44 seconds West, a distance of 99.85 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 24 minutes 12 seconds West, a distance of 99.97 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 31 minutes 45 seconds West, a distance of 100.01 feet to a point; Thence continuing along said Right-of-Way, North 82 degrees 31 minutes 45 seconds West, a distance of 100.01 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 33 minutes 00 seconds West, a distance of 100.04 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 04 minutes 10 seconds West, a distance of 116.31 feet to a 1" rod found, said rod being the TRUE POINT OF BEGINNING.

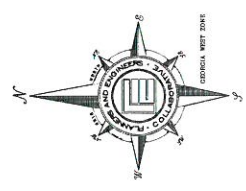
Said tract containing 5.860 acres.

PLANNERS AND ENGINEERS
COLLABORATIVE

THOMPSON STREET TOWNHOMES DETENTION POND (CC ONLY)
EAT ACQUISITIONS, L.L.C.
CRP EAT TS, L.L.C.

ALTA/ACSM LAND TITLE SURVEY
DRAWN BY: JAV
CHECKED BY: JAV
DATE: 11-1-2015
SCALE: 1" = 40'

SURVEYOR'S ACKNOWLEDGMENT
I, JAVIER A. JAVIER, State of Georgia, Licensed Professional Surveyor, No. 11111, do hereby certify that I am the author of the foregoing map, and that I am a duly licensed and qualified person to perform the duties of a surveyor in the State of Georgia. I am not aware of any fraud or other illegal conduct in the preparation of this map. The map was completed on 11-1-2015.
Date of Map or Plan: 11-1-2015



- LEGEND**
- 1" = 40'
 - 1" = 100'
 - 1" = 200'
 - 1" = 400'
 - 1" = 800'
 - 1" = 1600'
 - 1" = 3200'
 - 1" = 6400'
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THOMPSON STREET



NTS

PLANNERS AND ENGINEERS
COLLABORATIVE

EDWARD ANDREWS HOMES
2303 CUMBERLAND PKWY SE
ATLANTA, GEORGIA 30339
PHONE: 770 541-5264

AMENDED APP 8.30.17
PH-17-27
THOMPSON ST TOWNHOMES DETENTION POND (CC ONLY)



Photo 1. Detention Pond Wall looking east from Alpha Loop trail.



Photo 2. Detention pond wall looking west from Alpha Loop trail.



Photo 3. Example photo of hedge behind sidewalk.

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:

THOMPSON STREET TOWNHOMES

Contact Name:

KEVIN NORTON

Telephone:

404.951.6546

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.

I have not received any comments

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.

Attached as Exhibit A



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.

Attached as Exhibit B

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:

KSA

Date:

8/23/17

Print Form

EXHIBIT A

August 18, 2017

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Change in Zoning Conditions PH-17-27
Notice of Public Hearing

Dear Property Owner,

The purpose of this letter is to notify you that CRP EAH TS, L.L.C. has filed an application with the City of Alpharetta requesting a change in previous zoning conditions for the 5.85 acre tract located on north side of Thompson Street, just west of Park Street. The property was rezoned to DT-LW on October 26, 2015 under case number CLUP-15-04/Z-15-06/V-15-17. The requested zoning condition changes will allow for the use of stucco, brick and/or stone on the north face of the detention pond retaining wall that abuts the Alpha Loop trail.

The City Council meeting is scheduled for 6:30 PM on September 11, 2017 at City Hall. If you have questions or would like additional information, please contact me at:

Kevin Norton
CRP EAH TS, L.L.C.
2303 Cumberland Parkway, SE
Atlanta, GA 30339
k.norton@eahomes.com
404-951-6546

A site plan is attached for your consideration.

Sincerely,



Kevin S. Norton, P.E.

THOMPSON STREET



EXHIBIT B

Linda L & Douglas Avren or current property owner
205 Hembree Park Terr Roswell GA 30076

Old Milton Holdings
5100 Peachtree Parkway #200, Norcross GA 30092

Scott Gilkey or current property owner of 165 Thompson St
2095 Willshire GLN Alpharetta GA 30009
12 270407490238

James T Jones & Catherine G Jones or current property owner of 155 Thompson St
2305 Dinsmore Rd Alpharetta GA 30004
12 270407490659

Narden Kaldani or current property owner
145 Thompson St Alpharetta GA 30004
12 270407490667

KDC Thompson LLC
410 Peachtree Parkway Suite 4245, Cumming GA 30041

Newhall Land Co
2974 Hardman Ct Ne, Atlanta, Ga 30305

Notting Hill of Alpharetta
5100 Peachtree Parkway #2000, Norcross GA 30092
12 270407490626

United States Postal Service or current property owner of 2400 Old Milton Pky
1735 North Brown Rd Suite 200 Lawrenceville GA 30043 8153
12 270307480800

Robert D Cheeley or current property owner 218 Thompson St
5100 Peachtree Parkway #200, Norcross GA 30092
12 270407490493

Leslie Moss or current property owner
112 Thompson St Alpharetta GA 30004
12 270307480776

Academy Park Neighborhood Association INC
0 Academy St
P.O. Box 87363 Atlanta GA 30337
22 498312670284

Academy Park Neighborhood Association INC
1465 Northside Dr NW STE 128 Atlanta GA 30318 4244
22 514212670503

Dreyfus Properties LLC or current property owner of 72 Thompson St
6094 Odell St Cumming GA 30040
12 270307480396

Tiffany Square Homeowners Association Inc or current property owner
4004 Tiffant Sq Alpharetta GA 30009-3768

Tad D Ransopher or current property owner
82 Thompson St Alpharetta GA 30004

Douglas Avren or current property owner of 252 Thompson St
205 Hembree Park Terr Roswell GA 30076
12 270407490105

Richard Q Zhou or current property owner of 262 Thompson St
205 Ascalon Ct Alpharetta GA 30005
12 270407490113

Elvin L Aycock or current property owner of 66 Thompson Street
185 Thompson Street, Alpharetta GA 30009

David Porter or current property owner 2440 Old Milton Pky
376 Air Acres Way Woodstock GA 30188-2910

James & Catherine Jones or current property owner of 155 Thompson St
2305 Dinsmore Rd Alpharetta GA 30004

State Bank & Trust Company or current property owner of 2380 Old Milton Pkwy
4219 Forsyth Rd Macon GA 31208

Stature Properties LLC or current property owner 2300 Old Milton Pky
675 Seminole Ave Suite 301 Atlanta GA 30307

Blackwater Ventures LLC or current property owner of 2410 Old Milton Pky
306 Champions CT, Woodstock GA 30188



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: September 18, 2017

I. AGENDA ITEM TITLE: V-17-24: LEHIGH HOMES CUMMING STREET/POOL VARIANCE

CONSIDERATION OF A VARIANCE REQUEST TO ALLOW A POOL TO BE CONSTRUCTED WITHIN THE FRONT YARD. THE PROPERTY IS LOCATED AT 130 CUMMING STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 1253 & 1254, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

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>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Location Map, Landscape Plan, Site Plan, Le High Homes Approved Site Plan March 2016, Citizen Part B Letter, Application



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-17-24 LEHIGH HOMES CUMMING STREET LOT 10/POOL VARIANCE

CITY COUNCIL: SEPTEMBER 11, 2017

II. RECOMMENDATION:

Approve V-17-24 Lehigh Homes Cumming Street Lot 10/Pool Variance subject to the following conditions:

1. Lot 10 shall be developed substantially similar to site plan submitted by Proclaim Landscape Associates, LLC, dated 4/17/2017, except for modifications required to comply with the conditions below.
2. Architecture and materials of courtyard area shall be substantially similar to the submitted rendering, as approved by Staff. Pool equipment and accessories shall not be visible from the public right-of-way.
3. Landscape plan shall be substantially similar to the plan prepared by Proclaim Landscape Associates, LLC, dated 4/17/2017, as approved by Staff. Shrubs and/or vines, such as creeping fig shall be used to soften the brick wall. Shrubs shall be of varied heights.
4. Developer shall limit encroachment into the structural root plate and minimize encroachment into the critical root zone of the 60" Southern Red Oak. Developer shall comply with special construction techniques required by Staff for work within the structural root plate and critical root zone of the 60" Southern Red Oak. Additional tree care shall be required to offset the encroachment, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Brenden Walsh with Lehigh Homes, is requesting consideration of a variance to allow a pool within the front yard of a residential property. The subject property is located at 130 Cumming Street, on the north side of Cumming Street east of Cricket Lane.

DISCUSSION

The submitted request, if approved, would allow a swimming pool within a courtyard in the front yard of a single-family residential lot. Swimming pools are only permitted within the rear and side yards of a residential lot. The subject property is located at 130 Cumming Street, on the north side of Cumming Street east of Cricket Lane.

The property is zoned DT-R (Downtown Residential). Surrounding properties are zoned R-15 (Dwelling, 'For-Sale', Residential). The Manning Drive and Cold Creek Drive subdivisions and a few unplatted single-family detached lots surround the subject property.

Unified Development Code (UDC) Section 2.3.3 (B) has the following locational requirements for residential swimming pools:

"Swimming pools and their auxiliary structures shall maintain a 20' setback from side and rear property lines or the same setback as the principle structure, whichever is less. Swimming pools

shall not be located within the required front yard of any lot or closer to the front lot line than the principal building on the lot. Pools may also not be located within a buffer or easement."

The Lehigh Homes subdivision on Cumming Street was approved for a comprehensive land use plan amendment and rezoning on March 28, 2016. The approved plan depicted a 10-lot single-family detached subdivision with an existing home at 130 Cumming Street being renovated and preserved.

The site plan for Lot 10 depicts a single-family detached home on a corner lot, with orientation to Cumming Street and the new internal street. Therefore, the property has two (2) front yards. The courtyard area is proposed at the front of the home along Cumming Street, including a 10' x 20' (200 square foot) splash pool. The courtyard area is enclosed with a 5' decorative brick wall with decorative metal fencing on top and is no closer than approximately 13' from the front property line. The applicant has provided a rendering showing the courtyard area incorporated into the front façade of the home so that the pool is not visible from Cumming Street.

Previous conditions of zoning required that a 60" Southern Red Oak be saved at the southwest corner of Lot 10. As depicted on the site plan, the courtyard encroaches upon the structural root plate and critical root zone of this tree. The City Arborist has reviewed the applicant's request and believes that the construction of the courtyard can be accomplished through special construction techniques and tree care with minimal impacts to the tree. However, the Arborist believes the applicant should make every effort to minimize the encroachment on this tree.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property is constrained due to being a corner lot, as well as the presence of the 60" Southern Red Oak. These constraints limit the developable area for a pool.

2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: Due to Lot 10 being a corner lot, as well as, conditions of zoning requiring the garage to be screened from Cumming Street and saving the 60" Southern Red Oak, a pool would be very difficult to locate on the subject property.

3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property is constrained due to being a corner lot, as well as the presence of the 60" Southern Red Oak. These constraints limit the developable area for a pool.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: The applicant's requested variance will not cause a substantial detriment to the public good, if conditions are placed on the property requiring screening and landscaping.

CONCURRENCES

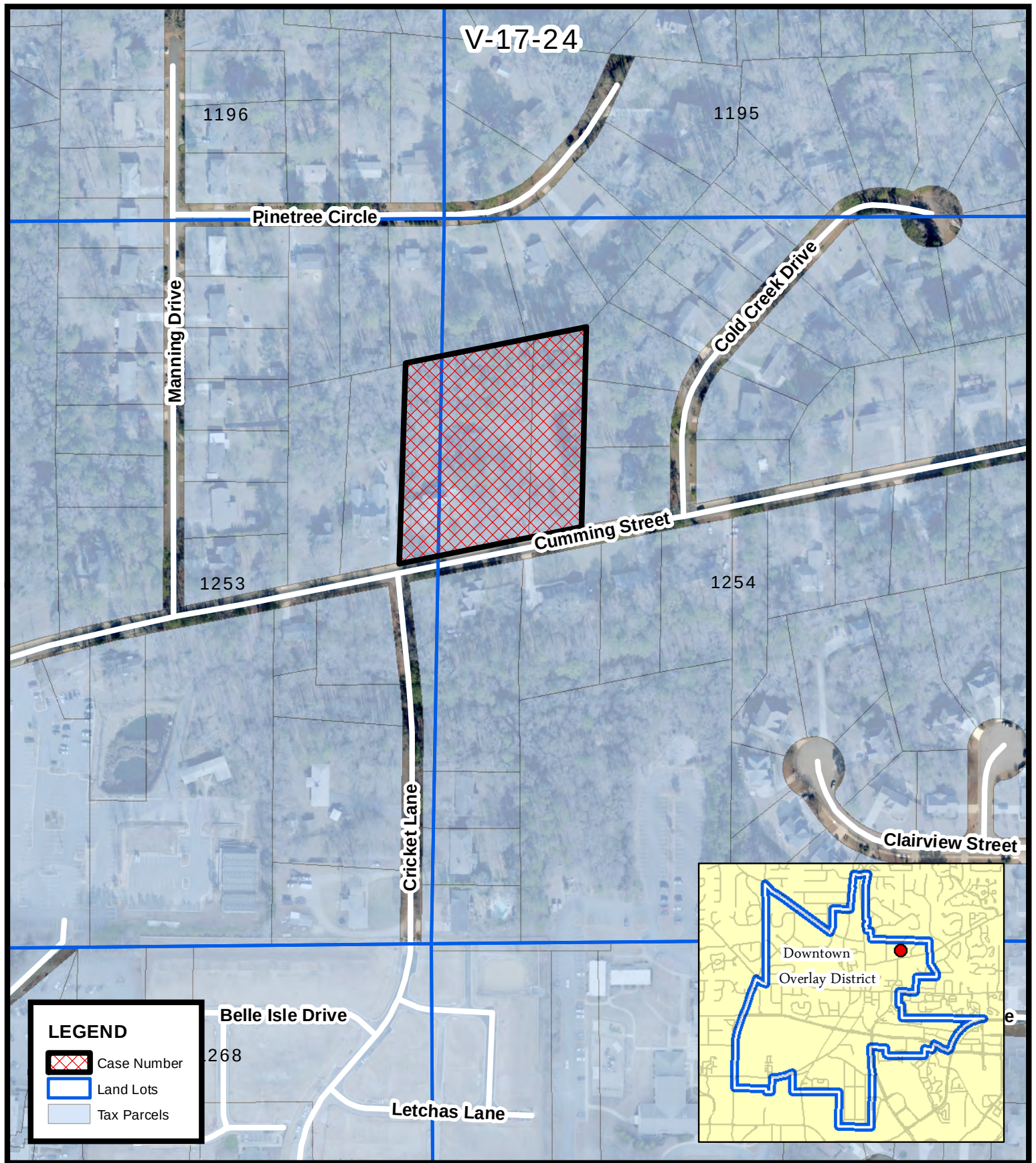
Staff has reviewed the application and is in general agreement with the requested variance. The small size of the pool is appropriate given its location and the pool has been carefully camouflaged within the courtyard area. If approved, conditions are recommended limiting the size of the courtyard and pool to the submitted plans, as well as architectural and screening requirements.

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.

IV. ATTACHMENTS:

- Site Plan
- Elevation



Location Map
LeHigh Homes--Lot 10
130 Cumming Street

V-17-24
D/LL: 2/2/1253, 1254
CC Date: 9/25/17

Location Map Provided by:
Community Development - GIS



THE FIRM OF PROCLAIM LANDSCAPE ASSOCIATES DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER 1-800-282-7411 PRIOR TO ANY CONSTRUCTION.

UTILITIES PROTECTION CENTER



CALL FREE
IN METRO ATLANTA
DIAL 811
THROUGHOUT GEORGIA
1-800-282-7411

THREE WORKING DAYS BEFORE YOU DIG

PROJECT DATA
SITE IS .31 ACRES / 13,940 SF
24 Hour Contact :
Brendan Walsh
704-609-2827

PROCLAIM

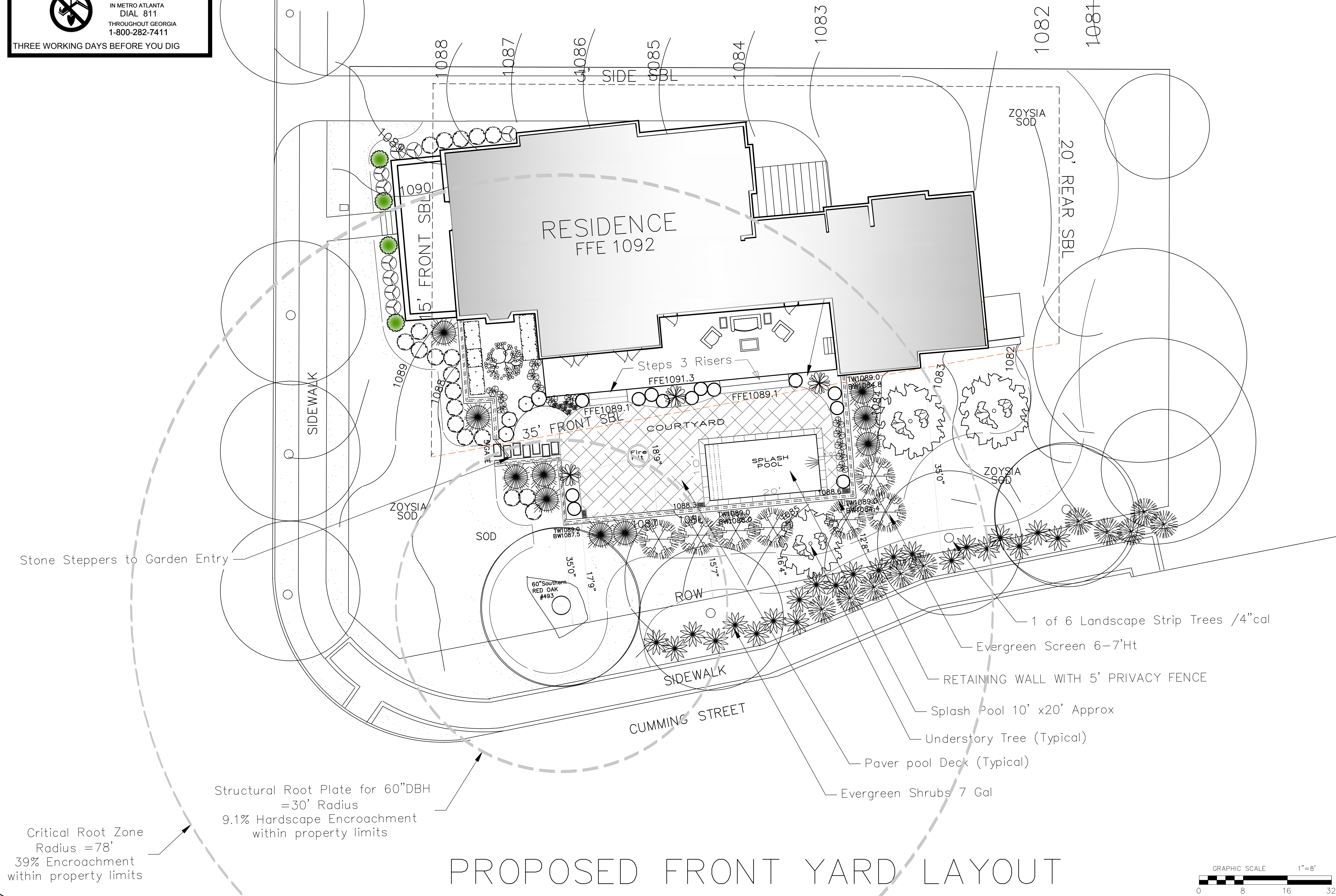
Landscape Associates, LLC
107 Colony Park Drive / Suite 600
Cumming, GA 30040
(770) 888-1956

Consultation * Design * Site Planning

LEHIGH HOMES

LOT #10 'WEYHILL'

ALPHARETTA, GA 30022



THE FIRM OF PROCLAIM LANDSCAPE ASSOCIATES DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER 1-800-282-7411 PRIOR TO ANY CONSTRUCTION.

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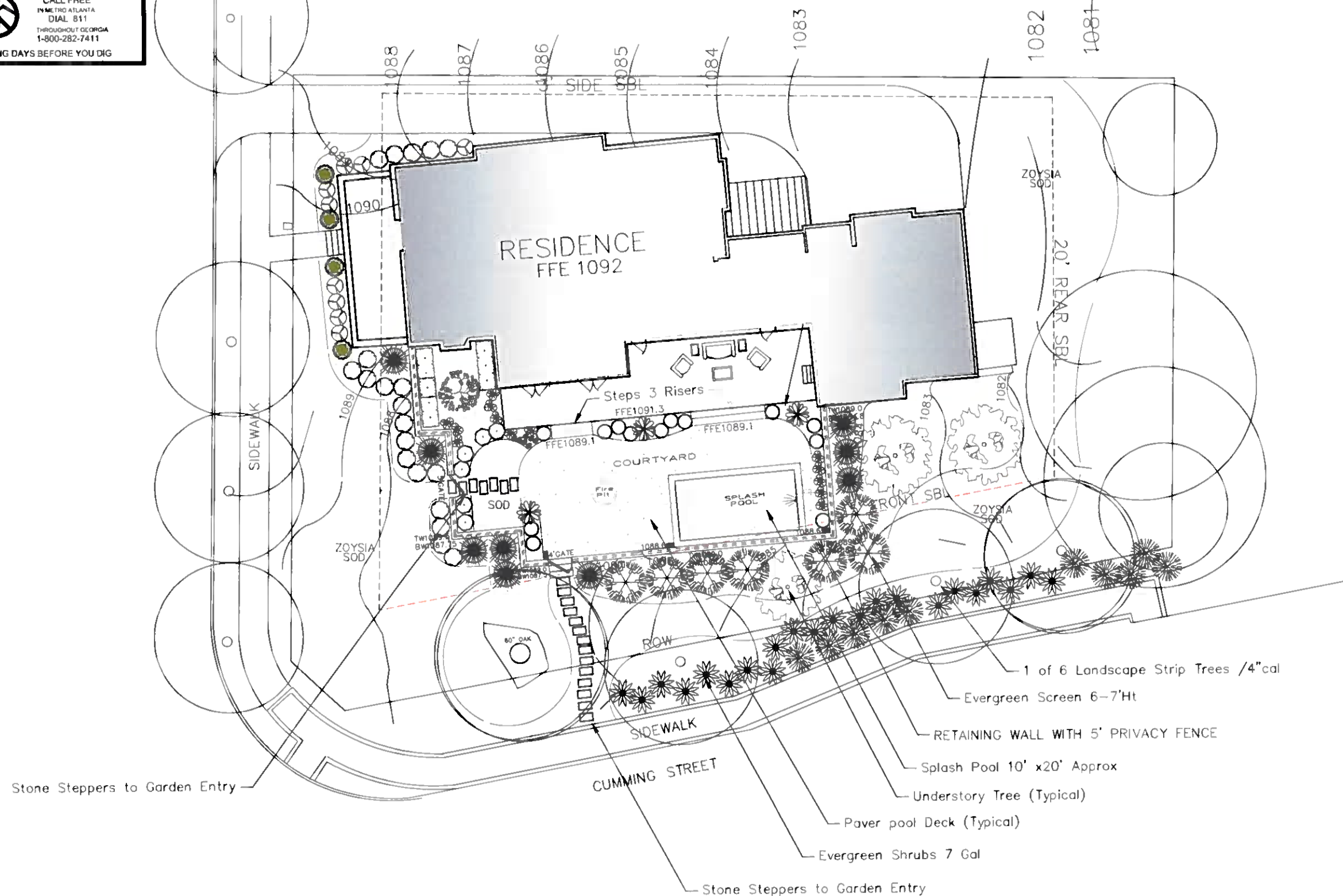
PROCLAIM

Landscape Associates, LLC
107 Colony Park Drive / Suite 600
Cumming, GA 30040
(770) 888-1956
Consultation * Design * Site Planning

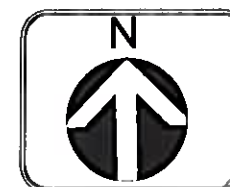
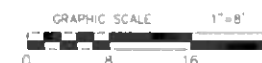
LEHIGH HOMES

LOT #10 'WEYHILL'

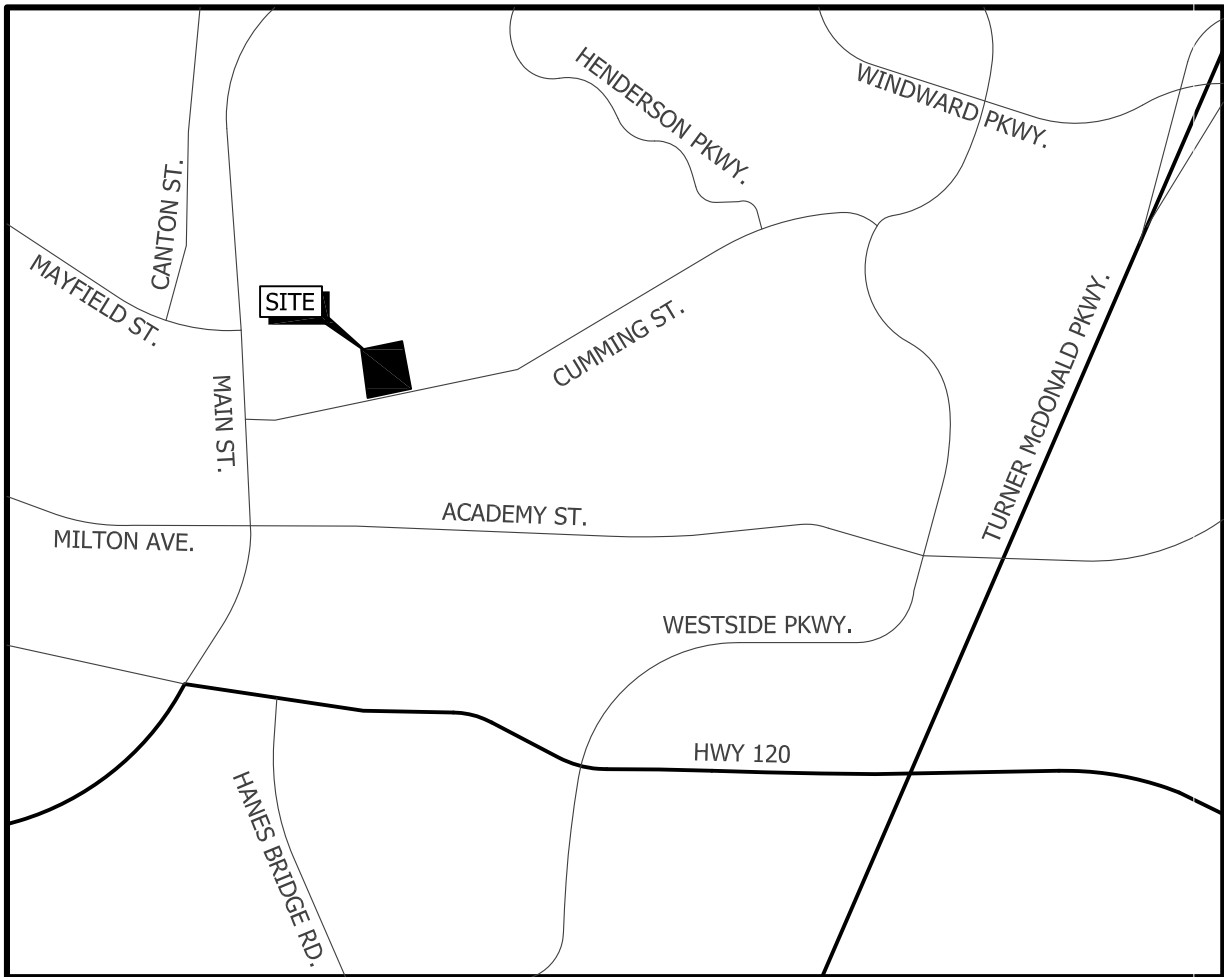
ALPHARETTA, GA 30022



PROPOSED FRONT YARD LAYOUT



DATE	April 17, 2017
SCALE	1" = 8'
JOB NO.	
SHEET	OF
1	1
DRAWN	ATH
CHECKED	ATH



VICINITY MAP
N.T.S.

GENERAL NOTES FROM SURVEY BY
LAND ENGINEERING, INC. dated 12/09/2015:

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
- TRACT 1 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 180,236 FEET. TRACT 2 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 113,536 FEET. A GEOMAX ZOOM 80 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 69,859 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
- NOT ALL UNDERGROUND UTILITIES ARE SHOWN. UNDERGROUND UTILITIES THAT ARE SHOWN WERE LOCATED BY ABOVE GROUND APPURTENANCES AND OBSERVED EVIDENCE. UTILITIES SHOWN ON THIS SURVEY MAY NOT BE SHOWN IN THEIR EXACT FIELD LOCATION. NO ATTEMPT WAS MADE TO TRACE OR MARK THE LOCATION OF UNDERGROUND UTILITIES WHICH WAS OUTSIDE THE SCOPE OF THIS SURVEY.
- ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICODE.COM AND MAY NOT REFLECT ANY ALTERNATE OR CONDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 13121C 0058F, EFFECTIVE DATE SEPTEMBER 18, 2013.
- THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC.
REF #: 1023-011
1601 S ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253
OFFICE: (678) 814-4346 FAX: (678) 814-4348
WWW.LAND.ENG

ABBREVIATIONS

BLDG	BUILDING
CONC.	CONCRETE
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DIST.	DISTURBED
LL	LAND LOT
MON.	MONUMENT
N/F	NOW OR FORMERLY
N.T.S.	NOT TO SCALE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.I.N.	PARCEL IDENTIFICATION NUMBER
P/L	PROPERTY LINE
RB	REBAR
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
TW	TOP OF WALL

LEGEND

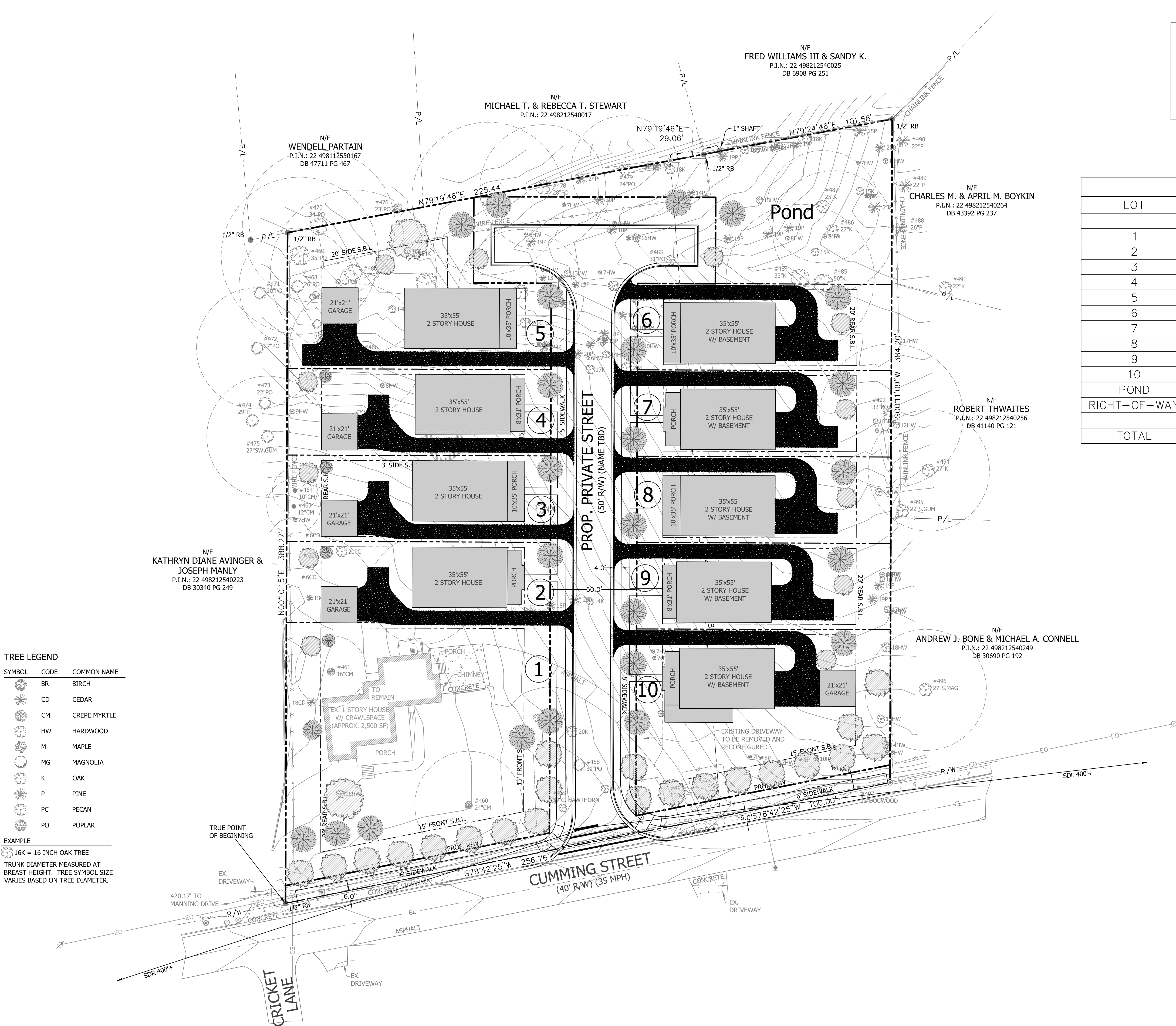
●	IRON PIN FOUND
⊙	IRON PIN SET (5/8" REBAR)
○	CALCULATED POINT
⊠	RIGHT OF WAY MONUMENT
⊡	WATER METER
⊕	WATER VALVE
⊞	FIRE HYDRANT
⊟	UTILITY POLE
⊠	AIR CONDITIONER UNIT

TREE LEGEND

SYMBOL	CODE	COMMON NAME
⊙	BR	BIRCH
⊙	CD	CEDAR
⊙	CM	CREPE MYRTLE
⊙	HW	HARDWOOD
⊙	M	MAPLE
⊙	MG	MAGNOLIA
⊙	K	OAK
⊙	P	PINE
⊙	PC	PECAN
⊙	PO	POPLAR

EXAMPLE

16K = 16 INCH OAK TREE
TRUNK DIAMETER MEASURED AT
BREAST HEIGHT. TREE SYMBOL SIZE
VARIES BASED ON TREE DIAMETER.



PARCEL INFORMATION
LOCATED IN LAND LOTS 1253 & 1254
2nd DISTRICT, 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GA

PROPERTY CURRENTLY CONSISTS OF TWO
SEPARATE PARCELS.
PARCEL 1: 91,520 sf (2.101 acres)
PARCEL 2: 43,550 sf (1.000 acres)
TOTAL: 135,070 sf (3.101 acres)

LOT SUMMARY

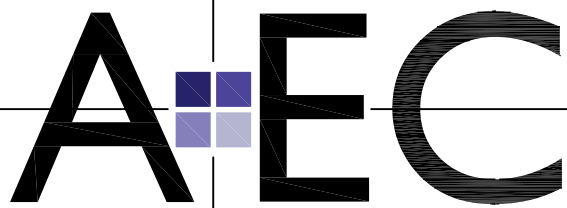
LOT	AREA (acres)
1	20,883
2	7,176
3	7,634
4	7,634
5	11,846
6	7,350
7	7,350
8	7,350
9	7,350
10	13,705
POND	10,561
RIGHT-OF-WAY	26,231
TOTAL	135,070

AMENITY AREA SUMMARY

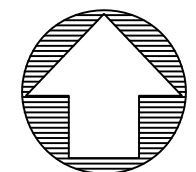
LOT	LAWN + PATIO
1	9,856
2	954
3	951
4	897
5	1,140
6	974
7	967
8	974
9	897
10	7,690
TOTAL	25,300
% AMENITY SPACE PROVIDED	18.70%

CURRENT ZONING
R-15 SINGLE FAMILY DETACHED RESIDENTIAL
CURRENT SETBACKS
FRONT: 65'
SIDE: 25'
REAR: 50'

PROPOSED ZONING
DT-R DOWNTOWN RESIDENTIAL
MIN. REQ'D. LOT SIZE: 2,500sf
SETBACK SHOWN (EXCEED REQUIREMENTS):
FRONT: 15'
SIDE: 3'
REAR: 20'



CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell Georgia 30075
(770) 641-1942 www.aecat.com



NORTH



PRELIMINARY SITE PLAN

LEHIGH HOMES

130 Cumming Street
Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 15-3829

DATE: 02-25-2016

SCALE: 1" = 30'

FILE NAME: 15-3829 P01.dwg

DESIGN/DRAWN: CJF



August 10th, 2017

Lehigh Homes and Development
43 Woodstock St.
Roswell, GA 30075
bwalsh@lehighinc.com
678-371-8165

Property Owner's Within 500 Feet of Subject Property
Alpharetta, GA 3004

Dear Property Owner,

My name is Brendan Walsh and I am the owner of Lehigh Homes and Development. Last year we purchased the property at 130 Cumming Street, to redevelop and build 9 new single family homes. In order for us to move forward with this project we had to complete a re-zoning of the property with the City of Alpharetta. Since the approval of that rezoning last year and securing our Land Disturbance Permit, we have started development on the property. As part of the re-zoning requirement we were required to save the historic home on site which will be re-furbished at a future date.

The reason I am reaching out today is that we have started pre-sales for homes in the community and our client for Lot #10 (lot adjacent to Cumming Street and newly developed street), would like to add a splash pool in their private courtyard. The reason we are required to go through a variance process is because of this being a corner lot, its get assigned two front set backs rather than a front and side setback. Since pools are not allowed in a front setback we are petitioning for a variance to allow this pool to be placed in the front setback inside the courtyard. This will be a small pool roughly 10'x20', and won't be visible from the street and enclosed by the courtyard walls.

There will be public hearing at City Hall on September 11th, 2017 at 6:30 PM. If you have any questions about the application please don't hesitate to reach out and I can provide more details and drawings.

Sincerely,

Brendan Walsh

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

V-17-24
130 CUMMING ST

FOR OFFICE USE ONLY

Case #: _____

☐ 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."
5. Applications will be accepted only 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: Brendan Walsh

Telephone: _____

Address: 43 Woodstock Street

Suite: _____

City: Roswell

State: GA

Zip: 30075

Fax: _____

Mobile Tel: 704-609-2827

Email: bwalsh@ehighinc.com

Subject Property Information:

Address: 130 Cumming Street, Lot #10

Current Zoning: _____

District: 2

Section: 2

Land Lot: 1253

Parcel ID: 22-498212540223

Proposed Zoning: _____



Current Use: Single Family Residential

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☒ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

A variance to encroach on the front setback with a courtyard and splash pool.

Applicant's Request (Please itemize the proposal):

- A reduction in the front set back line on Cumming Street to 10' for the courtyard and pool only. The house footprint will stay maintain the 35' front set back.
- Allowing a splash pool in the front set back, inside of the courtyard walls

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

This is a corner lot of a new development which required us to have two front setbacks, one on Cumming Street, and one on Weyhill Court our new internal street. We are asking for a reduction in the front set back on Cumming Street to allow for a courtyard and small splash pool to be built in the front setback area. The house footprint would stay in the original 35' setback.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Brendan Walsh Telephone: 704-609-2827
Address: 43 Woolstock St Suite: _____
City: Roswell State: GA Zip: 30075

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 _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Same as above Telephone: _____
Address: _____ Suite: _____
City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: [Signature] Date: _____

Notary:

Notary Signature: Cindy T. Carter Date: 6/30/2017



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: Brendan Walsh

Subject Public Hearing Case: 130 Cumming Street Vairance

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: _____

Description of Contribution: N / A

Value: _____

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: _____

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Yes the corner lot requires us to have two front setback rather than one.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes with two front setback restricts use of the property.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

During the initial rezoning of 130 Cumming Street, there was special attention on the architectural standards for Lot #10 and how it relates to Cumming Street. We have worked with City Staff on those elevation drawings and feel the courtyard encroachment into the front setback will only help create a more desirable product.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

No, by allowing these variance it will increase the architectural appeal of the home and provide a better street scape for Cumming Street.

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: 130 Cumming Street, Lot #10

Contact Name: _____

Telephone: _____

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.

Michael Connell, 134 Cold Creek Drive

Phil Monzo, 133 Cumming Street

Lehigh Development, 130 Cumming Street, Lot #9

Lehigh Development, 130 Cumming Street, Lot #1

Lehigh Development, 130 Cumming Street, Lot #2

Jill Bernard, 145 Cumming Street

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.

With face to face meetings or through email.

V-17-24
130 CUMMING ST



EXHIBIT "A"

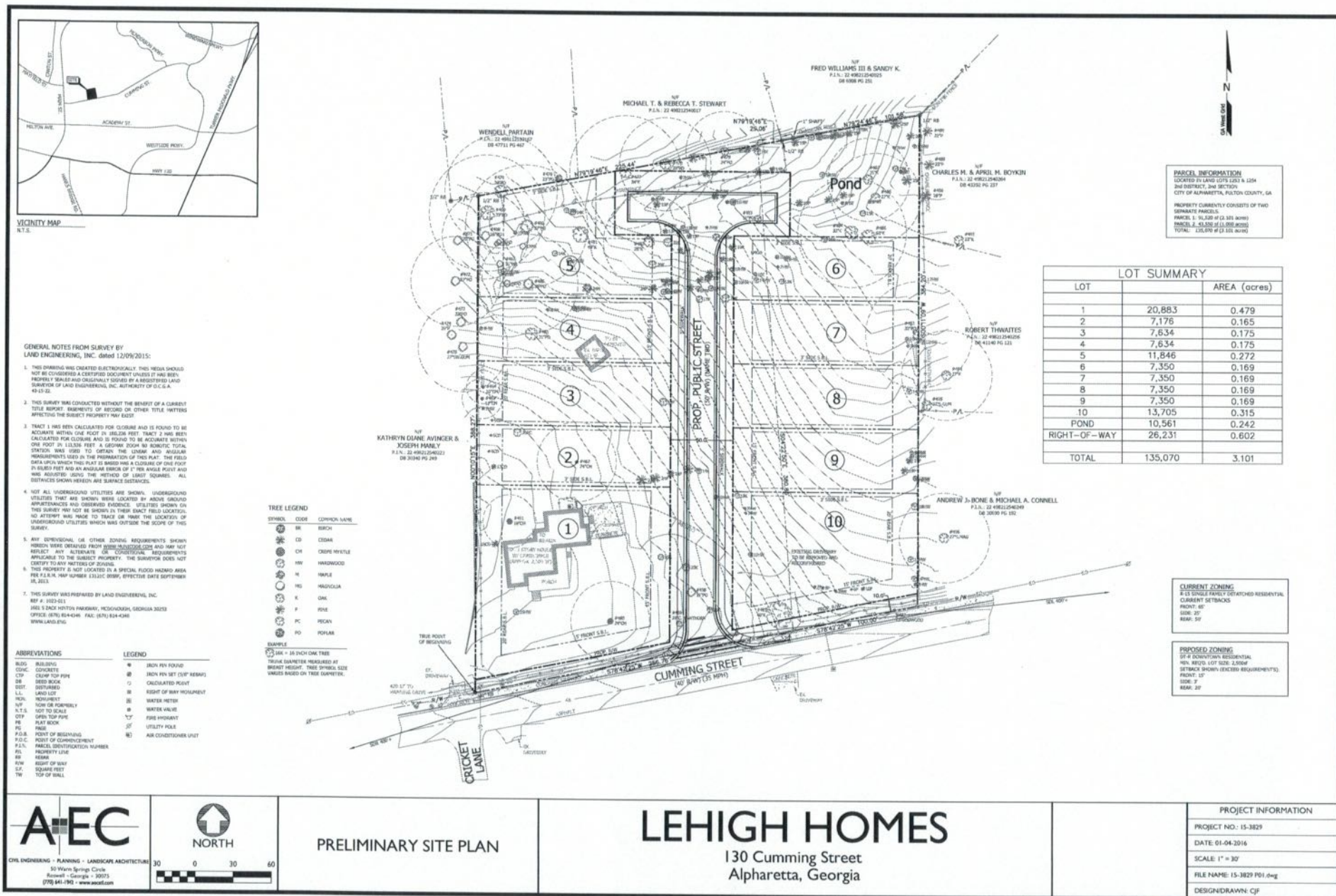
Description of Property

130 Cumming Street, Alpharetta, Georgia

All that tract or parcel of land lying and being in Land Lots 1253 and 1254 of the 2nd District, 2nd Section of the City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the northeast intersection of the northerly right-of-way of Cumming Street (40' Public R/W) and the easterly right-of-way of Manning Drive (40' Public R/W), which is the POINT OF BEGINNING; running thence along the northerly right-of-way of Cumming Street (40' Public R/W) to the east a distance of 420.17 feet to an iron pin; said pin being the TRUE POINT OF BEGINNING; leaving said right-of-way and running thence N00°10'15"E a distance of 388.27 feet to a point; running thence N79°19'46"E a distance of 225.44 feet to a point; running thence N79°19'46"E a distance of 29.06 feet to a point; running thence N79°24'46"E a distance of 101.58 feet to a point; running thence S00°11'09"W a distance of 384.20 feet to a point on the northerly right-of-way of Cumming Street (40' Public R/W); continuing along said right-of-way of Cumming Street (40' Public R/W) and running thence S78°42'25"W a distance of 100.00 feet to a point; continuing along said right-of-way of Cumming Street (40' Public R/W) and running thence S78°42'25"W a distance of 256.76 feet to an iron pin, which is the TRUE POINT OF BEGINNING; said property contains 3.101 acres (135,070 sq. feet).

This description is based on information from boundary surveys by Brumbelow-Reese & Assoc., Inc., dated 07/20/94 and Land Engineering, Inc. dated 11/03/15.





June 30th, 2017

The Mayor and City Council
City of Alpharetta
Alpharetta City Hall
2 Park Plaza
Alpharetta, GA 30009

Re: 130 Cumming Street, Lot #10 Variance

Dear Mayor and Council,

We are proposing a variance in the front setback on Lot #10, in the Weyhill Subdivision, which is located at 130 Cumming Street. With the setback variance we are also asking for a variance to allow a pool in the front setback.

This is a high end residential community, and we feel these variance will only add to the appeal of the neighborhood and the street scape along Cumming Street as properties continue to re-develop.

The requests will have no negative impact on surround property owners or services provided by Fulton County or the City of Alpharetta.

It is in the best interest of the City of Alpharetta, its citizens, adjoining property owners to approve these variances.

Sincerely,

Brendan Walsh
Lehigh Development
43 Woodstock St
Roswell, GA 30075



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: September 18, 2017

I. AGENDA ITEM TITLE:

PUBLIC HEARING ON THE FISCAL YEAR 2018 MILLAGE RATE LEVY

II. RECOMMENDATION:

The purpose of this hearing is to obtain public comment on the Recommended Fiscal Year 2018 Millage Rate Levy.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The FY 2018 Budget was distributed electronically to the City Council on April 28, 2017 and made available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.

The Finance Department presented an overview of the operating/capital budget and proposed millage rate levy at the May 1st, 15th, and 22nd City Council Meetings.

Public Hearings on the budget were held on June 5th, 12th, and 19th with final approval of the FY 2018 Budget occurring on June 19, 2017.

Due to uncertainty regarding the tax digest, adoption of a millage rate was postponed pending receipt of the certified tax digest from the Fulton County Tax Commissioner. The tax digest was received on August 24, 2017 and highlights tax base growth of 4% which is in-line with budgetary estimates. It should be noted that the majority of this growth is related to new construction as revaluation of existing properties (primarily residential) was postponed pending a review of Fulton County Tax Assessor practices/procedures.

The City's millage rate levy proposal for 2017 (FY 2018) is the same as the prior year at 5.75 mills while funding \$35 million in capital investment (including funding for capital improvements as well as maintenance of our infrastructure) that is focused on alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, etc.

The City's millage rate of 5.75 mills includes 4.72 mills for general government (i.e. operations and recurring capital investment) and 1.03 mills for debt service on voter approved bonds. To ensure Alpharetta remains an affordable place to live and raise a family, the City provides a \$40,000 homestead exemption that saves our

homeowners over \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The City's homestead exemption is the highest in Georgia.

Tonight is the second of three public hearings and the first of two meetings to vote on the FY 2018 Millage Rate Levy with the schedule as follows:

September 18, 2017 (11:30 a.m.)

- Public Hearing

September 18, 2017 (6:30 p.m.)

- Public Hearing
- City Council Meeting
- Millage Rate Ordinance (1st reading)

September 25, 2017 (6:30 p.m.)

- Public Hearing
- City Council Meeting
- Millage Rate Ordinance (2nd reading)

V. ALTERNATIVES:

VI. ATTACHMENTS:

FY 2018 Adopted Budget Excerpt

Alpharetta

GEORGIA ♦ USA



Budget

Fiscal Year 2018

(July 1, 2017 through June 30, 2018)

City of Alpharetta, GA

Finance Department
2 Park Plaza
Alpharetta, GA 30009
Thomas G. Harris, Finance Director

Phone: (678) 297-6094
Fax: (678) 297-6063
www.alpharetta.ga.us

Annual Operating & Capital Budget (Line-item Budget Detail)



for Fiscal Year 2018
(July 1, 2017 through June 30, 2018)

Operating and Capital Budget

Fiscal Year 2018

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

June 19, 2017

To the City Council and Citizens of Alpharetta:

We are pleased to present our Annual Operating and Capital Budget (line-item budget detail) for Fiscal Year 2018 (the "Budget") of the City of Alpharetta, Georgia. Our recommendations are based on direction provided at the City Council Retreat as well as a thorough review of our current financial status, revenue trends, economic data, and our standard of providing top level service while maintaining our focus on keeping Alpharetta an affordable option for our citizens and stakeholders.

This budget is the culmination of years of financial stewardship by the City Council, City Administrator, city departments, and includes the following:

- ✓ Tax-burden reductions for our homeowners and business owners including:
 - Maintenance of the city's \$40,000 homestead exemption which saves our homeowners \$2.4 million annually. This savings equates to a 1.3 mill reduction for the average homeowner (see section entitled *Taxpayer Savings* for more information).
 - Maintenance of the city's millage rate at 5.750 mills (flat with FY 2016) including funding \$4.5 million from General Fund operations for recurring capital initiatives (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.).
- ✓ Forecasted funding totaling \$35 million for capital investment within our city (includes the \$4.5 million in recurring capital discussed above) and described in detail under the *Capital Initiatives* section of this report.
- ✓ Continuation of the same high service levels our citizenry, business owners, and stakeholders have to expect from our city.

MAYOR
 DAVID BELLE ISLE

COUNCIL MEMBERS
 JASON BINDER
 JIM GILVIN
 MIKE KENNEDY
 DAN MERKEL
 DONALD F. MITCHELL
 CHRIS OWENS

CITY ADMINISTRATOR
 ROBERT J. REGUS

- ✓ Expanded service levels within multiple departments are available for your review and described in detail under the *Operating Initiatives* section of this report.

BUDGET PROCESS AND OVERVIEW

The Fiscal Year 2018 Budget process was refined through an update of the city's financial condition which was presented during the City Council retreat (January 29-30, 2017). During this update, a financial plan was established which prioritized the use of available fund balance to most effectively position the city for financial success in the future. This information was also shared with the city's department directors during the budget review process.

As provided monthly to the City Council through the Financial Management Reports, the Finance Department has closely monitored our revenue and expenditure trends, indicating spending would continue to be closely managed for FY 2017 to ensure operations are funded at an acceptable level while also maximizing available funding for recurring capital initiatives (e.g. milling and resurfacing of city streets, stormwater maintenance, etc.). Accordingly, the Finance Department analyzed departmental spending needs and calculated target budgets for each department.

City departments responded to the direction provided by the Finance Department and submitted base operating budgets (non-personnel) for each activity and program in line with current revenue estimates that cover the city's primary cost drivers (e.g. salaries, healthcare, etc.).

The FY 2018 Budget is balanced for all funds and totals \$133 million with the breakdown by fund type as follows:

– General Fund:	\$ 72,920,069
– Special Revenue Funds:	13,844,384 (A)
– Debt Service Fund:	5,479,658
– Capital Project Funds:	29,108,576 (A)
– Solid Waste Fund:	3,304,006
– Risk Management Fund:	1,338,000
– Medical Insurance Fund:	<u>6,991,662</u>
Total	\$132,986,355

(A) Amounts contained herein represent new appropriations for FY 2018. Unexpended FY 2017 appropriations for Council approved projects are re-appropriated annually pursuant to city policy.

Several of the major points of the FY 2018 Budget are as follows:

- **Property Taxes:** The FY 2018 Budget is based on maintenance of the city's millage rate at 5.750 mills.

The property tax revenue estimates are net of the city's \$40,000 homestead exemption which saves our homeowners \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the amounts offered from our companion cities and goes great lengths in keeping Alpharetta an affordable place to live and raise a family.

- Operating expenditures of the General Fund are up 2.8% over FY 2017. This figure includes the incremental budget impact for the initiatives approved during the FY 2017 Mid-Year Budget (seasonal customer service personnel for Community Development, growth in landscape maintenance contract costs, etc.), funding for the November 2017 general election, and operating initiative funding for FY 2018¹.
 - Management of personnel and compensation program to align with current market environment:
 - ✓ Staffing level at 444.5 full-time equivalents (including the addition of an Assistant Fire Marshall and Police Officer positions approved as part of the 2018 Operating Initiative requests).
 - ✓ Continuation of a performance-based merit program of 3% on April 1, 2018, per authorized/funded position (estimated cost of \$237,000 citywide²). This merit program is contingent upon a mid-year review of revenue trends to determine if sufficient funding is available. Research of national and local wage growth data indicates the 3% rate is a responsible average (i.e. not among the highest or the lowest).
 - ✓ Coverage of group insurance premiums (5% premium increase; \$395,857³ incremental budget impact citywide). The premium growth is less than the market growth for comparably sized entities due to city claims patterns that are trending at 75% of premiums (industry standard is 80-85%).
 - ✓ Increase in the actuarially determined defined benefit pension contribution of 5%, or \$125,000 (citywide), compared to FY 2017. This increase is due to new pronouncements and their impact on certain actuarial assumptions which offset accrued liabilities as well as adjustments recommended by our actuary.
- Targeted growth (2% or \$324,622) in departmental maintenance and operations budgets (General Fund).
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, finance software, public works and community development software, etc.). During FY 2017, the Fire Apparatus included as part of the retired FY 2007 Capital Lease Program were replaced as part of the 2017 Capital Leases. Increases in overall Capital Lease program expenses are associated with inflationary cost increases in the underlying apparatus that were replaced. Additionally, the Phillips Heart Monitor replacements approved during FY 2017 were not delivered due to technical defects which necessitated moving to the next highest rated vendor (Physio) which cost more and resulted in an increased lease payment.

¹ Please refer to the Operating Initiatives section of this document for detailed descriptions).

² This represents the financial impact in FY 2018 (i.e. April-June 2018).

³ The General Fund increased \$429,162 while the other operating funds (combined) decreased \$33,305.

- The Other Uses category includes the following: contingency (approximately 1% of the operating budget); Risk Management claims funding (this allocation represents funding for insurance premiums; funding for claims and administration/brokerage fees has been allocated to departments through the personnel services category); funding of debt service on the Gwinnett Technical College contribution (Alpharetta campus); and continuation of funding for the Police Athletic League (\$35,000) and Friends of the Library (\$10,000).

Please refer to the *Budget Narrative* tab for a detailed narrative of the FY 2018 Budget, including a multi-year personnel listing by department.

BUDGET HEARINGS

As set forth under Georgia law and the City Code, citizen input is solicited during the process of adopting the budget through publicly advertised meetings as follows:

- April 28, 2017: Distributed the FY 2018 Mayor's Recommended Budget
- May 1, 2017: Council Meeting
- May 15, 2017: Council Meeting
- May 22, 2017: Council Meeting
- June 5, 2017: Public Hearing and Council Meeting (Budget
- June 12, 2017: Public Hearing and Council Meeting (Budget)
1st reading of Budget Ordinance
E-911 Resolution
- June 19, 2017: Public Hearing and Council Meeting (Budget)
2nd reading of Budget Ordinance

As of the date of this letter, the City has not received a 2018 Tax Digest from the Tax Commissioner of Fulton County. As such, Millage Rate hearings are scheduled for July to provide time for receipt and review of the 2018 Tax Digest.

BUDGET ISSUES AND PRIORITIES

The FY 2018 Budget formalizes numerous key financial factors which have been themes for several years within the government:

- Bond ratings;
- Sustainability of existing services;
- Cost of government;
- Taxpayer savings;
- Debt service payments;
- Expansion of departmental service levels;
- Maintaining an effective capital improvement program;
- Proper use of fund balance; and
- Funding recurring capital from operating budget.

Bond Ratings

The city's AAA bond rating was reaffirmed by *Moody's* and *Standard & Poor's* ("S&P") during July 2016 in conjunction with the sale of \$51 million (par) of City of Alpharetta General Obligation Bonds, Series 2016, for improvements aimed at alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, extending the Big Creek Greenway north to connect with Forsyth County's Greenway, and securing parkland for future active and passive park systems.

The AAA rating represents the highest rating available to municipalities and translates to significant savings to our citizens and stakeholders through reduced borrowing costs. This rating demonstrates the strongest creditworthiness relative to other US municipal or tax-exempt issuers and reflects the city's current sound financial position as well as strong financial management practices guiding our ongoing decision making. These practices are supported by formal policies to guide budget and procurement practices, capital investment, and debt management. Other positive factors include a relatively strong economic base, moderate debt burden, and manageable capital needs. The FY 2018 Budget is mindful of these factors and the importance of maintaining the highest rating, not only for our citizens but also our bondholders. Alpharetta is one of only 214 (*Moody's*)/336 (*S&P*) cities in the United States to earn an AAA bond rating. Additionally, Alpharetta is one of only two cities in Georgia to earn an AAA rating from both *Moody's* and *S&P*.

S&P raised the city's Financial Management Assessment score from "good" to "strong" based on the city's formalized long-term financial projections (operations and capital) during 2016.

Sustainability of Existing Services

The City Council, City Administration, and City Departments have displayed impressive financial stewardship over the years through an established philosophy of budgetary evaluation. This philosophy entails reviewing the needs of the city relative to a standard that services and associated costs should not be appropriated unless they are justified as strategic goals of the organization that serve to accomplish our guiding principles.

This philosophy is the foundation of our budget process as evidenced by the Finance Department's direction to departments that base operating budgets should be submitted in line with the city's revenue trends. City departments responded to the direction provided by the Finance Department and submitted base operating budgets (non-personnel) for each activity and program in-line with current revenue estimates that cover the city's primary cost drivers (e.g. personnel compensation and healthcare).

As with many employers, one item that is affecting the sustainability of services is healthcare costs. The City of Alpharetta has been proactive in the latest wellness initiatives to help reduce these costs in the long run and as such has been recognized by the Atlanta Business Chronicle as one of "Atlanta's Healthiest Employers". To mitigate the rising costs of healthcare, the city is focused on the following initiatives:

- Continuation with our consumer driven HRA (Health Reimbursement Account) and HSA (Health Savings Account) healthcare plans supplemented with a wellness program. Together these programs engage the employee and his/her family into making more informed decisions about their medical care and overall health.
- Incentivizing our wellness program for all employees who elect city health coverage through discounts in their health insurance premiums. This includes the completion of a health risk assessment questionnaire, biometric screening, and in-person meetings with a trained wellness coach. Failure to enroll (employee and covered spouse) includes a loss of the wellness program discount and results in higher premiums paid by the employee.
- Instituting measures to facilitate trend management of chronic illnesses including allowing employees/spouses identified as high risk (including tobacco use) for chronic disease via the biometric screening receive wellness program discounts by actively meeting with a wellness coach through the year or by enrolling in a tobacco cessation program.
- Instituting a Minimum Premium Plan model with our insurance carrier (CIGNA) that reduces premium taxes while maintaining coverage benefits.

Cost of Government

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service. The FY 2018 Budget is based on maintenance of the city's millage rate at 5.750 mills. As of the date of this letter, the City has not received a 2018 Tax Digest from the Tax Commissioner of Fulton County. As such, Millage Rate hearings are scheduled for July to provide time for receipt and review of the 2018 Tax Digest.

The table to the right provides a historical snapshot of millage rate levies.

The portion of the millage rate funding debt service (Debt Service Fund) will

decrease from 1.13 mills in FY 2017 to 1.03 mills in FY 2018. Estimated growth in the property tax digest, coupled with available cash in the Debt Service Fund, allows for a reduction in the millage rate dedicated for debt service. The FY 2018 Budget proposes to

Fiscal Year	Operating Millage Levy	Debt Service Millage Levy	Total Millage Levy	% Increase (Decrease)
2018	4.720	1.030	5.750	0.0%
2017	4.620	1.130	5.750	0.0%
2016	5.000	0.750	5.750	0.0%
2015	4.950	0.800	5.750	0.0%
2014	4.870	0.880	5.750	0.0%
2013	4.820	0.930	5.750	0.0%
2012	4.215	1.535	5.750	0.0%
2011	4.215	1.535	5.750	0.0%
2010	4.215	1.535	5.750	0.0%
2009	4.215	1.535	5.750	-8.0%
2008	4.508	1.740	6.248	-5.3%
2007	4.150	2.450	6.600	-5.7%
2006	4.550	2.450	7.000	0.0%
2005	4.700	2.300	7.000	0.0%
2004	4.750	2.250	7.000	-3.2%
2003	4.900	2.330	7.230	-3.3%
2002	5.060	2.420	7.480	-5.1%
2001	4.930	2.950	7.880	0.0%
2000	5.170	2.710	7.880	

program the debt service millage reduction into the General Fund for funding of operating initiatives⁴.

The portion of the millage rate funding operations and recurring capital investment (General Fund) will increase from 4.62 mills in FY 2017 to 4.72 mills in FY 2018. Property tax revenue estimates for FY 2018 total \$21.2 million (excluding motor vehicle taxes). Of this amount, \$4.5 million is included for a recurring capital program (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). The capital funding will be transferred to the Capital Projects Fund and Stormwater Capital Fund to properly account for the capital improvement activities.

Taxpayer Savings

The FY 2018 millage rate, coupled with the city's substantial Homestead Exemption, goes great lengths in keeping Alpharetta an affordable place to live and also strategically positions us relative to neighboring areas. The city's homestead exemption totals \$40,000 and saves our homeowners over \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the amounts offered from our companion cities.

Debt Service Payments

The city's primary method of funding large scale capital projects is through the issuance of bonds (e.g. general obligation bonds, Development Authority bonds, etc.). General obligation bonds have been issued to fund numerous large scale projects including public safety facilities, parks and recreation facilities, and transportation improvements that continue to define Alpharetta as a desirable community to work and live. The Alpharetta Development Authority, a component unit of the city that is focused on economic development within our borders, issued bonds in 2016 to fund construction of a new state-of-the-art Conference Center. These bonds are funded by a portion of the Hotel/Motel Tax.

Principal and interest payments for fiscal year 2018 are budgeted at \$6.5 million with the following forecast: 2019 - 2041⁵: \$7.2 million (annual average). These figures include city and Development Authority obligations.

⁴ Please refer to the *Operating Initiatives* section of this document for detailed descriptions.

⁵ Represents the final maturity of the Series 2016 Alpharetta Parks and Transportation Bonds issued in FY 2017.

Expansion of Departmental Service Levels (Operating Initiatives)

Operating initiative funding totals \$520,290 and is allocated as follows:

	General Fund	E-911 Fund
FY 2018 Operating Initiatives		
City Administration	\$ 10,000	\$ -
Municipal Court	20,000	-
Public Safety	322,750	72,500
Recreation and Parks	95,040	-
	\$ 447,790	\$ 72,500

Operating initiative funding for FY 2018 has been programmed into the General Fund and E-911 Budgets. The capital initiative investment associated with the recommended operating initiatives totals \$175,000 and is included within the FY 2018 Capital Budget request. Operating Initiatives not recommended for funding total \$126,450. Please refer to the *Operating Initiatives* section for a detailed listing of operating initiatives including descriptions.

Maintaining an Effective Capital Improvement Program (Capital Initiatives)

The FY 2018 Capital Plan includes funding of \$35 million for capital initiatives. As part of the capital planning process, departments submitted capital/one-time initiative funding requests totaling \$38.8 million. Recommended capital projects total \$31.6 million, with an additional \$3.7 million set aside for future capital initiatives, and is described in detail under the *Capital Initiatives* section of this report.

FY 2018 Capital Improvement Program Source and Use

	General Fund	Impact Fee Fund	E-911 Fund /DEA Fund	Hotel/Motel Fund	T-SPLST Fund	Subtotal (3)	Other Sources (4)	Total
Sources:								
Available Fund Balance (General Fund)	\$ 8,842,313	\$ 1,080,000	\$ 709,200	\$ -	\$ 1,650,901	\$ 12,282,414	\$ -	\$ 12,282,414
(1) Recurring Capital Program	3,245,000	-	-	-	-	3,245,000	-	3,245,000
(1) Recurring Stormwater Capital Program	1,255,000	-	-	-	-	1,255,000	-	1,255,000
Pay-as-you-go Capital Investment	680,050	550,000	-	550,000	13,000,000	14,780,050	-	14,780,050
(5) Available Fund Balance (Capital Fund)	410,000	-	-	-	-	410,000	-	410,000
(2) Other Sources	45,312	-	-	-	-	45,312	3,287,226	3,332,538
	\$14,477,675	\$1,630,000	\$ 709,200	\$550,000	\$14,650,901	\$32,017,776	\$3,287,226	\$35,305,002
Uses:								
(2) Capital/Grant-Matching	\$ 11,728,065	\$ 1,630,000	\$ 709,200	\$ 550,000	\$ 13,650,901	\$ 28,268,166	\$ 3,287,226	\$ 31,555,392
	\$11,728,065	\$1,630,000	\$ 709,200	\$550,000	\$13,650,901	\$28,268,166	\$3,287,226	\$31,555,392
Non-Allocated:								
Future Capital/one-time Initiatives	\$ 2,749,610	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 3,749,610	\$ -	\$ 3,749,610

- (1) Represents funding programmed within the General fund budget to cover recurring capital needs (e.g. milling & resurfacing of city roadways, fleet replacement, etc.).
- (2) All Capital Initiative funding will be transferred and accounted for within the Capital Projects Fund, Stormwater Capital Fund, Impact Fee Fund, E-911 Fund, DEA Fund, T-SPLST Capital Fund, and Operating Grant Fund.
- (3) Represents capital appropriations included in the base FY 2018 Budget.
- (4) Represents capital appropriations that will be appropriated upon (1) receipt of the funds or (2) receipt of executed grant agreements or comparable documentation in accordance with the FY 2018 Budget Ordinance. Sources include LMIG Grants, Avalon parkland funding, other potential grant funding/developer contributions, etc.
- (5) Represents the FY 2017 Non-Allocated balance within the Capital Project Fund.

Proper Use of Fund Balance

General Fund - Based on audited financial statements for the year ended June 30, 2016, the city's fund balance totaled \$27.3 million. Of this amount, approximately \$6.1 million was appropriated in the FY 2017 Budget for capital/one-time initiatives and \$13 million has been designated as an emergency account based on a conservative policy of 21% of total appropriations (i.e. roughly 2½ months of operating expenditures). It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time capital expenditures. Available capital/one-time initiative funding resulting from FY 2016 operations totals \$8.2 million. Additionally, an estimated \$619,773 in FY 2017 Hotel/Motel collections (expanded 0.6 pennies) is available for capital/one-time initiative funding in FY 2018. In summary, available capital/one-time initiative funding for FY 2018 totals \$8.8 million.

Funding Recurring Capital from Operating Budget

FY 2018 includes appropriations totaling \$4.5 million within the General Fund for recurring capital initiatives (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). By programming the capital program into the operating budget, the city is announcing to its citizens and stakeholders that capital investment in our roads and infrastructure is a priority that should be funded with certainty as opposed to relying on fund balance which may or may not be accumulated.

In closing, this budget is committed to continuing our focus on providing effective and efficient savings to our citizens and stakeholders.

Respectfully Submitted,



David Belle Isle
Mayor



Robert J. Regus
City Administrator



Thomas G. Harris
Finance Director



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OPERATING INITIATIVE **REQUESTS**

City of Alpharetta FY 2018 Budget Operating Initiative Requests

Executive Summary

Operating initiative funding totals \$520,290 and is allocated as follows:

	<u>General Fund</u>	<u>E-911 Fund</u>
FY 2018 Operating Initiatives		
City Administration	\$ 10,000	\$ -
Municipal Court	20,000	-
Public Safety	322,750	72,500
Recreation and Parks	95,040	-
	\$ 447,790	\$ 72,500

Operating initiative funding for FY 2018 has been programmed into the General Fund and E-911 Budget. The capital initiative investment associated with the recommended operating initiatives totals \$175,000 and is included within the FY 2018 Capital Budget request. Operating Initiatives not recommended for funding total \$126,450.

RECOMMENDED OPERATING INITIATIVES

General Fund

City Administration

Community Affinity Campaign/Promotion \$10,000

This request is for the development and first-level implementation of a public relations campaign designed to increase resident affinity and connectivity to the community and promote the positive aspects of Alpharetta. This would be the first true, focused public relations campaign that the city has ever undertaken. Elements of the campaign could include marketing materials, specialty promotions, video, online content, email marketing, and event management. Operational costs are estimated at \$10,000 annually.

Municipal Court

Court Management Software/Fingerprint Equipment \$20,000

This request is for an upgraded Court Management Software and associated equipment. The current software does not meet the needs of either the external or internal customers (e.g. Public Safety). The Judicial Council's Administrative Office of the Courts (AOC) provides a court management software solution through Journal Tech Inc. (eCourts) that meets our functionality needs and also provides judicial data exchange functionality that will improve the quality, accuracy, and consistency of data by reducing data entry (i.e. integration of data between the various levels of the Court system). Milton and Roswell are both planning to implement eCourts as well giving a solid local customer base to aid in dialogue and cross training opportunities. The current plan is to enter into an MOU with AOC for the court management software.

Also, the Department desires to purchase a LiveScan Plus fingerprinting system (similar to what is in use at Public Safety) so fingerprinting (in certain situations) can be done at Courts as opposed to having to send the users to Public Safety Headquarters.

Startup costs total \$20,000 in year one and include one-time equipment costs for LiveScan Plus fingerprint equipment, one laptop, three signature pads, etc. Licensing fees for the court management software would start in year 2 (FY 2019; AOC funds the first year of licensing fees) and are estimated at \$17,500 annually (approximately 10 court management user licenses).

Public Safety

Assistant Fire Marshal position (1.0 FTE) \$89,000 (operations);\$48,000 (capital)

This request is for the addition of one (1) Assistant Fire Marshal position to the Public Safety Department to assist the Fire Marshal's office in maintaining its existing level of service to the community.

With the growth of commercial and multifamily residential construction, the Fire Marshal's office is struggling to keep pace with the demands of fire plan reviews and the annual business inspections. The current projections for the next five years show an increase of over 1,800 man hours per year. After the plan review process is complete, each building and business is required by law to have annual fire inspections completed. On top of the additional building permit and inspections increase, the request for Fire Prevention education programs has increased from 114 events in 2015 to 243 so far in 2016. We have had over 27,000 attend these fire prevention events so far this year. Each event takes at least 2-3 staff hours.

This position will assist in multiple areas including fire safety inspections, public education, fire investigations and plan review. Additionally, this position requires annual training and maintenance of applicable certifications.

Operational costs total \$89,000 and includes \$78,500 for salary/benefits and \$10,500 for general operations (e.g. cell phone, iPad, associated cellular service, uniforms, etc.). Capital costs total \$48,000 and include the acquisition of one (1) pickup truck and associated upfitting costs (\$33,000) and the redesign of the workspace layout (i.e. cubicles) within Community Development to make (1) additional space and (2) improve the workflow and efficiency of the area (\$15,000). The capital request is a component of the FY 2018 Capital Budget Request. This position is funded through development and permit related fees.

Police Officer position (1.0 FTE) \$80,750 (operations); \$33,000 (capital)

This request is for the addition of one (1) Police Officer position focused on alcoholic beverage license compliance and permitting.

Currently we have one police officer that handles all alcohol beverage license compliance and permitting checks for Alpharetta. The number of licenses in the City of Alpharetta has increased dramatically over the last 5-years. Due to the increased numbers, our current officer can complete a compliance check of each business only once or twice a year which is not sufficient. More frequent compliance checks is beneficial to ensure compliance with alcohol beverage excise taxes (enforce collection efforts), alcohol beverage permits, etc.

This position will enable the Department to double compliance checks to four times a year. Also, the two permitting officers would also be available to handle calls for service

in the lobby. Currently we receive about 4-5 calls for service in the lobby per day. Most of these calls require a police officer to come off the streets to meet the customer service needs of our citizens. This additional position would allow the uniform patrol division to spend more time on the road patrolling their zones.

Operational costs total \$80,750 and includes \$72,750 for salary/benefits and \$8,000 for general operations (e.g. cell phone, iPad, associated cellular service, uniforms, etc.). Capital costs total \$33,000 for the acquisition of one (1) unmarked police car and associated upfitting costs. The capital request is a component of the FY 2018 Capital Budget Request.

Body and In-Car Cameras \$135,000 (operations); \$70,000 (DEA capital)

This request is for the implementation of a body camera video recording system to be utilized by public safety to record their interactions with the public, gather video evidence at crime scenes, etc. and has been known to increase both officer and citizen accountability. Also included is the replacement of in-car camera units to maximize integration with the new system.

This program involves the acquisition of 70 body camera units and associated equipment (vest carriers, duty shirts, antennas, etc.), the replacement of existing in-car cameras (front and rear cameras), support, maintenance, and unlimited cloud storage. Startup costs are estimated at \$70,000 for the equipment (initial capital investment through the DEA Fund) and \$135,000 annually for support and maintenance costs. The capital request is a component of the FY 2018 Capital Budget Request (DEA Fund).

Electronic Warrant Interface System/Services \$18,000

This request is for the purchase, installation, and maintenance (year 1) of a computer based Electronic Warrant Interface (EWI) which will facilitate a timely response during all working hours when making application for search warrants – especially those for DUI blood search warrants which are quickly becoming a required item for a successful DUI prosecution.

The Chief Judge will hear cases during normal business hours. The Associate Judge will hear blood search warrant applications after-hours on an on-call basis. EWI facilitates compliance with OCGA 17-5-21 for the issuance of search warrants by video conference. Included in this request is funding for a firm to complete blood-draws which are currently planned to be conducted at an Alpharetta Fire Station or other suitable location. Said firm will respond to the designated location, draw the blood, package blood and/or urine in the GBI Blood Kit and turn it over to the police officer (market prices for each blood draw approximates \$60). The EWI system will enable officers to have a better conviction rate on DUI offenders who refuse implied consent.

Operational costs total \$18,000 in year one and include \$1,200 in one-time equipment costs (desktop video communicator) and \$16,800 in annually recurring fees (\$9,000 for three EWI software licenses; \$600 for MiFi mobile data connection for Municipal Court Judge; and \$7,200 in professional service fees for an estimated 120 DUI warrant blood draws).

Recreation and Parks

Janitorial Services Expansions (Parks Facilities)

\$35,000

This request is to expand janitorial services at city park restroom facilities. The current level of service is 3 days per week (Friday, Saturday, & Sunday) for 9 months per year (March through November). The expanded level of service would be to 7 days per week, 12 months per year. Janitorial service of park restrooms is currently being completed by city staff on the days when the cleaning company is not scheduled to clean. Expanding the janitorial services contract will allow parks staff to focus on more pressing and/or skilled duties such as park beautification efforts, preventive maintenance, athletic field maintenance, facility repairs (fencing, playgrounds, windscreens, bridges, pavilions, picnic tables/benches, etc.). Staff would still make periodic checks of the facilities on busy days, but the deep cleaning provided by a contracted vendor whose specialty is janitorial services would reduce the amount of time staff spends cleaning park restrooms by two to three hours per day (depending on the park location). It should be noted that the pool restrooms are only cleaned mid-April through mid-September.

Alpharetta Concert Series (3 Events)

\$51,200

This request is for the creation and implementation of a new event (Alpharetta Concert Series) hosted in the bandstand behind City Hall. Attendees would bring their own chairs/blankets and food for the event. The events could be themed around decades (70's, 80's, etc.) or genres of music (country, rock, etc.). These themes would rotate for variety or per requests.

Operational costs for the 3 events total \$51,200 and include funding for band fees, advertising, printing, supplies, etc.

Sponsorships can be sought to offset costs. However, if corporate sponsorships are sought, staff recommends adding this scope to Premiere Events' contract which would result in additional annual costs (not included above) that should be recouped through said sponsorships.

Bike Share Program Expansion (Zagster)

\$8,840

The Alpharetta Bike Share Program provides residents and visitors a bike-friendly transportation alternative. Alpharetta currently has 4 locations (North Point, Rock Mill Park, YMCA, and Avalon). All locations are funded by Alpharetta with the exception of the Avalon location.

There are 2 additional Bike Share Program locations planned – Thompson Street Park and City Center. The concrete pads are already funded and planned for construction. This request is for the one-time capital and annual operating costs for the 2 additional stations.

- One-time fees include the installation of bike stations at each location which has spaces for 8 bicycles. The cost per station is \$2,000 (\$4,000 total for the two stations).
- Recurring fees are comprised of monthly maintenance charges of \$110 per bicycle which totals \$10,560 annually (4 bicycles * 2 locations * \$110 monthly maintenance charge * 12 months).

Early forecasts indicate the Thompson Street Park site could be open by November 2017 (8 months of service in FY 2018) and the City Center site open by April 2018 (3 months of service).

Operational costs total \$8,840 in year one and include \$4,000 in one-time setup costs (bike station expenses detailed above) and \$4,840 in recurring fees estimated in FY 2018 (based on service dates detailed above). Recurring fees related to the 2 additional Bike Share locations will total \$10,560 annually beginning in FY 2019.

E-911 Fund

Public Safety

Alarm Interface Module

\$2,500 (operations); \$24,000 (capital)

This request is for the purchase, installation, and maintenance (year 1) of the Automated Secure Alarm Protocol Interface (ASAP) which is an add-on module to the current 911 Computer Aided Dispatch (CAD) system. This module interfaces between our CAD system and participating alarm companies and automatically dispatches a police officer when there is an alarm activation - eliminating telephone calls from the alarm companies to the E-911 Center. In 2015, the Alpharetta E-911 Center processed a total of 8,880 alarm calls. The average talk time for processing an alarm call is 2 minutes, 49 seconds. That equals out to roughly 417 hours a year processing alarm calls. This costs the city \$10,158 a year in processing alarm calls while inhibiting our communications officers from processing 911 calls.

The ASAP module will transfer calls to the E-911 Center without the use of a phone call, thus impacting operator workloads in several critical areas: (1) reduce the que/hold times for incoming 911 and admin calls by freeing operators from answering alarm calls; (2) reduce response times; (3) reduce the error rate of imputing information; (4) provides alarm company with dispatch, en route, and arrival times in real time; and (5) allows operators to view streaming video for video equipped alarms which enhances officer safety. Also, in major storm events, dispatchers can setup a rejection for certain alarm types freeing officers to respond to higher priority events.

Estimated costs total \$26,500 in year one and include \$24,000 in one-time capital installation/licensing fees (\$8,000 licensing fee for ASAP; \$9,000 professional services fee for SunGard OSSI integration services; and \$7,000 professional services fee for ASAP implementation services) and \$2,500 in annually recurring software maintenance fees (operations).

Mobile Radios Upgrade/Replacement

\$70,000 (annual payment)

\$560,000 (capital lease financing)

Mobile radio units for all apparatus, patrol cars, Mobile Command vehicle and specialty units need to be upgraded to the new radio firmware. This will allow all units to be able to communicate with the new system and provide a digital clarity volume inside the vehicle. The digital system also takes our nine (9) channel system to an eighteen (18) channel system for conversations.

The Public Safety Department has approximately 91 mobile radio units in need of replacement. Radio costs range from \$5,500 to \$8,100 per unit depending on the model and have a life expectancy of 10-years. Estimated costs for this investment total \$560,000 will be financed through a capital lease with the E-911 Fund providing the annual appropriation for lease payment. Estimated lease terms include the following:

\$560,000 principal amount; 10-year term; 3.5% annual interest rate; \$70,000 annual payment.

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

General Fund

Recreation and Parks

Special Events Seasonal Staff

\$12,000

This request is for seasonal staff to assist the Special Events Division during their busiest periods. Duties include, but are not limited to, the following: road closure notifications; distribution of posters; working the events; organizing supplies; making signs; helping with public phone calls; preparing event sites; etc. Leveraging seasonal labor will enable staff to efficiently meet obligations during heavy event workloads while not increasing base staffing levels (no increase in full-time-equivalent staffing levels).

Christmas Tree Lighting Event

\$30,000

The Christmas Tree Lighting Event has benefitted over the last several years through sponsorships from Jackson Healthcare and North Point Community Church. The sponsors have notified the city that they will not sponsor the event in 2017 (loss of approximately \$30,000 in event investment). As such, maintaining the event at its current scope will require additional funding totaling \$30,000.

The current budget for this event is approximately \$55,000 (not including the \$30,000 provided by the sponsors). If the additional funds are not allocated, the current budget will be sufficient to host a very nice and tasteful event for the community.

Human Resources

Employee Development/Training Coordinator position (1.0 FTE) \$84,450

This request is for the addition of one (1) full-time-equivalent (FTE) position to the Human Resources Department to coordinate employee training, development, assessment, and performance management. This position would also assist with employee recruitment/retention as well as with disciplinary matters.

Due to increased regulatory and process mandates, Human Resources is experiencing increased time demands related to compliance issues that are resulting in an inability to support training and talent development. This has had a direct impact on the quality of employee performance; especially as it relates to leadership and management, written communications, and customer service. Further, increasing needs relative to employee recruitment as we experience higher turnover resulting from an aging workforce and increased competition from other employers is resulting in increasing delays in the hiring process as the workload continues to stretch and exceed current bandwidth of the Human Resources Department.

Costs are estimated at \$84,450 for salary/benefits (operating expenses are minimal and will be covered within the operating budget).



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CAPITAL INITIATIVE **REQUESTS**

City of Alpharetta FY 2018 Budget Capital Initiative Requests (Narrative)

Executive Summary

General Fund

Recurring Capital Program	\$ 4,500,000
Available Fund Balance	8,842,313
Pay-as-you-Go Capital Contribution	680,050
Capital Project Fund (Fund Balance)	410,000
T-SPLOST Fund	14,650,901
Hotel/Motel Fund ¹	550,000
Impact Fee Fund ²	1,630,000
E-911 Fund ³	481,200
DEA Fund ⁴	228,000
Development Authority Contributions ⁵	45,312
Potential Grants/Land Sales/Developer Contributions ⁶	2,787,226
2016 Bond Proceeds Reallocation ⁷	500,000
Total Sources:	\$35,305,002

Recommended Capital Initiatives*:

T-SPLOST Initiatives	\$13,650,901
Recurring Capital Initiatives	8,067,070
Recurring Stormwater/Drainage Initiatives	1,255,000
General Capital Initiatives	8,582,421
Total Uses:	\$31,555,392

Reserve for Future Capital/One-Time Investment:	\$ 2,749,610
T-SPLOST Reserve for Eligible Projects:	\$ 1,000,000

* Capital initiatives not recommended for funding total \$7,229,600.

¹ Funding for the Alpharetta Arts Center from the Hotel/Motel Tax (available Facility Tax portion above the \$1.5 million debt service reserve established for the Convention Center Bonds).

² Funding pursuant to impact fee eligibility ratios for parks projects (Cultural Arts/Parkland Acquisition, Wills Park Pool Renovation/Expansion, and City Center sidewalks) and public safety projects (Public Safety Headquarters Expansion).

³ Funding for the E-911 allocable share of the Public Safety Headquarters expansion project (\$457,200) and full funding of the alarm interface module (\$24,000).

⁴ Funding for eligible initiatives including Body Cameras (\$70,000), Live Scan Fingerprinting equipment upgrades for the Jail facility and the Records division (\$58,000), and additional funding for the Public Safety Headquarters expansion (\$100,000).

⁵ Contribution towards estimated costs related to the City Center Development (Phase 2) – sidewalks, utilities, and fiber relocation.

⁶ Includes potential LMIG grant funding for milling and resurfacing initiatives (\$500,000) as well as potential grant funding from other sources for the AlphaLoop (\$750,000). Includes potential developer contributions towards the AlphaLoop (\$1,000,000 from Avalon and \$100,000 est. from other developers) and the Parking Deck project (residual City Center land sales for Parcel 13 of \$262,226 and contributions from private development towards parking \$175,000). Grants/contributions would be appropriated upon execution of binding agreements and/or receipt of the funds.

⁷ Proposed reallocation of sidewalk funds (specifically those sidewalk projects that will now be funded through the T-SPLOST projects) within the 2016 GO Bond towards the AlphaLoop project.

Priority 1: Imperative/ UrgentPriority 2: Essential/ NeededPriority 3: Important**T-SPLOST Initiatives****Public Works****Haynes Bridge Road Capacity Improvements (COA Share) \$5,000,000**

Priority 1: The Haynes Bridge Corridor is an important collector connecting neighborhoods to the south with schools, GA 400, employment and commercial centers. This request is widening Haynes Bridge Road from Mansell Road to Old Alabama Road. The Project will require a partnership with the City of Johns Creek. The proposed project consists of adding an additional lane in each direction, landscape medians and turn lanes where appropriate, and the addition of a multi-use trail to connect to the Big Creek Greenway. Funding request included herein represents Alpharetta's estimated share of total project costs.

Old Milton Parkway Capacity Improvements (Design) \$1,707,120

Priority 1: Project consists of widening Old Milton Parkway (SR 120) between GA 400 and State Bridge Road to provide a 6-lane divided section with appropriate pedestrian and bicycle amenities. Additionally, this project includes the design and construction of intersection improvements throughout the corridor that would add capacity to improve safety and intersection operations. Intersections include, but are not limited to, the following locations:

- Old Milton Parkway at Cotton Creek entry/Brookside Parkway;
- Old Milton Parkway at Vista Forest Drive/Brookside Parkway;
- Old Milton Parkway at Park Bridge Parkway/Alexander Drive.

Funding sources to include local (TSPLOST), state and/or Federal Funds. Total project costs are currently estimated at \$28M; Alpharetta's allocable costs are currently estimated at \$6 million assuming 30% match of construction costs.

Conceptual design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for design.

Windward Pkwy Business Dist./Union Hill Rd Capacity Imp. (Design) \$2,000,000

Priority 1: This capacity improvement is intended to relieve congestion through Windward's business district east of Union Hill Road, complementing the concurrent Alpharetta bond project and interchange enhancement efforts west of GA 400. Project includes design and construction of the following improvements:

- Widening of Windward Parkway between North Point Parkway and Union Hill Road.
- Widening of Hill Road from Westside Parkway to McGinnis Ferry Rd.
- Widening and replacement/reconstruction of the bridges over Big Creek and Camp Creek (Big Creek tributary).
- Inclusion of appropriate pedestrian and bicycle amenities throughout.

Conceptual design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for design.

Academy St./Webb Bridge Rd Operational Improvements (Design) \$1,000,000

Priority 1: The Academy Street/ Webb Bridge Road Corridor is a vital collector street connectin+A1g Downtown Alpharetta and Avalon to neighborhoods, parks, schools and the Big Creek Greenway. The proposed project provides operational improvements

between Main Street (SR 9) and Kimball Bridge Road (SR 120) to ease existing congestion and enhances bicycle and pedestrian accommodations. This project scope does not include replacement of the bridge over GA 400 (please see the Academy St/Webb Bridge Rd GA 400 Bridge Improvement project for more information on the bridge replacement project). FY 2018 request represents funding for design.

Morris Road Operational Improvements (Construction) \$2,423,286

Priority 1: This operational project along Morris Road will provide the appropriate auxiliary lanes/roundabout to accommodate the heavy traffic flow from both Old Milton Parkway and Webb Bridge Road. Project will also provide pedestrian and bicycle accommodations. Design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for construction of the underlying improvements.

Bethany Rd at Mayfield Rd Intersection Imp. (Construction) \$1,120,495

Priority 1: Intersection operational improvements potentially incorporating roundabouts at the intersection of Bethany Road and Mayfield Road. Existing traffic volumes now warrant intersection improvements to properly handle the current traffic volumes at the intersection of Bethany Road and Mayfield Road. Given the proximity of this intersection with the intersection of Bethany Road and Mid Broadwell Road (another T-SPLOST project), both projects will be pursued together to ensure proper functionality. Extensive utility relocations and adjustments are anticipated including eight utility poles, two gas vaults, two telephone pedestals, and two telephone cabinets. Design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for construction of the underlying improvements.

Bethany Rd at Mid-Broadwell Rd Intersection Imp. (ROW) \$400,000

Priority 1: Intersection operational improvements potentially incorporating roundabouts at the intersection of Bethany Road and Mid Broadwell Road. The City has received numerous complaints regarding left turns onto Mid Broadwell Road from motorists traveling south on Bethany Road and from residents of the Pindell Glen Subdivision trying to leave their subdivision. Residents have complained about the speed of vehicles on Mid Broadwell road and have requested a reduction of the speed limit or the installation of a traffic signal or four-way stop. As these options do not meet warrants, a roundabout is proposed to reduce speeds in the area and assist in left-turn movements. Given the proximity of this intersection with the intersection of Bethany Road and Mayfield Road, both projects will be pursued together to ensure proper functionality. Design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for right-of-way/construction related expenditures.

Recurring Capital Initiatives

City Administration

Roof Replacement (2970 Webb Bridge Rd) \$140,000

Priority 1: This request is for the replacement of the roof at 2970 Webb Bridge Road (old Finance Department Offices). A roof inspection was completed in January 2014 that identified a Ballasted EPDM roof membrane that is over 18-years old, becoming brittle, and is beginning to pull away from the flashings and walls leaving access points for moisture to leak through the structure. The roof area totals approximately 10,000 square feet. Numerous leaks have been reported and repaired over the previous 18-months.

Scope of Work includes: (1) remove ballast and remove EPDM Membrane and dispose of properly; (2) review existing insulation and provide per sq. ft. cost for removal and replacement of damaged areas. Replace as necessary and ensure it is fastened to deck per I-90 specifications (withstands an uplift force of 90 pounds per square foot); (3) fasten down 1/2 in recovery board per I-90 specs; (4) squeegee down 80 mil SBS modified base sheet in cold applied adhesive at 2 and 1/2 gal per square foot; (5) squeegee down 120 mil cap sheet in cold applied adhesive at 2 and 1/2 gal per square foot; (6) install Flashings with flashing adhesive (parapet avg. height is 1 ft.); (7) coat all field and wall flashings with reflective aluminizer in 2 coats at 1/2 gal per coat (must wait 30 days for membrane to lose glossiness); (8) paint all perimeter copings with 1 coat rust-go primer (.5 gal per square foot) and 2 coats (.5 gal per square foot) rust-go top coat; and (8) replace damaged upper wall coping (approximately 90 lineal feet) with 22 gal Kynar metal copings. Additionally, due to the condition of the Metal Copings from the upper roof, and poorly sealed windows, the EIFS walls have become damaged and streaked with mildew or mold. This request also includes funding for the full repair and restoration treatment. These walls and windows could also be a future source of leaks. This scope would be identical to the crabapple wall and window work completed last year.

Community Development

Recurring Fleet Replacement (F-150s; Qty: 2)

\$50,000

Priority 1: This request is for the replacement of one 2000 Ford F-150 and one 2004 Ford F-150 (Unit CD5527 has 85,702 miles, and Unit CD2110 has 48,522 miles) for the Building Safety and Development Services divisions. These vehicles warrant replacement based on age and maintenance/repair costs.

Public Works

Recurring Traffic Signal System Maintenance

\$75,000

Priority 1: This request is for the continual maintenance and repair of vehicle detectors (sensors that tell the traffic signal a car is waiting) and traffic signal communications throughout the city. Vehicle detectors are required to be repaired and/or replaced in order to maintain traffic signal responsiveness. Traffic signal communications enable the intersections to work together and smooth traffic flow. The annual funding request also allows for the replacement of loops removed during the milling and resurfacing projects.

Recurring Milling and Resurfacing

\$2,500,000

Priority 1: This request is for the on-going maintenance of milling and resurfacing of city streets. Resurfacing of city streets increases the life expectancy of the roads. Without resurfacing, roadways will deteriorate and be more costly to repair. It is anticipated that this project will be augmented through an LMIG grant (additional \$500,000 that will be appropriated upon grant submission/approval).

The city maintains a road rating database similar to that of the Georgia Department of Transportation. In using this approach, each road receives a rating from 1 to 100, with lower scores representing a greater need for maintenance. **Funding to be provided through the following sources: Recurring Capital (\$2,000,000); LMIG Grant (\$500,000).**

Recurring Traffic Control Equipment \$100,000

Priority 1: This request is for equipment necessary for maintaining traffic control throughout the City. This includes traffic signal communications, traffic monitoring, and temporary traffic control measures. Traffic signal communications enable the intersections to work together and smooth traffic flow. Traffic signal monitoring includes equipment necessary to maintain the Traffic Control Center. Temporary traffic control equipment includes devices used to detour or delineate traffic flow, examples include: cones, delineators and barricades. An additional \$25,000 is requested for FY 2018 for the Traffic Control Center (TCC). This will be for computer/software upgrades and necessary equipment to view traffic from the TCC.

Recurring Traffic Striping and Signage \$180,000

Priority 1: This request is for the (a) replacement and repair of traffic/Bike-lane striping and traffic control signs and the (b) restriping of city roadways after milling and resurfacing. This funding will provide ongoing maintenance to the city's existing traffic system.

Recurring Traffic Calming/Intersection Safety Improvements \$35,000

Priority 1: This request is for the identification and implementation of safety improvements in neighborhoods and at high crash rate intersections. Additionally, funds will enable staff to implement necessary traffic calming measures within the city. Projects will consist of roadway striping, signage, channelization, and minor widening to mitigate existing safety deficiencies. Program will enhance public health and safety for users of the city's transportation system.

Recurring Bridge Maintenance \$175,000

Priority 1: This request is for the continual performance of required repairs and maintenance measures identified by Georgia Department of Transportation (GDOT) inspectors during their biennial inspections of city owned bridges. Tasks include: the removal of corrosion and repainting of bridge supports; remediation of erosion issues; installation/extension of concrete encasements around piles; cleaning and sealing deck joints; and replacement of failed wing walls. Failure to address these items can lead to further deterioration of bridge conditions.

FY 2018: Work items to be based on 2015 GDOT Inspections and include pile encasements (McGinnis Ferry over Big Creek, Webb Bridge Road over Big Creek, Windward Parkway over Big Creek), cleaning and sealing of deck joints (multiple bridges), and addressing erosion issues (Windward Parkway over Camp Creek, Mansell Road over Big Creek).

Recurring Tree Planting and Landscape Improvements \$100,000

Priority 1: This request is for tree pruning, tree removal, tree planting, and landscape improvements within city right-of-ways. The city's aging tree canopy within right-of-way areas requires pruning and removal to address issues such as conflicts with street lights, signal head clearance, intersection sightline clearance, and removal of dead wood. The FY 2018 request also includes funding for tree planting and other landscape improvements. Proposed areas of improvement include sections of Westside Parkway and Mansell Road. The projects will include the planting of trees, shrubs and groundcovers. Approximately \$80,000 towards planting and design work and \$20,000 for tree pruning, removal, and other tree care.

Recurring Sidewalk Maintenance and Repair \$100,000

Priority 1: This request is for the continual maintenance and repair of the city's sidewalk inventory. Over the last 10 years, the city has expended in excess of \$5,000,000 on sidewalk projects. During that same period of time, the city's sidewalk inventory has also been increased through larger roadway and streetscape projects, through private development, and through annexation. The Public Works Department has prepared a prioritized list of sidewalks needing repair. Currently this list identifies over 3,500 panels of sidewalk totaling in excess of 17,000 linear feet in need of repair.

For FY 2018, work will include the repair of sidewalk segments along both sides of Old Milton Parkway between Wills Road and Roswell Street.

Recurring Fleet Replacement (F-350 Crew Cab Service Truck) \$55,000

Priority 1: This request is for the replacement of one 1995 F-8000 (Unit #68) covered bed service truck within the Public Works fleet. The replacement request is based on the fact that the city purchased Unit #68 as a Water Department Service Truck prior to selling the water system to Fulton County. Staff feels that downsizing to an F-350 Service Bed Truck would better serve the needs of the Public Works Department.

Recurring Fleet Replacement (F-750 Dump Truck) \$110,000

Priority 2: This request is for the purchase of an F-750 Box Dump Truck with Sand Spreader Insert to replace a 1988 F-800 Dump Truck (Unit #67). The 1988 F-800 Dump Truck currently needs engine repairs and a new or rebuilt fuel injector unit. Repair costs are estimated to be between \$2,000 and \$5,000 depending on part availability and severity of internal damage. Due to the vehicle's age (28 years) staff does not believe it is feasible to invest more money into it. The replacement truck will be dual purpose so it may be used as a dump truck during the spring and summer months and have the spreader inserts installed for use during the winter months for ice and snow events.

Recurring Equipment Replacement/Upgrade (Mini Excavator) \$45,000

Priority 2: This request is for the purchase of a new Compact Excavator to replace a 1989 Ford 4610 Tractor (Unit #230). The 1989 Ford 4610 Tractor was originally purchased for clearing City right-of-ways. With that work being performed by contractors now, the 1989 Ford 4610 tractor is not as essential to the Public Works fleet. Staff believes that replacing the 4610 tractor with a compact excavator will better serve the needs of the Public Works Fleet. This equipment will allow staff to perform various digging, grading, demolition, and lifting tasks on jobsites. The smaller size of the compact excavator gives it the ability to operate in smaller spaces and also to be transported more easily. Their light weight and maneuverability allows them to work with less track damage than larger machines. The compact excavator has many attachments available to accomplish multiple tasks on the same jobsite while only having the single machine onsite. Due to many stormwater repairs occurring within easements of residential properties a smaller piece of equipment will minimize the amount of area disturbed as well as decrease the amount of time for the repair to be completed.

Information Technology**Recurring Technology Replacement (all city departments) \$300,000**

Priority 1: This request is to provide for the annual replacement of technology for all city departments. As in prior-years, funding for technology replacement is placed in one capital project account to allow for more efficient management (as opposed to being spread across multiple departments based on an estimate of replacement needs which

may or may not equate to the actual need during the fiscal year). The city currently has 455 computers in operation (265 desktops; 190 laptops). The main component of the FY 2018 request includes funding for the replacement of approximately 110 PCs, 57 cellular phones, 97 iPhones, 42 iPads, and wireless access points throughout city facilities (although actual replacement will be driven by equipment condition).

The current city standards for technology replacement (based on funding availability) are as follows: servers (5-6 years); SANS – Storage (5-6 years); desktop PCs (4 years); laptop PCs (3 years); iPad tablets (2 years); iPhones (2 years); large scale multi-function printers (MFPs) (5-7 years); small scale MFPs (5 years); small printers (3-5 years); desktop UPS (electrical service backup) (3 years); Network UPS (closets) (4 years); Wireless Access Points [WAPs] (5 years); network routers/switched/firewalls (5 years); telephony gateways (5-6 years). Larger replacement initiatives are not included in this appropriation (e.g. CISCO network devices).

Public Safety

Recurring Fleet Replacement (Qty: 16)

\$635,000

Priority 1: This request is for the forecasted annual replacement of police and fire sedans, light trucks and motorcycles. The replacement need is driven by the mileage and mechanical condition of the vehicles. Emergency response vehicles are expected to last in excess of 110,000 miles; administrative vehicles are generally run somewhat longer.

The forecast need based on a mileage threshold of 110,000 miles is 15 to 20 vehicles annually. Replacement vehicles to be purchased in FY 2018 include 12 Ford Explorers, 2 Chevrolet Tahoe (one K-9 unit and one for Battalion 1), 1 Ford Truck (DEA Task Force), and 1 Ford Escape (FBI Child Crimes Task Force).

Recurring Public Safety Equipment (replacement)

\$114,000

Priority 1: This request is for scheduled replacement of equipment that is essential for the safety of firefighters and police officers which has expired, failed inspection, is uneconomical to repair or otherwise must be taken out of service.

The FY 2018 request includes the following: Furniture and bedding for fire stations (\$12,500); Ice makers at 3 fire stations (\$10,500); New turnout gear (new hires and replacements) 12 sets (\$31,200); tool boxes at all fire stations (\$1,800); and Live Scan Fingerprint upgrade 2 units (Jail and Records Division; \$58,000). Funding is split between the Capital Project Fund (\$56,000) and the DEA Fund (\$58,000).

Recurring PS Facility Roof Restoration/Replacement

\$175,000

Priority 1: Roof replacement of PS Headquarters (upper roof) (\$150,000) and restoration of the Evidence Building roof (\$25,000).

PS Headquarters (Phase 2)

Due to the age of the existing ballasted EPDM roof system and consistent roof leak service calls at this location since 2013, a three-phase re-roofing plan for the Public Safety Facilities was developed. The purpose of a multi-phase approach is to help absorb the costs of this sizable job over three years. Phase 1 was implemented and completed over the jail roof in December 2016. In 2017, the second phase will begin, covering “the large upper roof over the main HQ building”. Garland (the roof manufacturer) has agreed to combine all the roof phases under

a single long term thirty 30-year warranty at the completion of the project phases. In addition to the 30-year warranty, the roof specifications will increase the roof insulation R-Value, provide a reflective surface rated by the Cool Roof Rating Council, and is cold applied and VOC compliant.

Evidence Building Roof Restoration

The evidence building is the only roof at this location with a non-ballasted, smooth EPDM (rubber) surface at the Public Safety facilities. Coupled with the fact that it is not currently leaking, it is a great candidate for roof restoration, which will provide a 10-year warranty at a much lower cost than a roof replacement, and may have a service life up to 15-years.

Recurring RAPSTC Repairs/Improvements

\$45,070

Priority 1: The Roswell/Alpharetta Public Safety Training Center (RAPSTC) is a joint venture between the City of Alpharetta and the City of Roswell that is dedicated to providing Public Safety Professionals with the most comprehensive educational and training curriculum available. RAPSTC provides training for both State and Local Public Safety personnel. This includes Police, Fire, and Emergency Medical professionals. This training prepares our first responders to meet the dynamic demands placed on the public safety community so that they can provide exemplary emergency services to their communities. RAPSTC terms are set forth in an IGA with associated costs allocated based on the relative facility use. The most recent measurement period indicated Alpharetta used the facility 53% of the time and would be responsible for 53% of all allocated operational costs. Capital investment into RAPSTC is split 50/50.

Improvements scheduled for FY 2018 total \$90,140 and include the following: \$49,300 for a new FATS simulator (FireArms Training Simulator); \$30,000 to repave the driveway; and \$10,840 to upgrade the parking lot lighting to LED as the existing lights have experienced significant repair/maintenance issues. Alpharetta's share of these improvements totals \$45,070.

Recreation & Parks

Recurring Athletic Scoreboards (maintenance/replacement)

\$20,000

The city owns and maintains thirty-one athletic and equestrian scoreboards.

Staff has developed a plan for systematic replacement of scoreboards. The replacement cost is estimated at \$20,000 for a wireless scoreboard (includes shipping, installation, and stamped engineering drawings). Maintenance/refurbishment of scoreboards is estimated at an additional \$1,000 to \$2,000 annually. FY 2018 request is for the replacement of the scoreboards at North Park softball fields 5-8 and Wills Park baseball field 2. Scoreboard replacement may vary from what's included herein if it is in the Director's opinion that a higher priority replacement is needed (e.g. due to mechanical malfunction) or if additional funds are available.

Recurring Park Equipment Replacement

\$47,000

This request is for the replacement of one 1990s era Lay-Mor Street Sweeper with a T550 Bobcat Skid Steer Loader with tracks for the greenway. The tracked skid steer will be a more suitable replacement for the aging Lay-Mor street sweeper. This piece of equipment with the proper attachments can serve the existing maintenance needs of the street sweeper. The updated skid steer will allow a sweeper to expand in areas of the

trail that the existing equipment cannot access. Unlike the street sweeper which serves only one function, a skid steer can serve in so many more maintenance capacities.

The Multi-purpose ability of the skid steer will allow staff to perform additional maintenance needs that were not an issue when the Lay-Mor street sweeper was purchased. With the proper attachments, the skid steer will be used for:

- Loading and moving rip rap to areas of erosion on the trail;
- Addressing the drainage issues that have occurred due to flooding;
- Repairing damaged areas of the trail such as washout and surface areas;
- Maintaining that invasive vegetation that interferes user safety of the Greenway trail;
- Moving grounds maintenance materials such as mulch; and
- Storm clean-up on the trail as well as assisting Public Works in extreme inclement weather events.

Recurring Community Center Bleacher Replacement

\$35,000

The bleachers in Alpharetta Community Center gym 1 are the original bleachers installed during construction of Phase 1 in 1997. They are in need of replacement due to excessive wear and tear. Parts of the bleachers are in various stages of structural break down and do not meet current safety codes. Replacement of the bleachers will greatly enhance the safety and spectator experience for ACC visitors. Proposed replacement to provide seating for 236 and allowing for adjustable ADA handicapped seating (up to 8 spaces if needed). This is up from the 233 seats plus 7 ADA handicapped spaces available now. Price includes demo and disposal of existing bleachers. Timeline for replacement would be August 2018, after summer camps and prior to winter youth basketball season.

Recurring Synthetic Turf Field Replacement (Webb Bridge Park) \$600,000

Recreation Commission Priority: #1

This request is to replace the synthetic turf soccer field at Webb Bridge Park. This field was installed in 2008 and has a 10-year life expectancy under normal use conditions. However, our use of the field has far exceeded the recommended usage which has resulted in premature maintenance needs and warranty repairs (e.g. replacement of various segments of the turf have been made). The field has reached the end of its useful life and requires replacement.

Our youth soccer program has approximately 850 participants and 1,125 participants in the spring and fall seasons, respectively. These teams practice on the turf field 5 days per week, 5 hours per day, 8 months per year. Games are played on weekends (between 6 and 12 hours per day) for 6 months per year. Youth team camps are also held on this field for 2 weeks in July (5 days x 2 weeks x 7 hours per day). Our youth lacrosse teams also utilize the field when not in use by soccer. In addition to the scheduled use, the field receives significant non-scheduled use. For example, there is a group of 20-30 adults who meet at the park at least 3 days per week for lunchtime soccer (2 hours per day). On Sunday mornings, prior to the start of our scheduled youth soccer activities, the field is often used by random people (youth and adults) who play pick-up games.

Recurring Park Repairs/Improvements \$100,000

Recreation Commission Priority: #2

This request would cover types of ground maintenance repairs such as asphalt trail repairs, concrete repair and parking lot striping, etc. at parks and along the greenway. FY 2018 funding would be utilized for repairs to the walking trail at Wills Park (100,000 linear feet of overlay asphalt), boardwalk replacement for the Greenway (approximately 25 sections), concrete repair along numerous walkways, etc.

Recurring Parks Facility Roof Repair/Replacement/Wall Restoration \$86,000

Recreation Commission Priority: #7

This request is for the roof repair/rehab/replacement at multiple Parks and Recreation facilities.

Wall restoration at the Alpharetta Community Center (\$45,000); roof replacement at the Webb Bridge Park (WBP) Tennis Restroom building (\$15,000), WBP Soccer restroom/Concession building (\$15,000), Wacky World Pavilion #2 (\$5,000), and Webb Zone Pavilion (\$6,000).

Alpharetta Community Center Wall Restoration

The front of this facility (visible from public parking area only) received the wall restoration treatment in the Spring of 2014 both to stop moisture intrusion and improve the aesthetics of the building. The elastomeric acrylic product used (Tuff Coat) is still tightly adhered today and has proven to be effective at this location. This new project will extend the restoration project around the remainder of the building, while leaving the decorative red bricks and bronze metal trim intact.

Roof Replacements at (1) Webb Bridge Park Tennis Restroom, (2) Webb Bridge Park Soccer Restroom/Concession, (3) Webb Bridge Soccer Field Pavilion, and (4) Webb Zone Pavilion

These shingle roofs are highly faded from UV degradation and show a large percentage of granule loss. The shingles are curling along the roof perimeters and the metal trim and downspouts are in poor condition. After reviewing all shingle roofs owned by the city, these are currently in the worst condition and should be replaced as they are nearing the end of their useful life.

Recurring Restroom Replacement/Expansion Design (North Park) \$30,000

Recreation Commission Priority: #8

This request is for design of a replacement concession/restroom building at North Park softball fields 1-4. The current concession/restroom facility at North Park softball fields 1-4 was built in the late 1980s and no longer meets community needs (e.g. insufficient size/layout of concession space; insufficient number of restroom facilities; high maintenance needs; etc.). Construction costs would be part of future funding requests.

Recurring Playground Equipment (repair/replacement) \$50,000

Recreation Commission Priority: #10

This request is for the replacement of playground equipment at the Wacky World Playground (built in 1997) and Webb Zone (built in 1999) as recommended in the Master Plan 2025.

Wacky World is a 20 year old pressure treated wood structure. Although the 6-inch round posts are structurally sound, most of the wood platforms, bridges, hand rails, as well as some of the play equipment are showing signs of wear and weather degradation. Staff is constantly making repairs. Playgrounds-by-Leathers conducted an inspection last fall and provided their findings and recommendations on the repairs and forms the basis for this cost estimate. Leathers was the playground company that supplied the playground and equipment and was onsite when the playground was built. The Webb Zone is also made of wood and is 18-years old. It was built out of cedar. Staff members who are Certified Playground Safety Inspectors have inspected the playground and noted several areas of concern. There are wood several support posts, handrails, bridges, and platforms in need of replacement as well as the wood fence/barrier that surrounds the entire playground.

Recurring Lightning Prediction Equipment (replacement) \$65,000

Priority 1: The city currently has lightning prediction systems installed at three parks (Wills Park, North Park, and Webb Bridge Park) and the system is no longer functioning and the vendor cannot be located (feared to be out-of-business). A lightning prediction system detects atmospheric conditions likely to produce lightning strikes and sounds an alarm, warning those nearby that lightning is imminent and giving them the chance to find safety before the storm arrives in the area. Lightning protection systems are often installed in outdoor areas which are often congested with people, lack sufficient shelter, and are difficult to evacuate quickly (such as water parks, college campuses, and large swimming pool or athletic field complexes). These locations are particularly dangerous during lightning storms. This request is for the replacement of the non-functioning lightning prediction systems at the three parks identified above. Current lightning prediction systems provide mobile functionality that alerts staff through smartphone apps of dangerous weather activity. Furthermore, current systems allow for integration into the city's website to provide weather notices that may impact field availability. Support/maintenance costs are estimated at \$3,000 annually.

Wills Park Pool (replacement/Expansion) \$2,100,000

Priority 1: Renovation of public pool facilities at Wills Park, which has not been updated since it was constructed in 1987. The project includes the construction of one new competition pool, one new leisure pool, three pavilions, and other amenities. Also included is a complete renovation of the Bathhouse and showers. Interior renovations will include up-to-date registration/circulation as well as training rooms for lifeguard staff.

Total construction costs (including an owner's contingency) are estimated at \$5.7 million. The FY 2017 capital budget includes funding totaling \$3.6 million for construction. Remaining funding required totals \$2.1 million and is funded through city fund balance (\$1 million) and Impact Fee Fund contributions (\$1.1 million).

Recurring Stormwater/Drainage Initiatives

Public Works

Recurring Stormwater Pipes/Structure Repair/Maintenance \$905,000

Priority 1: This request is for stormwater pipe and structure maintenance, repair, and replacement. This category includes unclogging pipes and structures filled with sediment

and debris, repairing pipes by relining, contractual repairs to stormwater structures, and pipe replacement projects. The contractual pipe unclogging and structure repair will be throughout the city based on inspection results. Lantern Ridge subdivision has been identified for pipe repair/replacement. The following subdivisions will have pipe lining projects: (1) The Pines; and (2) Hunters Oak.

Recurring Stormwater Drainage Maintenance

\$150,000

Priority 1: This request is for the continual maintenance and small drainage maintenance work within the city including: (1) small repairs such as grouting, paved inverts, and replacing tops; (2) annual maintenance of the city's stormceptor units, oil/water separators, and city-owned detention ponds (as required by the Georgia Environmental Protection Division); and (3) Water Quality lab testing (as required by the Georgia Environmental Protection Division). FY 2018 will also include education and outreach focusing on reducing fecal coliform bacteria contaminated runoff to streams.

Recurring Stormwater Inspections

\$100,000

Priority 1: The National Pollutant Discharge Elimination System (NPDES) Stormwater Permit requires Alpharetta to complete a number of inspections to protect our stormwater system. These inspections include site visits to private industrial facilities, private carwash and auto body repair shops, city ponds and stormwater management facilities, private ponds and stormwater management facilities, and city maintained storm structures and pipes. These inspections help us identify maintenance repair work, help us prioritize our crews and CIP lists, and help us recognize private violations of the stormwater ordinance. This project includes hiring a private consultant to complete the inspections so that city staff can focus their efforts toward planning, maintenance, and enforcement activities.

Recurring Stormwater Design/Studies

\$100,000

Priority 1: This request funds various drainage, flood, and watershed studies that are required by state and federal regulations. Watershed studies identify capital projects to improve water quality in impaired streams. Additional studies include dam breach analysis, bacterial source testing, emergency planning and estimating damage, GIS maintenance, inventory updates, stream delisting, etc. These studies also identify future capital improvement projects or provide specific information that can be used by the city to meet regulatory compliance or further our service to our citizenry. The FY 2018 budget would be used to study Big Creek and the major tributaries to identify areas of extreme erosion or instability, especially those that may impact the greenway. The study will include creation of standard design repair details which can be applied to multiple areas for maintenance needs. It will also identify those areas that need unique repair designs and provide cost estimates for design and construction of those projects.

General Capital Initiatives

City Administration

Economic Development Toolbox

\$125,000

Priority 1: The City of Alpharetta provides local incentives through its economic development toolbox and facilitated by our team of experienced economic development professionals. New or growing businesses that demonstrate a serious economic impact through job creation and capital investment qualify for these programs. The programs funded in this request include the Alpharetta360 Video Marketing Fund which has been influential in marketing the city as a business destination and has been directly

responsible for the location of new businesses to the city. A new tool-kit item will be created with this funding called the Start-Up Relocation Grant which is aimed at attracting out-of-state technology start-ups to relocate and grow in the city. We will target 5 mid-stage tech based start-up for the pilot program of this tool-kit item. Relocated start-up companies will be placed in the Alpharetta Innovation Center to help fuel our innovative community and attract more venture capital investment.

Alpharetta Technology Commission Operational Funding \$95,000

Priority 1: This request is to provide operational funding for the Alpharetta Technology Commission (ATC) including funding for the ATC Director pursuant to terms set forth in the MOU between the ATC and the Development Authority of Alpharetta. The Director performs the day-to-day tasks and responsibilities necessary for the delivery of operational management services. Specifically, the MOU is for a period of two years (February 2017 – February 2019) with compensation approximating \$125,000 annually. The Development Authority has residual funds approximating \$30,000 leaving a balance needed for FY 2018 of \$95,000.

Alpharetta Public Arts Initiative \$85,000

Priority 1: Arts Alpharetta is a nonprofit organization dedicated to bringing quality arts to Alpharetta. At the request of staff, Arts Alpharetta formed a steering committee to look at introducing outdoor public art to the exciting new Thompson Street Greenway trail. Arts Alpharetta feels that by lining the trail with unique, high quality temporary installations, residents and visitors like will be enticed to use and explore the trail. The working title for this project is Phase II – Outdoor Art Gallery loan project. Phase I is the Instruments of Inspiration permanent installations currently approved by the City Council in December 2016.

Briefly, the works would be on loan from the artists for a 9-month period tentatively March through November 2018. This would become an annual event where new and returning artists would be selected each year. The artists would receive a loan-fee, half paid at installation and half at the end of the loan period. Several communities around Alpharetta have a similar program but what is unique about this initiative is that the Thompson Street Greenway allows us to select and prep the sites while the trail is being built. Further the steering committee feels that we do not merely want to replicate what others communities have done but rather we strive to elevate the project to the highest possible quality art and experience. Costs total \$75,000 for year one and include funding for the loan of an estimated 12 art installations including installation, marketing, events, juror stipends, with additional funding for the purchase of an estimated one/two art pieces for permanent display in Alpharetta. Arts Alpharetta is also requesting \$10,000 in seed funding from the City to assist in meeting their core mission as stated above.

Senior Citizen History Project \$25,000

Priority 2: This project entails video recording the stories and oral history of our citizens and their memories of the Alpharetta Experience. This project will continue into the future and involve the recordings of a number of citizens each year as seniors are willing to express their emotions, memories and recollections of the Alpharetta they have known. As time progresses, the videos will be compiled so they can be used as an online story of our past and its respected citizens who have helped to shape our city. This documentation can also be used within the History Center as an oral history of Alpharetta's development over time. We are hoping to record 50 citizens within the next year.

Community Development**Design Services****\$75,000**

Priority 2: This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Comprehensive Plans, Small Area Plans, project designs such as plazas, landscape architecture, hosting a series of public input sessions, conceptual design standards, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of performance by City Staff that our citizens and business owners are accustomed to.

Public Works**City Center (Phase 2) Sidewalks/Utilities/Fiber****\$625,000**

Priority 1: This request is to allocate funds for Alpharetta's obligations under the terms of agreement with MMS Alpharetta LLC for Phase 2 of City Center (private development position). Obligations include:

- Funding hard costs for installing new sidewalks in public right-of-way (max of \$300,000) to be funded through impact fees; and
- Assist in funding costs associated with moving Georgia Power and AT&T utilities in right-of-way. The City's is obligated to fund any costs above the \$100,000 funded through MMS Alpharetta LLC. Current estimates for utility relocation total \$425,000 with the city's share totaling \$325,000.

The Development Authority of Alpharetta is contributing 50% of its bond inducement fees (est. at \$45,312) generated from the City Center development towards the costs detailed above. Remaining funding is provided through impact fees (\$300,000 - new sidewalk installations) and city fund balance (\$279,688).

Parking Decks (west side of Main Street)**\$1,693,750**

Priority 1: As identified in the Downtown Master Plan, this project would enhance parking opportunities on the west side of Main Street and provide opportunities for new development and redevelopment within the city's Downtown area. Discussion on the location of structured parking originally centered on two sites that came to be referenced as Sites A and D. Site A (Option A) is located along Old Roswell Street on the site of the existing municipal parking lot, and Site D (Option D) is located on Milton Avenue just west of the veterinary clinic on property recently purchased by the City. The deck on Site A would have a below ground level and a level above that at the highest point includes a 10' wall behind the existing tree in order to save the greenspace area and provide positive drainage. The deck on Site D would be three levels, all above ground. The decks would provide 355 spaces (168 spaces for Site A and 187 spaces for Site B).

The FY 2017 capital budget includes funding totaling \$6.3 million (\$5.1 million from City Center land sales, \$1 million from city capital funds, and \$175,000 from Developer parking contributions). FY 2018 requested funding totals \$1.7 million and is funded through city fund balance (\$1.3 million), residual City Center land sales for Parcel 13 (\$262,226), and contributions from private development (\$175,000) towards parking. Resulting funding for downtown parking decks will total \$8 million.

AlphaLoop (City Trail)**\$2,428,368**

Priority 1: This request is to provide construction funding for the AlphaLoop City Trail. AlphaLoop is envisioned as a multi-use trail and park system intended to connect City Center, Avalon, and the Northwinds Area together via paved pedestrian pathways.

Design/engineering costs are estimated at \$600,172. Design scope includes full design of Phase A (Old Milton Parkway to Westside Parkway) and Phase B (Westside Parkway to Kimball Bridge Road) including tiers 1 (trail) and 2 (pocket parks/plazas) as well as the intersections and crossings (e.g. Old Milton Parkway, Westside Parkway, Northwinds Parkway, etc.). The Alpharetta Business Community (ABC) has allocated funding totaling \$344,697 towards design leaving a balance of \$255,475 to be requested in FY 2018. Total construction costs for Phases A/B (tier 1) and the intersections/crossings are estimated at \$5.4 million.

The funding request for FY 2018 includes approval for full design funding (discussed above) and construction of Phase A (tier 1). Funding sources include:

- \$1 million – Avalon parkland contribution;
- \$78,368 – general city contribution.
- \$500,000 – 2016 Park Bond Sidewalk monies (reallocation);
- \$750,000 – Potential grants funding; and
- \$100,000 – Private donation.

FY 2019 forecasted funding request will be to fund Phase B (tier 1) and the intersections and crossings. Timing of the funding request for tier 2 costs will be determined at a later date.

Design Services**\$115,000**

Priority 1: This request is for various design services associated with minor projects unable to be completed by city staff. Such services include structural designs and or evaluations, sub-surface geotechnical investigations, miscellaneous right-of-way/easement research. Utilizing experts in various fields enables city staff to make the appropriate decisions related to resolving construction issues. Additionally, the information gathered by the design professionals allows staff to properly design or address issues in the field.

Information Technology**GIS Parcel Corrections****\$80,000**

Priority 1: This request is for a one-time project to provide corrections and updates to the GIS maps to correct misaligned, missing, and incorrect land parcel boundaries within the City of Alpharetta. This will greatly improve the accuracy of the current maps the City systems utilize for critical information.

This will allow the City to address outstanding issues relating to:

- Matching parcel boundaries with zoning boundaries (Community Development)
- Matching parcel boundaries with land-use boundaries (Community Development)
- Determining and displaying accurate ROW (Public Works)
- Greenway boundaries issues (Recreation and Parks)
- Crimestats by zoning – unable to do due to parcel line matchup (Public Safety)

- In-accurate tax assessments (Economic Development)
- In-accurate floodplain mapping vs parcel boundaries – flood insurance (Public Works)

Other cities including Roswell are already funding and correcting their parcel base maps. We are currently working with the City of Milton to hire a firm to begin this process in 2017.

Application and Desktop Virtualization (Phase 1)

\$125,000

Priority 2: This request is for the deployment of desktop services and associated technology for the City for local, remote, and mobile platforms. This will provide greater reliability, and greater efficiency and capability for the use of system applications for the City and provide core functionality. This equipment is scheduled to be replaced every 5-6 years (normal maintenance life) in order to provide for both reliable and efficient service. The Application and Desktop Virtualization initiative will provide greater reliability, possible reduced annual costs, and enhanced system applications security. Through the virtualization of the desktop, each user's profile and desktop are stored centrally in the data center to be available for use from any pc or remote system given the appropriate security measures. This technology is rapidly becoming the standard deployment for organizations as they move more applications and capability to the "Cloud" and seek to provide more reliable and efficient service. The initial test system has been deployed a several City Departments with key personnel for evaluation.

This request will also lead to the deployment of virtual application technology. The ability to manage city software applications from a central platform rather than deploying the system to every desktop will save significant amounts of time needed to "touch" each desktop and/or deploy the systems individually over the network. This way, each user accesses the software they need using the latest updates and tested systems. This will provide greater reliability, reduced annual costs for desktop support, and greater security with respect to the city's software applications. This initiative should lead to decreased costs in annual desktop system replacements (reduces need for certain computer components such as a hard drives and a fully configured PC). Phase I is requested as part of the FY 2018 capital budget and is primarily aimed at the Public Safety Department with the primary cost driver being Mirage and Horizon software licensing. While not immediately providing relief for replacement of the primary device (laptops), the Mirage software will provide both image custom deployment management and reliability improvements and daily snapshots of the state of the laptops to provide a quick reinstatement of the laptop in case of corruption or damage. Horizon software will also provide the accessibility to applications independent of the laptop and have functionality in the cloud supported through our Data Center.

Phase II (FY 2019) will finalize the Public Safety rollout discussed above and is estimated at \$125,000 and will be requested as part of next year's capital budget. Phase III (FYs 2020-2021) will expand the virtual deployment across various Departments (based on need and ability to reduce hardware costs) to include desktops as well as the Mirage and Horizon benefits listed above. Desktops will emulate the experience end users have with traditional Windows OS and applications on their existing systems. Overtime, this will defray costs for refreshing PC systems with less expensive form factors (e.g. thin clients, terminals, mobile devices, etc.). This will also have an effect of reducing the need for multiple devices per user (tablets, desktops, laptops, and

smartphones). Phase III costs are currently estimated at \$270,000 and will be requested as part of future capital budgets.

Public Safety

PS Headquarters Expansion

\$2,097,303

Priority 1: This request is for an expansion of the current Headquarters building, which is needed for several reasons. First and foremost is the need to better serve the public. There has been tremendous growth in the number of lobby visits for services such as filing and obtaining reports, applying for permits, getting fingerprinted for various reasons, and meeting with personnel. The building lobby as currently configured is unable to meet the need in an efficient and professional manner. Related to this is the need to expand the physical size of the Records Unit, which has outgrown the space allocated to it nearly fifteen years ago. Also, there is a need to provide for public meeting/function space in a way that preserves the privacy of public safety-related visits. Finally, there is a need for additional workspace for personnel, particularly specialized functions such as Intelligence and Special Investigations. Both of these functions improve efficiency in law enforcement operations, but require dedicated, confidential space for personnel and equipment. Also included in this funding request is \$50,000 to cover the temporary relocation costs of the Records Division to an alternate site during the construction phase.

Total construction costs are estimated at \$3.5 million and includes an alternate addition to the scope related to the installation of Kevlar around certain portions of the E-911 perimeter. The FY 2017 capital budget includes funding totaling \$1.4 million for construction. Remaining funding required totals \$2.1 million and is funded through city fund balance (\$1.5 million), additional Impact Fee Fund contributions (\$80,000), additional DEA Fund contributions (\$100,000), and E-911 Fund contributions (\$457,200; includes funding for the alternate scope addition discussed above).

2018 Operating Initiatives – New Fleet (Qty: 2); Office Redesign \$81,000

Priority 1: This initiative constitutes the capital component (new fleet and associated upfitting costs) of the two new positions requested in FY 2018 (Operating Initiatives) which are as follows:

Fire Marshal position (1.0 FTE) - This position will assist in multiple areas including fire safety inspections, public education, fire investigations and plan review. Capital costs total \$48,000 and include the acquisition of one (1) pickup truck and associated upfitting costs (\$33,000) and the redesign of the workspace layout (i.e. cubicles) within Community Development to make (1) additional space and (2) improve the workflow and efficiency of the area (\$15,000).

Police Officer position (1.0 FTE) - This position will enable the Department to double alcohol beverage license compliance and permitting checks to four times a year. Capital costs total \$33,000 for the acquisition of one (1) unmarked police car and associated upfitting costs.

Please refer to the Operating Initiatives section of this document for a detailed write-up of position duties and justification.

Body and In-Car Cameras \$70,000 (partial; see companion operating initiative)

Priority 1: This request is for the implementation of a body camera video recording system to be utilized by public safety to record their interactions with the public, gather video evidence at crime scenes, etc. and has been known to increase both officer and citizen accountability. Also included is the replacement of in-car camera units to maximize integration with the new system.

This program involves the acquisition of 70 body camera units and associated equipment (vest carriers, duty shirts, antennas, etc.), the replacement of existing in-car cameras (front and rear cameras), support, maintenance, and unlimited cloud storage. **Startup costs are estimated at \$70,000 for the equipment (initial capital investment) and \$135,000 annually for support and maintenance costs (General Fund operating initiative). Capital funding is being provided through the DEA Fund.**

Alarm Interface Module \$24,000 (partial; see companion operating initiative)

Priority 1: This request is for the purchase, installation, and maintenance (year 1) of the Automated Secure Alarm Protocol Interface (ASAP) which is an add-on module to the current 911 Computer Aided Dispatch (CAD) system. This module interfaces between our CAD system and participating alarm companies and automatically dispatches a police officer when there is an alarm activation - eliminating telephone calls from the alarm companies to the E-911 Center. In 2015, the Alpharetta E-911 Center processed a total of 8,880 alarm calls. The average talk time for processing an alarm call is 2 minutes, 49 seconds. That equals out to roughly 417 hours a year processing alarm calls. This costs the city \$10,158 a year in processing alarm calls while inhibiting our communications officers from processing 911 calls.

The ASAP module will transfer calls to the E-911 Center without the use of a phone call, thus impacting operator workloads in several critical areas: (1) reduce the que/hold times for incoming 911 and admin calls by freeing operators from answering alarm calls; (2) reduce response times; (3) reduce the error rate of imputing information; (4) provides alarm company with dispatch, en-route, and arrival times in real time; and (5) allows operators to view streaming video for video equipped alarms which enhances officer safety. Also, in major storm events, dispatchers can setup a rejection for certain alarm types freeing officers to respond to higher priority events.

Estimated costs total \$26,500 in year one and include \$24,000 in one-time capital installation/licensing fees (\$8,000 licensing fee for ASAP; \$9,000 professional services fee for SunGard OSSI integration services; and \$7,000 professional services fee for ASAP implementation services) and \$2,500 in annually recurring software maintenance fees (FY 2018 Operating Initiative request) all of which would be funded in the E-911 Fund.

Recreation and Parks**Design Services****\$50,000**

Recreation Commission Priority: #11

This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Recreation Master Plans, construction plans for recreation amenities including pavilions, gazebos, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend

standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of services our customers are accustomed to.

Park Master Plans for newly acquired Park Land

\$68,000

Recreation Commission Priority: #14

This request is for the development of master plans and studies as recommended in the Recreation and Parks Master Plan 2025. Specific Master Plans to be conducted with this funding include newly acquired properties from the 2016 Bond Issue such as property on Mid-Broadwell, Milton Avenue, Kimball Bridge Road/Waters Road, and Old Rucker Road.

Alpharetta Arts Center

\$550,000

The extensive renovation of the building and land located at the northwest corner of Mayfield Road and Canton Street for the purpose of creating a new Alpharetta Arts Center. The property was formerly the location of the Alpharetta branch of the Fulton County Library. The project will result in improved and more centrally located facilities for cultural arts classes, programs, exhibits, and performances.

Total costs (including design, construction, equipment, and an owner's contingency) are estimated at \$3.4 million. The FY 2017 capital budget included funding totaling \$2.8 million. Remaining funding required totals \$550,000 and is funded through the available Facility portion of the Hotel/Motel tax (within the Hotel/Motel Fund).

Cultural Arts/Parkland Acquisition

\$150,000

Strategic acquisition of undeveloped land for the purpose of creating public parks/cultural spaces and preserving greenspace. Funding is being provided through Impact Fee Fund contributions pursuant to parks impact fee eligibility ratios for new cultural arts/park land. Upon approval of this initiative, the balance in the Cultural Arts/Parkland account will total \$1.6 million.

General Government

Matching Funds for City Grants

\$20,000

Priority 2: This request is to provide available funding to serve as matching funds for grant opportunities as they arise throughout the year. Operating grants, such as the Bulletproof Vest Partnership Program, typically require matching funds in order to carry out the required grant activities. This funding will allow the City of Alpharetta to pursue a multitude of grant opportunities.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Community Development

Cricket Lane Improvements (Design)

\$125,000

Priority 3: This request improves traffic operation and pedestrian accommodations through Downtown Alpharetta. The project improves Cricket Lane north from the Academy Street Development East of Main Street to Cumming Street by adding sidewalk and pedestrian scale lighting. The project creates an additional north/south alternative to Main Street, providing opportunities for new pedestrian scale connections between Main Street and Haynes Bridge Road. The 700 foot project provides one travel lane in each direction, five foot sidewalks on each side, and a six foot planting space. Intersection safety at Cricket Lane and Cumming Street will also be improved.

FY 2018 Funding is for design. Right-of-way (\$200K) and construction (\$200K) costs would be part of future funding requests.

Downtown Parking and Wayfinding Signage **\$150,000**

Priority 3: This project is intended to develop and implement a comprehensive parking sign package for Downtown Alpharetta. Major components include monument signage at city parking lots, wayfinding signage directing the traveling public to city lots, and time restriction parking signage. Decorative sign poles and bases will be identified. In addition, a signature logo will be proposed in order to coordinate the entire downtown parking infrastructure. The proposed design guidelines will be presented to the downtown business association and approved by the Design Review Board. Deliverables from this project will include the following:

- Downtown Parking Sign design Guidelines;
- Installation of monument signage at the two City Surface lots (Old Roswell lot, Roswell/Marietta lot);
- Wayfinding signage throughout Downtown (Main Street, Academy Street, Roswell Street, Milton Avenue); and
- Time restricted signage for Milton Avenue (2 hour limit/15 min limit).

Public Works

Recurring Park Facilities Pavement Preservation **\$225,000**

Priority 1: This request is for the on-going maintenance of pavement within the city's park facilities. Preservation of the roads, drives, and parking lots increases their life expectancy. Without preservation, these pavements will deteriorate and be more costly to repair.

FY 2018 work items to include preservation of the back parking lot and associated drives for the Wills Park Equestrian Center. The work will involve the application of a high density mineral bond and the milling and resurfacing of select problem areas.

Major Intersection Improvements **\$300,000**

Priority 2: This request would allow the City to quickly address major intersection improvement projects, such as adding turn lanes at major intersections. Projects will be selected based on their effect on traffic flow and safety.

The requested design funds is for the design of a left-turn lane from Kimball Bridge Road to Park Brooke Drive. The City has received a number of requests over recent years to provide this improvement. The requested construction funding for FY 2018 is for the construction of dual left turn lanes from south-bound Haynes Bridge Road to east-bound North Point Drive. This project was originally bid out in 2016 but the bids received were significantly over budget. The requested construction funds are reflective of the bids received and will cover the current funding short fall.

Flashing Yellow Signals **\$125,000**

Priority 1: This request is to upgrade 66 signalized intersections within the city to the flashing yellow arrow standard. This signal change introduces a flashing yellow arrow during the permissive left turn phase of the signal operation. The Federal Highway Administration had demonstrated that this new application has helped reduce left turn crashes, causes less driver confusion on the decision to turn, and provides additional

traffic management flexibility. Implementing the new federal standard for permissive phasing also provides consistency with neighboring jurisdictions. Currently SR 120 has 2 flashing yellow intersections and GDOT has plans to continue upgrades to the rest of the corridor. The city's upgrade will be done over a 4-year period doing the arterial streets, then moving to collector and local streets. The following is a list of intersections to be done in FY 2018: Haynes Bridge Road at Georgia Lane; Haynes Bridge Road at Westside/Morrison Parkway; Haynes Bridge Road at Rainwater Boulevard; Haynes Bridge Road at Woodhaven Way; Haynes Bridge Road at Devore Road; Haynes Bridge Road at Alpha Crossing; Mansell Road at Kingswood Place; Mansell Road at Duke Drive; Mansell Road at Davis Drive; North Point Parkway at Mansell Crossing South; North Point Parkway at Mansell Crossing Middle; North Point Parkway at Mansell Crossing North; North Point Parkway at Ga Lane; and North Point Parkway at North Point Drive. Estimated cost for the project is \$500,000 and would be allocated over the four-year period beginning in FY 2018.

Davis Rd Extension to Westside Parkway

\$2,000,000

Priority 1: This project would construct the extension of Davis Drive from its current cul-de-sac at The Cooler & Pappadeaux to Westside Parkway at Sanctuary Parkway. The constructed road segment would be a two lane road with bicycle lanes and 5' sidewalks. Also included in the project scope is modifying the existing four lane configuration of Davis Drive to a two lane configuration with a center turn lane and bicycle lanes. The new roadway section would be approximately 1,400 linear feet in length. Design for this project was funded in FY 2014. Transportation impact fees can offset a portion of these costs.

City Center Decorative Sign Posts

\$180,000

Priority 1: This request is to upgrade the sign posts at City Center to the approved decorative black Wadsworth design post. This project will include 55 sign posts located in and around City Center including Academy Street (SR 9 to Haynes Bridge Road) and Haynes Bridge Road (Academy Street to Old Milton Parkway). As a part of this project, a GIS inventory of the permanent sign locations will be done and sign clutter will be taken into consideration to reduce the overall number of signs.

Connector Road (NP Pkwy to Edison Dr.; Design)

\$115,000

Priority 1: This project would create a new two-lane roadway with sidewalks connecting North Point Parkway and Edison Drive. Proposed roadway would utilize the existing curb cut for the AT&T property on the east side of North Point Parkway at Dryden Road. Proposed roadway would be approximately 900 linear feet in length. FY 2018 funding request is for design. ROW and construction costs are estimated at \$930,000 and would be part of future funding requests.

Pedestrian/Safety Improvements at Marietta Street and SR9

\$155,000

Priority 2: This request is for the construction of pedestrian enhancements and safety improvements at the intersection of SR 9 and Marietta Street. A proposed pedestrian enhancement at this intersection will assist pedestrians in crossing SR 9 by removing conflicting side-street straight and left-turn movements.

Marjean Way Extension (Design)

\$300,000

Priority 2: This request is for the design of the extension of Marjean Way from its current terminus at Orchid Lane north to Milton Avenue. The roadway extension will include brick sidewalks on both sides of the road to match the roadway section approved as part of the Windsong Townhomes development. Also included in the project scope will be

the design of a regional stormwater facility designed to accommodate any future redevelopment of the adjacent upstream properties (currently occupied by the Masonic Lodge and Krogh Cabinetry) and the city-owned property at 90 & 92 Milton Avenue. The stormwater facility will be designed in such a manner to provide an attractive amenity to the area. Aesthetic improvements will also be made to the existing stormwater facility serving the Victoria Square townhomes (at the intersection of Orchid Lane and Marjean Way). Construction costs are estimated at \$3 million and would be part of future funding requests.

Waters Road Traffic Calming (Design)

\$150,000

Priority 1: The city has received numerous complaints from citizens living along Waters Road regarding the volume of traffic and speed of vehicles. Several options and locations were evaluated and it has been determined that a roundabout at the intersection of Waters Road and Waters Glen Way/Waters Ridge Drive would be the most feasible method for addressing these concerns. Design funds are being requested for FY 2018. It is anticipated that right-of-way (est. of \$100,000) will be needed from four property owners and will be acquired after completion of the design documents in FY 2019. Construction (est. of \$1 million) is anticipated in FY 2020 to align with the completion of the Kimball Bridge Road Congestion Mitigation bond project.

North Point Dr. Corridor Improvements

\$100,000

Priority 1: New construction and traffic growth on North Point Drive have led to increased delays and safety issues at the intersection of North Point Drive and North Point Court. During the holiday season, to assist in providing a safer intersection, Alpharetta Public Works turns the North Point Court access to North Point Parkway into a right in / left in and right out. These restricted movements are accomplished with a median on North Point Drive at North Point Court. This temporary restriction worked so well the City has decided to make the restrictions permanent. Prior to a permanent implementation, Public Works will meet with the businesses around this intersection and explain the proposed improvement.

Citywide Sign Inventory

\$150,000

Priority 3: This request is for a citywide sign inventory. The City does not currently have an inventory of our right-of-way signage which hinders our ability to adequately maintain these assets. With this inventory the management, location, and condition of signage will be tracked. This inventory will provide data collection, post processing, and a geodatabase that will integrate with the city's asset management system (Cityworks) and the city's GIS. Each year, Public Works performs over 250 work orders associated with street signage and the work orders are reactionary based on complaints. The inventory system will enable Public Works to identify when signage was installed and develop a pro-active replacement program for when signage exceeds its useful life (e.g. degradation of reflectivity).

Douglas Rd Drainage and Erosion Control Improvements

\$150,000

Priority 1: This request is for the reconstruction of approximately 915 linear feet of existing sidewalk along the west side of Douglas Road between Newport Bay Passage and the bridge over Caney Creek. Along this stretch of Douglas Road there is no curb and gutter between the road and the existing sidewalk. When it rains, runoff from the road runs across and along the sidewalk making it unusable for pedestrians. This is also causing erosion problems to develop in the area. This project will reconstruct the

sidewalk, install curb and gutter, install storm drainage structures and pipes, and address the erosion issues. Design will be performed by Public Works staff.

Information Technology

Wireless Access Points

\$60,000

Priority 2: This request is for the design, procurement, and deployment of additional Wireless Access Points (WAPs) primarily for use by city employees. This expansion of our existing WAP system is needed to supplement both current rate of use and the expected growth in the numbers and use of bandwidth by city employees.

Primarily, we are looking at supplementing both interior and exterior systems for Public Safety (PS) and Public Works (PW) but some additional units will be used for Recreation and Parks and Municipal Court. We are already experiencing issues with access and bandwidth with some PS and PW systems.

Current deployment estimates are as follows:

- PS – 6 additional internal units at various locations for increased coverage; 8 additional external units at various locations for uploading and connections for vehicles.
- PW – 4 additional internal units for increased coverage; 6 additional external units for (same use as above with increasing impact on mobile devices from the Cityworks system).
- Recreation and Parks – 4 additional internal units at various locations, 4 additional external units at various locations (supplemental for better coverage and new deployments); and
- Municipal Court – 2 additional internal units for better coverage and bandwidth.

Cost estimates include acquisition of the 34 WAP units, fiber runs, and system design and coverage analysis.

Public Safety

Recurring Opticom System (replacement)

\$179,600

Priority 2: The request is to fund the replacement and upgrade of the Opticom System. This is the equipment that links emergency vehicles (in Alpharetta's case, fire trucks) with traffic signal control boxes. The current system is line-of-sight based, with a transmitter in fire trucks hitting a receiver on traffic signal mast arms to trigger a green light for the approaching fire truck. This system is beyond end-of-life and no longer effective.

The proposed replacement is a GPS-based system with several advantages:

(1) The GPS link can be programmed for distances well beyond line of sight, allowing a green light to drain traffic well ahead of the approaching emergency vehicle. This speeds response times and improves traffic safety for all motorists. (2) The Signal changes are guided by turn signals on the fire truck so that fewer traffic lights are affected unnecessarily. (3) Again, because the new system is not line-of-sight the receiving antennae can be moved from mast arms to control boxes, reducing damage and lowering maintenance costs. (4) The system is programmable for distances and features, allowing better customization for Alpharetta. (5) 40 intersections have been identified for this project.

Funding for FY 2018 would include the following:

- \$116,200 to install equipment on apparatus (14 trucks * \$8,300 per truck).
- \$63,400 to purchase and install the Opticom equipment at 10 intersections (\$3,840 equipment and \$2,500 installation costs per intersection). The intersections to be completed during this phase include: Main Street and Milton Avenue/Academy Street; Westside Pkwy and Old Milton Pkwy; Westside Pkwy and Windward Pkwy; Westside Pkwy and Haynes Bridge Road; North Point Pkwy and Windward Pkwy; North Point Pkwy and Old Milton Pkwy; North Point Pkwy and Haynes Bridge Road; Old Milton Pkwy and Haynes Bridge Road; Old Milton Pkwy and South Main Street; and South Main Street and Maxwell Road.

Funding for the remaining 30 intersections would be requested as part of future capital budgets.

Community Center Generator (new)

\$200,000

Priority 2: The Alpharetta Community Center is targeted to serve as an emergency shelter. However, the American Red Cross and Salvation Army require emergency shelters that serve the public to have emergency generators servicing the facility. The Community Center does not currently have generators. This projects includes the purchase and installation of a new 400kw Natural Gas Generator.

High Risk Incident Equipment (new)

\$55,000

Priority 3: This request is for equipment designed to help resolve high-risk incidents such as hostage situations, barricaded gunmen, and mass shootings. With the sincere hope that such tools are never needed, having them in a time of need can make a huge difference in the outcome. The specific request is for a rolling shield (\$30,000), and a camera-equipped robot (\$25,000).

Recreation & Parks

Wills Park Drainage Improvements (main parking lot)

\$350,000

Recreation Commission Priority: #3

This project is located in the forested area between the main parking lot for Wills Park Pool and the stream that runs east to west through the park. Currently the area receives runoff from the parking lot, the baseball fields, and a large portion of this side of the park. High volume and velocity storm flows have carved a large gully through the wooded area impacting mature trees, threatening the walking path, and creating a dangerous hazard condition for Frisbee golfers. The FY 2017 Capital Budget included funding for the design of a solution to repair the inflow pipes and stabilize the channel. The corrugated metal inflow pipes have deteriorated and the headwalls structures have fallen off the pipes. This project will add two junction boxes and replace approximately 150 linear feet of the most downstream pipe. The gully will be re-shaped using a regenerative stormwater conveyance system including rock step pools and stone weirs to cascade the water gently downslope into the stream. This will reduce erosion and stabilize the area near the walking path and the Frisbee golf course. Additionally, a new pedestrian safe bridge will be added for the Frisbee golf course allowing players to safely reach the pin. Some large sweetgums will be removed for safety during construction. This project addresses measure 1 in the watershed improvement plan. FY 2017 Capital Budget included funding for design. FY 2018 request is for construction of the underlying improvements.

Alpharetta Community Center Interior Makeover **\$450,000**

Recreation Commission Priority: #4

This request is for design/construction of an interior makeover of the Alpharetta Community Center lobby, hallways, restrooms, and common office space. This project would be completed in three phases beginning in FY 2018 and ending in FY 2020. The approximate size of the affected area is 5,800 square feet (lobby, hallways, restrooms, etc.).

The Department will utilize funding in FY 2018 for Phase 1 which consists of vestibule enclosure, offices and vending areas, restrooms off of lobby and the reception area. Funds would be requested in the FY 2019 budget for Phase 2, which is for corridors and restrooms off of corridor to gym with lockers and additional security equipment. Phase 3 is for the proposed addition to the exterior. Funds for Phase 3 would be requested in the FY 2020 capital budget.

Recurring Restroom Replacement/Expansion (Wills Park) **\$450,000**

Recreation Commission Priority: #5

Funds are requested for design/construction of a new replacement restroom facility that services the Wacky World playground, two picnic pavilions, and baseball fields 1-4 at Wills Park. The existing facilities are very old and not sufficient to accommodate the high usage it receives on a daily basis. The ventilation system does not always work properly. The existing facilities were in the park when it was owned by Fulton County and they are not up to the standards of other Alpharetta Recreation and Parks restroom facilities. Current plans call for the replacement and expansion of the bathrooms from 575 sq.ft. (current) to over a 1,000 sq.ft. (proposed) to include more stalls/urinals.

Neighborhood Park Renovation/Development **\$525,000**

Recreation Commission Priority: #6

This request is for the design/conversion/construction of the Windward Soccer Complex based on the 2017 park master plan which is currently underway.

Wills Park Stream Restoration #1 **\$300,000**

Recreation Commission Priority: #9

There are three reaches of stream in Wills Park that would benefit from stream restoration and/or buffer enhancement; reaches A, B, and C. In stream restoration it is generally best practice to work from upstream to downstream. This project was identified in the Foe Killer Creek Watershed Improvement Plan as project #13a and is named Reach A. Reach A is highly incised due to storm runoff. The channel should be raised and reconnected with the floodplain to reduce erosion. This project will be done in conjunction with donations and volunteers from the Alpharetta Rotary. The design money is to be used for the required state permitting. The construction money will be used for the heavier construction beyond the ability of volunteers. Approximately 800 linear feet of stream restoration is planned.

Pocket Park Development **\$250,000**

Recreation Commission Priority: #12

Continue developing pocket parks as was recommended in the Master Plan 2025. The focus would be on newly acquired properties specifically at Mid-Broadwell Road, Milton Avenue, Kimball Bridge/Waters Road, and Old Rucker Road. The specific location for

development and the actual amount of funding needed to begin development of these properties will be dependent upon the plan that is approved by the city.

Wills Park Pool Concession Building Renovation

\$110,000

Recreation Commission Priority: #13

This request is for renovation of the concession building at the Wills Park Pool, which has not been updated since it was constructed. Interior renovations will include up-to-date kitchen, storage, and serving areas to accommodate increased attendance at the pool after it has been renovated. The current facility has two small serving windows which do not sufficiently serve pool patrons. The height of the counters are too low for the concession stand volunteers to properly assist customers without being hunched over all day. The kitchen space is very small. The current stove and hood vent is not used and would be removed and replaced with a warming oven, microwave, and hot dog machine. The storage area is very cramped and small. The HVAC does not sufficiently condition the air when under stress (such as when volunteers are cooking which results in added heat). Also, the service window faces west which adds to the issues with the air temperatures in the room. It heats up very quickly and is uncomfortable for the volunteers.

Although not ideal, if this project has to be a phased approach, we would remove the new HVAC system for a cost savings of about \$15,000 but would want to replace the system in the FY 2019 budget.

Park System Wayfinding/Signage

\$75,000

Recreation Commission Priority: #15

This project is the beginning of the implementation of the park system wayfinding and signage plan that is being developed in FY 2017. The purpose of the signage plan is to bring uniformity to the numerous signs in our entire park system. The plan will define a specific sign style that will become our "brand" and help park patrons easily identify Alpharetta parks. The plan will also recommend locations for signs to help visitors locate various amenities in the parks, such as fields, playgrounds, tennis courts, restrooms, etc. Signs within parks will be evaluated and prioritized for replacement. Staff will systematically replace signs using the new guidelines outlined in the plan.



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BUDGET NARRATIVE

City of Alpharetta

FY 2018 Budget Narrative

Budget Rollup: All Funds

The FY 2018 Budget is balanced for all funds and totals \$133 million with the breakdown by fund type as follows:

• General Fund:	\$ 72,920,069
• Special Revenue Funds:	13,844,384 (1)
• Debt Service Fund:	5,479,658
• Capital Project Funds:	29,108,576 (1)
• Solid Waste Fund:	3,304,006
• Risk Management Fund:	1,338,000
• Medical Insurance Fund:	<u>6,991,662</u>
Total	\$132,986,355

(1) Amounts contained herein represent new appropriations for FY 2018. Unexpended FY 2017 appropriations for Council approved projects are re-appropriated annually pursuant to city policy.

General Fund

Revenues: FY 2018 General Fund operating revenues are forecasted to grow by 3.7%, or \$2.3 million, compared to Amended FY 2017. The following table compares major revenue categories within the General Fund:

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 19,900,000	\$ 21,160,000	\$ 1,260,000	6.3%
Motor Vehicle	250,000	180,000	(70,000)	-28.0%
Motor Vehicle Title Tax Fee	1,000,000	775,000	(225,000)	-22.5%
Prior Year/Delinquent	259,000	239,000	(20,000)	-7.7%
Local Option Sales Tax	15,100,000	15,200,000	100,000	0.7%
Other Taxes:				
Franchise Fees	6,725,000	6,640,000	(85,000)	-1.3%
Insurance Premium Tax	3,390,000	3,620,000	230,000	6.8%
Alcohol Beverage Excise Tax	2,015,000	2,100,000	85,000	4.2%
Other Taxes	2,154,500	2,339,500	185,000	8.6%
Licenses & Permits	2,352,050	2,722,050	370,000	15.7%
Intergovernmental	511,000	435,000	(76,000)	-14.9%
Charges for Services	3,108,900	3,388,250	279,350	9.0%
Fines & Forfeitures	2,404,000	2,209,250	(194,750)	-8.1%
Interest	60,000	75,000	15,000	25.0%
Other Revenues	304,366	275,956	(28,410)	-9.3%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,250,000	2,718,750	468,750	20.8%
Total Operating Revenues	\$ 61,783,816	\$ 64,077,756	\$ 2,293,940	3.7%
Fund Balance Carryforward	6,067,830	8,842,313		
Total Revenues	\$ 67,851,646	\$ 72,920,069		

The following section provides brief narratives on major variances within the revenue categories detailed in the table above.

- Property Taxes: The FY 2018 Budget is based on maintenance of the city's millage rate at 5.750 mills. As of the date of this letter, the City has not received a 2018 Tax Digest from the Tax Commissioner of Fulton County. As such, Millage Rate hearings are scheduled for July to provide time for receipt and review of the 2018 Tax Digest.
 - The portion of the millage rate funding debt service (Debt Service Fund) will decrease from 1.13 mills in FY 2017 to 1.03 mills in FY 2018. Estimated growth in the property tax digest, coupled with available cash in the Debt Service Fund, allows for a reduction in the

millage rate dedicated for debt service. The FY 2018 Budget proposes to program the debt service millage reduction into the General Fund for additional funding of capital initiatives (discussed below).

- The portion of the millage rate funding operations and recurring capital investment (General Fund) will increase from 4.62 mills in FY 2017 to 4.72 mills in FY 2018. Property tax revenue estimates for FY 2018 total \$21.2 million (excluding motor vehicle taxes). Of this amount, \$4.5 million is included for a recurring capital program (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). The capital funding will be transferred to the Capital Projects Fund and Stormwater Capital Fund to properly account for the capital improvement activities.

The property tax revenue estimates are net of the city's \$40,000 homestead exemption which saves our homeowners \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the amounts offered from our companion cities and goes great lengths in keeping Alpharetta an affordable place to live and raise a family.

- Motor vehicle taxes are experiencing declines due to House Bill 386 which is phasing out motor vehicle taxes on all vehicles titled on or after March 1, 2013. The city will still receive motor vehicle taxes on vehicles titled before March 1, 2013 until the vehicle is sold/transferred. The city is forecasting motor vehicle revenues to be fully phased-out over the seven year period ending in FY 2020. HB 386 created a Motor Vehicle Title Fee that is intended to partially offset the reduction in motor vehicle taxes. A reduction of -23% is forecasted for FY 2018 for motor vehicle title fees from a budget-to-budget standpoint. However, actual collections are estimated at \$750,000 in FY 2017 which equates to a revised growth rate of 3%. The main driver for the variances is a revision in the title fee revenue sharing formula (State/Counties/Cities) that reduced the local share during 2016 from 45% to 41%. Starting January 1, 2017, the local share increased to 45% which will improve collections moving forward and is reflected in the forecast.
- Local Option Sales Taxes ("LOST"): Growth of 1% is forecasted for FY 2018 and is based on year-to-date growth in FY 2017. Market indicators highlight continued growth in the economy but that has not translated into increased spending on taxable goods/services over the last several years.
- Franchise Fees: Reduction of -1.3% is forecasted for FY 2018 from a budget-to-budget standpoint. Franchise Fee revenue is sensitive to fluctuations in usage (e.g. cool summer significantly lessens the need for air conditioning and associated energy usage). As such, budgetary practice is to be conservative with forecasting these collections so as to insulate the operating budget from the associated short-term collection fluctuations

inherent in this revenue source. Collections from GA Power, the largest contributor of this revenue source (65% of total franchise fees), totaled \$4.1 million in FY 2017 and represents a -\$223,464 decrease over the prior year (\$4.3 million was collected in FY 2016) due primarily to relatively milder seasons (e.g. cooler summer and warmer winter) that reduced energy usage needs.

- Insurance Premium Taxes: Growth of 6.8% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections during FY 2017 totaled \$3.6 million which equates to a revised growth rate of 1%.
- Alcohol Beverage Excise Taxes: Growth of 4% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections are estimated at \$2.1 million for FY 2017 which is flat compared to the FY 2018 forecast.
- The Other Taxes category includes collections for Intangibles Taxes (14% growth to \$625,000), Real Estate Transfer Taxes (3% growth to 385,000), Business and Occupational Taxes (8% growth to \$1 million), Financial Institution Taxes (9% growth to \$300,000), etc.
- Licenses & Permits: Growth of 15.7% is forecasted for FY 2018 based on current collection patterns and permit activity. Actual collections are estimated at \$3.4 million in FY 2017 which is greater than the FY 2018 budget. License and Permit revenue is cyclical and sensitive to fluctuations in the market (e.g. construction market, employment market, etc.). As such, budgetary practice is to be conservative with forecasting these collections so as to insulate the operating budget from the associated short-term collection fluctuations inherent in this revenue source. The largest revenue source is Building Permit Fees (\$1.6 million forecast for FY 2018; \$2 million conservatively estimated for FY 2017).
- Charges for Services: Growth of 9% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections are estimated at \$3.4 million in FY 2017 which is essentially flat with the 2018 budget forecast. Specific revenue sources for FY 2018 include Recreation Program Activity Fees (\$2 million) and Special Event collections (\$209,900).
- Fines and Forfeitures: Reduction of -8% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections are estimated at \$2.2 million in FY 2017 which is essentially flat with the 2018 budget forecast. The revenue decline is due primarily to the elimination of the Red Light Camera Program pending a review by the City Council (similar reduction in lease payment expenditures as the program was generally self-sufficient).

Expenditures: The following table compares departmental appropriations within the General Fund (please refer to the departmental summaries included herein for detailed budgetary analysis).

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	\$ Variance	% Variance
Expenditures (by Department):				
Mayor and Council	\$ 360,977	\$ 364,488	\$ 3,511	1.0%
City Administration	2,037,438	2,190,565	153,127	7.5%
Legal Services	650,000	665,000	15,000	2.3%
Community Development	2,782,412	2,857,116	74,704	2.7%
Public Works	7,907,543	8,377,022	469,479	5.9%
Finance	3,199,142	3,347,009	147,867	4.6%
Public Safety	26,496,171	27,238,258	742,087	2.8%
Human Resources	401,756	415,782	14,026	3.5%
Municipal Court	1,092,257	1,126,546	34,289	3.1%
Recreation and Parks	8,747,712	8,987,223	239,511	2.7%
Information Technology	1,599,441	1,681,857	82,416	5.2%
Non-Departmental:				
Contingency	605,000	650,000	45,000	7.4%
Insurance Premiums (Risk Fund)	640,000	665,000	25,000	3.9%
Gwinnett Tech Contribution (Debt Svc)	286,940	286,840	(100)	0.0%
Conference Ctr Debt Service Reserve	450,000	-	(450,000)	-100.0%
Donations/Contributions	45,000	45,000	-	0.0%
Total Operating Expenditures	\$ 57,301,789	\$ 58,897,706	\$ 1,595,917	2.8%
Interfund Transfer:				
Capital Project Fund	8,854,857	12,747,363		
Operating Grant Fund	20,000	20,000		
Stormwater Capital Fund	1,675,000	1,255,000		
Total Expenditures	\$ 67,851,646	\$ 72,920,069		

The following table compares expenditure category appropriations within the General Fund.

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	\$ Variance	% Variance
Expenditures (by Category):				
Personnel Services:				
Salaries	\$ 26,174,583	\$ 26,980,197	\$ 805,614	3.1%
Group Insurance	7,573,002	8,002,164	429,162	5.7%
Pension (Defined Benefit)	2,387,665	2,500,954	113,289	4.7%
Pension (401A)	1,482,671	1,688,463	205,792	13.9%
Miscellaneous Benefits	2,788,234	2,844,228	55,994	2.0%
<i>subtotal</i>	<u>\$ 40,406,155</u>	<u>\$ 42,016,006</u>	<u>\$ 1,609,851</u>	<u>4.0%</u>
Maintenance and Operations:				
Professional Services	\$ 2,350,678	\$ 2,597,642	\$ 246,964	10.5%
Repair/Maintenance	1,386,984	1,519,350	132,366	9.5%
Maintenance Contracts	2,279,562	2,202,791	(76,771)	-3.4%
Professional Services (IT)	1,396,932	1,433,777	36,845	2.6%
General Supplies	988,706	992,935	4,229	0.4%
Utilities	2,629,810	2,607,475	(22,335)	-0.8%
Fuel	616,000	467,150	(148,850)	-24.2%
Legal Services	650,000	665,000	15,000	2.3%
Miscellaneous	1,788,371	1,925,545	137,174	7.7%
<i>subtotal</i>	<u>\$ 14,087,043</u>	<u>\$ 14,411,665</u>	<u>\$ 324,622</u>	<u>2.3%</u>
Capital/Lease:				
Fire Truck/Cardiac Monitor Leases	\$ 522,972	\$ 578,669	\$ 55,697	10.7%
Tyler ERP Lease	109,263	110,904	1,641	1.5%
Work Order Software Lease	76,307	76,622	315	0.4%
Miscellaneous	73,109	57,000	(16,109)	-22.0%
<i>subtotal</i>	<u>\$ 781,651</u>	<u>\$ 823,195</u>	<u>\$ 41,544</u>	<u>5.3%</u>
Other Uses:				
Contingency	\$ 605,000	\$ 650,000	\$ 45,000	7.4%
Insurance Premiums (Risk Fund)	640,000	665,000	25,000	3.9%
Gwinnett Tech Contribution (Debt Svc)	286,940	286,840	(100)	0.0%
Conference Ctr Debt Service Reserve	450,000	-	(450,000)	-100.0%
Donations/Contributions	45,000	45,000	-	0.0%
<i>subtotal</i>	<u>\$ 2,026,940</u>	<u>\$ 1,646,840</u>	<u>\$ (380,100)</u>	<u>-18.8%</u>
Total Operating Expenditures	<u>\$ 57,301,789</u>	<u>\$ 58,897,706</u>	<u>\$ 1,595,917</u>	<u>2.8%</u>
Interfund Transfer:				
Capital Project Fund	8,854,857	12,747,363		
Operating Grant Fund	20,000	20,000		
Stormwater Capital Fund	1,675,000	1,255,000		
Total Expenditures	<u>\$ 67,851,646</u>	<u>\$ 72,920,069</u>		

Meeting the Internal Needs of Operating Departments

Several of the major points of the FY 2018 Budget are as follows:

- Operating expenditures of the General Fund are up 2.8% over FY 2017. This figure includes the incremental budget impact for the initiatives approved during the FY 2017 Mid-Year Budget (seasonal customer service personnel for Community Development, growth in landscape maintenance contract costs, etc.), funding for the November 2017 general election, and operating initiative funding for FY 2018¹.
- Management of personnel and compensation program to align with current market environment:
 - Staffing level at 444.5 full-time equivalents (including the addition of an Assistant Fire Marshall and Police Officer positions approved as part of the 2018 Operating Initiative requests).
 - Continuation of a performance-based merit program of 3% on April 1, 2018, per authorized/funded position (estimated cost of \$237,000 citywide²). This merit program is contingent upon a mid-year review of revenue trends to determine if sufficient funding is available. Research of national and local wage growth data indicates the 3% rate is a responsible average (i.e. not among the highest or the lowest).
 - Coverage of group insurance premiums (5% premium increase; \$395,857³ incremental budget impact citywide). The premium growth is less than the market growth for comparably sized entities due to city claims patterns that are trending at 75% of premiums (industry standard is 80-85%).
 - Increase in the actuarially determined defined benefit pension contribution of 5%, or \$125,000 (citywide), compared to FY 2017. This increase is due to new pronouncements and their impact on certain assumptions which offset accrued liabilities as well as adjustments recommended by our actuary.
- Targeted growth (2% or \$324,622) in departmental maintenance and operations budgets (General Fund) that is primarily attributable to the following:
 - Increase in professional services of \$246,964 due primarily to the following: (1) costs associated with conducting the November 2017 election; (2) increases in the bank processing fees (e.g. credit card processing fees) due to increased permit activity, the need for additional engineering and architectural support services, as well as on-call radio frequency consulting services; (3) additional funding for GBI fingerprint

¹ Please refer to the Operating Initiatives section of this document for detailed descriptions).

² This represents the financial impact in FY 2018 (i.e. April-June 2018).

³ The General Fund increased \$429,162 while the other operating funds (combined) decreased \$33,305.

check expenses and LEADS Online transaction expenses; (4) funding established for general professional studies (e.g. engineering, architectural, CityWorks training, etc.) as well as increases in instructor fees due to growth in program utilization (also results in program revenue growth); (5) 2018 Operating Initiative funding for the Alpharetta Concert Series; etc.

- Increase in repair/maintenance (facility, vehicle, grounds, etc.) of \$132,366 due primarily to: vehicle repair/maintenance within public works and public safety (based on current maintenance trends which have increased along with the targeted mileage expectancy of vehicles); additional grounds repair/maintenance growth at parks based on historical and year-to-date expenditure trends; and growth in facility maintenance appropriations based on year-to-date expenditure trends. Now that all facility maintenance is managed by the Public Works Department under the CityWorks asset management program, staff expectation levels have aligned with the Public Works facility maintenance team's capabilities which is resulting in growth of maintenance work orders (items that previously would not have been reported/repaired).
- Increase in legal service fees of \$15,000 based on historical and year-to-date usage of legal services coupled with planned initiatives requiring legal review.
- Increase in travel and training of \$63,115 based on anticipated training and certification needs in addition to additional funding to cover training needs due to staff turnover.
- Increase in equipment rental of \$30,905 due primarily to the Wire and Wood event (tents, tables, chairs, etc.) and general growth based on historical and year-to-date expenditure trends
- Decrease in maintenance contracts of -\$76,771 due to the elimination of funding for the Red Light Camera Program pending a review by the City Council (similar reduction in revenue as the program was generally self-sufficient) which is partially offset through 2018 Operating Initiatives (Body Camera program) and growth in expenses associated with support costs from North Fulton Regional Radio System Authority (43 radios within Public Works) as well as cost growth under the generator maintenance, ROW landscape maintenance, parks landscape maintenance, HVAC maintenance, Equestrian Center stall cleaning, and Fulton County Animal Control contracts.
- Decrease in fuel of -\$148,850 based on year-to-date expenditure trends and forecasted fuel prices.
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, finance software, public works and community development software, etc.). During FY 2017,

the Fire Apparatus included as part of the retired 2007 Capital Lease Program were replaced as part of the 2017 Capital Leases. Increases in overall Capital Lease program expenses are associated with inflationary cost increases in the underlying apparatus that were replaced. Additionally, the Phillips Heart Monitor replacements approved during FY 2017 were not delivered due to technical defects which necessitated moving to the next highest rated vendor (Physio) which cost more and resulted in an increased lease payment.

- The Other Uses category includes the following: contingency (approximately 1% of the operating budget); Risk Management claims funding (this allocation represents funding for insurance premiums; funding for claims and administration/brokerage fees has been allocated to departments through the personnel services category); funding of debt service on the Gwinnett Technical College contribution (Alpharetta campus); and continuation of funding for the Police Athletic League (\$35,000) and Friends of the Library (\$10,000).

The following table provides a comparison of personnel by fiscal year.

	Actual FY 2014	Actual FY 2015	Actual FY 2016	Actual FY 2017	Actual FY 2018	Variance
Detail by Department:						
General Fund						
Mayor & City Council	7.0	7.0	7.0	7.0	7.0	-
City Administration	14.0	14.0	11.0	10.0	10.0	-
Community Development	22.0	22.0	23.0	26.0	26.0	-
Public Works	55.0	55.0	55.0	52.0	52.0	-
Finance	21.5	21.5	21.5	21.5	21.5	-
Public Safety	217.5	217.5	218.5	219.0	221.0	2.0
Human Resources	2.0	2.0	2.0	2.0	2.0	-
Municipal Court	9.0	9.0	9.0	9.0	9.0	-
Recreation and Parks	48.0	48.0	51.0	51.0	51.0	-
Information Technology	11.0	11.0	11.0	11.0	11.0	-
subtotal	407.0	407.0	409.0	408.5	410.5	2.0
E-911 Fund (Special Revenue Fund)						
Public Safety	25.0	25.0	25.0	29.0	29.0	-
Information Technology	1.0	1.0	1.0	1.0	1.0	-
subtotal	26.0	26.0	26.0	30.0	30.0	-
DEA Fund (Special Revenue Fund)						
Public Safety	3.0	3.0	3.0	3.0	3.0	-
Solid Waste Fund (Enterprise Fund)						
Finance	1.0	1.0	1.0	1.0	1.0	-
Full-Time-Equivalent (FTE) Positions	437.0	437.0	439.0	442.5	444.5	2.0

FY 2018 budget includes the addition of two positions for Public Safety (Assistant Fire Marshall; Police Officer).

The departmental base budgets are discussed below and detailed further under the respective departmental tab of this document.

Mayor and City Council

The Fiscal Year 2018 Budget for Mayor and City Council totals \$364,488 and represents an increase of 1%, or \$3,511, compared to the FY 2017 budget. This variance represents the maintenance and operations growth discussed below which is partially offset through changes in insurance coverage elections (e.g. family, employee-only, etc.) and correspondingly reduced group insurance premiums.

The Maintenance and Operations category increased 20%, or \$9,068, due primarily to funding for general professional/consulting services (e.g. minor studies, etc.). The annual discretionary expense appropriation will remain at \$5,000 for Council Members and \$9,000 for the Mayor.

Base level personnel totals 7.0 full-time-equivalents ("FTE") and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Mayor	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 1	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 2	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 3	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 4	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 5	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 6	1.0	1.0	1.0	1.0	1.0	-
	7.0	7.0	7.0	7.0	7.0	-

City Administration

The FY 2018 Budget for City Administration totals \$2,190,565 and represents an increase of 7.5%, or \$153,127, compared to FY 2017.

The Personnel Services category increased 2.9%, or \$42,755, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 10 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Assistant City Administrator	1.0	1.0	1.0	1.0	1.0	-
Assistant City Clerk	1.0	1.0	1.0	1.0	1.0	-
City Administrator	1.0	1.0	1.0	1.0	1.0	-
City Clerk	1.0	1.0	1.0	1.0	1.0	-
Economic Development Director	1.0	1.0	1.0	1.0	1.0	-
Economic Development Manager	1.0	1.0	1.0	1.0	1.0	-
Executive Office Coordinator	1.0	1.0	1.0	1.0	1.0	-
Grants Administrator	1.0	1.0	1.0	-	-	-
Internal Auditor	1.0	1.0	1.0	1.0	1.0	-
Records Manager	1.0	1.0	1.0	1.0	1.0	-
Special Events Coordinator (1FT;2PT)*	2.0	2.0	-	-	-	-
Special Events Manager*	1.0	1.0	-	-	-	-
Web Administrator	1.0	1.0	1.0	1.0	1.0	-
	14.0	14.0	11.0	10.0	10.0	-

* The Special Events Division was transferred to the Recreation and Parks Department in FY 2016.

The Maintenance and Operations category increased 19%, or \$110,372, due primarily to the following activity:

- Increase in professional services of \$71,627 due primarily to costs associated with conducting the November 2017 municipal election.
- Increase in advertising costs of \$31,267 due to expenses for conducting the November 2017 municipal election, multiple sponsorship initiatives (e.g. Metro Atlanta Chamber of Commerce), and 2018 Operating Initiatives (Community Affinity Campaign/Promotion).
- Increase in maintenance contract costs of \$10,475 due primarily to the planned purchase of an online form creation, management, and distribution software package to assist departments in creating and distributing electronic forms.
- Increase in general supplies costs of \$11,740 based on year-to-date expenditure trends and forecasted needs (e.g. number of meetings, etc.).
- Decrease in professional services (IT) of -\$5,119 due to multiple factors including reduced cellular service allocations, reduced Microsoft licensing allocations, etc.
- Decrease in non-recurring of -\$6,941 due to one-time costs in FY 2017 for pass-thru funding for property taxes on the newly acquired 90/92 Milton Avenue parcel.

Community Development Department

The FY 2018 Budget for Community Development totals \$2,857,116 and represents an increase of 2.7%, or \$74,704 compared to FY 2017.

The Personnel Services category increased 3%, or \$74,000, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018; increases in group insurance premiums; annualized funding for the two part-time seasonal positions approved during the FY 2017 Mid-Year Budget (Admin Assistant /Permit Technician); which is partially offset through staff turnover.

Base level personnel total 26.0 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Administrative Assistant II	2.0	1.0	1.0	1.0	1.0	-
Arborist	1.0	1.0	1.0	1.0	1.0	-
Boards Assistant*	1.0	1.0	1.0	1.0	-	(1.0)
Building Inspector*	4.0	4.0	5.0	5.0	4.0	(1.0)
Building Official	1.0	1.0	1.0	1.0	1.0	-
Building Plans Examiner	2.0	2.0	2.0	2.0	2.0	-
Code Enforcement Manager	-	-	-	1.0	1.0	-
Code Enforcement Officer	4.0	4.0	3.0	3.0	3.0	-
Director of Community Development	1.0	1.0	1.0	1.0	1.0	-
Deputy Director of Community Development	1.0	1.0	-	-	-	-
Development Services Engineer (Stormwater)	1.0	1.0	1.0	1.0	1.0	-
Inspectors	-	-	-	3.0	3.0	-
Planner/GIS Specialist	1.0	1.0	1.0	1.0	1.0	-
Planning and Zoning Coordinator*	-	-	-	-	1.0	1.0
Permit Technician	-	1.0	1.0	1.0	1.0	-
Project Administrator	-	-	-	1.0	1.0	-
Senior Building Inspector*	-	-	-	-	1.0	1.0
Senior Engineer (Transportation)	1.0	1.0	1.0	1.0	1.0	-
Senior Planner	-	-	1.0	1.0	1.0	-
Specialized Assistant - Permits Plus	1.0	1.0	1.0	-	-	-
Zoning Administrator	1.0	1.0	1.0	1.0	1.0	-
Zoning Enforcement Officer	-	-	1.0	-	-	-
	22.0	22.0	23.0	26.0	26.0	-

* Position reclassifications occurred during FY 2017.

The Maintenance and Operations category increased 0.2%, or \$704, due primarily to the following activity:

- Increase in professional services of \$25,500 due primarily to increases in the bank processing fees (e.g. credit card processing fees) due to increased permit activity, the need for additional engineering and architectural support services, as well as on-call radio frequency consulting services.
- Increase in advertising costs of \$4,000 due to continued growth in development activity and associated notice requirements.
- Increase in professional services (IT) of \$12,242 due to multiple factors including increased cellular service allocations (increase in number of smartphones), increased Microsoft licensing allocations, etc.

- Decrease in maintenance contract costs of -\$11,261 due primarily to the following: (1) buyout of an existing copier lease during FY 2017 that reduced lease expenses; (2) reduction in records storage fee estimates to more closely track actual expenditure activity; (3) which is partially offset through the addition of an open records request tracking software license.
- Decrease in Non-Recurring costs of -\$33,427 due primarily to a one-time sound-masking initiative approved in FY 2017 that will not continue in FY 2018.

Public Works Department

The FY 2018 Budget for Public Works totals \$8,377,022 and represents an increase of 5.9%, or \$469,479, compared to FY 2017.

The Personnel Services category increased 7%, or \$310,874, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums including changes in insurance coverage elections (e.g. family, employee-only, etc.).

Base level personnel total 52.0 FTEs and represent the following:

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Administrative Assistant II	2.0	2.0	2.0	1.0	1.0	-
Administrative Office Coordinator	-	-	-	1.0	1.0	-
Assistant Construction Manager*	-	-	-	-	1.0	1.0
Civil Engineer	2.0	1.0	2.0	2.0	2.0	-
Construction Manager	1.0	1.0	1.0	1.0	1.0	-
Deputy Director of Public Works	-	1.0	1.0	1.0	1.0	-
Director of Public Works	1.0	1.0	1.0	1.0	1.0	-
Engineering Technician*	7.0	7.0	4.0	4.0	6.0	2.0
Environmental Program Coordinator	1.0	1.0	1.0	1.0	1.0	-
Fleet Coordinator	1.0	1.0	1.0	1.0	1.0	-
Inspector**	4.0	3.0	3.0	-	-	-
Project Administrator	1.0	1.0	1.0	1.0	1.0	-
Public Works Crew Leader	7.0	7.0	7.0	8.0	8.0	-
Public Works Supervisor*	3.0	3.0	3.0	3.0	4.0	1.0
Public Works Technician	4.0	-	-	-	-	-
Public Works Technician I*	7.0	11.0	11.0	11.0	6.0	(5.0)
Public Works Technician II*	9.0	9.0	8.0	7.0	10.0	3.0
Senior Engineer	2.0	3.0	2.0	2.0	2.0	-
Senior Engineering Technician*	1.0	1.0	1.0	1.0	-	(1.0)
Senior Inspector	-	1.0	1.0	1.0	1.0	-
Senior Operations Manager	1.0	-	-	-	-	-
Senior Water Resources Analyst	-	1.0	1.0	1.0	1.0	-
Traffic Operations Manager	-	-	1.0	1.0	1.0	-
Traffic Signal Engineer	-	-	1.0	1.0	1.0	-
Urban Forestry Program Manager	-	-	1.0	1.0	1.0	-
Utility Locator*	-	-	1.0	1.0	-	(1.0)
Water Resources Technician	1.0	-	-	-	-	-
	55.0	55.0	55.0	52.0	52.0	-

* Position reclassifications occurred during FY 2017.

The Maintenance and Operations category increased 4.6%, or \$158,290, due primarily to the following activity:

- Increase in facility repair and maintenance of \$150,900 due primarily to the reallocation of all facility maintenance functions from the Recreation and Parks Department to Public Works coupled with general growth in facility maintenance needs in non-parks facilities.
- Increase in maintenance contracts of \$68,858 due primarily to the expenses associated with support costs from North Fulton Regional Radio System Authority (43 radios) as well as cost growth under the generator maintenance, ROW landscape maintenance, and Fulton County Animal Control contracts. Additionally, as Public Works now manages maintenance of Parks facilities, all HVAC maintenance related funding was reallocated from the Parks budget to Public Works for FY 2018 (est. \$45,000).
- Decrease in general supplies and fuel costs based on historical and year-to-date expenditure trends.

The Capital/Lease category includes funding for the CityWorks work-order management software lease.

Finance Department

The FY 2018 Budget for Finance totals \$3,347,009 and represents an increase of 4.6%, or \$147,867, compared to FY 2017. The Personnel Services category increased 5%, or \$116,602, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 21.5 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Accountant (3FT; 1PT)	3.5	3.5	3.5	3.5	3.5	-
Accounting & Operations Manager	1.0	1.0	1.0	1.0	1.0	-
Accounts Payable Technician	1.0	1.0	1.0	1.0	1.0	-
Billing/Collections Rep.	-	-	1.0	1.0	1.0	-
Benefits Manager	1.0	1.0	1.0	1.0	1.0	-
Benefits Coordinator	1.0	1.0	1.0	1.0	1.0	-
Billing Coordinator	1.0	1.0	1.0	1.0	1.0	-
Budget & Procurement Manager	1.0	1.0	1.0	1.0	1.0	-
Cash Management Officer	1.0	1.0	-	-	-	-
Cash Management Coordinator	-	-	1.0	1.0	1.0	-
Chief Accountant	1.0	1.0	1.0	1.0	1.0	-
Customer Account Coordinator	1.0	1.0	-	-	-	-
Customer Account Representative	1.0	1.0	1.0	1.0	1.0	-
Director of Finance	1.0	1.0	1.0	1.0	1.0	-
Office Manager	1.0	1.0	1.0	1.0	1.0	-
Payroll Coordinator	1.0	1.0	1.0	1.0	1.0	-
Safety/Risk Administrator	1.0	1.0	1.0	1.0	1.0	-
Senior Budget & Procurement Analyst	3.0	3.0	3.0	3.0	3.0	-
Treasury Services Manager	1.0	1.0	1.0	1.0	1.0	-
	21.5	21.5	21.5	21.5	21.5	-

The Maintenance and Operations category increased 3.8%, or \$29,624, due primarily to the following activity:

- Increase in professional fees of \$19,250 due primarily to increases in credit card transactions and associated processing fees.
- Increase in maintenance contracts of \$15,990 due to licensing fees associated with the Socrata CIP dashboard software solution implemented during FY 2017.
- Increase in professional services (IT) of \$8,049 due to multiple factors including growth in Microsoft Enterprise licensing fees, Tyler Munis disaster recovery service fees, etc.
- Decrease in employee training of -\$5,445 based on historical and year-to-date expenditure trends and forecasted training needs.
- Decrease in employee wellness program of -\$5,000 based on historical and year-to-date expenditure trends and forecasted needs.

The Capital/Lease category includes funding for the ERP system (Munis software) lease.

Public Safety Department

The FY 2018 Budget for Public Safety totals \$27,238,258 and represents an increase of 2.8%, or \$742,087, compared to FY 2017.

The Personnel Services category increased 3.8%, or \$858,975, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, and the addition of two positions as part of the FY 2018 Operating Initiatives (Assistant Fire Marshall; Police Officer).

Base level personnel total 221 FTEs and represent the following:

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Sworn Police Officers						
Director of Public Safety	1.0	1.0	1.0	1.0	1.0	-
Captain	8.0	6.0	7.0	7.0	6.0	(1.0)
Lieutenant	16.0	16.0	16.0	15.0	15.0	-
Division Chief - Administrative Services	-	1.0	-	-	-	-
Field Training Officer	10.0	10.0	10.0	10.0	10.0	-
Officer	69.0	69.0	69.0	70.0	71.0	1.0
Police Operations Major	-	-	-	-	1.0	1.0
Public Information Officer	1.0	1.0	1.0	1.0	1.0	-
Public Safety Budget/Finance Administrator	-	1.0	1.0	1.0	1.0	-
	105.0	105.0	105.0	105.0	106.0	1.0
Certified Firefighters						
Deputy Director of Public Safety	1.0	1.0	1.0	1.0	1.0	-
Battalion Chief	4.0	3.0	3.0	3.0	2.0	(1.0)
Division Chief - Training	-	1.0	1.0	1.0	1.0	-
Captain	24.0	24.0	23.0	23.0	23.0	-
Accreditation/Emer. Mgmt. Coord. (Captain)	1.0	1.0	1.0	1.0	1.0	-
Training/Emergency Medical Svcs Coord.	-	1.0	1.0	1.0	1.0	-
Fire Apparatus Engineer	23.0	22.0	22.0	22.0	22.0	-
Firefighter/Paramedic	20.0	20.0	20.0	20.0	20.0	-
Firefighter II	19.0	19.0	21.0	21.0	21.0	-
Fire Logistics Officer	1.0	1.0	1.0	1.0	1.0	-
Fire Marshal (Battalion Chief)	1.0	1.0	1.0	1.0	1.0	-
Fire Operations Chief	-	-	-	-	1.0	1.0
Deputy Fire Marshal	1.0	1.0	1.0	1.0	1.0	-
Assistant Fire Marshal (3FT; 1PT)	2.5	2.5	2.5	2.5	3.5	1.0
	97.5	97.5	98.5	98.5	99.5	1.0
Civilian Positions						
Administrative Assistant II	2.0	2.0	2.0	2.0	2.0	-
Criminal Intelligence Analyst	1.0	1.0	1.0	1.0	1.0	-
Data Entry Clerk (1PT)	0.5	0.5	0.5	-	-	-
Evidence Technician	1.0	1.0	-	-	-	-
Evidence Custodian	-	-	1.0	1.0	1.0	-
Fingerprint Technician	0.5	0.5	0.5	1.0	1.0	-
Parking Enforcement Officers (2PT)	-	-	1.0	1.0	1.0	-
Public Safety Volunteer Manager	1.0	1.0	-	-	-	-
Records Clerk	4.0	4.0	4.0	4.5	4.5	-
Records Supervisor	1.0	1.0	1.0	1.0	1.0	-
School Crossing Guard (8PT)	4.0	4.0	4.0	4.0	4.0	-
	15.0	15.0	15.0	15.5	15.5	-
	217.5	217.5	218.5	219.0	221.0	2.0

The Maintenance and Operations category decreased -5%, or -\$172,585, due primarily to the following activity:

- Decrease in maintenance contracts of -\$196,400 due primarily to the elimination of funding for the Red Light Camera Program pending a review by the City Council (similar reduction in revenue as the program was generally self-sufficient) which is partially offset through support/maintenance costs associated with the new body camera program (2018 Operating Initiative).
- Decrease in fuel of -\$119,000 based on historical and year-to-date expenditure trends and forecasted fuel prices.
- Increase in professional fees of \$18,332 due primarily to additional funding for GBI fingerprint check expenses, LEADS Online transaction expenses, and the new electronic warrant interface system software licenses (2018 Operating Initiative).
- Increase in vehicle/facility repair and maintenance of \$35,585 based on historical and year-to-date expenditure trends.
- Increase in travel and training of \$53,235 based on anticipated training and certification needs in addition to additional funding to cover training needs due to staff turnover.
- Increase in employee uniforms of \$21,800 based on historical and year-to-date expenditure trends and additional funding for the two new positions approved as part of the 2018 Operating Initiatives (Assistant Fire Marshal; Police Officer).

The Capital/Lease category includes funding for fire truck leases and heart monitors and increased \$55,697 compared to FY 2017. During FY 2017, the Fire Apparatus included as part of the retired FY 2007 Capital Lease Program were replaced as part of the 2017 Capital Leases. Increases in overall Capital Lease program expenses are associated with inflationary cost increases in the underlying apparatus that were replaced. Additionally, the Phillips Heart Monitor replacements approved during FY 2017 were not delivered due to technical defects which necessitated moving to the next highest rated vendor (Physio) which cost more and resulted in an additional loan payment of approximately \$33,000 annually.

Human Resources

The FY 2018 Budget for Human Resources totals \$415,782 and represents an increase of 3.5%, or \$14,026, compared to FY 2017.

The Personnel Services category increased 5.7%, or \$13,790, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, and an increase in the tuition reimbursement program (based on historical and year-to-date usage trends).

Base level personnel total 2.0 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Human Resources Manager	1.0	1.0	1.0	1.0	1.0	-
	2.0	2.0	2.0	2.0	2.0	-

Assistant City Administrator (acting HR Director) is funded within the City Administration budget.

The Maintenance and Operations category remained flat at a \$236 increase and included the following activity:

- Increase in professional fees of \$2,500 based on year-to-date and historical expenditure trends for pre-employment evaluations, psychological evaluations, employment physicals, etc.
- Decrease in all other budgetary line items of -\$2,264 based on year-to-date and historical expenditure trends.

Municipal Court

The FY 2018 Budget for Municipal Court totals \$1,126,546 and represents an increase of 3%, or \$34,289, compared to FY 2017.

The Personnel Services category increased 4%, or \$28,186, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 9.0 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Court Clerk/Director of Court Services	1.0	1.0	1.0	1.0	1.0	-
Deputy Clerk I	1.0	1.0	1.0	1.0	1.0	-
Deputy Clerk II	5.0	5.0	5.0	5.0	5.0	-
Deputy Clerk III	1.0	1.0	1.0	1.0	1.0	-
Judge	1.0	1.0	1.0	1.0	1.0	-
	9.0	9.0	9.0	9.0	9.0	-

The Maintenance and Operations category increased 1.6%, or \$6,103, due primarily to the following activity:

- Increase in small equipment of \$20,000 for a new fingerprinting equipment initiative (2018 Operating Initiative).

- Increase in professional fees of \$8,500 due primarily to additional substitute judge staffing requirements (new DUI warrant procedures).
- Decrease in maintenance contracts of -\$4,000 due primarily to reduced funding for document scanning/records management initiatives to match actual expenditure trends.
- Decrease in utilities (water, gas, electric, etc.) of -\$16,525 due primarily to the IGA with Milton for use of Alpharetta Court Facilities. Revenue from Milton under the IGA was estimated in the FY 2017 budget at \$36,000 annually. Additionally, IGA expenditures related to increased utility and repair/maintenance costs were estimated in the FY 2017 budget at \$14,925. However, Milton did not finalize the IGA and move into the Alpharetta Court Facility space. As such, the IGA impacts for FY 2018 were removed.

Recreation and Parks Department

The FY 2018 Budget for Recreation and Parks totals \$8,987,223 and represents an increase of 2.7%, or \$239,511, compared to FY 2017.

The Personnel Services category increased 2%, or \$90,013, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018; increases in group insurance premiums; which is partially offset through employee turnover.

Authorized personnel total 51.0 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Administrative Assistant I*	3.0	2.0	2.0	2.0	5.0	3.0
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Athletic Coordinator	2.0	-	-	-	-	-
Arts Coordinator	1.0	1.0	1.0	1.0	1.0	-
Customer Service Representative*	3.0	3.0	3.0	3.0	-	(3.0)
Deputy Director of Recreation/Parks	1.0	1.0	1.0	1.0	1.0	-
Director of Recreation/Parks	1.0	1.0	1.0	1.0	1.0	-
Equestrian Center Manager	1.0	1.0	1.0	1.0	1.0	-
Facility Technician	4.0	4.0	4.0	4.0	4.0	-
Marketing/Accreditation Coordinator	-	1.0	1.0	1.0	1.0	-
Office Manager	1.0	1.0	1.0	1.0	1.0	-
Park Services Manager	1.0	1.0	1.0	1.0	1.0	-
Parks Maintenance Technician	8.0	8.0	-	-	-	-
Parks Maintenance Technician I	5.0	5.0	13.0	13.0	13.0	-
Parks Maintenance Technician II	5.0	5.0	5.0	5.0	5.0	-
Parks Supervisor II	4.0	4.0	4.0	4.0	4.0	-
Program Coordinator	4.0	-	-	-	-	-
Recreation Coordinator	-	5.0	5.0	5.0	5.0	-
Recreation Supervisor II	3.0	4.0	4.0	4.0	4.0	-
Special Events Coordinator (1FT;2PT)	-	-	2.0	2.0	2.0	-
Special Events Manager	-	-	1.0	1.0	1.0	-
	48.0	48.0	51.0	51.0	51.0	-

* Position reclassifications occurred during FY 2017.

The Maintenance and Operations category increased 4%, or \$165,607, due primarily to the following activity:

- Increase in professional fees of \$89,755 based on funding established for general professional studies (e.g. engineering, architectural, CityWorks training, etc.), increases in instructor fees due to growth in program utilization (also results in program revenue growth), and costs associated with the new Alpharetta Concert series (2018 Operating Initiative).
- Increase in grounds repair and maintenance of \$28,921 due primarily to the Wire and Wood event (tents, tables, chairs, etc.) and general growth based on historical and year-to-date expenditure trends.
- Increase in equipment rental of \$34,655 due primarily to anticipated increases in grounds maintenance at Rock Mill Park (tree removal, sidewalk repairs, etc.) and general growth based on historical and year-to-date expenditure trends.
- Increase in travel and training of \$10,225 based on anticipated training and certification needs (and associated travel).
- Increase in utilities (water, gas, electric, etc.) of \$8,850 based on historical and year-to-date expenditure trends.
- Increase in small equipment of \$14,455 to fund soccer goals/nets/wagons, gymnastics equipment, woodshop equipment (replacement), equestrian center hand tools, etc.
- Increase in maintenance contracts of \$39,567 due to growth in the landscape maintenance contract for parks (including newly acquired parkland), Equestrian Center stall cleaning service, additional funding for the expansion of janitorial services (2018 Operating Initiatives), etc. which is partially offset through the reorganization of HVAC maintenance funding into the Public Works Department which is now managing maintenance of Recreation and Parks facilities.
- Decrease in facility repair and maintenance of -\$92,240 due primarily to the reallocation of all facility maintenance functions from the Recreation and Parks Department to Public Works coupled with growth in non-standard facility maintenance needs (e.g. Equestrian Center, floor refinishing, painting, etc.).

The Capital/Other category includes funding for: replacement of life guard stands and lounge chairs at the Wills Park Pool, Equestrian Center equipment, and general equipment at the Wills Park Recreation Center, Webb Bridge Park, North Park, and Rock Mill Park.

Information Technology Department

The FY 2018 Budget for Information Technology totals \$1,681,857 and represents an increase of 5.2%, or \$82,416, compared to FY 2017.

The Personnel Services category increased 5.5%, or \$80,213, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Authorized personnel total 11.0 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Director	1.0	1.0	1.0	1.0	1.0	-
Database Administrator*	-	1.0	1.0	-	-	-
GIS Coordinator	1.0	-	-	-	-	-
GIS Manager	1.0	1.0	1.0	1.0	1.0	-
IT Manager	-	-	2.0	3.0	3.0	-
IT Systems Administrator	1.0	1.0	-	-	-	-
Network Administrator	-	-	2.0	2.0	2.0	-
Network Analyst I*	1.0	1.0	1.0	1.0	-	(1.0)
Network Analyst II*	1.0	1.0	-	-	1.0	1.0
Network Manager	1.0	1.0	-	-	-	-
Systems Analyst II	2.0	2.0	2.0	2.0	2.0	-
Systems Manager	1.0	1.0	-	-	-	-
Telecommunications Manager	1.0	1.0	1.0	1.0	1.0	-
	11.0	11.0	11.0	11.0	11.0	-

* Position reclassifications occurred during FY 2017.

The Maintenance & Operations category increased 1.6%, or \$2,203, due primarily to the following activity:

- Increase in travel and training of \$9,000 due primarily to a continued focus on training and certification.
- Decrease in professional services (IT) of -\$2,147 due to multiple factors including reduced Microsoft Enterprise licensing fee allocation, line and circuit service allocation, etc.
- Decrease in professional fees and general supplies of -\$4,500 based on historical and year-to-date expenditure trends.

Emergency-911 Fund

The FY 2018 Budget for the E-911 Fund totals \$4,426,678 and represents a decrease of -14.9%, or -\$776,438, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017⁴. After adjusting for the non-allocated reserve, the true operational budget growth totals 7%.

The Personnel Services category decreased -0.1%, or -\$2,070, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, all of which is offset through employee turnover (and corresponding changes in salary and health care coverage elections). Authorized personnel total 30.0 FTEs.

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Communications Officer	14.0	14.0	13.0	17.0	17.0	-
Communications Shift Supervisor	5.0	5.0	5.0	5.0	4.0	(1.0)
Communications Training Coord. (Captain)	1.0	1.0	1.0	1.0	1.0	-
Public Safety Administrator (Battalion Chief)	1.0	-	-	-	-	-
Division Chief - Technology	-	1.0	1.0	1.0	1.0	-
Sr. Communications Officer	4.0	4.0	5.0	5.0	5.0	-
911 Operations Manager	-	-	-	-	1.0	1.0
IT Systems Administrator	1.0	1.0	-	-	-	-
Network Analyst II	-	-	1.0	1.0	1.0	-
	26.0	26.0	26.0	30.0	30.0	-

The Maintenance and Operations category decreased -2.8%, or -\$40,781, due primarily to the following activity:

- Decrease in communications of -\$17,000 based on multiple factors including: increased costs relating to the upgraded phone system's PRI requirement to make outbound calls; increased cost estimates related to Bellsouth service; all of which is offset through reduced cost estimates for E-911 Cost Recovery charges.
- Decrease in travel and training of -\$13,000 based on historical and year-to-date expenditure trends.
- Decrease in professional services (IT) and maintenance contracts of -\$8,919 due primarily to reduced operational cost estimates (Alpharetta's allocable share) for the North Fulton Regional Radio System Authority.

The Capital and Other categories include funding totaling \$527,200 to cover additional funding needs for the Public Safety Headquarters expansion project and lease payments associated with the financing of replacement mobile radios.

⁴ Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. A portion of this Non-Allocated Reserve was used to fund the city's share of the North Fulton Radio Initiative. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

Impact Fee Fund

The FY 2018 Budget totals \$1,630,000.

This fund accounts for fees assessed upon development activity. These fees are collected to pay for system improvements (recreation/parks, streets, and public safety) as detailed within the city's impact fee ordinance. Impact Fees (non-allocated reserve balances from prior year collections) are being allocated to specific system improvements as follows:

- System Improvements⁵
 - Parks (Cultural Arts/Parkland Acquisition: \$150,000)
 - Parks (Wills Park Pool Renovation/Expansion: \$1,100,000)
 - Parks (City Center Sidewalks: \$300,000)
 - Public Safety (Headquarters Expansion: \$80,000)

Drug Enforcement Agency Fund

This fund accounts for revenues received from the enforcement of drug laws and the confiscation of property from drug offender arrests that can be used by public safety to aid in drug enforcement activity. Funds cannot be used to supplant the Public Safety Department's normal operational budget.

The FY 2018 Budget for the DEA Fund totals \$517,706 and represents a decrease of -72%, or -\$1,325,458, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017⁶.

The Personnel Services category decreased -7.3%, or -\$18,871, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, all of which is offset through employee turnover (and corresponding changes in salary and health care coverage elections). Included in this funding is a Special Investigations Unit (three Police Officer positions) approved in FY 2014.

Authorized personnel total 3 FTEs.

	FTEs				
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Officer	3.0	3.0	3.0	3.0	3.0
	3.0	3.0	3.0	3.0	3.0

The Maintenance and Operations category decreased -100%, or -\$112,383, due primarily to the cessation of all operational costs. Funding for initiatives will be approved on an individual basis through the city's established procedures.

⁵ Please refer to the Capital Initiatives tab of this document for detailed descriptions of the initiatives.

⁶ Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. A portion of this Non-Allocated Reserve was used to fund the Public Safety Headquarters Expansion project. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

Capital/Lease expenses include lease costs under the Taser replacement program approved during FY 2016 and planned capital investment for implementation of a body camera program, replacement/upgrade of the LiveScan fingerprinting equipment, and additional funding for the Public Safety Headquarters expansion⁷.

Hotel/Motel Fund

The FY 2018 Budget totals \$7,250,000.

This fund accounts for occupancy tax collections from area hotels and motels for the purpose of promoting conventions, tourism, and trade shows, while providing funds to facilitate economic vitality in downtown areas. The city levies a hotel/motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: City of Alpharetta (37.5%); Alpharetta Convention & Visitor's Bureau (43.75%); and Tourism Product Development (18.75%). The Tourism Product Development portion of the revenue is dedicated to funding debt service on the Conference Center bonds with residual monies placed in a non-allocated reserve account⁸ and/or allocated to allowable facility related investment such as the \$550,000 funded towards the Alpharetta Arts Center development in FY 2018.

The Alpharetta Conference Center (state-of-the-art 44,000 square foot conference center) is being constructed through a public-private partnership with North American Properties (developer of Avalon). Along with the Alpharetta Conference Center, North American Properties will construct a 325-room Marriott Autograph hotel abutting the Center. North American Properties is operating the Center that will include the largest meeting room in the north Fulton market. Economic impact studies have indicated that a conference center could bring in almost \$23.5 million in visitor spending, generating 545 jobs with more than \$15.7 million in earnings and over \$51.3 million in total economic output annually. The FY 2018 budget includes funding within the Hotel/Motel Fund to cover debt service on the bonds issued to fund construction of the Center. The debt service is fully funded through the hotel/motel tax.

Hotel/Motel Tax collections are forecasted to grow to \$7.3 million (FY 2017 collections are estimated at \$7 million) due primarily to an increase in business spending on travel and training.

Debt Service Fund

The FY 2018 Budget totals \$5,479,658 and includes funding for: the payment of principal and interest on general long-term debt (\$5,474,658) and associated administrative fees (\$5,000).

⁷ Please refer to the Capital Initiatives tab of this document for a detailed description of these initiatives.

⁸ This is in addition to the \$1.5 million of surplus hotel/motel taxes estimated to be accumulated by the end of FY 2017 which is earmarked for a debt service reserve on the Conference Center bonds. This reserve is fully funded through the Conference Center portion of the tax.

Solid Waste Fund

The FY 2018 Budget for the Solid Waste Fund totals \$3,304,006 and represents a decrease of -15.2%, or -\$594,261, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017⁹. After adjusting for the non-allocated reserve, the operational budget is flat with FY 2017.

The Personnel Services category increased 17.4%, or \$11,072, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018; increases in group insurance premiums and changes employee health care coverage elections (e.g. family coverage vs. employee only coverage).

Authorized personnel total 1.0 FTE and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Customer Account Representative	1.0	1.0	1.0	1.0	1.0	-
	1.0	1.0	1.0	1.0	1.0	-

The Maintenance & Operations category is primarily flat with FY 2017 (-0.4% variance). The main expense is our private solid waste hauling contract (growth in the service base) which is estimated to remain at the same base rates in FY 2018 while providing expanded service levels (glass recycling route).

Risk Management Fund

The Risk Management Fund is responsible for funding all insurance premiums, workers compensation claims, etc.

The FY 2018 Budget for the Risk Management Fund totals \$1,338,000 and represents a decrease of -29.6%, or -\$563,241, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017¹². After adjusting for the non-allocated reserve, the true operational budget growth totals 2%. This growth is driven through insurance premium increases/coverage changes (e.g. vehicle insurance, workers compensation excess liability insurance, etc.).

⁹ Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

Medical Insurance Fund

The Medical Insurance Fund accounts for activity under the City's Minimum Premium Plan (MPP) in accordance with Generally Accepted Accounting Principles.

Accounting rules dictate the creation of an Internal Service Fund to track activity under an MPP. As such, this fund does not represent new costs. Rather, it represents a flow of funds from the Operating Funds (e.g. employer/employee premiums) that does have the effect of grossing-up the totals as the appropriations are reflected in multiple Funds.

Under the MPP, the City and the medical insurer (CIGNA) agree that the City will be responsible for paying all claims up to an agreed-upon aggregate level, with the insurer responsible for the excess. The insurer will continue to process claims and administrative services. Through the MPP arrangement, the City is able to reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

The FY 2018 Budget totals \$6,991,662 and represents premiums (employer and employee) and the associated expenditures (administration, claims, and reserves). The operating funds (e.g. General Fund, E911 Fund, DEA Fund, and Sanitation Fund) all include group insurance expenses that represent the City's costs.



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FUND SUMMARIES



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CITYWIDE FUND SUMMARIES

FY 2018 Budget
City of Alpharetta
 FY 2018 Budget
Citywide Statement of Revenues and Expenditures (by Department)

	General Fund	Special Revenue Funds					Debt Service Fund	Capital Project Funds			Enterprise Fund	Internal Service Funds		TOTAL
		E-911 Fund	Impact Fee Fund	DEA Fund	Hotel/Motel Fund	Operating Grant Fund		Capital Projects Fund	Stormwater Capital Fund	T-SPLOST Capital Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	
REVENUES:														
Property Taxes	\$ 22,354,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,164,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,518,000
Local Option Sales Taxes/T-SPLOST	15,200,000	-	-	-	-	-	-	-	-	13,000,000	-	-	-	28,200,000
Other Taxes	14,699,500	-	-	-	7,250,000	-	-	-	-	-	-	-	-	21,949,500
Licenses and Permits	2,722,050	-	-	-	-	-	-	-	-	-	-	-	-	2,722,050
Intergovernmental Revenue	435,000	940,000	-	-	-	-	-	45,312	-	-	-	-	-	1,420,312
Charges for Services	3,388,250	3,000,000	550,000	-	-	-	-	-	-	-	3,296,300	1,335,000	6,991,662	18,561,212
Fines and Forfeitures	2,209,250	-	-	-	-	-	-	-	-	-	-	-	-	2,209,250
Interest Earnings	75,000	5,478	-	-	-	-	12,000	-	-	-	7,706	3,000	-	103,184
Other/Miscellaneous	275,956	-	-	-	-	-	-	-	-	-	-	-	-	275,956
<i>subtotal</i>	\$ 61,359,006	\$ 3,945,478	\$ 550,000	\$ -	\$ 7,250,000	\$ -	\$ 5,176,000	\$ 45,312	\$ -	\$ 13,000,000	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 102,959,464
Other Financing Sources														
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 12,747,363	\$ 1,255,000	\$ -	\$ -	\$ -	\$ -	\$ 14,022,363
Interfund Transfer from Hotel/Motel Fund	2,718,750	-	-	-	-	-	-	-	-	-	-	-	-	2,718,750
Budgeted Fund Balance	8,842,313	481,200	1,080,000	517,706	-	-	303,658	410,000	-	1,650,901	-	-	-	13,285,778
<i>subtotal</i>	\$ 11,561,063	\$ 481,200	\$ 1,080,000	\$ 517,706	\$ -	\$ 20,000	\$ 303,658	\$ 13,157,363	\$ 1,255,000	\$ 1,650,901	\$ -	\$ -	\$ -	\$ 30,026,891
Total Revenues	\$ 72,920,069	\$ 4,426,678	\$ 1,630,000	\$ 517,706	\$ 7,250,000	\$ 20,000	\$ 5,479,658	\$ 13,202,675	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 132,986,355
EXPENDITURES:														
Mayor and City Council	\$ 364,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364,488
City Administration	2,190,565	-	-	-	-	-	-	470,000	-	-	-	-	-	2,660,565
Legal Services	665,000	-	-	-	-	-	-	-	-	-	-	-	-	665,000
Community Development	2,857,116	-	-	-	-	-	-	125,000	-	-	-	-	-	2,982,116
Public Works	8,377,022	-	-	-	-	-	-	4,749,892	1,255,000	13,650,901	-	-	-	28,032,815
Finance	3,347,009	-	-	-	-	-	-	-	-	-	3,304,006	1,338,000	1,501,694	9,490,709
Public Safety	27,238,258	4,426,678	80,000	517,706	-	-	-	2,452,173	-	-	-	-	-	34,714,815
Human Resources	415,782	-	-	-	-	-	-	-	-	-	-	-	-	415,782
Municipal Court	1,126,546	-	-	-	-	-	-	-	-	-	-	-	-	1,126,546
Recreation and Parks	8,987,223	-	1,550,000	-	550,000	-	-	2,151,000	-	-	-	-	-	13,238,223
Information Technology	1,681,857	-	-	-	-	-	-	505,000	-	-	-	-	-	2,186,857
Non-Departmental	-	-	-	-	-	-	5,000	-	-	-	-	-	-	5,000
Insurance Premiums (Risk Fund)	665,000	-	-	-	-	-	-	-	-	-	-	-	-	665,000
Medical Claims	-	-	-	-	-	-	-	-	-	-	-	-	5,408,414	5,408,414
Contingency	650,000	-	-	-	-	-	-	-	-	-	-	-	-	650,000
Non-Allocated (Reserve)	-	-	-	-	29,412	20,000	-	2,749,610	-	1,000,000	-	-	81,554	3,880,576
Alpharetta Convention and Visitors Bureau	-	-	-	-	3,171,875	-	-	-	-	-	-	-	-	3,171,875
Debt Service (Principal and Interest)	286,840	-	-	-	779,963	-	5,474,658	-	-	-	-	-	-	6,541,461
Donations/Contributions	45,000	-	-	-	-	-	-	-	-	-	-	-	-	45,000
<i>subtotal</i>	\$ 58,897,706	\$ 4,426,678	\$ 1,630,000	\$ 517,706	\$ 4,531,250	\$ 20,000	\$ 5,479,658	\$ 13,202,675	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 116,245,242
Other Financing Uses														
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ 2,718,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,718,750
Interfund Transfer to Grant/Capital Funds	14,022,363	-	-	-	-	-	-	-	-	-	-	-	-	14,022,363
<i>subtotal</i>	\$ 14,022,363	\$ -	\$ -	\$ -	\$ 2,718,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,741,113
Total Expenditures	\$ 72,920,069	\$ 4,426,678	\$ 1,630,000	\$ 517,706	\$ 7,250,000	\$ 20,000	\$ 5,479,658	\$ 13,202,675	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 132,986,355

City of Alpharetta
FY 2018 Budget
Citywide Statement of Revenues and Expenditures (by Category)

	Special Revenue Funds							Capital Project Funds			Enterprise Fund	Internal Service Funds		TOTAL
	General Fund	E-911 Fund	Impact Fee Fund	DEA Fund	Hotel/Motel Fund	Operating Grant Fund	Debt Service Fund	Capital Projects Fund	Stormwater Capital Fund	T-SPLOST Capital Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	
REVENUES:														
Property Taxes	\$ 22,354,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,164,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,518,000
Local Option Sales Taxes/T-SPLOST	15,200,000	-	-	-	-	-	-	-	-	13,000,000	-	-	-	28,200,000
Other Taxes	14,699,500	-	-	-	7,250,000	-	-	-	-	-	-	-	-	21,949,500
Licenses and Permits	2,722,050	-	-	-	-	-	-	-	-	-	-	-	-	2,722,050
Intergovernmental Revenue	435,000	940,000	-	-	-	-	-	45,312	-	-	-	-	-	1,420,312
Charges for Services	3,388,250	3,000,000	550,000	-	-	-	-	-	-	-	3,296,300	1,335,000	6,991,662	18,561,212
Fines and Forfeitures	2,209,250	-	-	-	-	-	-	-	-	-	-	-	-	2,209,250
Interest Earnings	75,000	5,478	-	-	-	-	12,000	-	-	-	7,706	3,000	-	103,184
Other/Miscellaneous	275,956	-	-	-	-	-	-	-	-	-	-	-	-	275,956
<i>subtotal</i>	\$ 61,359,006	\$ 3,945,478	\$ 550,000	\$ -	\$ 7,250,000	\$ -	\$ 5,176,000	\$ 45,312	\$ -	\$ 13,000,000	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 102,959,464
Other Financing Sources														
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 12,747,363	\$ 1,255,000	\$ -	\$ -	\$ -	\$ -	\$ 14,022,363
Interfund Transfer from Hotel/Motel Fund	2,718,750	-	-	-	-	-	-	-	-	-	-	-	-	2,718,750
Budgeted Fund Balance	8,842,313	481,200	1,080,000	517,706	-	-	303,658	410,000	-	1,650,901	-	-	-	13,285,778
<i>subtotal</i>	\$ 11,561,063	\$ 481,200	\$ 1,080,000	\$ 517,706	\$ -	\$ 20,000	\$ 303,658	\$ 13,157,363	\$ 1,255,000	\$ 1,650,901	\$ -	\$ -	\$ -	\$ 30,026,891
Total Revenues	\$ 72,920,069	\$ 4,426,678	\$ 1,630,000	\$ 517,706	\$ 7,250,000	\$ 20,000	\$ 5,479,658	\$ 13,202,675	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 132,986,355
EXPENDITURES:														
Personnel Services	\$ 42,016,006	\$ 2,501,047	\$ -	\$ 240,759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,739	\$ -	\$ -	\$ 44,832,551
Maintenance and Operations	14,411,665	1,398,431	-	-	-	-	5,000	-	-	-	3,229,267	1,338,000	1,501,694	21,884,057
Capital/Capital Lease	823,195	527,200	1,630,000	276,947	550,000	-	-	10,453,065	1,255,000	13,650,901	-	-	-	29,166,308
Other														
Insurance Premiums (Risk Fund)	665,000	-	-	-	-	-	-	-	-	-	-	-	-	665,000
Medical Claims	-	-	-	-	-	-	-	-	-	-	-	-	5,408,414	5,408,414
Contingency	650,000	-	-	-	-	-	-	-	-	-	-	-	-	650,000
Non-Allocated (Reserve)	-	-	-	-	29,412	20,000	-	2,749,610	-	1,000,000	-	-	81,554	3,880,576
Alpharetta Convention and Visitors Bureau	-	-	-	-	3,171,875	-	-	-	-	-	-	-	-	3,171,875
Debt Service (Principal and Interest)	286,840	-	-	-	779,963	-	5,474,658	-	-	-	-	-	-	6,541,461
Donations/Contributions	45,000	-	-	-	-	-	-	-	-	-	-	-	-	45,000
<i>subtotal</i>	\$ 58,897,706	\$ 4,426,678	\$ 1,630,000	\$ 517,706	\$ 4,531,250	\$ 20,000	\$ 5,479,658	\$ 13,202,675	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 116,245,242
Other Financing Uses														
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ 2,718,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,718,750
Interfund Transfer to Grant/Capital Funds	14,022,363	-	-	-	-	-	-	-	-	-	-	-	-	14,022,363
<i>subtotal</i>	\$ 14,022,363	\$ -	\$ -	\$ -	\$ 2,718,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,741,113
Total Expenditures	\$ 72,920,069	\$ 4,426,678	\$ 1,630,000	\$ 517,706	\$ 7,250,000	\$ 20,000	\$ 5,479,658	\$ 13,202,675	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 132,986,355



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GENERAL FUND SUMMARY

City of Alpharetta
General Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 19,900,000	\$ 21,160,000	\$ 1,260,000	6.3%
Motor Vehicle	250,000	180,000	(70,000)	-28.0%
Motor Vehicle Title Tax Fee	1,000,000	775,000	(225,000)	-22.5%
Prior Year/Delinquent	259,000	239,000	(20,000)	-7.7%
Local Option Sales Tax	15,100,000	15,200,000	100,000	0.7%
Other Taxes:				
Franchise Fees	6,725,000	6,640,000	(85,000)	-1.3%
Insurance Premium Tax	3,390,000	3,620,000	230,000	6.8%
Alcohol Beverage Excise Tax	2,015,000	2,100,000	85,000	4.2%
Other Taxes	2,154,500	2,339,500	185,000	8.6%
Licenses & Permits	2,352,050	2,722,050	370,000	15.7%
Intergovernmental	511,000	435,000	(76,000)	-14.9%
Charges for Services	3,108,900	3,388,250	279,350	9.0%
Fines & Forfeitures	2,404,000	2,209,250	(194,750)	-8.1%
Interest	60,000	75,000	15,000	25.0%
Other Revenues	304,366	275,956	(28,410)	-9.3%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,250,000	2,718,750	468,750	20.8%
Total Operating Revenues	\$ 61,783,816	\$ 64,077,756	\$ 2,293,940	3.7%
Fund Balance Carryforward	6,067,830	8,842,313		
Total Revenues	\$ 67,851,646	\$ 72,920,069		
Expenditures (by Category):				
Personnel Services:				
Salaries	\$ 26,174,583	\$ 26,980,197	\$ 805,614	3.1%
Group Insurance	7,573,002	8,002,164	429,162	5.7%
Pension (Defined Benefit)	2,387,665	2,500,954	113,289	4.7%
Pension (401A)	1,482,671	1,688,463	205,792	13.9%
Miscellaneous Benefits	2,788,234	2,844,228	55,994	2.0%
subtotal	\$ 40,406,155	\$ 42,016,006	\$ 1,609,851	4.0%
Maintenance and Operations:				
Professional Services	\$ 2,350,678	\$ 2,597,642	\$ 246,964	10.5%
Repair/Maintenance	1,386,984	1,519,350	132,366	9.5%
Maintenance Contracts	2,279,562	2,202,791	(76,771)	-3.4%
Professional Services (IT)	1,396,932	1,433,777	36,845	2.6%
General Supplies	988,706	992,935	4,229	0.4%
Utilities	2,629,810	2,607,475	(22,335)	-0.8%
Fuel	616,000	467,150	(148,850)	-24.2%
Legal Services	650,000	665,000	15,000	2.3%
Miscellaneous	1,788,371	1,925,545	137,174	7.7%
subtotal	\$ 14,087,043	\$ 14,411,665	\$ 324,622	2.3%
Capital/Lease:				
Fire Truck/Cardiac Monitor Leases	\$ 522,972	\$ 578,669	\$ 55,697	10.7%
Tyler ERP Lease	109,263	110,904	1,641	1.5%
Work Order Software Lease	76,307	76,622	315	0.4%
Miscellaneous	73,109	57,000	(16,109)	-22.0%
subtotal	\$ 781,651	\$ 823,195	\$ 41,544	5.3%
Other Uses:				
Contingency	\$ 605,000	\$ 650,000	\$ 45,000	7.4%
Insurance Premiums (Risk Fund)	640,000	665,000	25,000	3.9%
Gwinnett Tech Contribution (Debt Svc)	286,940	286,840	(100)	0.0%
Conference Ctr Debt Service Reserve	450,000	-	(450,000)	-100.0%
Donations/Contributions	45,000	45,000	-	0.0%
subtotal	\$ 2,026,940	\$ 1,646,840	\$ (380,100)	-18.8%
Total Operating Expenditures	\$ 57,301,789	\$ 58,897,706	\$ 1,595,917	2.8%
Interfund Transfer:				
Capital Project/Grant Funds	10,549,857	14,022,363		
Total Expenditures	\$ 67,851,646	\$ 72,920,069		
Personnel (full-time-equivalent)	408.5	410.5		

City of Alpharetta

General Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 22,192,407	\$ 21,813,389	\$ 21,735,606	\$ 24,448,178	\$ 28,152,480	\$ 22,084,650
Revenues:						
Property Taxes	\$ 18,740,931	\$ 19,892,754	\$ 20,765,849	\$ 22,321,490	\$ 21,409,000	\$ 22,354,000
Local Option Sales Taxes	12,173,275	13,575,938	14,757,780	14,953,985	15,100,000	15,200,000
Other Taxes	13,030,797	12,706,783	13,875,057	14,615,779	14,284,500	14,699,500
Licenses and Permits	1,859,213	2,400,059	2,912,433	3,814,821	2,352,050	2,722,050
Intergovernmental	385,000	376,000	386,458	495,916	511,000	435,000
Charges for Services	2,649,450	2,857,898	3,264,768	3,767,927	3,108,900	3,388,250
Fines and Forfeitures	2,787,875	2,360,816	2,767,465	2,208,782	2,404,000	2,209,250
Interest	36,642	51,065	40,334	119,786	60,000	75,000
Other Revenue	350,979	166,200	204,218	181,625	199,366	175,956
	\$ 52,014,162	\$ 54,387,513	\$ 58,974,363	\$ 62,480,110	\$ 59,428,816	\$ 61,259,006
Expenditures:						
Mayor and City Council	\$ 277,376	\$ 282,367	\$ 308,237	\$ 321,095	\$ 360,977	\$ 364,488
City Administration	2,281,112	2,651,745	2,722,528	1,893,792	2,037,438	2,190,565
Legal Services	442,650	504,045	608,630	726,165	650,000	665,000
Community Development	2,022,668	2,257,827	2,340,068	2,345,022	2,782,412	2,857,116
Public Works	6,773,707	6,891,550	7,084,379	7,364,018	7,907,543	8,377,022
Finance	2,818,456	2,894,001	2,953,855	3,087,059	3,199,142	3,347,009
Public Safety	22,697,945	23,051,613	24,212,086	24,672,611	26,496,171	27,238,258
Human Resources	316,187	351,050	376,580	393,603	401,756	415,782
Municipal Court	935,750	954,463	969,417	955,841	1,092,257	1,126,546
Recreation and Parks	6,115,651	6,238,989	6,669,756	8,124,273	8,747,712	8,987,223
Information Technology	1,395,703	1,389,411	1,467,121	1,520,628	1,599,441	1,681,857
Non-Departmental:						
Contingency	158,909	221,353	224,249	84,663	605,000	650,000
Insurance Premiums (Risk Fund)	664,500	690,800	545,000	607,000	640,000	665,000
Gwinnett Tech Contribution (Debt Svc)	-	153,465	288,640	290,340	286,940	286,840
Conference Ctr Debt Service Reserve	-	-	-	-	450,000	-
Donations/Contributions	45,000	45,000	45,000	45,000	45,000	45,000
	\$ 46,945,614	\$ 48,577,680	\$ 50,815,544	\$ 52,431,110	\$ 57,301,789	\$ 58,897,706
Other Financing Sources (Uses):						
Proceeds from the sale of Capital Assets	\$ 94,329	\$ 549,213	\$ 162,797	\$ 168,544	\$ 105,000	\$ 100,000
Interfund Transfer:						
Hotel/Motel Fund	1,544,900	1,656,674	1,858,068	2,429,994	2,250,000	2,718,750
Operating Grant Fund	-	-	-	-	(20,000)	(20,000)
Capital Project Fund	(7,086,795)	(8,093,503)	(7,467,112)	(8,943,236)	(8,854,857)	(12,747,363)
Stormwater Capital Fund	-	-	-	-	(1,675,000)	(1,255,000)
Risk Management Fund	-	-	-	-	-	-
	\$ (5,447,566)	\$ (5,887,616)	\$ (5,446,248)	\$ (6,344,698)	\$ (8,194,857)	\$ (11,203,613)
Ending Fund Balance: (1)	\$ 21,813,389	\$ 21,735,606	\$ 24,448,178	\$ 28,152,480	\$ 22,084,650	\$ 13,242,337
<i>Changes in Fund Balance (actual/est.)</i>	<i>\$ (379,018)</i>	<i>\$ (77,783)</i>	<i>\$ 2,712,572</i>	<i>\$ 3,704,302</i>	<i>\$ (6,067,830)</i>	<i>\$ (8,842,313)</i>
<i>Personnel (full-time-equivalent)</i>	<i>405.0</i>	<i>407.0</i>	<i>407.0</i>	<i>409.0</i>	<i>408.5</i>	<i>410.5</i>

Notes:

- (1) Pursuant to the City's financial management policies, fund balance in excess of the City's current 21% Fund Balance Reserve can be used for one-time capital initiatives. Additionally, the budgetary presentation for fiscal years 2017 and 2018 assumes all appropriations will be spent; historically, a portion of the appropriations will go unspent which will augment the fund balance (i.e. the actual reduction in fund balance will be lower than what is presented above).



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SPECIAL REVENUE FUND SUMMARIES

City of Alpharetta

E-911 Fund

Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Charges for Services:				
E-911 Service Fees (land lines)	\$ 1,310,000	\$ 1,425,000	\$ 115,000	8.8%
E-911 Service Fees (cell phones)	1,335,000	1,460,000	125,000	9.4%
E-911 Service Fees (prepaid cell cards)	95,000	115,000	20,000	21.1%
Intergovernmental:				
City of Milton	925,000	940,000	15,000	1.6%
Interest	5,259	5,478	219	4.2%
Other Financing Sources: (2)				
Budgeted Fund Balance ("FB")	1,532,857	481,200	(1,051,657)	-68.6%
Total Revenues (All Sources): (1)	\$ 5,203,116	\$ 4,426,678	\$ (776,438)	-14.9%
Personnel Services:				
Salaries	\$ 1,603,232	\$ 1,630,236	\$ 27,004	1.7%
Benefits	899,885	870,811	(29,074)	-3.2%
Maintenance and Operations:				
Communications	445,000	428,000	(17,000)	-3.8%
Maintenance Contracts	504,310	505,045	735	0.1%
Professional Services (IT)	257,858	248,939	(8,919)	-3.5%
Utilities	52,375	48,725	(3,650)	-7.0%
Miscellaneous	179,669	167,722	(11,947)	-6.6%
Capital:				
Capital (3)	386,309	457,200	70,891	18.4%
North Fulton Radio System (COA)	343,748	-	(343,748)	-100.0%
Capital Lease Payments	-	70,000	70,000	#DIV/0!
Other Uses: (2)				
Non-Allocated/Reserve	530,730	-	(530,730)	-100.0%
Transfer to Capital Project Fund	-	-	-	0.0%
Total Expenditures (All Uses): (1)	\$ 5,203,116	\$ 4,426,678	\$ (776,438)	-14.9%

Personnel (full-time-equivalent)	30.0	30.0
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Notes:

(1) Includes non-operating revenue and expenditures such as Carryforward Fund Balance and Non-Allocated/Reserves. The true operational budget variance after adjusting for non-operating items approximates -3%.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

(3) FY 2018 includes funding for capital initiatives (\$457,200 for the E-911 allocable portion of the PS Headquarters Expansion project; and \$24,000 for costs related to the Alarm Interface Module) and operating initiatives (\$2,500 for annual support/maintenance costs related to the Alarm Interface Module; and \$70,000 for annual lease financing payment for the upgrade of mobile radios). Please refer to the Capital Initiative Requests and Operating Initiative Requests section of this document for detailed information.

City of Alpharetta

E-911 Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 3,325,910	\$ 3,971,701	\$ 2,150,701	\$ 2,122,860	\$ 1,120,733
Revenues:					
Charges for Services	\$ 2,705,732	\$ 3,235,946	\$ 3,020,347	\$ 2,740,000	\$ 3,000,000
Interest	10,211	3,803	5,777	5,259	5,478
City of Milton Agreement	1,033,485	898,734	921,918	925,000	940,000
Other	-	6,912	-	-	-
	\$ 3,749,428	\$ 4,145,396	\$ 3,948,042	\$ 3,670,259	\$ 3,945,478
Expenditures:					
Public Safety	\$ 3,103,637	\$ 5,966,396	\$ 3,975,883	\$ 4,672,386	\$ 4,426,678
	\$ 3,103,637	\$ 5,966,396	\$ 3,975,883	\$ 4,672,386	\$ 4,426,678
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund (subsidy/other)	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Project Fund	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -
Adjustments/Reconciliation:	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance: (1)	\$ 3,971,701	\$ 2,150,701	\$ 2,122,860	\$ 1,120,733	\$ 639,533
<i>Changes in Fund Balance (actual/est.) (2)(3)</i>	<i>\$ 645,791</i>	<i>\$ (1,821,000)</i>	<i>\$ (27,841)</i>	<i>\$ (1,002,127)</i>	<i>\$ (481,200)</i>
<i>Personnel (full-time-equivalent)</i>	<i>26.0</i>	<i>26.0</i>	<i>26.0</i>	<i>30.0</i>	<i>30.0</i>

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.
- FY 2015 fund balance usage was for the city's share of the North Fulton Radio System initiative. This initiative is 100% funded by the City of Alpharetta and is being tracked in a separate project (PEM01) to ensure transparency. FYs 2016/2017 fund balance usage is for multiple one-time capital initiatives including mobile radio replacements, replacement of the 911 Phone System with a state-of-the-art VOIP system, emergency communications equipment, and continued funding for the North Fulton Regional Radio System Authority.
- FY 2018 includes funding for capital initiatives (\$457,200 for the E-911 allocable portion of the PS Headquarters Expansion project; and \$24,000 for costs related to the Alarm Interface Module) and operating initiatives (\$2,500 for annual support/maintenance costs related to the Alarm Interface Module; and \$70,000 for annual lease financing payment for the upgrade of mobile radios). Please refer to the Capital Initiative Requests and Operating Initiative Requests section of this document for detailed information.

City of Alpharetta Impact Fee Fund Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Charges for Services:				
Impact Fees (streets/highways)	\$ 200,000	\$ -	\$ (200,000)	-100.00%
Impact Fees (recreation/parks)	320,000	550,000	230,000	71.88%
Impact Fees (public safety)	85,000	-	(85,000)	-100.00%
Interest	3,000	-	(3,000)	-100.00%
Other Financing Sources:				
Budgeted Fund Balance	2,927,264	1,080,000	(1,847,264)	-63.11%
Total Revenues (All Sources):	\$ 3,535,264	\$ 1,630,000	\$ (1,905,264)	-53.89%
Non-Departmental/Other Uses:				
Impact Fee Administration	18,150	-	(18,150)	-100.00%
Capital	3,099,298	1,630,000		
(1) Non-Allocated/Reserve	417,816	-	(417,816)	-100.00%
Total Expenditures (All Uses):	\$ 3,535,264	\$ 1,630,000	\$ (435,966)	-53.89%

Notes:

(1) Impact Fee monies are being reserved for future system improvements.

City of Alpharetta

Impact Fee Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Estimated Actual	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 796,084	\$ 1,119,410	\$ 1,582,560	\$ 2,927,264	\$ 1,479,267
Revenues:					
Charges for Services	\$ 337,108	\$ 529,004	\$ 1,425,667	\$ 1,642,723	\$ 550,000
Interest	2,581	2,204	10,779	8,578	-
	<u>\$ 339,689</u>	<u>\$ 531,208</u>	<u>\$ 1,436,446</u>	<u>\$ 1,651,301</u>	<u>\$ 550,000</u>
Expenditures:					
Non-Departmental	\$ 16,363	\$ 68,058	\$ 17,055	\$ -	\$ -
Capital	-	-	74,688	3,099,298	1,630,000
	<u>\$ 16,363</u>	<u>\$ 68,058</u>	<u>\$ 91,743</u>	<u>\$ 3,099,298</u>	<u>\$ 1,630,000</u>
Other Financing Sources (Uses):					
Interfund Transfer:					
Debt Service Fund	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Ending Fund Balance: (1)	<u>\$ 1,119,410</u>	<u>\$ 1,582,560</u>	<u>\$ 2,927,264</u>	<u>\$ 1,479,267</u>	<u>\$ 399,267</u>
<i>Changes in Fund Balance (actual/est.)</i>	<u>\$ 323,326</u>	<u>\$ 463,150</u>	<u>\$ 1,344,704</u>	<u>\$ (1,447,997)</u>	<u>\$ (1,080,000)</u>

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.
- (2) Impact Fee monies for FY's 2014-2016 are being reserved for future system improvements. FY's 2017-2018 includes the appropriation of impact fee monies toward eligible projects.

City of Alpharetta

Drug Enforcement Agency Fund

Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Fines and Forfeitures	\$ 99,329	\$ -	\$ (99,329)	-100.00%
Interest	976	-	(976)	-100.00%
Other Financing Sources:				
Budgeted Fund Balance	1,742,859	517,706	(1,225,153)	-70.30%
Total Revenues (All Sources): (1)	\$ 1,843,164	\$ 517,706	\$ (1,325,458)	-71.91%
Personnel Services	\$ 259,630	\$ 240,759	\$ (18,871)	-7.27%
Maintenance and Operations	122,383	-	(122,383)	-100.00%
Capital (3)	562,886	276,947	(285,939)	-50.80%
Other Uses:				
Non-Allocated/Reserve (2)	898,265	-	(898,265)	-100.00%
Total Expenditures (All Uses):	\$ 1,843,164	\$ 517,706	\$ (1,325,458)	-71.91%

Notes:

(1) Includes non-operating revenue and expenditures such as Budgeted Fund Balance and Non-Allocated/Reserves. The true operation budget variance after adjusting for non-operating items approximates -2%.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

(3) FY 2018 capital initiative funding includes: \$100,000 in additional funding for the Public Safety Headquarters expansion; \$70,000 for the purchase of Body Cameras; and \$58,000 for the upgrade of two Live Scan Fingerprinting units. Please refer to the Capital Initiative Requests and Operating Initiative Requests section of this document for detailed information.

City of Alpharetta

Drug Enforcement Agency Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 2,116,149	\$ 2,096,209	\$ 1,974,754	\$ 1,742,859	\$ 898,265
Revenues:					
Fines and Forfeitures	\$ 505,142	\$ 769,983	\$ 244,352	\$ 99,329	\$ -
Interest	(28)	1,276	1,435	976	-
Miscellaneous	-	-	-	-	-
	<u>\$ 505,114</u>	<u>\$ 771,259</u>	<u>\$ 245,786</u>	<u>\$ 100,305</u>	<u>\$ -</u>
Expenditures:					
Public Safety	\$ 525,054	\$ 892,714	\$ 477,682	\$ 944,899	\$ 517,706
	<u>\$ 525,054</u>	<u>\$ 892,714</u>	<u>\$ 477,682</u>	<u>\$ 944,899</u>	<u>\$ 517,706</u>
Ending Fund Balance: (1),(2)	<u><u>\$ 2,096,209</u></u>	<u><u>\$ 1,974,754</u></u>	<u><u>\$ 1,742,859</u></u>	<u><u>\$ 898,265</u></u>	<u><u>\$ 380,559</u></u>
<i>Changes in Fund Balance (actual/est.)</i>	<i>\$ (19,940)</i>	<i>\$ (121,455)</i>	<i>\$ (231,895)</i>	<i>\$ (844,594)</i>	<i>\$ (517,706)</i>

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.

- FYs 2014-2016 fund balance is being used for various capital initiatives (e.g. North Fulton Radio Initiative, Jail Door Lock improvements, etc.). FY 2017 fund balance is being used for the Public Safety Headquarters expansion project. FY 2018 fund balance is being used to fund operations, taser lease, and FY 2018 Capital Initiatives (\$100,000 in additional funding for Public Safety Headquarters expansion; \$70,000 for the purchase of Body Cameras; and \$58,000 for the upgrade of two Live Scan Fingerprinting units). Please refer to the Capital Initiatives section of this document for detailed information.

City of Alpharetta Hotel/Motel Fund Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Other Taxes:				
Hotel/Motel Taxes	\$ 6,000,000	\$ 7,250,000	\$ 1,250,000	20.8%
Interest:	-	-	-	0.0%
Other:				
Budgeted Fund Balance	950,566	-	(950,566)	0.0%
Total Revenues (All Sources):	\$ 6,950,566	\$ 7,250,000	\$ 299,434	4.3%
Other Uses:				
Alpharetta Business Community	\$ -	\$ -	\$ -	-
Alpharetta Convention & Visitor's Bureau	2,625,000	3,171,875	546,875	20.8%
City of Alpharetta	2,250,000	2,718,750	468,750	20.8%
Facility Portion of the Hotel/Motel Tax:				
Series 2016 Bonds (Principal/Interest)	775,630	779,963	4,333	0.0%
Alpharetta Arts Center	-	550,000	550,000	0.0%
Non-Allocated (Reserve)	-	29,412	29,412	0.0%
Debt Service Reserve	1,299,936	-	(1,299,936)	-100.0%
Total Expenditures (All Uses):	\$ 6,950,566	\$ 7,250,000	\$ 299,434	4.3%

Notes:

The City of Alpharetta levies a Hotel/Motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: Alpharetta Convention & Visitor's Bureau (43.75%); City of Alpharetta (37.50%); and Tourism Product Development (18.75%; e.g. Conference Center). The tax was changed from 6% to 8% effective October 1, 2015 to fund construction of a Conference Center.

City of Alpharetta Hotel/Motel Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Estimated Actual	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 11,114	\$ 0	\$ (0)	\$ 950,567	\$ 1,487,437
Revenues:					
Other Taxes	\$ 4,130,570	\$ 4,645,169	\$ 6,391,842	\$ 7,000,000	\$ 7,250,000
Interest	-	-	-	-	-
	<u>\$ 4,130,570</u>	<u>\$ 4,645,169</u>	<u>\$ 6,391,842</u>	<u>\$ 7,000,000</u>	<u>\$ 7,250,000</u>
Expenditures:					
Alpharetta Business Community	\$ 690,419	\$ 774,350	\$ 220,403	\$ -	\$ -
Alpharetta Convention & Visitor's Bureau	1,794,592	2,012,752	2,790,878	3,062,500	3,171,875
City of Alpharetta	1,656,674	1,858,068	2,429,994	2,625,000	2,718,750
Facility Portion of the Hotel/Motel Tax:					
Facility Debt Service	-	-	-	775,630	779,963
Alpharetta Arts Center	-	-	-	-	550,000
	<u>\$ 4,141,684</u>	<u>\$ 4,645,170</u>	<u>\$ 5,441,275</u>	<u>\$ 6,463,130</u>	<u>\$ 7,220,588</u>
Ending Fund Balance:	<u><u>\$ 0</u></u>	<u><u>\$ (0)</u></u>	<u><u>\$ 950,567</u></u>	<u><u>\$ 1,487,437</u></u>	<u><u>\$ 1,516,849</u></u>
<i>Changes in Fund Balance (actual/est.)</i>	<i>\$ (11,114)</i>	<i>\$ (1)</i>	<i>\$ 950,567</i>	<i>\$ 536,870</i>	<i>\$ 29,412</i>

Notes:

Revenue is to be distributed to the participating entities based on their relative share. Funding for Tourism Product Development is used for debt service on the Series 2016 Conference Center Bonds or reserved for debt service/future eligible initiatives (fund balance within the Hotel/Motel Fund).

City of Alpharetta Operating Grant Fund Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Intergovernmental Revenues:				
Grants	91,826	-	(91,826)	-100.00%
Interest	-	-	-	-
Other/Miscellaenous:				
Contributions/Donations	800	-	(800)	-100.00%
Other Financing Sources:				
General Fund Transfer	20,000	20,000	-	100.00%
Budgeted Fund Balance	49,593	-	(49,593)	-100.00%
Total Revenues (All Sources):	\$ 162,219	\$ 20,000	\$ (142,219)	-87.67%
Maintenance and Operations:	82,880	-	(82,880)	-100.00%
Capital:	59,910	-	(59,910)	-100.00%
Non-Allocated:	19,429	20,000	571	2.94%
Total Expenditures (All Uses):	\$ 162,219	\$ 20,000	\$ (142,219)	-87.67%

City of Alpharetta

Operating Grant Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 73,654	\$ 57,907	\$ 50,160	\$ 49,594	\$ 19,430
Revenues:					
Intergovernmental (Grants)	\$ 36,595	\$ 47,737	\$ 18,872	\$ 91,826	\$ -
Interest	230	105	240	-	-
Other/Miscellaneous	-	-	-	800	-
	<u>\$ 36,825</u>	<u>\$ 47,842</u>	<u>\$ 19,112</u>	<u>\$ 92,626</u>	<u>\$ -</u>
Expenditures:					
Non-Departmental	\$ -	\$ -	\$ -	\$ -	\$ -
Public Safety	42,958	55,297	14,311	96,861	-
Recreation and Parks	9,614	292	5,367	45,929	-
	<u>\$ 52,572</u>	<u>\$ 55,589</u>	<u>\$ 19,678</u>	<u>\$ 142,790</u>	<u>\$ -</u>
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,000</u>	<u>\$ 20,000</u>
Ending Fund Balance:	<u>\$ 57,907</u>	<u>\$ 50,160</u>	<u>\$ 49,594</u>	<u>\$ 19,430</u>	<u>\$ 39,430</u>
<i>Changes in Fund Balance (actual/est.)</i>	<u>\$ (15,747)</u>	<u>\$ (7,747)</u>	<u>\$ (566)</u>	<u>\$ (30,164)</u>	<u>\$ 20,000</u>



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DEBT SERVICE FUND SUMMARY

City of Alpharetta

Debt Service Fund

Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Property Taxes:				
Property Taxes	\$ 5,426,000	\$ 5,106,000	\$ (320,000)	-5.9%
Delinquent	20,000	20,000	-	0.0%
Motor Vehicle Taxes	59,000	38,000	(21,000)	-35.6%
Interest	9,000	12,000	3,000	33.3%
Other Financing Sources:				
Transfer-In from Impact Fee Fund	-	-	-	0.0%
Budgeted Fund Balance (1)	814,052	303,658	(510,394)	-62.7%
Total Revenues (All Sources)	\$ 6,328,052	\$ 5,479,658	\$ (848,394)	-13.4%
Maintenance & Operations:				
Professional Services	\$ 5,000	\$ 5,000	\$ -	0.0%
Debt Service (Principal and Interest):				
City of Alpharetta				
GO Bonds, Series 2012	1,500,100	1,483,900	(16,200)	-1.1%
GO Bonds, Series 2014 (refunding)	1,936,513	1,935,477	(1,036)	-0.1%
GO Bonds, Series 2016	2,250,000	1,930,788	(319,212)	-14.2%
Development Authority of Alpharetta				
Revenue Refunding Bonds, Series 2009	125,194	124,493	(701)	-0.6%
Other Uses:				
Debt Service Reserve (2)	511,245	-	(511,245)	-100.0%
Total Expenditures (All Uses)	\$ 6,328,052	\$ 5,479,658	\$ (848,394)	-13.4%

Notes:

(1) FYs 2017-2018 utilize available fund balance to offset a portion of the debt service requirements.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

City of Alpharetta

Debt Service Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 745,672	\$ 913,166	\$ 845,511	\$ 814,052	\$ 511,245
Revenues:					
Property Taxes (incl. Motor Vehicle)	\$ 3,803,904	\$ 3,508,728	\$ 3,519,961	\$ 5,505,000	\$ 5,164,000
Interest	4,463	4,513	8,578	9,000	12,000
Other	-	2	-	-	-
Refunding Bond Proceeds	17,695,000	-	-	-	-
	<u>\$ 21,503,368</u>	<u>\$ 3,513,243</u>	<u>\$ 3,528,539</u>	<u>\$ 5,514,000</u>	<u>\$ 5,176,000</u>
Expenditures:					
Professional Services	\$ 1,000	\$ -	\$ -	\$ 5,000	\$ 5,000
Non-Departmental:					
Debt Service	3,646,451	3,580,898	3,559,998	5,811,807	5,474,658
Debt Service Reserve	-	-	-	-	-
Refunding Bonds (Pmt to Escrow)	17,518,423	-	-	-	-
Refunding Bonds (Issue Costs)	170,000	-	-	-	-
	<u>\$ 21,335,874</u>	<u>\$ 3,580,898</u>	<u>\$ 3,559,998</u>	<u>\$ 5,816,807</u>	<u>\$ 5,479,658</u>
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
(1) Capital Project Fund	-	-	-	-	-
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Ending Fund Balance: (1)	<u>\$ 913,166</u>	<u>\$ 845,511</u>	<u>\$ 814,052</u>	<u>\$ 511,245</u>	<u>\$ 207,587</u>
<i>Changes in Fund Balance (actual/est.)</i>	<u>\$ 167,494</u>	<u>\$ (67,655)</u>	<u>\$ (31,459)</u>	<u>\$ (302,807)</u>	<u>\$ (303,658)</u>

Notes:

(1) FYs 2015-2018 utilize available fund balance to offset a portion of the debt service requirements.



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CAPITAL PROJECT FUND SUMMARIES

City of Alpharetta Capital Project Fund Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Adopted Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Other Financing Sources:				
General Fund Transfer	\$ 8,854,857	\$ 12,747,363	\$ 3,892,506	43.96%
Intergovernmental Revenue (Dev. Authority)	-	45,312	45,312	-100.00%
Budgeted Fund Balance	1,730,000	410,000	(1,320,000)	0.00%
Total Revenues (All Sources):	\$ 10,584,857	\$ 13,202,675	\$ 2,617,818	24.73%
Capital: (1)				
City Administration	\$ 500,000	\$ 470,000	\$ (30,000)	-6.00%
Community Development	100,000	125,000	25,000	25.00%
Public Works	4,493,271	4,749,892	256,621	5.71%
Public Safety	1,661,123	2,452,173	791,050	47.62%
Recreation and Parks	1,896,500	2,151,000	254,500	13.42%
Information Technology	720,000	505,000	(215,000)	-29.86%
Other Uses:				
Non-Allocated (Future Capital/One-time Initiatives)	1,213,963	2,749,610	1,535,647	126.50%
Total Expenditures (All Uses):	\$ 10,584,857	\$ 13,202,675	\$ 2,617,818	24.73%

Notes:

(1) Please refer to the *Capital Initiatives* section of this document for detailed descriptions of the FY 2018 capital initiatives.

City of Alpharetta Stormwater Capital Fund Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Adopted Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Other Financing Sources:				
General Fund Transfer	\$ 1,675,000	\$ 1,255,000	\$ (420,000)	-25.07%
Budgeted Fund Balance	-	-	-	0.00%
Total Revenues (All Sources):	\$ 1,675,000	\$ 1,255,000	\$ (420,000)	-25.07%
Capital: (1)				
Public Works	\$ 1,550,000	\$ 1,255,000	\$ (295,000)	-19.03%
Recreation and Parks	125,000	-	(125,000)	-100.00%
Other Uses:				
Non-Allocated (Future Capital/One-time Initiatives)	-	-	-	-
Total Expenditures (All Uses):	\$ 1,675,000	\$ 1,255,000	\$ (420,000)	-25.07%

Notes:

(1) Please refer to the Capital Requests tab for detailed descriptions of the FY 2018 capital initiatives.

City of Alpharetta T-SPLOST Capital Fund Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Taxes: (1)				
T-SPLOST	\$ 3,000,000	\$ 13,000,000	\$ 10,000,000	333.33%
Other Financing Sources:				
Budgeted Fund Balance	-	1,650,901	1,650,901	0.00%
Total Revenues (All Sources):	\$ 3,000,000	\$ 14,650,901	\$ 11,650,901	388.36%
Capital: (2)				
Public Works	\$ 1,349,099	\$ 13,650,901	\$ 12,301,802	911.85%
Other Uses:				
Non-Allocated (Future Capital/One-time Initiatives)	1,650,901	1,000,000	(650,901)	-39.43%
Total Expenditures (All Uses):	\$ 3,000,000	\$ 14,650,901	\$ 11,650,901	388.36%

Notes:

(1) Please refer to the Capital Requests tab for detailed descriptions of the FY 2018 capital initiatives.

(2) FY 2017 included only 3 months of collection (T-SPLOST tax went into effect on April 1, 2017).

ENTERPRISE FUND SUMMARY

City of Alpharetta

Solid Waste Fund

Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Licenses and Permits:				
Solid Waste Permits (Penalties/Interest)	\$ -	\$ -	\$ -	0.00%
Charges for Services:				
Solid Waste Collection Fees	3,250,000	3,240,000	(10,000)	-0.31%
Solid Waste Tag Fees	500	1,000	500	100.00%
Solid Waste Commercial Hauler Fees	25,000	25,000	-	0.00%
Solid Waste Fees (Penalties/Interest)	25,000	30,000	5,000	20.00%
Bad Check Fees	300	300	-	0.00%
Interest	3,478	7,706	4,228	121.56%
Other:				
Miscellaneous Revenue	-	-	-	0.00%
Other Financing Sources:				
Budgeted Fund Balance	593,989	-	(593,989)	-100.00%
Total Revenues (All Sources): (1)	\$ 3,898,267	\$ 3,304,006	\$ (594,261)	-15.24%
Personnel Services:				
Salaries	\$ 38,393	\$ 38,542	\$ 149	0.39%
Benefits	25,274	36,197	10,923	43.22%
Maintenance & Operations:				
Professional Fees	3,188,360	3,175,360	(13,000)	-0.41%
Miscellaneous	52,251	53,907	1,656	3.17%
Capital/Other Uses:				
Non-Allocated/Reserve (2)	593,989	-	(593,989)	-100.00%
Total Expenditures (All Uses): (1)	\$ 3,898,267	\$ 3,304,006	\$ (594,261)	-15.24%
<i>Personnel (full-time-equivalent)</i>	<i>1.0</i>	<i>1.0</i>		

Notes:

(1) Includes non-operating revenue and expenditures such as Carryforward Fund Balance and Non-Allocated/Reserves. Operational budget growth is flat (0%) after adjusting for non-operating items.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

City of Alpharetta

Solid Waste Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 1,026,865	\$ 1,013,493	\$ 967,766	\$ 1,123,991	\$ 1,123,991
Revenues:					
Licenses and Permits	\$ 368	\$ 763	\$ 743	\$ -	\$ -
Charges for Services	3,194,401	3,214,475	3,224,290	3,300,800	3,296,300
Interest	5,250	3,131	8,598	3,478	7,706
Miscellaneous Revenue	-	-	-	-	-
	\$ 3,200,019	\$ 3,218,369	\$ 3,233,631	\$ 3,304,278	\$ 3,304,006
Expenditures:					
Solid Waste Operations	\$ 3,213,391	\$ 3,264,095	\$ 3,077,407	\$ 3,304,278	\$ 3,304,006
	\$ 3,213,391	\$ 3,264,095	\$ 3,077,407	\$ 3,304,278	\$ 3,304,006
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund (subsidy/other)	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -
Ending Fund Balance: (1)	\$ 1,013,493	\$ 967,766	\$ 1,123,991	\$ 1,123,991	\$ 1,123,991
<i>Changes in Fund Balance (actual/est.)</i>	\$ (13,372)	\$ (45,727)	\$ 156,224	\$ -	\$ -
<i>Personnel (full-time-equivalent)</i>	1.0	1.0	1.0	1.0	1.0

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts. The minor reductions in fund balance between FYs 2014-2015 is based on the acquisition and implementation of new billing software for sanitation (e.g. Munis billing software) and general operations.



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INTERNAL SERVICE FUND SUMMARIES

City of Alpharetta

Risk Management Fund

Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Charges for Services				
Risk Fund	\$ 1,310,000	\$ 1,335,000	\$ 25,000	1.9%
Interest Earnings	2,200	3,000	800	100.0%
Other:				
Budgeted Fund Balance	589,041	-	(589,041)	-100.0%
Total Revenues (All Sources):	\$ 1,901,241	\$ 1,338,000	\$ (563,241)	-29.6%
Maintenance & Operations: (1)				
Professional Services	\$ 125,000	\$ 125,000	\$ -	0.0%
Vehicle Insurance	137,000	150,000	13,000	9.5%
Property and Equipment Insurance	88,000	90,000	2,000	2.3%
General Liability Insurance	60,000	60,000	-	0.0%
Law Enforcement Liability Insurance	100,000	100,000	-	0.0%
Public Entity Liability Insurance	55,000	60,000	5,000	9.1%
Workers Comp. Excess Liability Insurance	90,000	105,000	15,000	16.7%
Criminal Liability Insurance	4,200	5,000	800	19.0%
Cyber Liability Insurance	8,000	8,000	-	100.0%
Umbrella Liability Insurance	60,000	60,000	-	0.0%
Medical Services (PS Custody)	40,000	30,000	(10,000)	-25.0%
Claims and Judgments	545,000	545,000	-	0.0%
Other Uses: (2),(3)				
Reserve	589,041	-	(589,041)	-100.0%
Total Expenditures (All Uses):	\$ 1,901,241	\$ 1,338,000	\$ (563,241)	-29.6%

Notes:

(1) Variances are based on current year-to-date premium expenditures.

(2) Includes non-operating revenue and expenditures such as Budgeted Fund Balance and Reserve. The true operational budget variance after adjusting for non-operating accounts approximates 2%.

(3) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

City of Alpharetta

Risk Management Fund

Statement of Revenues, Expenditures, and changes in Fund Balance ⁽¹⁾

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 646,622	\$ 334,110	\$ 367,912	\$ 589,042	\$ 589,042
Revenues:					
Charges for Services	\$ 1,075,800	\$ 1,115,000	\$ 1,262,000	\$ 1,310,000	\$ 1,335,000
Interest Earnings	2,815	1,724	3,984	2,200	3,000
Other:					
Insurance Proceeds	105,618	89,298	25,537	-	-
	<u>\$ 1,184,232</u>	<u>\$ 1,206,021</u>	<u>\$ 1,291,522</u>	<u>\$ 1,312,200</u>	<u>\$ 1,338,000</u>
Expenditures:					
Maintenance & Operations:					
Workers Comp. Administration	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	116,273	122,141	93,457	125,000	125,000
Vehicle Insurance	109,997	128,809	135,169	137,000	150,000
Property and Equipment Insurance	65,384	62,856	84,628	88,000	90,000
General Liability Insurance	71,942	52,315	54,387	60,000	60,000
Law Enforcement Liability Insurance	93,996	91,350	93,429	100,000	100,000
Public Entity Liability Insurance	55,175	48,825	49,295	55,000	60,000
Workers Comp. Excess Liability Insurance	74,829	79,485	87,050	90,000	105,000
Employee Benefits Liability Insurance	-	-	-	-	-
Criminal Liability Insurance	4,075	4,075	4,075	4,200	5,000
Cyber Liability Insurance	-	-	6,584	8,000	8,000
Umbrella Liability Insurance	59,393	52,115	53,602	60,000	60,000
Medical Services (PS Custody)	25,336	19,210	6,608	40,000	30,000
Claims and Judgments	820,343	511,038	402,107	545,000	545,000
	<u>\$ 1,496,745</u>	<u>\$ 1,172,219</u>	<u>\$ 1,070,391</u>	<u>\$ 1,312,200</u>	<u>\$ 1,338,000</u>
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Ending Fund Balance: (1)	<u>\$ 334,110</u>	<u>\$ 367,912</u>	<u>\$ 589,042</u>	<u>\$ 589,042</u>	<u>\$ 589,042</u>
Changes in Fund Balance (actual/est.) (2)	<u>\$ (312,512)</u>	<u>\$ 33,802</u>	<u>\$ 221,131</u>	<u>\$ -</u>	<u>\$ -</u>

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.

(2) Available Fund Balance was used in FY 2014 to supplement the reserve for claims and judgments.

Adopted: June 19, 2017

City of Alpharetta

Medical Insurance Fund

Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Adopted Budget	\$ Variance	% Variance
Charges for Services:				
Medical Insurance Premiums				
Employer Contribution	\$ 6,520,032	\$ 6,289,453	\$ (230,579)	-3.5%
Employee Contribution	724,448	702,209	(22,239)	-3.1%
Interest	-	-	-	0.0%
Other Financing Sources:				
Budgeted Fund Balance	867,483	-	(867,483)	100.0%
Total Revenues (All Sources):	\$ 8,111,963	\$ 6,991,662	\$ (1,120,301)	-13.8%
Maintenance and Operations				
Medical Premiums	\$ 1,441,673	\$ 1,501,694	\$ 60,021	4.2%
Other				
Medical Claims	5,714,666	5,408,414	(306,252)	-5.4%
Reserve	955,624	81,554	(874,070)	-91.5%
Total Expenditures (All Uses):	\$ 8,111,963	\$ 6,991,662	\$ (1,120,301)	-13.8%

Notes:

The Medical Insurance Fund accounts for activity under the City's Minimum Premium Plan (MPP) in accordance with Generally Accepted Accounting Principles.

Accounting rules dictate the creation of an Internal Service Fund to track activity under an MPP. As such, this fund does not represent new costs. Rather, it represents a flow of funds from the Operating Funds (e.g. employer/employee premiums) that does have the effect of grossing-up the totals as the appropriations are reflected in multiple Funds.

Under the MPP, the City and the medical insurer (CIGNA) agree that the City will be responsible for paying all claims up to an agreed-upon aggregate level, with the insurer responsible for the excess. The insurer will continue to process claims and administrative services. Through the MPP arrangement, the City is able to reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

The FY 2018 Budget totals \$7 million and represents premiums (employer and employee) and the associated expenditures (administration, claims, and reserves). The operating funds (e.g. General Fund, E911 Fund, DEA Fund, and Sanitation Fund) all include group insurance expenses that represent the City's costs.

City of Alpharetta

Medical Insurance Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2016 Amended Budget	FY 2017 Adopted Budget
Beginning Fund Balance:	\$ -	\$ -	\$ -	\$ 665,623	\$ 753,764
Revenues:					
Charges for Services	\$ -	\$ -	\$ 6,538,496	\$ 7,244,480	\$ 6,991,662
Interest	-	-	116	-	-
	\$ -	\$ -	\$ 6,538,612	\$ 7,244,480	\$ 6,991,662
Expenditures:					
Medical Premiums	\$ -	\$ -	\$ 1,334,740	\$ 1,441,673	\$ 1,501,694
Medical Claims	-	-	4,538,250	5,714,666	5,408,414
	\$ -	\$ -	\$ 5,872,990	\$ 7,156,339	\$ 6,910,108
Other Financing Sources (Uses):					
Interfund Transfer:					
Debt Service Fund	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance:	\$ -	\$ -	\$ 665,623	\$ 753,764	\$ 835,318
<i>Changes in Fund Balance (actual/est.)</i>	\$ -	\$ -	\$ 665,623	\$ 88,141	\$ 81,554



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: September 18, 2017

I. AGENDA ITEM TITLE: PH-17-20 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS TO DOWNTOWN CODE AND ALPHARETTA DESIGN GUIDELINES (2ND READING)
CONSIDERATION OF TEXT AMENDMENTS TO UNIFIED DEVELOPMENT CODE, APPENDIX A: ALPHARETTA DOWNTOWN CODE AND ALPHARETTA DOWNTOWN DESIGN GUIDELINES IN ORDER TO ADD ARCHITECTURAL STYLES. TEXT AMENDMENTS ARE PROPOSED TO INCREASE THE SINGLE-FAMILY DETACHED MINIMUM LOT SIZE IN THE DT-R (DOWNTOWN RESIDENTIAL) ZONING DISTRICT.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

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>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Ordinance, Article 3 Downtown Zoning Districts, Downtown Design Guidelines Update 2017 , Sec 2.8 Arch Style Requirements



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-20 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – DOWNTOWN CODE & DOWNTOWN DESIGN GUIDELINES

CITY COUNCIL: AUGUST 28, 2017

This item was heard at the August 3, 2017 Planning Commission meeting. One resident had a question about the proposed amendments. After discussion, the Planning Commission recommended to approve this item. Vote (6-0)

II. RECOMMENDATION:

Approve text amendments to the Unified Development Code and Alpharetta Downtown Design Guidelines as it relates to architectural style requirements and DT-R (Downtown Residential) development standards.

III. REPORT IN BRIEF:

Consideration of amendments to the Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code, Subsection 2.8.7 Architectural Style Requirements, Section 3.8 DT-R Downtown Residential and Alpharetta Downtown Design Guidelines.

Architectural Style Requirements:

Staff proposes adding two (2) architectural styles, including Tudor Eclectic and Mercantile/Mill in the Downtown Overlay. The Mercantile/Mill style would only apply to commercial mixed-use or mercantile type buildings.

DT-R (Downtown Residential) Development Standards:

Staff proposes increasing the minimum lot size for a detached home in the DT-R (Downtown Residential) zoning district from 2,500 square foot to 4,500 square feet. Areas in the Downtown appropriate for the DT-R zoning district are typically areas where redevelopment opportunities have been identified. Increasing the minimum lot size would provide a better transition between existing established neighborhoods and more intense commercial and mixed-use areas of the Downtown Overlay. A larger minimum lot size would also allow for more creative building design, providing flexibility to vary massing and building height. Staff also proposes an amendment to the 0' side setback in the DT-R and DT-LW (Downtown Live-Work) districts to require a minimum 10' between structures.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

AN ORDINANCE TO AMEND APPENDIX A: ALPHARETTA DOWNTOWN CODE OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA AND THE ALPHARETTA DOWNTOWN DESIGN GUIDELINES; TO AMEND THE SIDE SETBACK IN THE DT-LW AND DT-R ZONING DISTRICTS; TO AMEND THE MINIMUM LOT SIZE FOR A DETACHED HOUSE IN THE DT-R ZONING DISTRICT; TO ADD ARCHITECTURAL STYLES IN THE DOWNTOWN; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, on or about May 21, 2001, the City of Alpharetta (the “City”) adopted a comprehensive zoning ordinance known and cited as the Unified Development Code of the City of Alpharetta, Georgia, which has subsequently been amended from time to time (the “Unified Development Code”); and

WHEREAS, the Mayor and Council of the City of Alpharetta (the “City Council” or “Council”) are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

WHEREAS, the Unified Development Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make the Unified Development Code more responsive to community needs; and

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City’s operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City of Alpharetta; and

WHEREAS, the City Council desires to amend Appendix A: Alpharetta Downtown Code of the Unified Development Code and the Alpharetta Downtown Design Guidelines for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendment to the Unified Development Code promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta;

NOW THEREFORE, The Council of the City of Alpharetta hereby ordains, as follows:

Section 1: **Alpharetta Downtown Design Guidelines** are hereby amended by adding “Tudor Eclectic” and “Mercantile/Mill” as permitted architectural styles.

Section 2: **Subsection 2.8.7** [*Architectural Style Requirements*] of Appendix A: Alpharetta Downtown Code of the Unified Development Code is hereby amended by adding “Tudor Eclectic” as a permitted architectural style in the said subsection.

Section 3: **Subsection 3.8.3** [*DT-R – Dimensional Standards*] of Appendix A: Alpharetta Downtown Code of the Unified Development Code is hereby amended to change the minimum lot size for a detached house to 4,500 square feet in the said subsection.

Section 4: **Subsection 3.7.4** [DT-LW – Building Placement] and **Subsection 3.8.4** [DT-R – Building Placement] of Appendix A: Alpharetta Downtown Code of the Unified Development Code are hereby amended by adding “10 feet between structures” to the 0’ side setback requirement in each of said subsections.

Section 5: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 6: This Ordinance shall be effective immediately upon its adoption by the City Council and incorporated into The Unified Development Code of the City of Alpharetta, Georgia and the Alpharetta Downtown Design Guidelines. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____ day of _____, 2017.

Approved:

David Belle Isle, Mayor

Attest:

COUNCILMEMBERS

Coty Thigpen, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

ARTICLE 3. - DOWNTOWN ZONING DISTRICTS

Sec. 3.1. - Applicability.

- A. The requirements of this Article apply to all Downtown Zoning Districts.
- B. The requirements of the Unified Development Code also apply in all Downtown Districts unless expressly stated otherwise in this Article.

Sec. 3.2. - Rules of Interpretation.

3.2.1. Site.

Defined. A site is any lot or group of contiguous lots owned or functionally controlled by the same person or entity, assembled for the purpose of development. Lots within a site may be separated by an existing public right-of-way.

3.2.2. Lot.

A. Lot Frontage.

1. Every lot (except cottage court lots) and every cottage court site must have frontage upon:
 - a. An existing public street, or
 - b. A new public street or private street built to standards of Section 2.3.3, or
 - c. A civic space meeting the standards of Section 3.2.4.B or an existing City of Alpharetta park. No more than 20% of the total lots in a site (except cottage court lots) may front on a civic space or existing City park.
2. Alleys may not be used to satisfy the lot frontage requirements of Section 3.2.2.A.1 above.
3. The minimum lot frontage is 20 feet or the minimum lot width identified in district regulations, whichever is greater.
4. Lots having frontage on a civic space or existing City park must still comply with fire lane access requirements, as applicable.

3.2.3. Residential Density.

- A. **Defined.** The dwelling units per acre of land.
- B. The residential density of a site is expressed in dwelling units per acre of land and is calculated by dividing the total dwelling units on a site by the site's acreage. Residential density includes both a base and maximum density.
- C. The ability to achieve the permitted density may be further restricted by site conditions, district regulations, or conditions or rezoning.

3.2.4. Open Space.

- A. **Defined.** Open space is the horizontal outdoor area of a site reserved to provide separation, resource protection, scenic enjoyment, recreation, or amenity. It includes two types: civic space and amenity space.

- B. **Civic space.** Civic space is the portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Civic spaces are limited to the following types:
1. **Park.** An open space available for structured or unstructured recreation. A park may be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one acre.
 2. **Square.** An open space available for unstructured recreation and civic purposes. A square is spatially defined by building or streets at its edges. Its landscape must consist of paths and trees, and may also include lawns and non-asphalt paved surfaces. The minimum size for a square is one-half acre.
 3. **Plaza.** An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by building or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees. The minimum size for a plaza is one-quarter acre.
 4. **Pocket Park.** An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawn and trees. There is no minimum size for pockets parks.
 5. **Playground.** An open space designed and equipped for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be interspersed within residential areas, may be placed within a block, and may be included in parks and greens. There is no minimum size for playgrounds.
- C. **Amenity space.** Amenity space is the covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding Civic Spaces and required sidewalks. Amenity spaces may include, but are not limited to:
1. Rooftop decks;
 2. Balconies;
 3. Patios and porches;
 4. Outdoor dining areas;
 5. Pool areas;
 6. Tennis courts, basketball courts, and similar uses;
 7. Yards, lawns, and gardens;
 8. Hardscape areas improved for pedestrian enjoyment; and
 9. Wooded areas.
- D. Open space may be privately or publically owned. Private open space is open space that is owned by a corporation, individual, or homeowners association. Public open space is open space owned by a governmental agency.
- E. Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the five types of civic spaces identified in Section 3.2.4.B.
- F. No required buffer, except for stream buffers, may be used to satisfy open space requirements.
- G. Stormwater management facilities may not be used to satisfy open space requirements.
- H. No areas used for vehicles, except for incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.
- I. A site's Open space requirements shall be considered completely satisfied when a development incorporates a historic building that complies with all of the following:

1. The building is at least 75 years old and is listed on the following table:
- 2.

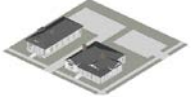
Original Building Address		
94 Academy Street	30 Milton Avenue	48 Old Roswell Street
375 Brady Place	35 Milton Avenue	37 Roswell Street
133 Canton Street	90 Milton Avenue	54 Roswell Street
193 Canton Street	242 Milton Avenue	61 Roswell Street
212 Canton Street	333 Milton Avenue	88 Roswell Street
36 Church Street	20 North Main Street	103 Roswell Street
37 Church Street	31 North Main Street	119 Roswell Street
10 Cumming Street	38 North Main Street	164 Roswell Street
18 Cumming Street	69 North Main Street	3 South Main Street
40 Cumming Street	101 North Main Street	9 South Main Street
112 Cumming Street	116 North Main Street	21 South Main Street
130 Cumming Street	126 North Main Street	23 South Main Street
122 Marietta Street	134 North Main Street	50 South Main Street
171 Marietta Street	1720 Old Milton Pkwy	531 South Main Street
24 Milton Avenue	1815 Old Milton Pkwy	86 School Drive
25 Milton Avenue	1835 Old Milton Pkwy	

3. The building is deemed fit for human habitation in accordance with Article III of Chapter 5 of The Code of the City of Alpharetta, Georgia; and

4. A binding legal agreement that established a program for guaranteeing maintenance of said building through a condominium association, a homeowner association, bonding, or other protective maintenance guarantees is signed by all property owners and/or their prospective successors in title and is submitted to the City of Alpharetta.
- J. When a historic building used to satisfy open space requirements in accordance with Section 3.2.4.I. is subsequently completely destroyed, the applicable open space requirements of the zoning district must be satisfied within one year unless a variance is granted by the Board of Appeals.

Sec. 3.3. - Building Types Allowed.

Building types are allowed by Downtown Zoning District as shown below.

Building Type		DT-C	DT-MU	DT-LW	DT-R
	Detached House	■	■	■	■
	Carriage House	■	■	■	■
	Cottage Court	■	■	■	■
	Semi-Detached House	■	■	■	■
	Townhouse	■	■	■	■
	Walk-Up Flat	■	■	■	
	Stacked Flat	■	■		
	Commercial House	■	■	■	

	Shopfront	■	■	■	
	Mixed-Use Building	■	■	■	
	General Building	■	■	■	
	Civic Building	■	■	■	■

Sec. 3.4. - Uses Allowed by District.

3.4.1. Allowed Use Table.

- A. In order to regulate a variety of similar uses, use categories have been established for principal uses. Use standards for both principal and accessory uses are specified in Section 2.3 and Section 2.7 of the Unified Development Code. Uses not listed may be interpreted by the Director of Community Development. When the Director of Community Development cannot determine placement, an application shall be made to the Board of Appeals for interpretation.
- B. Principal and accessory uses allowed by district are shown in the table below.

3.4.2. Use Table Key.

- A. Permitted Use (X). Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of the Unified Development Code.
- B. Conditional Use (O). Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Section 4.2 of the Unified Development Code. Conditional uses are subject to all other applicable requirements of the Unified Development Code, including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the conditional use permit approval.
- C. Use Not Permitted. An empty cell indicates that a use is not permitted in the respective district.

Key: X = Permitted Use O = Conditional Use Empty Cell = Use Not Permitted	
Use Category	Downtown Zoning Districts

Specific Use	DT- C	DT- MU	DT- LW	DT- R
Open Uses				
Community Garden	X	X	X	X
Equestrian Center				
Farmlands (including Livestock, poultry)				
Greenhouse, Nursery				
Residential Uses				
Household living (see district regulations for additional density and Conditional Use Permit requirements):				
Dwelling, 'For-Sale,' Attached	X	X	X	X
Dwelling, 'For-Sale,' Detached	X	X	X	X
Dwelling, 'For-Rent'	O	O		
Group living:				
Congregate Housing, Assisted Living Facility	O	O		
Home-Elderly, Children, Nursing	X	X		
Public/Institutional Uses				
Associations, (Clubs & Lodges)	X	X	O	O
Cemetery				
Church, Synagogue, Other Place of Worship	O	O	O	O
Country Club				

Fire Station	X	X		
Golf Course, Driving Range				
Museums & Libraries	X	X	O	
Park and Playground	X	X	X	X
Power Station				
Prison				
Public Building	X	X	O	
Sewage, Disposal Plant				
School, Academic	O	X	O	
School, Commercial (Beauty, Business)	X	X	O	
Utility Substation	O	O	O	O
Telecommunications				
Antenna Tower				
Broadcasting Studio (Radio & TV)	O	O	O	
Switching Station (Telecom)				
Commercial Uses				
Adult Entertainment Establishment				
Amphitheater	O	O	O	
Animal Hospital, Small Animal (Veterinarian)	O	O		
Animal Hospital, Large Animal		O		

Art Galleries	X	X	O	
Athletic Facilities/Fitness Studio	X	X	O	
Auditorium	O	O	O	
Auto Sales and Leasing (Trucks, Vans, Cars & Accessories)		O		
Automotive Parts	X	X		
Automotive Service		X		
Bakery (under 8,000 square feet in floor area)	X	X	O	
Bakery (8,000 square feet or more in floor area)		X		
Bank, Savings & Loan, Mortgage Company	X	X	O	
Barber Shop	X	X	O	
Beauty Shop	X	X	O	
Bed & Breakfast	X	X	O	O
Book Store or Stationery	X	X	O	
Car Wash				
Carpet and Rug Sales	O	O		
Check Cashing		O		
Clinic, Public/Private	X	X	O	
Contractor's Office (with no outside storage)	O	X	O	
Contractor's Office (with outside storage)		O		
Convenience Center (with gas pumps)		X	O	

Dance Studio	X	X	O	
Day Care Center	O	X	O	
Drug Store, Pharmacy	X	X	O	
Dry Cleaning, Pick-Up Station	X	X		
Florist, Retail (with no greenhouse)	X	X	O	
Florist, Retail (with greenhouse)		O		
Funeral Home (with no cemetery or mausoleum)	O	O	O	
Golf, Miniature		O		
Grocery Store (under 2,000 square feet in floor area, located at a street corner, and limited to one per block)	X	X	O	
Grocery Store (2,000 square feet or more in floor area)	X	X		
Hardware & Garden Supply Store (under 8,000 square feet in floor area)	X	X		
Hardware & Garden Supply Store (8,000 square feet or more in floor area)		X		
Home Improvement Store		X		
Hospital		O		
Hotel	O	O		
Indoor Shooting Range				
Kennel				
Laundry, Self-Serve, Pick-Up		X		
Liquor Store	O	O		
Massage Therapy		O		

Nail Salon	X	X	O	
Office	X	X	X	
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)	O	O	O	
Parking Lot, Commercial (under 30 spaces)	O	O	O	
Parking Lot, Commercial (30 spaces or more)	O	O		
Pawn Shop				
Pet Day Care (with no overnight boarding)	X	X	O	
Pet Grooming	X	X		
Print Shop	X	X	O	
Recreation Facilities, Indoor (Health Clubs, Bowling Alley, Skating Rink, Billiards, Children's event facilities, etc.)	O	O	O	
Rental Services Establishment with no outside storage	O	X		
Restaurant (see Accessory Uses for additional drive-through requirements)	X	X	O	
Retail Establishment (with no mixed-sales)	X	X	O	
Retail Establishment (with mixed-sales)	O	O		
Service Station, Automotive		X		
Shop or Studio, Craftsman/Artist	X	X	O	
Small Appliance Repair Shop	O	O		
Spa Services	O	O	O	
Tattoo Parlor & Body Piercing				
Theater, Cinema	O	O	O	

Industrial Uses				
Asphalt Plant				
Bottle Gas Storage & Distribution				
Builder's Equipment/Material				
Carpenter Shop, Woodworking (under 8,000 square feet in floor area)	O	O		
Carpenter Shop, Woodworking (8,000 square feet or more in floor area)				
Concrete Plant				
Dry Cleaning, Plant				
Glass Fabrication (under 8,000 square feet in floor area)				
Glass Fabrication (8,000 square feet or more in floor area)	O	O		
Junk Yard				
Laboratory, Research Commercial				
Laundry, Industrial				
Locker, Frozen Food or Cold Storage				
Machine Shop				
Manufacturing, Heavy, General				
Manufacturing, Light, Limited (under 8,000 square feet in floor area)	O	O	O	
Manufacturing, Light, Limited (8,000 square feet or more in floor area)				
Mini-warehouse Storage, Conditioned or Unconditioned Space				
Pest Control Business (with or without onsite chemical storage)		O		

Recycling Center				
Rental Services Establishment with outside storage (other than auto related)				
Salvage Yards				
Sawmill				
Septic Tank, Sales, Construction				
Storage, Inside				
Storage, Outside				
Taxidermist				
Tire Retreading				
Transfer Station				
Welding Shop				
Wholesale Storage and Distribution				
Transportation Uses				
Airport, Public/Private				
Heliport, Public/Private				
Limousine Service & Taxi (with or without outside vehicle storage)		O		
Accessory Uses				
Clubhouse, swimming pool, or community recreation facilities serving a development	X	X	X	X
Drive-Through Window		O	O	
Dwelling, 'For-Sale', Accessory	X	X	X	X

Family Day Care Home	X	X	X	X
Group Home				
Home Occupation	X	X	X	X
Live-Work	X	X	X	
Parking Garage	X	X	O	
Privacy and decorative fences and walls	X	X	X	X
Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.	X	X	O	
Retaining walls and other site improvement structures approved as part of the development permit.	X	X	X	X
Signs, subject to all of the requirements regulating signage of the district.	X	X	X	X
Special Care Home	X	X	X	X
Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities	X	X	X	X
Vehicle access, parking and loading areas	X	X	X	X

3.4.3. Specific Use Standards.

The following principal and accessory uses must conform with the indicated use standards.

- A. **Dwelling, 'For-Sale' Accessory.** Where a Dwelling, 'For-Sale' Accessory is allowed, it is subject to the following:
1. The dwelling shall be accessory to a permitted commercial use and shall be located above or to the rear of such use to which it is accessory.
 2. The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.
 3. The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial structure to which it is accessory.
 4. The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial structure and the dwelling.

5. The dwelling and the commercial structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other codes of the City.

B. Live-Work. Where Live-Work is allowed, it is subject to the following:

1. Live-work is only permitted on the first floor of a dwelling unit.
2. A minimum of one person must occupy the dwelling containing the live-work use as their primary place of residence.
3. The live-work use may employ no more than two persons not living on the premises at any one time.
4. No business storage or warehousing of material, supplies or equipment is permitted outside of the dwelling containing the live-work use.
5. The nonresidential use of the live-work use is limited to a permitted or conditional use in the zoning district.
6. No equipment or process may be used in connection with the live-work use that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.
7. No more than 5 customers are permitted on the premises at any one time.

Sec. 3.5. - DT-C: Downtown Core.

3.5.1. Purpose.



The purpose of this district is to provide for compact development in Alpharetta's core that is compatible with the area's historic character and includes a variety of commercial uses serving the entire city, civic uses, and residential uses.

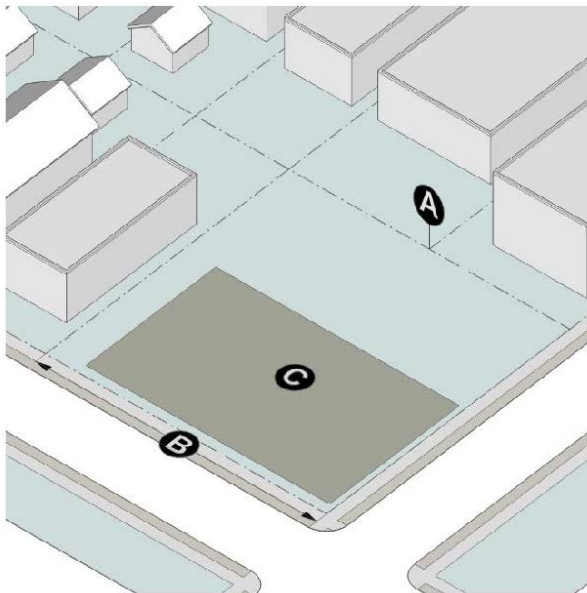
3.5.2. Building Types Allowed.

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse

- E. Cottage Court
- F. Walk-Up Flat
- G. Stacked Flat
- H. Commercial House
- I. Shopfront
- J. Flex Building
- K. Mixed-Use Building
- L. General Building
- M. Civic Building

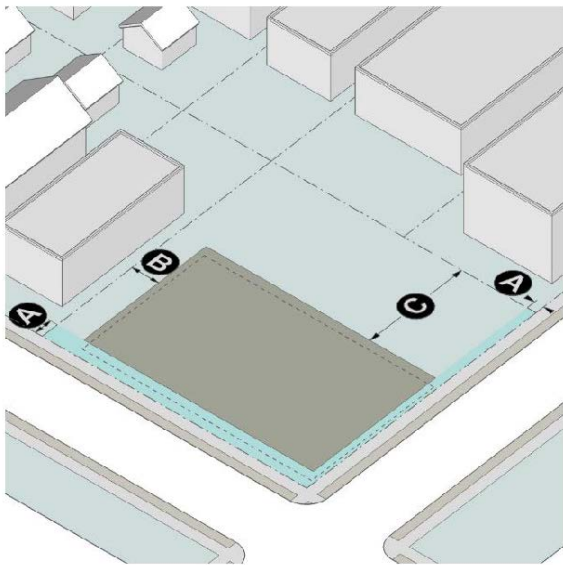
3.5.3. Dimensional Standards.



Site Standards				
Residential Density:	No Limit			
Min. Amenity Space Requirement:	5% of site (all sites)			
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)			
Lot Standards	A	Area	B	Width
Detached House:	2,500 sf min.		25 ft min.	

Carriage House:		Same as principal structure	
Semi-Detached House:		2,500 sf min.	25 ft min.
Townhouse:		900 sf min.	20 ft min.
Cottage Court:		1,200 sf min.	20 ft min.
All other Building Types:		No min.	20 ft min.
Lot Coverage			
©	All Building Types:	90% max.	

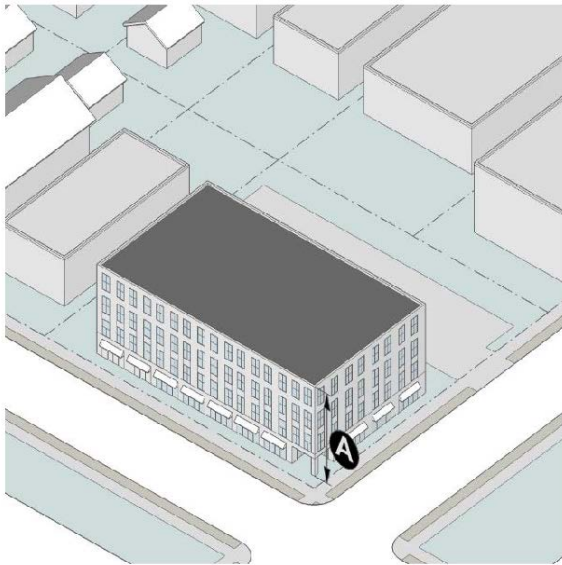
3.5.4. Building Placement.



Principal and Accessory Structure Setbacks		
Ⓐ	Front Yard:	0 ft. min., 10 ft max.
Ⓑ	Side Yard:	0 ft. min.
Ⓒ	Rear Yard (no alley):	6 ft. min.

©	Rear Yard (alley):	3 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

3.5.5. Bulk and Mass.



Building Height		
Ⓐ	Min. Street-Facing Façade Height in Feet:	18 ft
Ⓐ	Max. Height in Stories:	4 stories
Ⓐ	Max. Height in Feet:	60 ft
The minimum permitted building height is wherever is more.		
The maximum permitted building height is whichever is less.		

Sec. 3.6. - DT-MU: Downtown Mixed-Use.

3.6.1. Purpose.



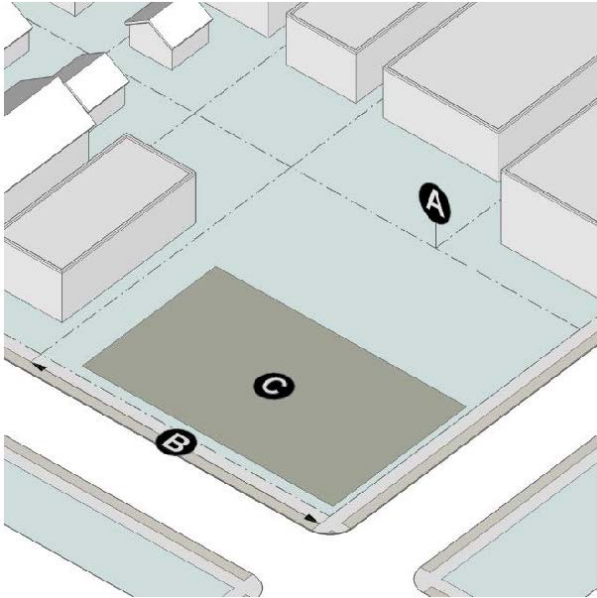
The purpose of this district is to provide for a variety of residential housing, commercial, and civic options along major corridors leading to the Downtown Core.

3.6.2. Building Types Allowed.

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse
- E. Cottage Court
- F. Walk-Up Flat
- G. Stacked Flat
- H. Commercial House
- I. Shopfront
- J. Flex Building
- K. Mixed-Use Building
- L. General Building
- M. Civic Building

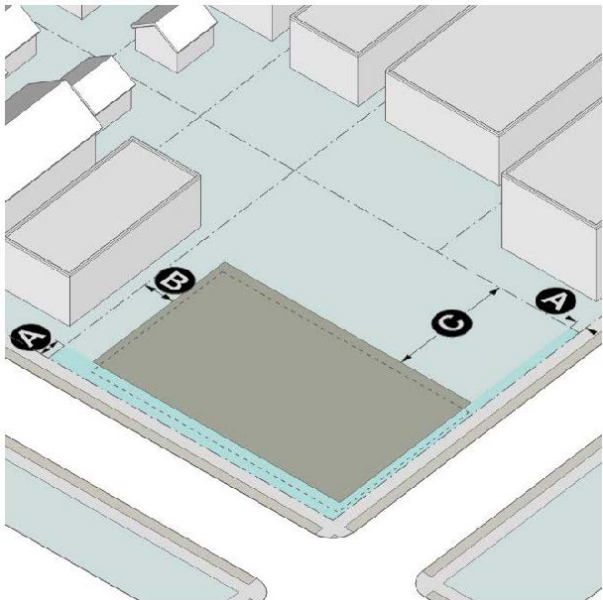
3.6.3. Dimensional Standards.



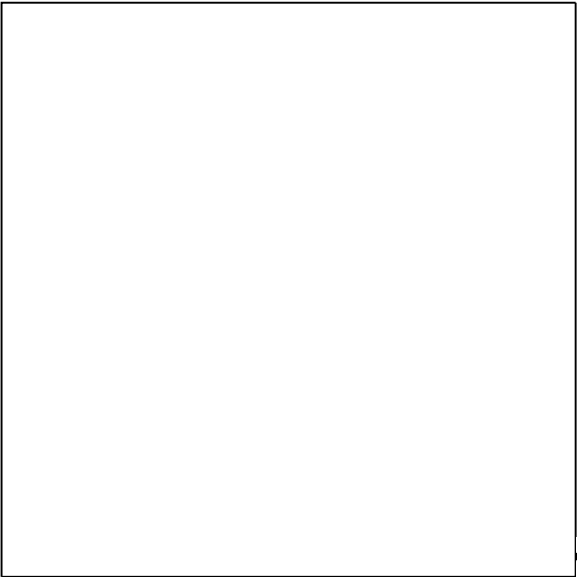
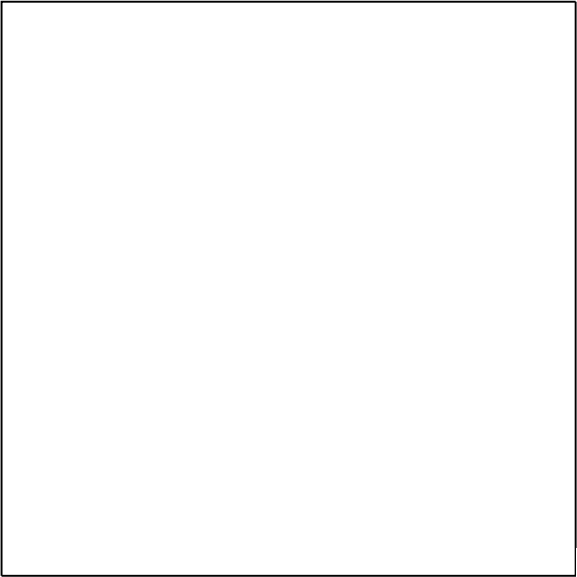
Site Standards for All Sites				
Residential Density (no Conditional Use Permit):	10 u/a			
Residential Density (with Conditional Use Permit):	As approved by City Council			
Min. Amenity Space Requirement:	10% of site			
Additional Standards for Sites Over 5 Acres				
Min. Civic Space Requirements:	10% of site			
Lot Standards	A	Area	B	Width
Detached House:		2,500 sf min.		25 ft min.
Carriage House:		Same as principal structure		
Semi-Detached House:		2,500 sf min.		25 ft min.
Townhouse:		900 sf min.		20 ft min.
Cottage Court:		1,200 sf min.		20 ft min.

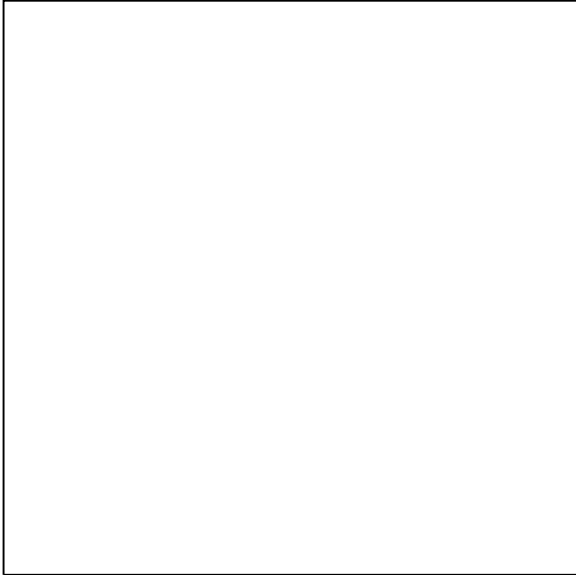
All other Building Types:		No min.	20 ft min.
Lot Coverage			
©	All Building Types:	80% max.	

3.6.4. **Building Placement.**

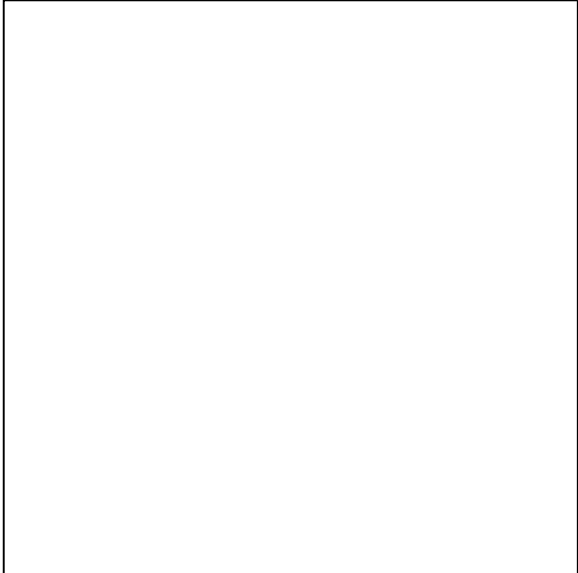
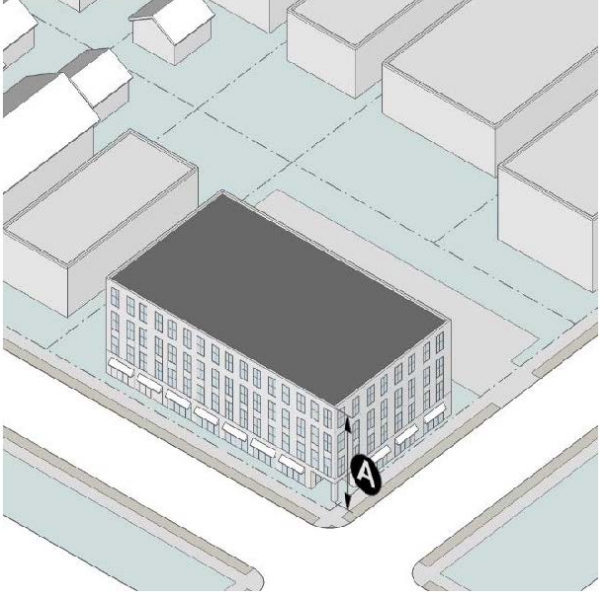


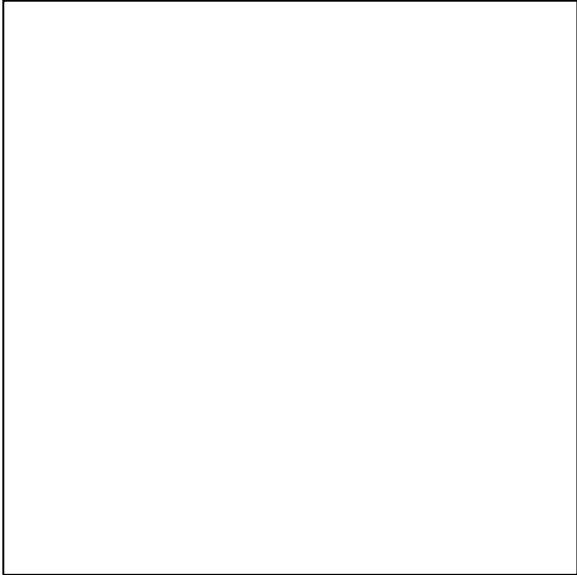
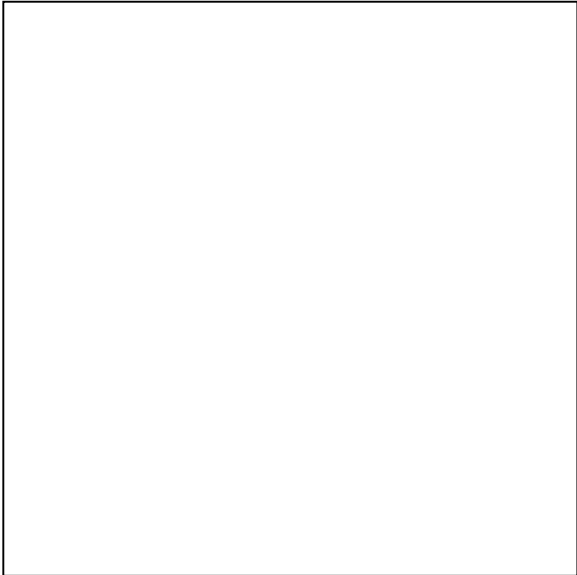
Principal and Accessory Structure Setbacks		
Ⓐ	Front Yard:	5 ft. min., 10 ft max.

	Side Yard:	0 ft. min.
	Rear Yard (no alley)	6 ft. min.

	Rear Yard (alley):	3 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

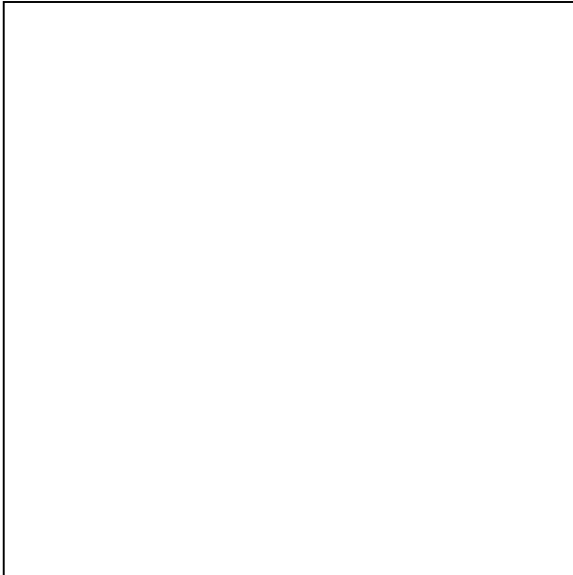
3.6.5. Bulk and Mass.

	
Building Height	

	Max. Height in Stories:	4 stories
	Max. Height in Feet:	60 ft
The maximum permitted building height is whichever is less.		

Sec. 3.7. - DT-LW: Downtown Live-Work.

3.7.1. Purpose.



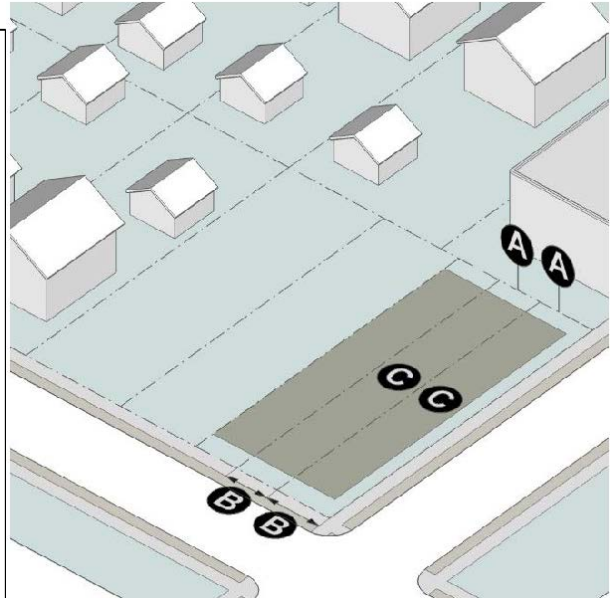
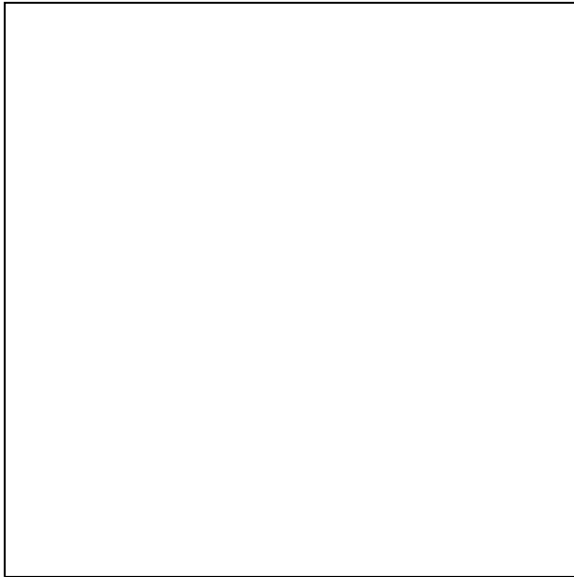
The purpose of this district is to provide for a variety of residential housing options, civic uses, and limited commercial uses and developments that are compatible with residential surroundings.

3.7.2. Building Types Allowed.

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse
- E. Cottage Court
- F. Walk-Up Flat
- G. Commercial House
- H. Shopfront
- I. Flex Building
- J. Mixed-Use Building
- K. General Building
- L. Civic Building

3.7.3. Dimensional Standards.

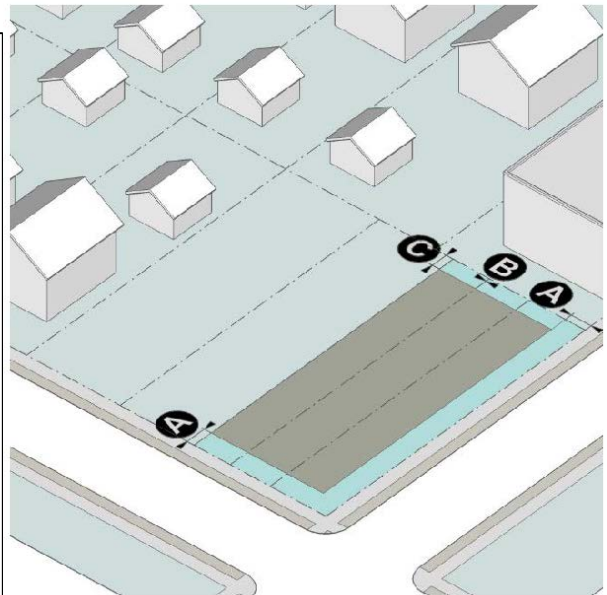
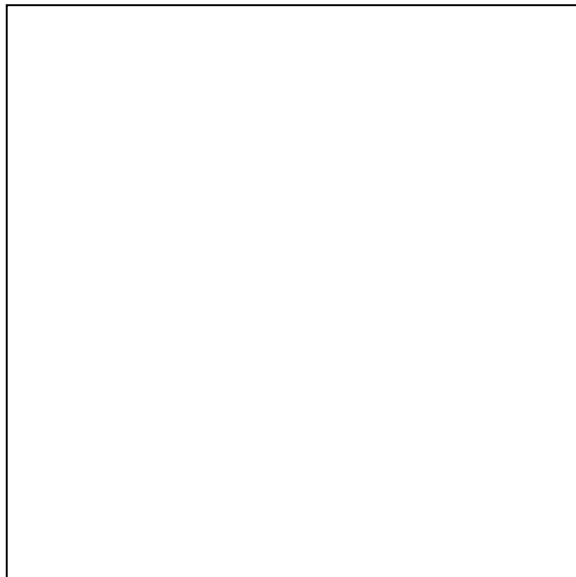


Site Standards	
Residential Density (without Conditional Use Permit):	8 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

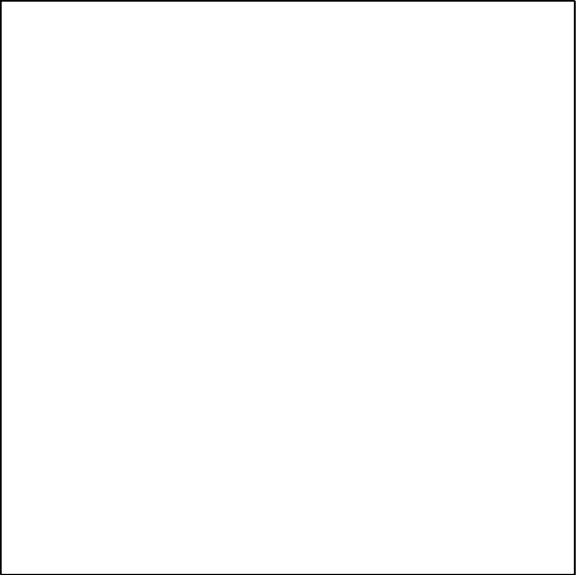
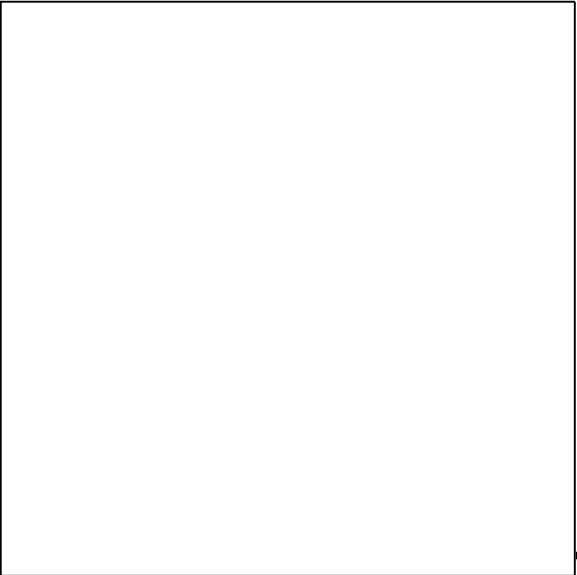
Lot Standards	Area		Width
	A	B	
Detached House:	2,500 sf	25 ft	
Carriage House:	Same as principal structure		
Semi-Detached House:	2,500 sf	25 ft	
Townhouse:	900 sf	20 ft	
Cottage Court:	1,200 sf	20 ft	
All other Building Types:	2,500 sf	20 ft	
Lot Coverage			

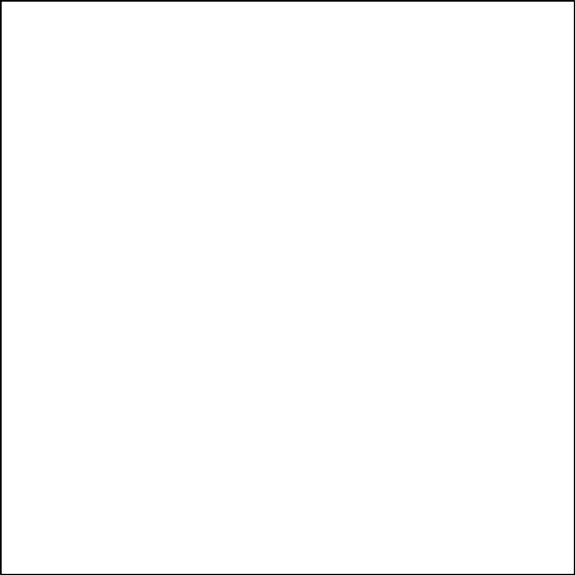
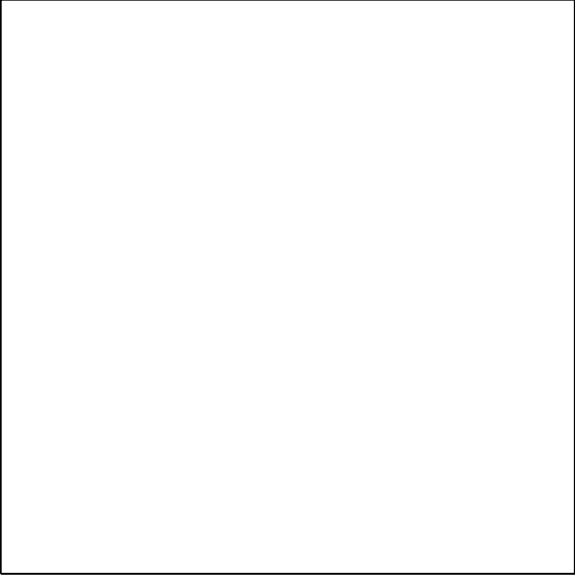
	All Building Types:	70% max.
©		

3.7.4. Building Placement.

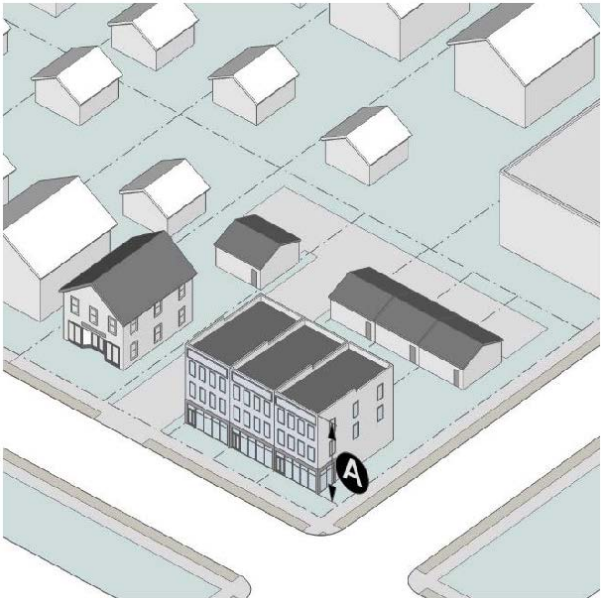
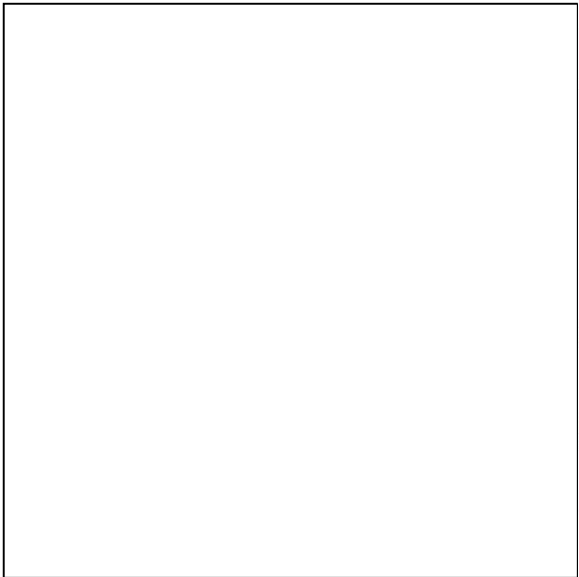


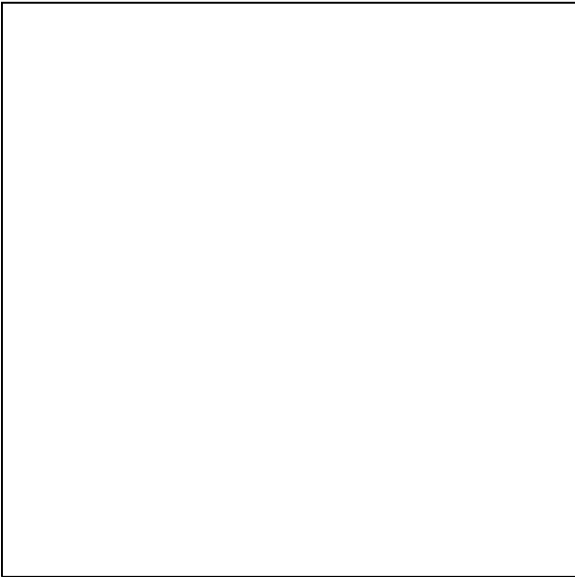
Principal and Accessory Structure Setbacks

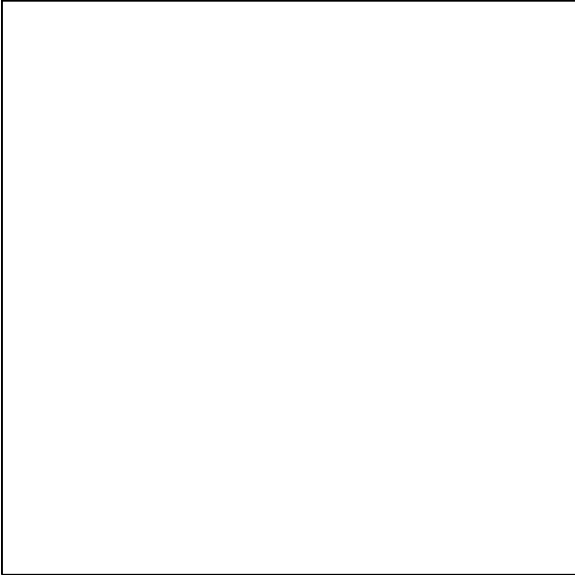
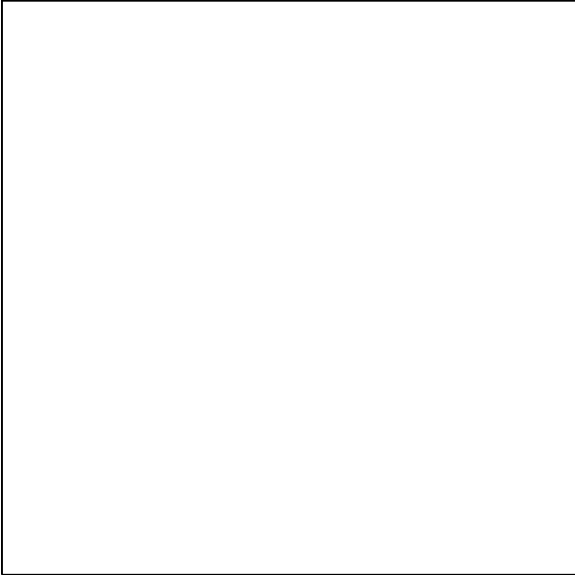
	Front Yard:	10 ft. min.
	Side Yard:	0 ft. min.

	Rear Yard (no alley)	3 ft. min.
	Rear Yard (alley):	10 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

3.7.5. Bulk and Mass.



Building Height		
 A	Max. Height in Stories:	3 stories

	Max. Height in Feet:	40 ft
A		
The maximum permitted building height is whichever is less.		
Building Size		
	Max. Building Footprint:	10,000 sf
C		

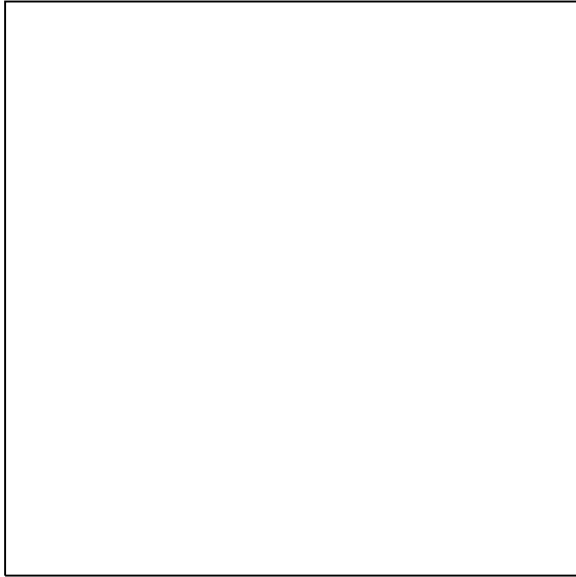
3.7.6. Commercial Parking Lot Requirements.

- A. Commercial parking lots must provide a minimum 10 feet wide landscape strip between parking bays. Such strip shall be provided in addition to the requirements of Section 2.3.5 of the Unified Development Code.

- B. The required landscape strip must be planted with a minimum of one shade tree for each 30 feet of landscape strip length or portion thereof.

Sec. 3.8. - DT-R: Downtown Residential.

3.8.1. Purpose.



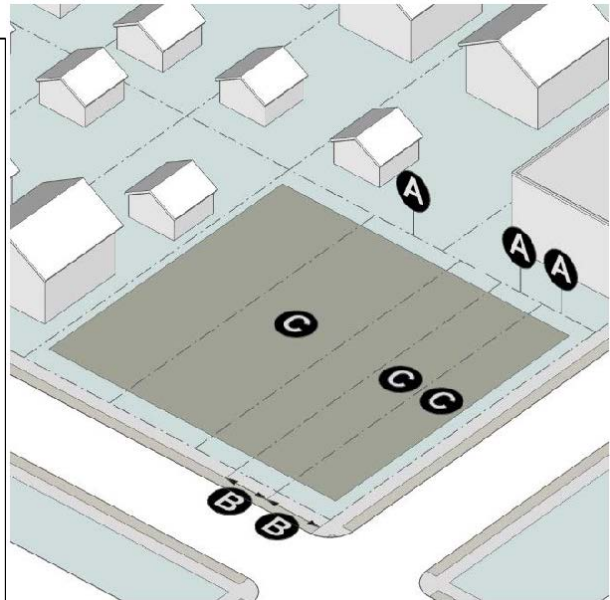
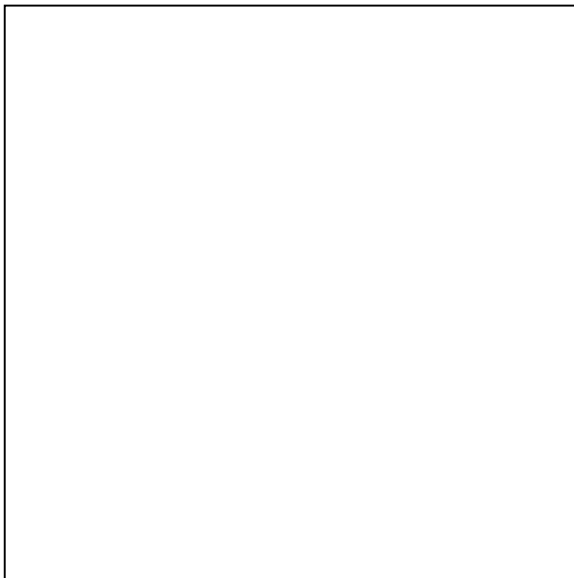
The purpose of this district is to provide for a variety of housing options in a residential setting.

3.8.2. Building Types Allowed.

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse
- E. Cottage Court
- F. Civic Building

3.8.3. Dimensional Standards.

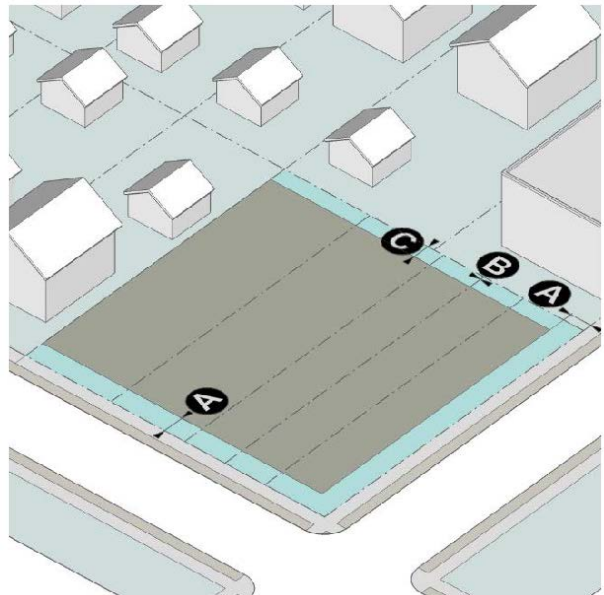
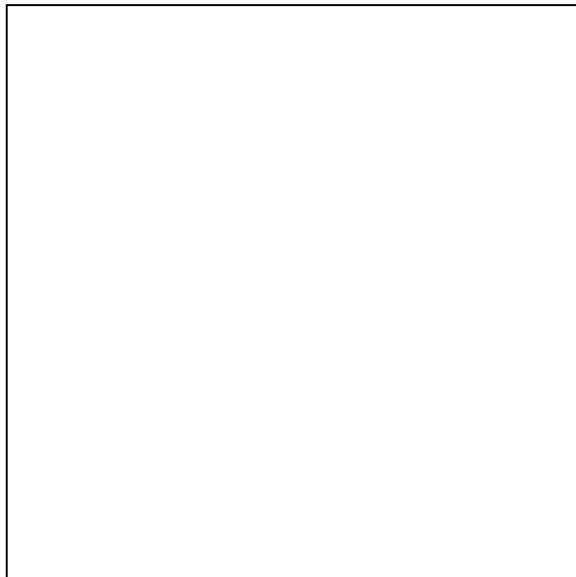


Site Standards	
Residential Density (without Conditional Use Permit):	8 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

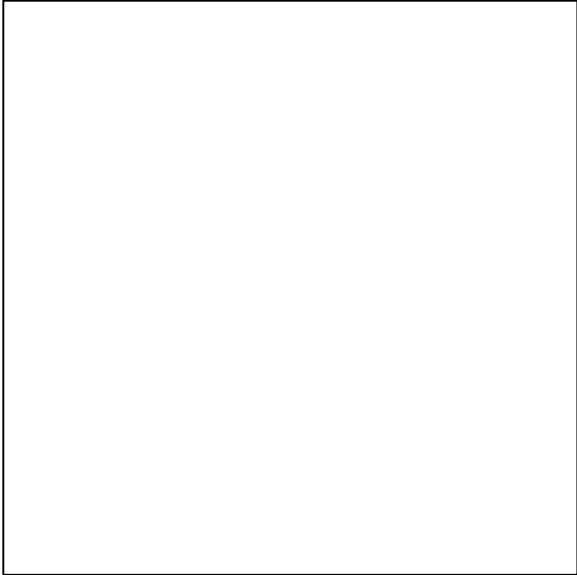
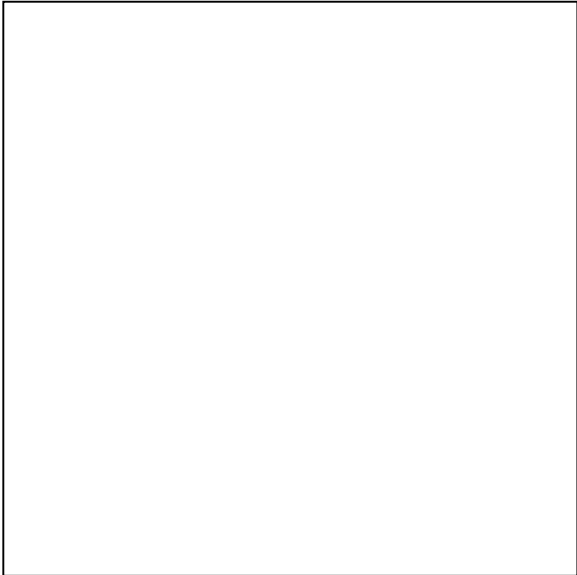
Lot Standards	Area		Width
	A	B	
Detached House:	2,500 <u>4,500</u> sf	25 ft	
Carriage House:	Same as principal structure		
Semi-Detached House:	2,500 sf	25 ft	
Townhouse:	900 sf	20 ft	
Cottage Court:	1,200 sf	20 ft	
Civic Building:	5,000 sf	50 ft	
Lot Coverage			

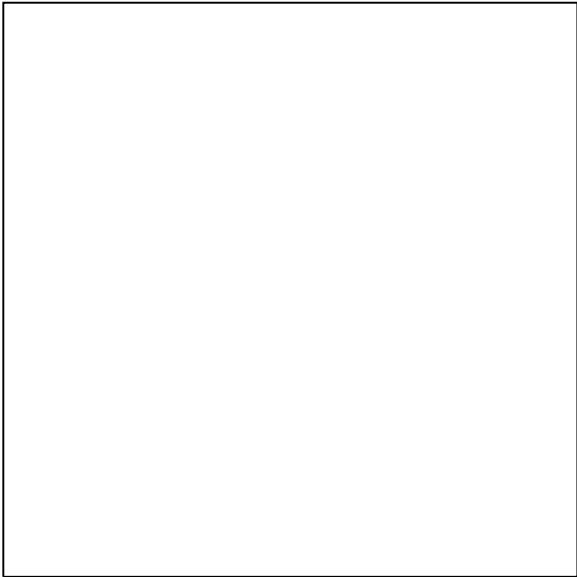
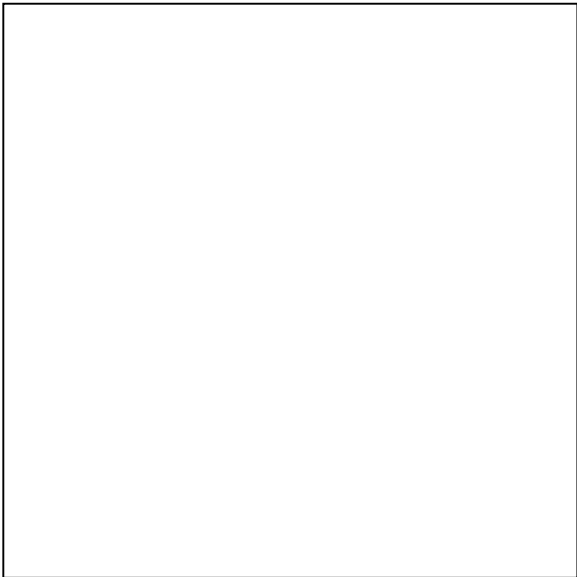
	All Building Types:	70% max.
©		

3.8.4. Building Placement.

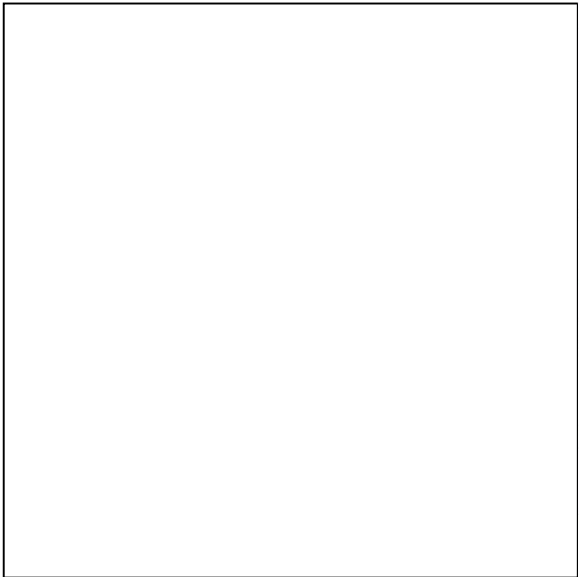


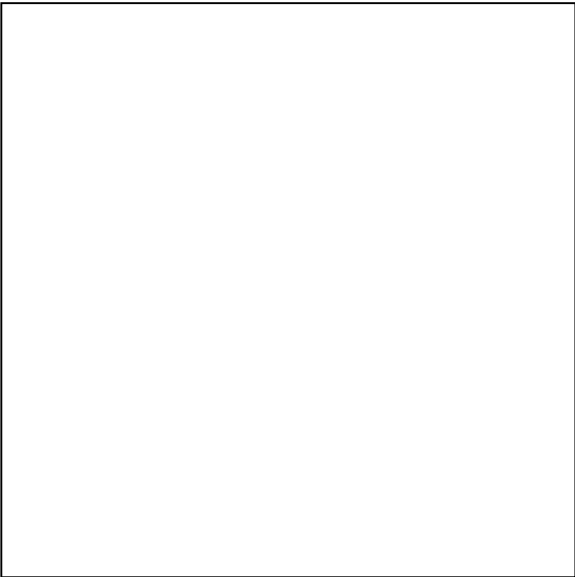
Principal and Accessory Structure Setbacks

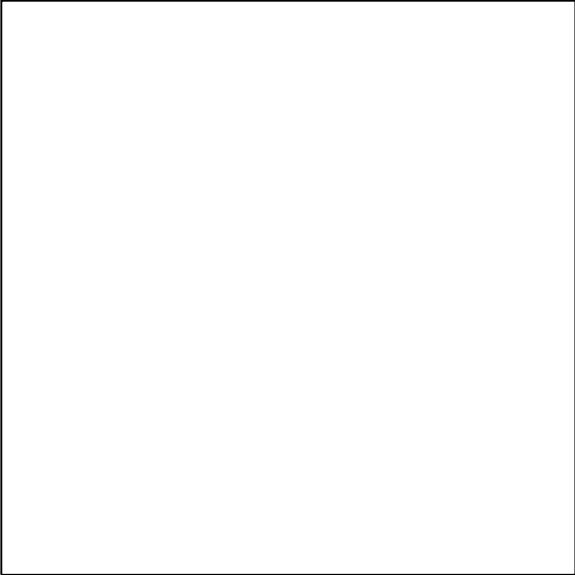
 A	Front Yard:	10 ft. min.
 B	Side Yard:	0 ft. min. <u>(10' between structures)</u>

	Rear Yard (no alley):	3 ft. min.
	Rear Yard (alley):	10 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

3.8.5. Bulk and Mass.



Building Height		
		
	Max. Height in Stories:	3 stories

	Max. Height in Feet:	35 ft
The maximum permitted building height is whichever is less.		



Alpharetta Downtown Design Guidelines

August 29, 2017



Alpharetta Downtown
Design Guidelines

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The Alpharetta Downtown Design Guidelines (The Design Guidelines) are an amendment to the Alpharetta Design Review Ordinance and Design Guidelines. These guidelines expand the area subject to the Alpharetta Design Review Ordinance and Design Guidelines to include the “Downtown Core” identified on page 70 of the adopted Alpharetta Downtown Master Plan (The Master Plan). These guidelines also provide additional standards that apply to all non-single family detached buildings, structures, sites and areas and the property on which they are located. Other applicable guidelines, regulations, and ordinances regulating development also apply. Where guidelines stated in this document are in conflict with other governing regulations, unless otherwise noted, the more restrictive shall control. Additionally, sculptures, art, and murals shall require review by the Art Commission.

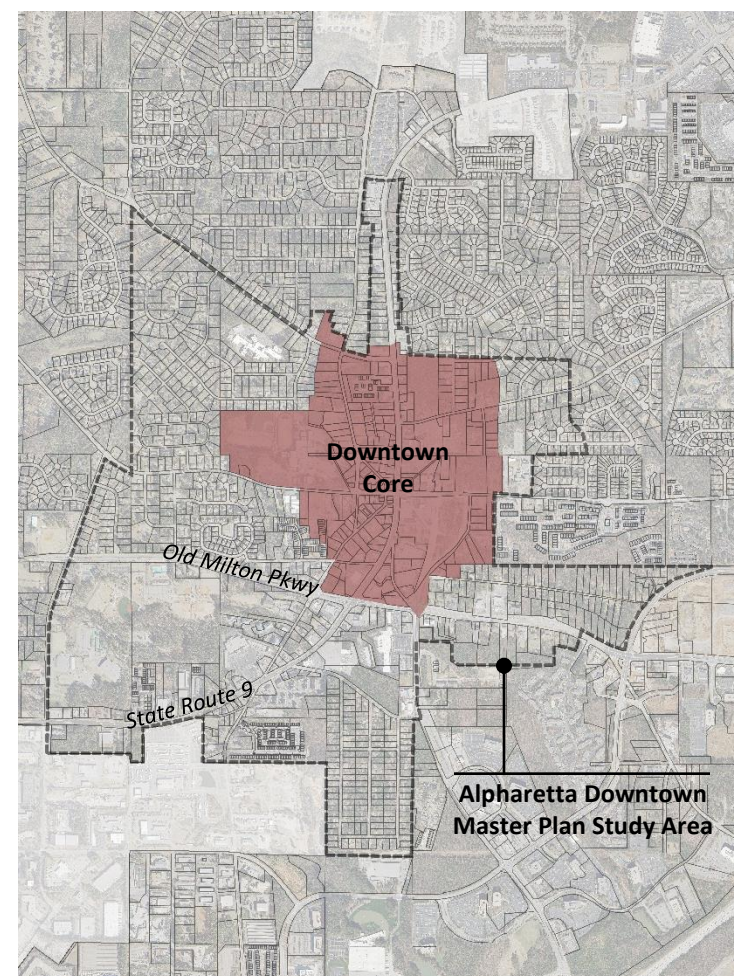
The Design Guidelines are intended to promote new development within Downtown Alpharetta that meets the goals of The Master Plan. These Guidelines include both standards (requirements that must be complied with) and recommendations (suggestions that are strongly encouraged to be complied with). Standards typically use the word “shall”, an active verb (i.e. “provide” or “install”) and/or a clear directive (“are not permitted”, or “are required”). Images and illustrations are provided of many of the issues discussed and are intended to aid developers and City Staff in the design and approval processes.

Finally, some guidelines only apply to specific building types. Definitions of these building types are established in the City of Alpharetta Downtown Overlay, which applies to the entire Downtown Core regulated by these Design Guidelines.

Master Plan Goals

Downtown Alpharetta is envisioned as a vibrant live-work-play district featuring shops and restaurants, walkable streets, a range of open spaces, civic uses, new mixed-use development, contextual housing, preserved historic resources, and much more. With its rich sense-of-place and small town scale, Downtown is intended to represent an authentic town center with programming and designs that differentiate it from other business centers in the Alpharetta area and make it a focal point for citizens of Alpharetta and nearby communities.

While the Design Guidelines are not intended to establish a single architectural design direction for Downtown Alpharetta, they do provide guidance and standards for site design, the design of buildings and streetscapes, material selections, exterior lighting, and signage design that are consistent with the design of the traditional Main Street as seen in small to medium sized towns throughout the United States, most of which were built during the 19th century up through the early part of the 20th century. The Design Guidelines are intended to be flexible and fluid in order to take advantage of future development trends, while maintaining a sense of visual cohesiveness within the downtown area.



These guidelines apply to all non-single family detached buildings, structures, sites and areas and the property on which they are located within the Downtown Core of the Alpharetta Downtown Master Plan Study Area.

Alpharetta's Downtown is intended to reinforce its established historic scale, character, and connectivity while embodying the architectural practices commonly found within the commercial centers of traditional towns built prior to World War II - commonly referred to as the traditional "Main Street". Overall planning and building arrangement should promote a compact pedestrian-scaled environment while individual buildings should be designed and detailed to reinforce the pedestrian-oriented character of Downtown.

Key Design Principles

The following Key Design Principles establish the foundation of these Design Guidelines whose purpose is to ensure the overall character of this unique environment.

- Buildings shall be located, designed, and programmed to activate open spaces, promote pedestrian activities, provide visual interest, and create an enjoyable, vibrant, and mixed- use environment.
- Building design shall utilize massing, materials, and architectural details and ornament to achieve compatibility with existing buildings within the Historic Business District and nearby areas.
- Compatibility is not meant to be achieved through uniformity or the replication of existing buildings, but through the use of variations in building elements to achieve individual building identity. Traditional Main Street buildings typically employ a variety of architectural styles, sometimes informed by the geographic location or the time period of construction.
- Avoid a pastiche of styles and competing architectural details. Traditional details, when used, should be appropriate to their style.
- Building facades should include appropriate architectural details and ornament to create variety and interest.
- Buildings shall be built to, or close to, the sidewalk with entrances oriented towards the street to promote a consistent and well-defined pedestrian environment.
- Open space that allows for community gatherings and more passive pedestrian activities is a vital component of any successful downtown environment. Rather than create smaller, disconnected spaces on a per development block basis, The Master Plan concentrates open space into larger locations with convenient public access.
- Create a sustainable environment that will be embraced by generations to come.



The historic Milton County Courthouse was built in 1877 and sat at the corner of Main and Academy Streets (razed in 1955).



Buildings and streetscape within Alpharetta's existing downtown.



An illustration of potential development.

Elements of Main Street Design

Prior to World War II, the traditional Main Street served not only as the community's primary commercial center, but also as an important part of its social life by providing a mix of uses and amenities which together activated streets and open spaces and helped define the towns' individual character. Streets, blocks, lots, and buildings were laid out and designed with both function and aesthetics in mind. Utilizing local materials and building techniques, communities were able to create a built environment that represented their individual character and future aspirations. Over time, as the community grew and evolved, additional streets and blocks were added while existing buildings and spaces were adapted or repurposed to meet current needs. The resultant is a Main Street that embodies the community not just at a single point in history, but as an authentic physical narrative of its evolution.

While one cannot ensure great buildings or places by simply copying the best historic ones, there are a number of common architectural attributes found along the traditional Main Street that, when arranged and properly utilized, will contribute to a well-proportioned, visually pleasing, and economically viable downtown neighborhood. These attributes include the size, scale, level of detail, location, and juxtaposition of buildings and individual facades and their associated architectural details. In order to establish and maintain a consistent character, it is important to be mindful of not only the design of a single building facade and its component parts but also understand how each fits into, and interacts with, neighboring buildings and spaces.

Pages 6-9 identify and illustrate key architectural attributes that characterize Main Street architecture. Alternatively, pages 10 and 11 identify and illustrate attributes of design that detract from the character of a traditional Main Street. Because Downtown Alpharetta includes both traditional Main Street areas and traditional residential streets, it is important to note that the following are intended to apply to the latter. Projects that include the preservation of historic residential buildings over 75 years old or completely consist of new residential buildings should be afforded some relief from the standards on pages 6-11.



King Street is both the commercial and social center of Old Town Alexandria, VA.



Town Green in Athens, GA.



A variety of building massings, styles and uses along with an appropriate amount of open space creates an inviting, human-scaled and viable environment.

Building Location & Orientation



- Mixed-use and shopfront buildings are built to, or close to, the back of the sidewalk and establish a well-defined street edge that contributes to a greater sense of enclosure and clearly defined path.
- Mixed-use and shopfront buildings are placed close to the sidewalk to increase visibility into ground floor commercial uses.
- Street-level uses and building entries are oriented towards the street.



Block Massing



- Individual blocks are broken down into a series of buildings each with distinct facade expressions.
- Above illustrates a street that is predominately three stories in height with different roof and parapet treatments on each building used to break up the blocks' mass and provide visual interest. Below illustrates a block with more varied building height.



Building Massing



- Larger buildings that occupy a greater percentage of the block, utilize massing changes and fenestration rhythms to break down their length and relate them to smaller buildings.
- Traditional Main Street buildings are characterized by simple massing and forms.



Corner Articulation



- Simple massing and small changes in plane or height are used to emphasize certain intersections and points of interest within Downtown. Variations in massing complement, and do not compete with, other nearby design elements.
- Not all corners require massing articulation and may be treated more simply.

Building Entrances



- Building entries for upper level uses and pedestrian pass throughs may be identified via a change in massing and architectural elements that distinguish them from storefronts, as shown above. Alternately, they may be more discreetly incorporated into the ground floor fenestration, as shown below.



- While most Main Street buildings were erected prior to World War II, the inclusion of more recent styles is typical of many downtowns and brings both authenticity and a sense that a place has evolved over time.
- Variation in style can be expressed either as an element within a facade or as a facade within a block. In the above, the ground floor storefront and upper floor windows vary in style from the rest of the traditional facade. Below, the circa 1930s center building is a counterpoint to its 19th century neighbors.



Facade Design



- Ground floors consist of a high percentage of glass in order to provide a high level of visibility into and out of the commercial establishment.
- Traditional Main Street facades are characterized by distinct base, middle, and top (parapet) zones that create an attractive and comfortable human scale to buildings and blocks.
- Ground floors can be expressed as a continuation of the building's upper stories' design expression extending down to the ground (lower left) or with applied storefront elements (lower right).



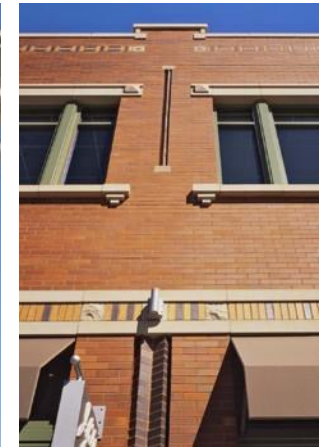
Detail & Fenestration



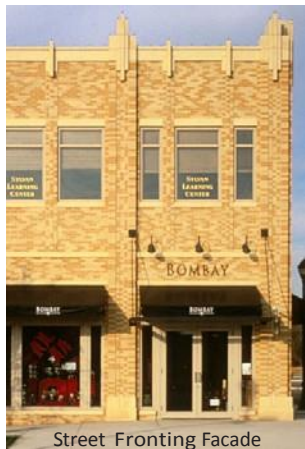
- Architectural styles can be varied or more similar. The level of detail often is dependent on the style with some buildings more ornate and others more simple.
- Upper level fenestration is typically characterized by simple rhythms of window openings.
- As shown, buildings of similar size and with similar levels of detail can be distinguished by different storefront designs, second floor fenestration and parapet design.



- Main Street buildings are characterized by the use of traditional materials that utilize details appropriate to those materials.
- Well proportioned architectural elements that have an appropriate level of detail for the style of building they articulate provide a sense of scale and visual interest.
- Detail can be achieved through applied ornament, a change in material, building plane, color and texture.



Hierarchy of Detail & Materials



Street Fronting Facade



Entrance at Block Interior

- Not all sides of Main Street buildings are treated the same. The highest level of detail and quality of materials are used on the street fronting facades. Facades at the rear of buildings (block interior) or along alleys favor durability and cost efficiency.
- The materials and level of detail of street-facing facades typically return at corners and sides before transitioning to ones that are less detailed and more cost efficient.



Streetscape



- The streetscape, located between the building face and the curb, is comprised of street trees, accent planting, and street furniture that further promote Main Street's pedestrian activities.
- Sidewalks are sized to an appropriate width to accommodate both pedestrian and commercial uses such as seating and signage.
- Sidewalks built of durable materials and simple patterns are characteristic of traditional Main Streets.



Signage



- Signage's prime role is to provide commercial identity and branding. Done properly it adds a level of detail and visual interest to the building and the streetscape.
- Below, two examples of signage that complement the style of each building well and are integrated into their architectural elements.



Building Setback & Materials



- Buildings set back far from the back of the sidewalk degrade the street edge and do not provide the sense of enclosure that traditional Main Streets provide.
- Street facing facades with limited glass area at the ground level detract from, rather than promote, pedestrian activities.
- Buildings that incorporate an excessive number of materials risk creating a streetscape that looks busy and disjointed and are uncharacteristic of traditional Main Streets.



Massing & Scale



- Building facades composed of architectural elements that are oversized or ill-proportioned disrupt the typically consistent rhythms and proportions found along most Main Streets.
- Overly busy massing in close proximity that compete with each other for attention are uncharacteristic of Main Street.



Massing & Ground Floor Height



- Contemporary interpretations of traditional architectural styles are best executed when the design maintains the basic principles of the referenced style. In the above, the two top floor balconies create oversized, horizontal openings that erode the facade and are out of character with the building's style.
- Excessively tall ground floor-to-floor heights risk creating buildings with proportions and excessive spandrel zone depths that are not indicative of Main Street buildings.



Appropriate Details & Articulation



- Overly blank and/or unarticulated walls do little to activate the streets and spaces which they front.
- Windows set flush with the face of the facade are uncharacteristic of traditional Main Street buildings.
- Changes in color without changes in material and/or plane have a cartoonish effect that detracts from the character of Main Street.



Architectural Style & Context



- Overly thematic designs, particularly when they reference a specific style(s) or time period(s) that is not compatible to the locale, are uncharacteristic of traditional Main Streets.
- Awkward combinations of materials, details and the improper use of architectural style and scale create an inauthentic environment.



Visibility & Signage



- Ground floors that lack visual connections to the street, either through the lack of glazing, as in the above example, or the covering up of storefront with excessive signage, shown below, is a detriment to the pedestrian nature of main streets.
- Signage that is oversized, over-scaled, or blocks visibility into and out of ground floor businesses clutters the facade and does little to activate the streetscape.



The preceding principles establish the foundation for the architectural design of the future development sites within Downtown. Building upon, and reinforcing these principles, the following standards and recommendations are intended to provide guidance in the design and development of buildings and sites that achieve the City of Alpharetta's vision for its heart.

The Standards & Recommendations are broken down into a series of topics, beginning at the larger scale of the block, and successively addressing design issues at the intermediate and finally the smallest scale. In addition to the design of blocks and buildings, streetscape, landscape, signage, and lighting design are addressed owing to their importance in contributing to the character of a place.

Though not specifically called out, sustainability is an overarching goal for new development within Downtown, aspects of which are implied throughout these standards and recommendations by promoting development that is to be built for longevity and embraced by the community. To the extent practical, sustainability should be a consideration in the design, construction and operation of all buildings and spaces within Downtown.

Block Design: Location & Orientation

A city block (or simply block) is defined as a parcel or site bounded by public streets. It provides the space within the city's fabric for the placement of buildings and their associated service and support areas. The buildings, through their location relative to the street, overall massing, and height, articulate the edges of the block within which they are arranged and set the tone for the character of the public realm.

In order to create a well defined, pedestrian-oriented environment that promotes street-level activity, buildings within a block shall:

- I) Be located at the back edge of the sidewalk.
 - A. Small setbacks from the building line are generally discouraged and should be reserved for special and limited instances where specific street level uses require additional width at the sidewalk. Setbacks should be limited in both their depth and length along the block so as to maintain a well-defined street edge. Minor setbacks may occur, but with limitations, at corners of a block. (See Figure 1)
 - B. Arcades that project over the sidewalk may be permitted along specific block faces with approval of the Design Review Board (The Board). Columns that support arcades may land within the sidewalk zone provided that a minimum five foot (5') continuous path of travel is maintained. (See Figures 2A-C.)

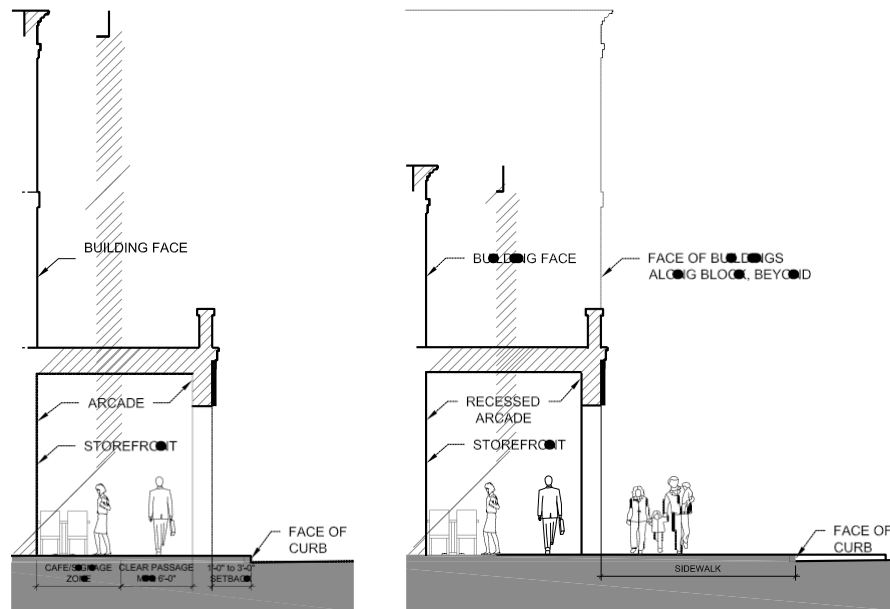


FIGURE 2A: Projecting arcades may be allowed.

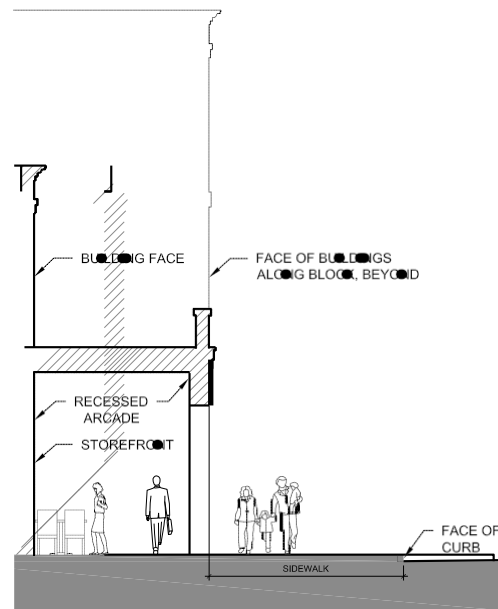


FIGURE 2B: Recessed arcades are generally discouraged.



Buildings built to the back of the sidewalk create a well-defined, pedestrian-oriented environment.

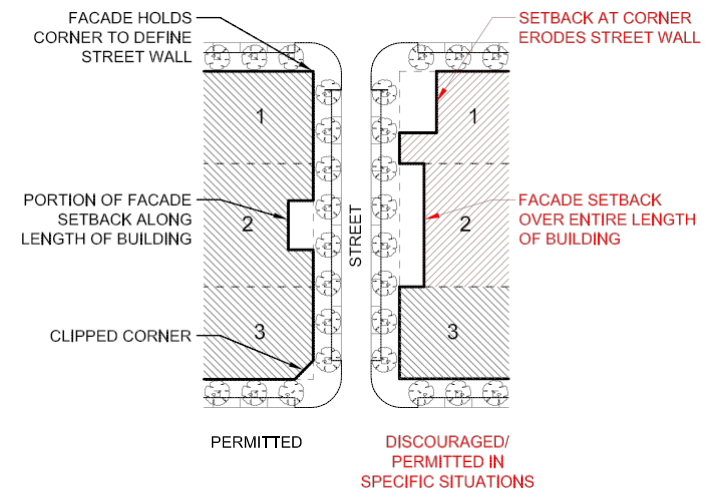


FIGURE 1: Setbacks are generally discouraged.



An arcade that projects over the sidewalk to create a covered seating area while maintaining a clear path for pedestrian travel.

Block Design: Location & Orientation

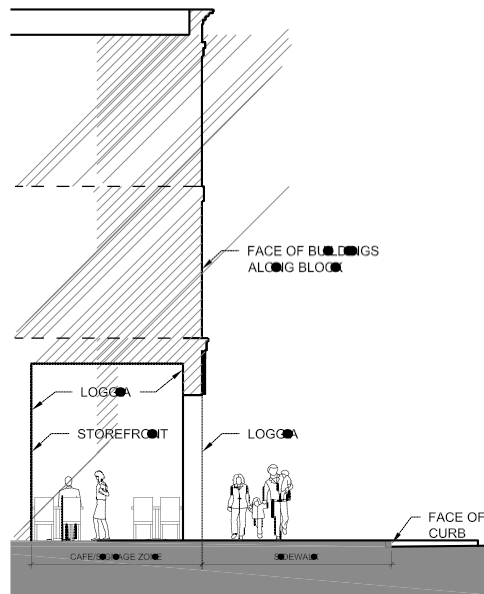


FIGURE 2C: Loggia that are recessed behind the sidewalk are allowed for dining uses only.

- C. Minor setbacks at the ground floor alone for entries, vestibules, commercial houses, or residential buildings types are permitted.
 - D. Parking is not permitted between building and the sidewalk.
 - E. Landscape or front yards between building and sidewalk is discouraged.
- II) Have primary facades and ground floor use entrances that are oriented towards the public street.
- A. Secondary entries may be located at the rear or sides of buildings provided they meet the requirements set forth within The Design Guidelines.
 - B. Entrances to upper floor uses may be located along the street front, side streets, off block breaks, or Block Interior areas.
 - C. Buildings that front multiple public streets or spaces, such as on corner or through lots, have more than one primary facade and should be designed with architectural emphasis placed on each; either hierarchically, with emphasis on the facade oriented towards the more prominent street or space, or equally with both elevations treated as primary facades.



Minor setbacks for building entrances are permitted.



Areas dedicated for dining along the sidewalk may be recessed within a loggia.



A setback from the building line for restaurant seating. Note, the above building extends back out to sidewalk at the ends of the seating area.

Block Design: Block Interior

The Block Interior consists of that portion of the block located behind buildings. It can consist of built areas, unbuilt areas, or a combination of both (See Figure 3). On smaller blocks, the building or buildings may occupy the entire block, thus eliminating the Block Interior.

- I) Uses that are appropriate to be provided for at the Block Interior include:
 - A. surface parking
 - B. service, loading and delivery areas
 - C. structured parking
 - D. open space
- II) Building facades fronting onto the Block Interior may be simpler in their design than those fronting onto public streets. Though not a requirement, their level of detail may be reduced and/or material palettes may be simplified in favor of durability over cost.

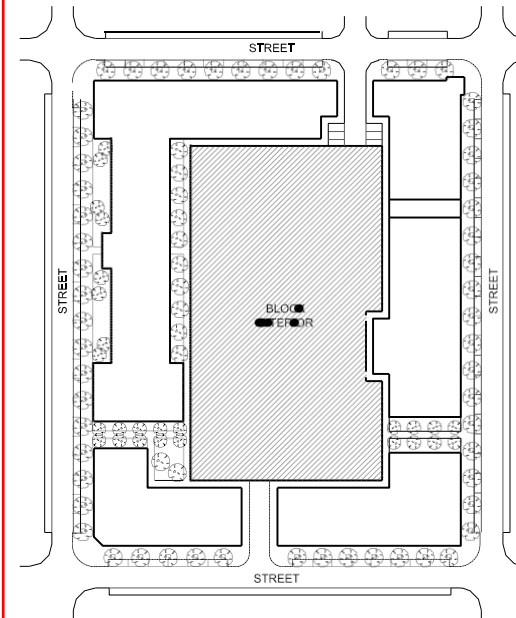


Figure 3: The Block Interior consists of the area located behind buildings.



Block Interiors serve primarily for functional uses such as parking and service. Facades fronting onto block interiors may be much simpler than their street fronting counterparts.

Block breaks provide connections, both pedestrian and vehicular, between the street and Block Interior and are particularly important in adding a level of porosity to longer blocks (See Figure 4). The number and width of these breaks should be minimized in order to screen views into the Block Interior from the street, maintain a defined street edge, and limit the number of vehicle curb cuts along the sidewalk.

- I) Vehicular block breaks:
 - A. shall be located to provide convenient access to parking and service areas within the Block Interior and facilitate efficient traffic movement across the site.
 - B. shall not occur along portions of blocks fronting the Town Green or along Street D.
 - C. should provide an appropriately sized sidewalk on at least one side of the vehicular roadway.
- II) Pedestrian block breaks:
 - A. should be located along key pedestrian routes.
 - B. are encouraged to have landscape plantings and street furniture.
 - C. may provide outdoor dining and seating areas for adjacent ground floor uses.
 - D. should, to the greatest extent possible, be activated by orienting street level openings and building entrances along their length.
- III) Portals are intermediate building breaks that occur at the first floor and allow for upper levels of the building to bridge over. Portals maintain the street edge of a block and provide opportunities for special architectural treatments.
 - A. Vehicular portals provide access for both vehicles and pedestrians to areas at the Block Interior including direct access to surface or structured parking.
 - i. The roadway and sidewalk zones are to be separated either by grade or with bollards or other physical barrier.
 - ii. A change in materials or material color between the vehicular and pedestrian path is encouraged.
 - B. Pedestrian portals provide pedestrian only access to the Block Interior.
 - i. Edges are encouraged to be activated with building entrances, dining/cafe seating, display windows, streetscape furniture, and accent planting.
 - C. Lighting of portals should be designed to provide for a safe and inviting path.
- IV) A block break used for a drive-up window is subject to Board approval.

Block Design: Block Breaks

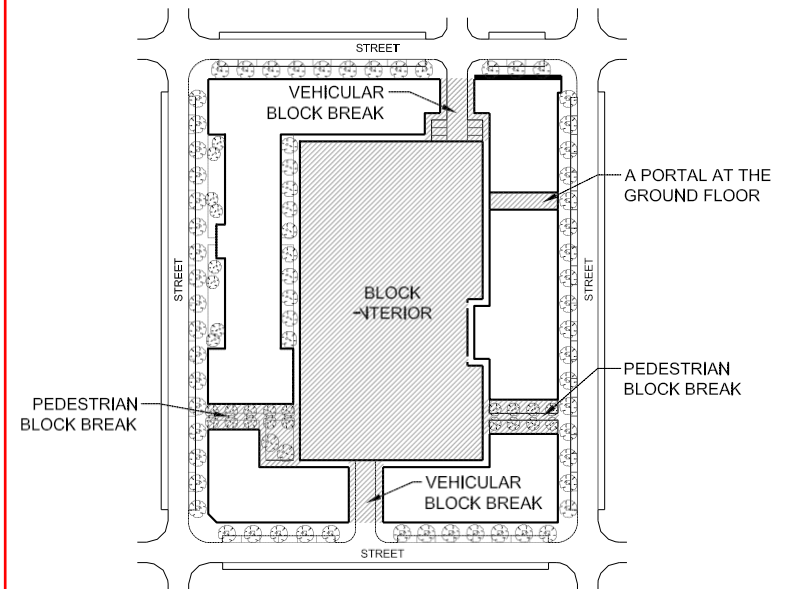
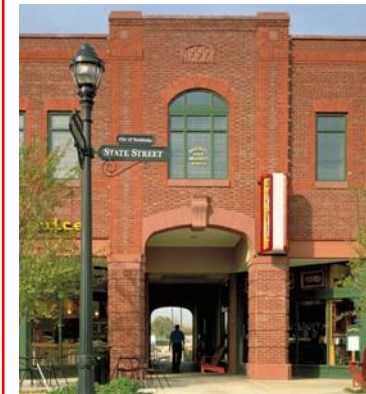


Figure 4 Identifies the access types to the Block Interior.



a Pedestrian Portal connects the street to block interior.



A Vehicular Block Break with an appropriately sized sidewalk.

A Pedestrian Block Break with a covered dining area.

Block Design: Block/Building Massing

Building massing generally refers to the shape of a building's volume. Traditional Main Street shopfront or mixed-use buildings usually have relatively simple massing; the street facades are relatively planar, have minor, if any, setbacks or projections, and are built straight up to the parapet. Setbacks, when they occur, are often reserved for the uppermost story or at the first floor at an entrance. Projections usually consist of minor facade articulations (e.g., balconies, pilasters, facade folds, and minor bays) except where more significant projections such as bays, oriel, and tower elements are used and are appropriate to the building's stylistic expression and location.

- I) A building's massing should relate to its site location, use, and architectural context.
 - A. Building massing should reinforce the massing patterns of other Downtown buildings.
 - B. Unique massing forms (e.g., towers, domes, and porticos) should be reserved for those buildings located at key points of interest or housing important civic functions.
- II) The massing of longer blocks are encouraged to be broken up by:
 - A. locating multiple buildings along any given block face. (See Figure 5)
 - B. utilizing a segmented facade treatment (see Glossary) on larger buildings. (See Figure 5)
 - i. Changes in segmented facade treatment should be planned to occur at the first floor tenant demising lines. Tenants may take up multiple, whole, segmented facade treatments.
 - ii. The widths of segmented facade treatments are encouraged to be based on a standard module similar to those found along traditional Main Streets.
 - C. breaking up of longer buildings with massing articulation.
 - D. a combination of A, B, and C above.
- III) Variations in the width, height, and rhythm of street-facing facades are encouraged along any block face.

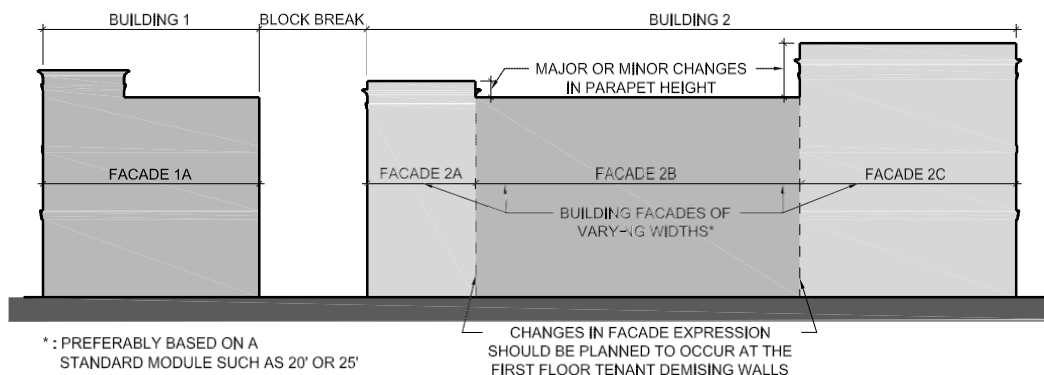


Fig. 5: Diagram of a block broken up by multiple buildings. Building 2's massing is further broken up by segmented facade treatments.



Examples of buildings that use simple massing articulations.



An example of a building that utilizes a segmented facade treatment of varying width facades to break down the perceived length of the block face.



Buildings that take up larger portions of a block, use massing articulations and fenestration rhythms that break down the scale of the block.

Block Design: Block/Building Massing

IV) Important elements such as building entrances or pedestrian portals may be reinforced with changes in massing or breaks in the predominant rhythm of the block.

V) If the opportunity exists, a building's massing should emphasize and frame or terminate important vistas. Building corners may be articulated in various ways (see Figure 6), but should not compete with other, adjacent massing articulations.

VI) Projections

Architectural elements such as balconies, bay projections, show windows, canopies, and awnings should be integrated into the design of street fronting facades to provide an added layer of variety, detail, and interest along the block face.

- A. Projections should be designed with regard to the individual building's design as well as the overall length of the block and street in terms of location, scale, rhythm, and relationship to one another.
- B. Visually unsupported and unresolved projecting architectural elements are discouraged.
- C. Projections at the ground level should be limited in their depth as to not obstruct sight lines into ground level uses. Where projections reduce the width of the sidewalk, a clear pedestrian path of five feet (5') must be maintained along the length of the building.
- D. Projections are only required in commercial house building types as appropriate to the style.

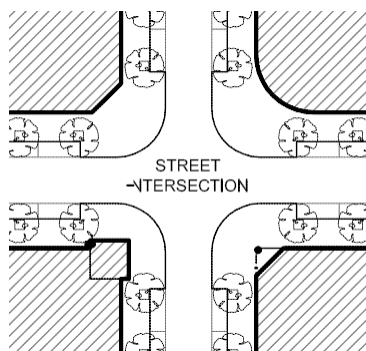


Figure 6: Diagram of building massings that emphasize corners.



Massing articulations at corners should complement plan relationships and not compete with other massing articulations.



Projections of massing or elements within traditional Main Street facades are typically minor.



More significant projections, such as balconies, bays or show windows, may be incorporated into the facade at select locations.

Block Design: Building Height

The Master Plan identifies recommended ranges for building heights (in floors) ranging in height from 1-4 stories.

- I) Buildings shall be designed to accommodate a minimum first floor finished ceiling height of twelve feet (12') to allow for retail commercial uses at the ground floor. Taller ceiling heights are allowed provided:
 - A. the height of the storefront is increased proportionately.
 - B. any increase in the height of the spandrel zone (the area between the head of openings on one floor and the sill of the openings on the above adjacent floor) between the ground and second floors is compensated through the use of architectural details that act to subdivide it into smaller areas.
 - C. a combination of A and B, above.
- II) It is encouraged, though not required, that the heights of buildings along the street vary along the length of a block.
- III) Adjoining buildings of the same story height should, where practical and not in conflict with their overall architectural expression, have offsets in their adjoining parapet or cornice heights.



A commercial main street with a large variation of facade and building heights along the block.



A street that is predominately three stories in height with different roof and parapet treatments on each building used to break up the blocks' mass and provide visual interest.

Facade Design: Facade Organization

Facade design addresses the organization, fenestration, detailing, and material composition of the exterior of a building.

- I) In order to create an attractive and comfortable human scale for buildings and blocks, the designs for all building facades (except commercial houses) that front onto public streets and spaces should express a distinct base, middle, and top (parapet). (See Figure 7)
 - A. The Base is the lowermost story of a building. It visually anchors the building to the ground. Areas of wall, piers, and pilasters, together with larger windowed areas, typically comprised of storefront and entrances makeup the majority of the Base. Though not a requirement, some type of horizontal band or belt course separates the building Base from the Middle.
 - B. The Middle is the portion of the facade between the Base and Top and comprises the building's upper floors' openings, and, depending on the building's height and facade organization, may or may not encompass the uppermost floor. On most Main Street buildings, the middle zone of the facade is characterized by simple window rhythms. Depending upon the style, the detail and articulation of openings and wall area can range from simple to ornate.
 - C. The Top of the facade, which, depending on the overall building height may or may not include the uppermost floor, visually completes the facade as it meets the sky. The Tops of Main Street facades typically consist of the building's cornice and/or parapet.
- II) Fenestration is the design and detailing of the openings within a facade. Together with massing, it is one of the primary elements that defines the design character of a building's exterior.
 - A. The fenestration at the first floor of commercial buildings should be composed of a high percentage of window area in order to promote visibility into retail and dining establishments. Upper stories, which are less likely to be occupied by retail tenants may have a smaller percentage of window opening area.
 - i. Buildings with first floor commercial uses should have ground floor openings (windows and doors inclusive of framing, dividing, and sub-dividing elements) along street-facing facades that are not less than **50%** of the first floor facade area. Facade area is measured from grade to finished floor at second level.
 - ii. Upper levels should have openings (windows and doors inclusive of framing, dividing, and sub-dividing elements) not less than **20%** of the upper level facade area. Facade area is measured from the finished floor at the second level to finished roof at the face of the facade.

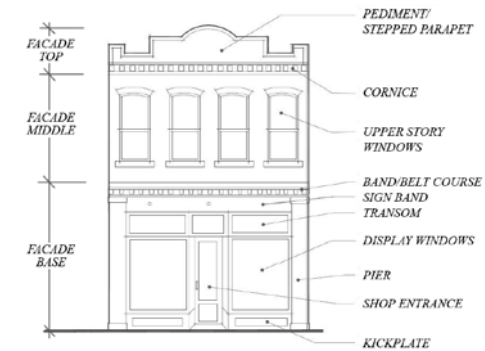


Figure 7: Illustration of a typical mixed-use building facade's organization.



Traditional Main Streets are characterized by a high percentage of glazing at the street with a smaller percentage at sides and upper floors.



An example of a facade that uses both simple fenestration rhythms and level of detail to compose an elegant facade.

- iii. Glass used to satisfy the above must be unpainted and have an external reflectance of less than 15%.
- B. Fenestration rhythm is the regular recurrence or pattern of upper level window openings along the length of a facade or block.
 - i. Facades should be composed of simple fenestration rhythms. Complex rhythms and misalignments, relative to other upper level openings as well as ground level fenestration, should be avoided.
 - ii. Variation in the fenestration rhythms within a block length are encouraged.
 - iii. For most Main Street architectural styles, upper level window openings should utilize vertical window proportions. Where horizontal proportioned openings are appropriate to the building's style, the use of divisions within the window opening to create more vertically proportioned sub-divisions of the window area are encouraged.
 - iv. To the extent practicable, the design of fenestration at upper floors should allow for the use of standardized office planning modules in order to provide the greatest flexibility for future tenant leasing.
- C. Larger window and door openings should be subdivided using both vertical and horizontal elements (e.g., pilasters, mullions, transoms) of varying dimension. Where appropriate to the building's architectural style, muntin bars may also be used to subdivide the glass area. Fenestrations that utilize large amounts of glass (e.g., continuous glazing systems, ribbon windows) may be permitted if appropriate to a building's architectural style and location within a block.
- D. Windows and doors should be recessed within their opening in the exterior wall in order to provide a sense of depth and wall mass.
 - i. Window and door frames should be recessed to the extent compatible with the building's architectural style, but not less than two and one-half inches (2 1/2") from the exterior wall plane.
 - ii. The recess depth identified in II.D.i., above, is measured from the predominant exterior wall plane and is exclusive of the depth of any applied trim or surround at the opening.
- E. Double hung and casement window types are encouraged within openings above the ground floor. Non-operable windows should have sight lines that resemble the appearance of double-hung or casement window types. Horizontal sliding type windows and doors are not permitted.



Variation in simple fenestration rhythms at the upper level along a block.



An example of two similarly sized facades which are distinguished by two different fenestration rhythm at both the ground and upper level.



Windows recessed from the face of the exterior wall provide a sense of depth to an opening and mass of the building.

- F. Storefronts allow visibility into a commercial establishment and allow businesses to display their merchandise to customers.
- i. Storefront windows should be predominantly open to the interior so that the interior of the commercial establishment is visible to customers and pedestrians from the outside.
 - ii. The design of a building's storefront areas can vary within a single building and along the length of the block, but should be consistent for any one tenant. Generally, storefront designs fall into two broad categories: integrated storefronts and applied storefronts.
 - a. Integrated storefronts are those that allow the architectural expression or style of the building to continue down to the first floor. The tenant's branding of their space is typically limited to the installation of signage and possibly awnings or canopies. The ground floor window and door openings are typically consistent with the design of the upper floor openings, though the tenant may make some modifications of the door and window framing elements within the openings.
 - b. Applied storefronts are those that apply a distinct architectural treatment at the first floor that is specific to a particular tenant space. In addition to signage, awnings or canopies, applied storefronts typically utilize architectural elements, such as pilasters, panels, frames, lintels and cornice elements that are applied to the building's ground floor façade and express the tenant's identity. Applied storefronts may interrupt or eliminate non-structural wall or pier elements in order to create larger door or window openings. Where a tenant's space ends at a mullion or pilaster "within" an opening, applied storefront is not permitted to be utilized at only the tenant's portion of the opening, and integrated storefront would need to be used at that opening.
 - iii. The design and detailing of storefront and its component parts are critical to creating attractive and pedestrian scaled ground floors.
 - a. The following attributes of storefront design are strongly encouraged.
 1. Storefronts whose design and details relate to the building's overall style.
 2. Storefront designs, when they differ in style from that of the overall building, that are well designed and detailed and do not detract from or compete with the building's design.
 3. Storefronts that introduce subdivisions into larger glass areas. These can be in the form of pilasters, mullions, horizontal divisions, and muntin bars. These elements, when appropriate to the building's style,



Variation in the treatment and architectural style of storefront along a block face provides for a visually diverse streetscape.



Integrated storefront expresses the building's overall design and architectural style as it continues down to the first floor.



The above illustrate storefront that is applied as a base element to the facade.

Facade Design: Entrances

should utilize recessed and/or raised profiles to further break down and articulate their surface areas.

4. Storefronts that introduce depth into the window framing and window subdivision elements. This can be achieved with trim elements that are added onto the window framing system, examples which include brick moulds, panning, and other applied trim at the face of the window frame.

- b. Further, the following attributes of storefront design are strongly discouraged.

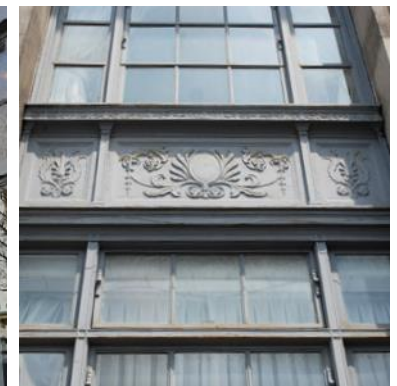
1. The use of dark or heavily tinted glass.
2. The use of translucent, frosted, or film-backed glass (unless in front of service areas that cannot be located to sides or rear of a building).
3. Aluminum storefront framing systems (“storefront systems”) with unarticulated frame faces wider than one and one-half inches (1-1/2”). Systems with frame members whose outer face is wider than one and one-half inches (1-1/2”) should employ applied trims and panning extrusions to articulate the face of the frame.

- G. The location and design of entrances to both street level and upper floor tenants are important to pedestrian wayfinding and supporting a viable retail environment.

- i. All entrances shall be easily identifiable as primary points of access.
- ii. To the extent practicable, the design of the building’s facade at the ground floor should allow for the flexible location of commercial tenant entrances.
- iii. Building entrances for upper floor tenants should be integrated into the design of the overall building facade and should be distinguished from tenant entrances.
- iv. Building entrances for upper floor tenants may be defined by an articulation of the building’s massing and/or the use of architectural elements that provide emphasis to the entrance (e.g., lintels, pediments, pilasters, columns, porticos, porches, and canopies). The details should be compatible with the building’s overall architectural style in terms of scale, materials, colors, signage, and lighting.
- v. The number of secondary access doors (e.g., egress, service, etc.) located within a public street-facing facade should be minimized. If their location requires their placement within a public street-facing facade, the design of such entrances should be incorporated into that facade’s design.



Examples of storefront that are composed of well-proportioned and detailed pilasters, mullions, and cornice trim.



Larger glass areas are subdivided using elements of various width and amount of projection to provide a level of hierarchy within the opening.



Building entries may be identified via a change in massing and architectural details that distinguish them from tenant entrances as shown at left. Alternatively they may be incorporated into the ground floor treatment as illustrated above.

Building facades fronting onto public streets and open spaces should utilize architectural details and ornament that are consistent in their design and scale with each building's style and scale in order to provide visual interest and help to create a human scale. Architectural details include, but are not limited to, such elements as base courses, water tables, pilasters, sills, lintels, band courses, spandrel panels, cornices, and parapets and can be applied to a facade or achieved through a change in materials, plane, color, and texture.

- I) Architectural details should be designed to the appropriate scale, proportions, and complexity of detail of a building's architectural style.
- II) Architectural details should further articulate a building's massing to provide a sense of scale, texture, and visual interest along the street that is appropriate to each building's architectural style.
- III) Architectural details that reinforce the retail character of the ground floor and help to define the pedestrian environment, such as canopies, awnings, overhangs, and well-detailed storefronts, are encouraged and should be integrated into the architecture of the building.
- IV) Oversized architectural details should be avoided.
- V) All buildings are not required to have the same level of detail. Traditional Main Streets are characterized with buildings of varying levels of detail.
- VI) Details that take advantage of the inherent properties of a material are encouraged.



Architectural details that are consistent in their design and scale with the overall facade and adjacent buildings promote a cohesive environment.



Variation in the architectural style and level of detail of facades along a block adds visual interest and provides the sense a place has evolved over time.



Details such as polychrome (left) or corbelled (right) brick patterns take advantage of the inherent properties of brick to cost efficiently add interest and texture.

Exterior building materials should consist of those that have been traditionally used in Main Street architecture. In addition, certain non-traditional materials that emulate traditional materials and provide advantages relative to maintenance, durability, and cost will be permitted as indicated below.

- I) Materials should be selected based on their visual characteristics, quality, and durability.
- II) The sustainability of a material should be considered in the selection and specification of exterior building materials and finishes.
- III) Exterior building materials visible from a street or public open space should be selected from the following:

Brick

Manufactured stone,

Natural stone

Cement-based siding

Hard coat stucco

Fiber reinforced plastic (FRP) – used for exterior details and architectural elements, including but not limited to: cornice and entablature elements, decorative columns and pilasters, storefront trim, railings and balustrades, spandrel panels, and similar elements.

Painted steel and aluminum, cast iron, brass, bronze, copper.

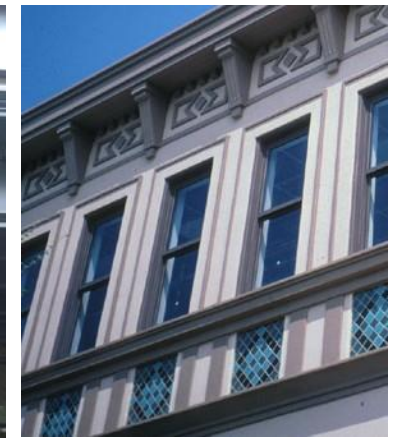
Wood when used as part of a storefront finish or on a residential building or commercial house only. Must be a species recommended for exterior exposure by AWWPA (American Wood Protection Association) or equivalent standards.

Roofing materials (visible from any public right of way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles.

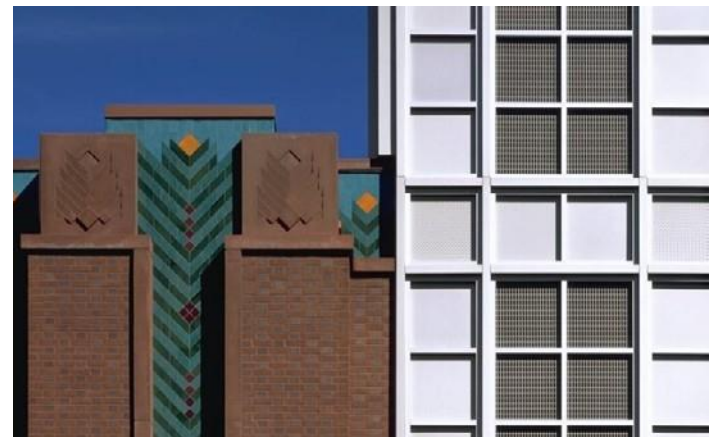
Materials other than those discussed above may be appropriate for architectural trim and accent applications including but not limited to: cornices and decorative brackets, frieze panels, decorative lintels, shutters, and porch or balcony railings.



Materials should be selected with consideration of durability and aesthetics.



The scale of materials should be appropriate to their location on the facade.



Materials of varying color, texture and size can be used to create visual contrast.

IV) Including the materials listed on the previous page, the following additional materials may be used on facades that are not visible from the street or public open space:

Split face concrete masonry units

Exterior insulation finishing systems (EIFS) with Board approval.

V) Building facades should be constructed of a minimum number of primary materials. Additional materials may be used as trim or accent materials, however, the use of an excessive number of materials risks creating a building that is inconsistent with the intended character for Downtown.

VI) Building materials are permitted to vary from the primary facades not fronting onto a public street, right-of-way, or public open space. On secondary and rear-facing facades (i.e., those facades not fronting onto a public street, right-of-way or public open space) the building materials are permitted to vary from the primary facades.

- A. Facades fronting onto alleys, block breaks, and the Block Interior may be designed with additional materials noted above and a reduced level of detail, reflecting the reduced level of importance of the areas they front.
- B. Street facing facade materials and details should return at least one architectural bay along an alley or block break before transitioning to additional materials and details.



Street facing facades use the highest level of detail and quality materials.



Facades fronting onto a block interior, parking and service area employing a simplified level of detail.



Street facing facade materials and details return one bay along an alley or block break.

While the preceding standards and recommendations are style-neutral and apply to all buildings, architectural styles are still critical to establishing a strong sense of place in Downtown Alpharetta. The community takes pride in its historic buildings and recognizes the importance of traditional architecture in reinforcing the local identity and civic pride. The new City Hall and Library are but one demonstration of this and seek to set the standard for new private development in the greater Downtown area.

At its simplest, “architectural style” refers to the way that doors, windows, and building details are designed and organization on a façade. It is different from “building type” and can, in fact, be applied to almost any building.

In order to ensure a cohesive and orderly townscape in Alpharetta, all new buildings should be designed in one of the following architectural styles:

- Georgian
- Neoclassical
- Stick
- Shingle
- Romanesque
- Federal/Adam
- Greek Revival
- Queen Anne
- Folk Victorian
- Italianate
- Tudor Eclectic
- Mercantile/Mill

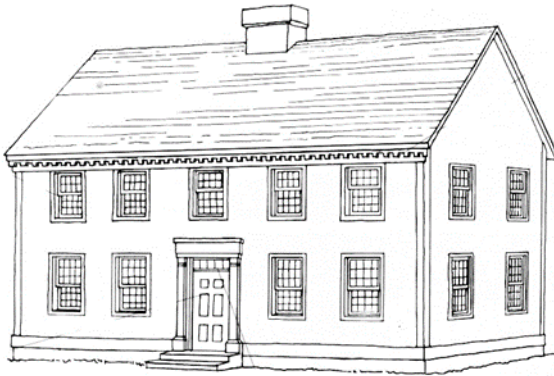
Specific features of these styles are summarized on the following pages. More detail can be found on the in *A Field Guide to American Houses* by Virginia Savage McAlester or *Residential Architectural Styles in Georgia* by the Historic Preservation Division of the Georgia Department of Natural Resources.

The following pages also identify appropriate building types for each style. The application of these styles to individual buildings can and should vary by building type. Smaller residential buildings should reflect the most “pure” interpretation of the style, while shopfront or mixed-use buildings may incorporate the style through the application of architectural details to simple building forms as described on page 31.



On larger buildings, such as shopfront and mixed-use buildings, architectural styles should be achieved through the application of architectural details to simple building masses.

Georgian



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

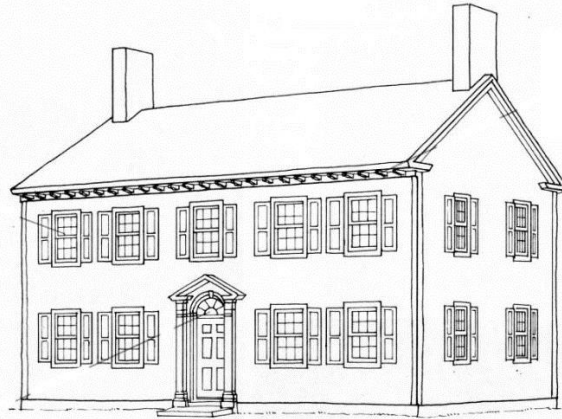
Elements of the Georgian style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front doors are paneled, centered, and topped with a decorative crown support by decorative pilasters. There is also usually a row of small rectangular glass panes beneath the crown, either within the door or in a transom.
- Windows have double-hung sashes, typically with nine or twelve small panes per sash. Windows are never in adjacent pairs.
- The cornice is usually emphasized with tooth-like dentils or other decorative molding.

Appropriate building types:

- All building types

Federal/Adam



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Federal/Adam style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight. There are also usually sidelights, an elaborate crown and surround, and/or an extended small entry porch.
- Windows have double-hung sashes, typically with six panes per sash. Windows are never in adjacent pairs.
- The cornice is usually emphasized with tooth-like dentils or other decorative molding.

Appropriate building types:

- All building types

Greek Revival



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

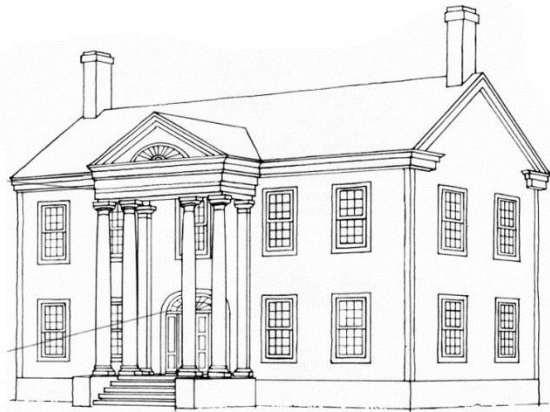
Elements of the Greek Revival style are as follows:

- Front facades of the principal building mass are usually symmetrical. Exceptions to this are limited to off-centered doors, which may be located at one side of the structure, especially in narrower townhouse or mixed-use building types.
- Front doors include a narrow line of transom and sidelight windows, usually incorporated into an elaborate door surround.
- Front entry porches or full-width porches are usually provided. Porch roofs are always supported by square or rounded columns of one of the Classical Orders.
- The cornice is emphasized with a wide, divided band of trim.
- The roof is usually gabled or hipped with a low pitch.

Appropriate building types:

- All building types

Neoclassical



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Neoclassical style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front facades are usually dominated by a full-height entry porch with a triangular gable above supported by four columns with shallow square bases.
- Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight.
- Windows have double-hung sashes.

Appropriate building types:

- All building types

Stick



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Stick style are as follows, although it's rare for one building to have all elements:

- Front facades are usually asymmetrical and include horizontal and vertical bands raised from the wall surface for emphasis.
- Front porches or stoops are always provided and include diagonal or curving support braces.
- Roofs are usually steeply pitched, but may be hidden behind a parapet wall on townhouse or mixed-use building types.
- When roof gables are provided they include decorative trusses. Cross gables are common.

Appropriate building types:

- Semi-detached house
- Townhouse
- Walk-up flat and stacked flat
- Commercial house

Queen Anne



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

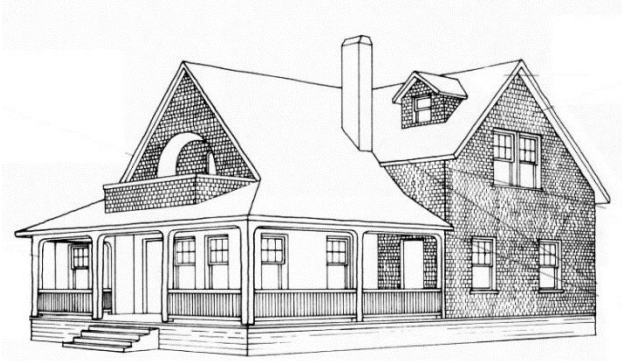
Elements of the Queen Anne style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the Queen Anne style is used on a shopfront or mixed-use building types.
- All facades often include textured shingles or other devices to avoid a smooth-walled appearance.
- Front facades include a partial- or full-width porch and extend along one or both side walls.
- Roofs are usually steeply pitched, but may be hidden behind a parapet wall on townhouse or mixed-use building types.

Appropriate building types:

- All building types

Shingle



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

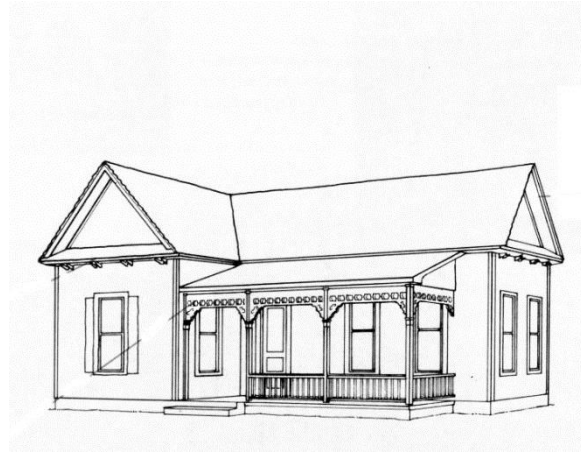
Elements of the Shingle style are as follows:

- Front facades are always asymmetrical.
- Front porches are almost always present.
- Irregular, steeply pitched roof line, usually with cross gables and multi-level eaves.
- Wall cladding and roof of continuous wood shingles.
- Shingled walls without interruption at corners.

Appropriate building types:

- Semi-detached house
- Walk-up flat and stacked flat
- Commercial house

Folk Victoria



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Folk Victorian style are as follows:

- Front facades are always symmetrical except when a front gable or wing is provided.
- Front porches with spindlework detailing.
- Roofs are usually gabled and with very simple massing.
- Brackets under roof eaves.

Appropriate building types:

- Semi-detached house
- Commercial house

Romanesque



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Romanesque style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the style is used on shopfront or mixed-use building types.
- Masonry walls.
- Round top arches over windows or entrances.
- Conical roofs on towers, when such are provided.

Appropriate building types:

- Walk-up flat and stacked flat
- Shopfront
- Mixed-use building
- General building
- Civic building

Italianate



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Italianate style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the style is used on shopfront or mixed-use building types.
- Masonry walls.
- Round top arches over windows or entrances.
- Conical roofs on towers, when such are provided.

Appropriate building types:

- Walk-up flat and stacked flat
- Shopfront
- Mixed-use building
- General building
- Civic building

Tudor Eclectic



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Tudor Eclectic Style are as follows:

- Steeply pitched roof, usually side-gabled
- Façade dominated by one or more prominent front-facing gables, usually steep pitched
- Tall, narrow windows, usually in multiple groups, with multi-pane glazing
- Massive and prominent chimneys, usually capped with decorative clay pots
- Front door and/or entry porch with round or Tudor arch
- Decorative half-timbering, but not present on all examples

Appropriate building types:

- Semi-detached house
- Walk-up flat and stacked flat
- Commercial house



Commission.

Styles on Shopfront and Mixed-Use Buildings

Several of the architectural styles identified are appropriate for shopfront or mixed-use building types. Traditionally, such buildings were simple and relatively small rectangular or box forms which, when placed side by side, created a “Main Street.” As new “Main Street” style shopfront and mixed-use buildings are constructed in Downtown Alpharetta, architectural styles should be applied to them in a manner consistent with these traditional patterns.

Elements of the appropriate application of architectural styles to shopfront and mixed-use buildings are as follows:

- Front facades of large buildings should be broken up into smaller façade units to create the appearance of several smaller buildings (as established in other parts these guidelines).
- No more than one architectural style may be applied per building, although large facades broken up into several smaller units may incorporate different styles on different units to create the appearance of adjacent buildings.
- Architectural style shall be achieved through the addition of key elements of the style to the building façade. This may include architectural details, cornice treatments, roof shapes, window designs, and similar features.

Shopfront and mixed-use buildings may also incorporate sculpture, murals, and additional public art that are not specifically associated or consistent with the building’s architectural style. Traditionally, such features were usually found on the sides and rears of buildings, but not always. These features require review by the Art

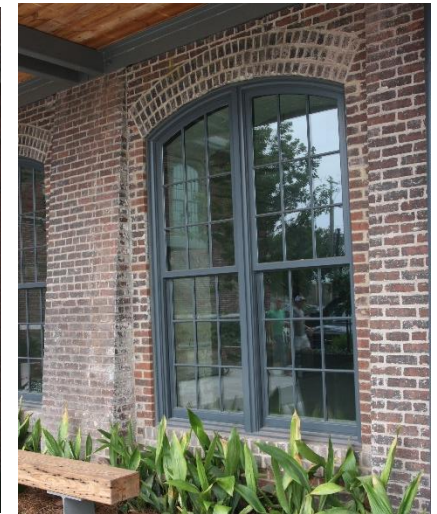


This image shows the application of the Romanesque style to a shopfront building (at left) and the application of the Queen Anne style to a mixed-use building at right.

Mercantile/Mill (For specific building types)

To further spawn creativity by developers and architects within the downtown fabric, an additional style is allowed for commercial mixed-use or mercantile type buildings. Nineteenth and early 20th century urban mills and/or warehouses are included in this “style” which is characterized by primarily brick/masonry construction and minimal ornamentation with flat (but not always) roofs. Windows were usually metal and varied in size, depending on the historic use of the facility; and many featured large, storefront window elements at street level. Brick surfaces should vary in color and texture to demonstrate age. Indigenous & vernacular stone details are encouraged and would be appropriate if historic precedent details are presented to DRB.

Although remaining historic (agrarian based) structures of this type may not remain in the area, this “Mercantile” aesthetic is charming, appropriate and desired especially when such structures are redeveloped into modern uses. Elevations are usually multi-storied with stairs/elevators pronounced in tower elements, and former “loading dock” areas are apparent. Overall facades should comply with other restrictions in these Guidelines, and minimize large city block masses...and instead, feature smaller elevation blocks that appear to have been built over longer periods of time by different architects and developers.



The streetscape is comprised of the public space located between opposing blocks and encompasses all portions of the street including pedestrian and vehicular areas. Landscape elements such as street trees, accent planting, and street furniture provide scale, texture, and color to the pedestrian environment. Design and detailing of the streetscape shall accommodate the following elements:

I) Sidewalks

Sidewalks will be the predominant element with which pedestrians will be continuously in contact; they should be well constructed of durable materials to provide a practical and long-lasting surface.

- A. Sidewalks along streets are to be provided per the City of Alpharetta Downtown Overlay requirements.
- B. Walkways extending along block breaks and at the Block Interior should be built of durable materials that are attractive, maintainable, and comply with all regulatory requirements.
- C. Special paving applications should be reserved for seating or landscaped areas located off the primary pedestrian zone or in parks.
- D. Elaborate paving patterns should be avoided except where they may be warranted by location (e.g., an interior courtyard, the area surrounding a public fountain)
- E. Pedestrian crosswalks shall be clearly designated and provided at all key street intersections.

II) Street Trees

Street trees are to be provided as per the City of Alpharetta Downtown Overlay and any other applicable regulations, ordinances or guidelines.

- A. To add to the sense of a cohesive environment, trees should have similar characteristics on both sides of the street.
- B. Utilities and street furnishings should be located so as to not interfere with the placement and growth of street trees.

III) Accent Planting

Accent planting should be located in such areas as tree wells (if ungrated) or beds near intersections where additional sidewalk area may be available. Decorative pots or more formal raised planters may be appropriate in specific locations (i.e., to facilitate grade differences). A consistent application of accent planting can be used



An example of a well detailed streetscape incorporating durable materials, landscape elements and street furniture.



Durable materials (brick within the left image, brushed and smooth concrete on the right) of simple patterns are characteristic of Main Streets.



Street trees and accent planting provide shade and soften the edges of the streetscape.

to distinguish specific areas, such as important streets, the area surrounding a park or square, or an entire neighborhood.

- A. Retail and restaurant tenants may provide supplemental accent planting in the form of planters located within thirty inches (30") of their storefront.
 - i. Planters may be made of terra cotta, cast materials (GFRC, cast stone), metal, or plastics.
 - ii. Planters located adjacent to storefront should not exceed a height of twenty-four inches (24").
- B. Along deeper sidewalks, where an outdoor dining cafe is provided, planters may be utilized as part of an outdoor cafe railing, provided the planter(s) does not restrict pedestrian movements along traveled portion of sidewalk.

IV) Street Furniture

Street furniture which includes street lamps, benches, and trash receptacles should be provided for both safety and convenience.

- A. Street furnishings shall be located to maintain a continuous minimum 5-foot walking path along the sidewalk and no closer than 30 inches to the curb.
- B. Outdoor dining furniture on public sidewalks shall be of quality design and workmanship and made of metal in black or a color approved by the DRB. Decorative items on public sidewalks such as planters or sculpture shall be made of metal, concrete, terra cotta, or other material approved by the DRB. Menu boards may be made of wood; however, all plastic, fiberglass, or resin-type products are prohibited on public sidewalks. All street furnishing designs must complement the surrounding architecture.
- C. With the exception of outdoor dining areas, street furnishings should be permanently secured to the paved surface for safety and to avoid vandalism.
- D. Bicycle racks are to be provided at various locations along sidewalks or within parking areas behind buildings in order to provide convenient and safe parking for cyclists yet maintain safe separation between pedestrian and cyclist. Locations shall not interfere with pedestrian circulation.
- E. Trash receptacles should be provided only at key points or intersections along paths and streets that are easily accessible for both pedestrian use and trash collection. Trash receptacles shall be in accordance the specifications established by the City of Alpharetta.
- F. Street lights must be provided as per the City of Alpharetta Downtown Overlay and other applicable regulations, ordinances, or guidelines.



Planters with accent plantings may be used to define a sidewalk dining area.



Accent planting and street furniture, both along streets and within open spaces, contribute to providing a pedestrian-oriented environment.



Street furniture such as benches, trash receptacles and bike racks are located at convenient points outside of the pedestrian path of travel.

G. Benches are encouraged to be provided at locations along the sidewalk and paths and oriented towards interesting features such as storefronts or pedestrians paths. Benches shall be made of painted metal, weather and rot resistant wood species (e.g., redwood, teak) or synthetic wood materials.

H. Seating/Cafes

- i. Outdoor dining and seating may occur on any portion of the paved sidewalk provided a minimum path of travel of five feet (5') is maintained.
- ii. Table and chairs shall be made of attractive, yet durable materials that are intended for continuous, year-long, outdoor use.
- iii. Cafe railings and planters shall be made of attractive, yet durable materials with a weather resistant finish.

V) Open Space

Open space within Downtown should provide a number of amenities for the community and visitors alike.

A. Open green space, when provided, at the Block Interior shall be designed to complement and not compete with the open space provided along the streets or within the public spaces of Downtown. It shall consist of:

- i. plantings, including trees, ground cover, lawn area and accent planting, provided at-grade, within wells or raised planters or a combination of each. Plantings that screen or provide a buffer between public and more private uses that are at similar grades are encouraged.
- ii. hardscape areas, including paths and walkways, made of durable materials and connect seating and amenity areas to building access points. Access to the public street, if provided, should be via a block break or portal.
- iii. seating areas with furniture that is made of attractive, yet durable materials that are intended for continuous, year-long, outdoor use.
- iv. lighting with intensities and orientations that avoid excess light spillage and glare directed into buildings and areas that front the open space.

B. Structures, railings, and furniture associated with open space provided at the roof of buildings shall be located or screened to minimize or eliminate their visibility from the adjacent streets or public spaces, or integrated into the building design if visible. (See *Screening - Section I*)



Benches along the pedestrian path provide convenient seating.



The sidewalk may accommodate both pedestrian and dining seating without additional setback of the building face along the block.



The streetscape extends the open space provided within dedicated park areas.

The appropriate location of, and access to, parking and service areas are critical components in creating a successful environment for pedestrians and vehicles alike (See Figure 8). Where feasible access to parking and service areas should be through shared circulation routes.

I) On-street parking

As established by The Master Plan, on-street parking provides convenience, enhanced viability for street-level businesses, and a physical buffer between pedestrians and moving vehicles. Parallel and diagonal, on-street parking shall be permitted within Downtown as specified in The Master Plan.

II) Off-street parking

- A. Off-street parking shall be located behind buildings, within the Block Interior, and accessed via intermediate block breaks at key points.
- B. Structured parking garages shall:
 - i. respect the build-to line.
 - ii. have visible facades designed to be compatible with adjacent buildings where parking garage facades abut or portions are visible from a street or public right-of-way. (See Figure 9)
 - iii. not exceed a height of adjacent buildings.

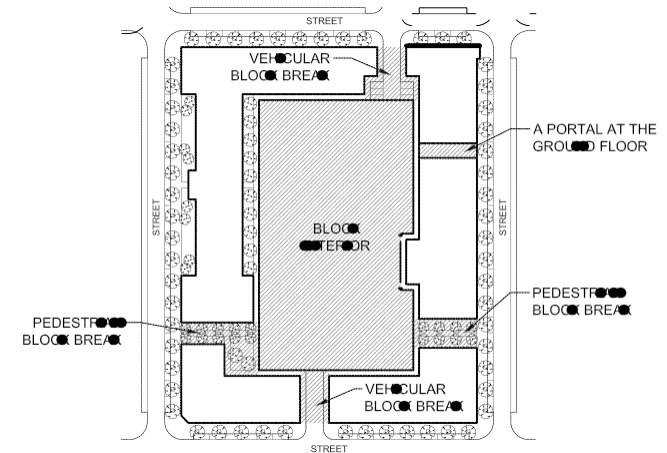


Figure 8: Diagram of permitted access types to the block interior.

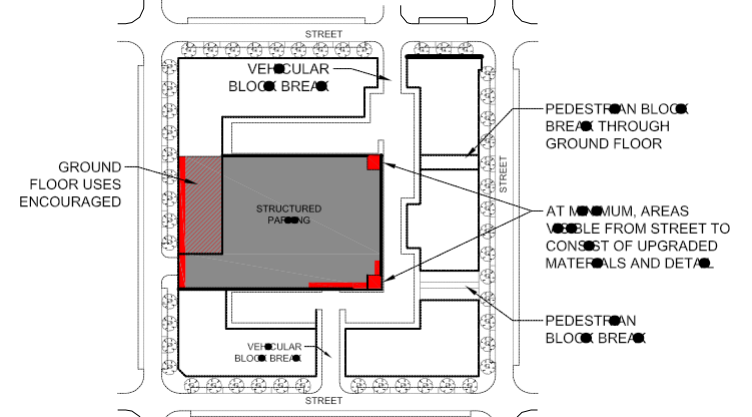


Figure 9: Diagram of structured parking garage with visibility from/on the street.



Example of a parking garage facade that fronts a street that is not permitted.



Garages at rear of buildings, but with portions of facade visible from the street are upgraded in detail and material.



An example of a well-detailed parking structure exposed to the street.

- C. Areas of surface parking within the Block Interior should incorporate landscaping in order to provide visual relief from large expanses of pavement.
- D. When project phasing requires surface parking lots to be exposed to the street, interim surface lots (See Figure 10) may be allowed provided that:
 - i. wheel stops behind a minimum five feet (5') wide, planted landscape buffer with minimum thirty inch (30") high (at maturity) plantings are provided between the sidewalk and interim parking areas, in order to shield pedestrians from bumpers and glare from headlights.
 - ii. they do not front onto an open space.

III) Drop-off areas shall be provided either within the off-street parking areas or within the on-street parking lane.

IV) Service & Loading

Service and loading areas, including but not limited to electrical transformers, mechanical equipment, trash collection, and storage and staging areas, are necessary functions for the viability of any development, yet their aesthetics and uses typically do not contribute positively to the pedestrian-oriented nature of the street.

- A. Service and loading areas shall be located behind buildings, such that they are not visible from the street, and accessed via block breaks at key points. Access that is shared with those provided for parking areas is strongly encouraged.
- B. Where block and building configurations necessitate the location of loading docks with access directly from the street, they may be permitted provided they:
 - i. are not located along those portions of streets bordering an open space.
 - ii. may be completely closed off from the pedestrian sidewalk via a door(s) that is compatible in design and color with the facade in which it is located.

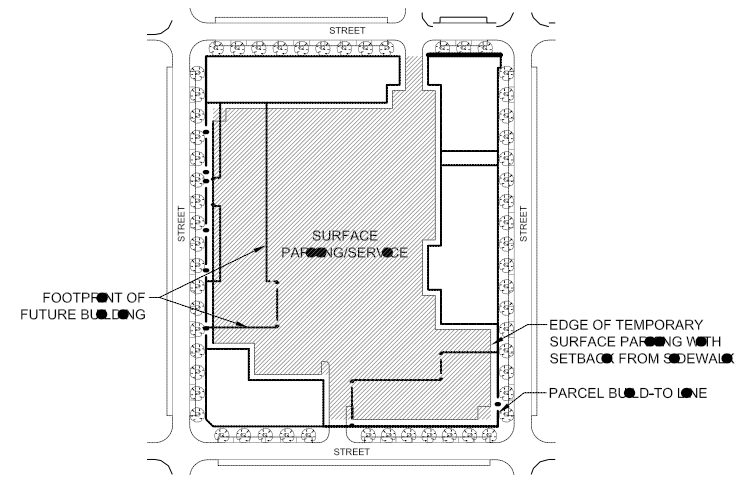


Figure 10: Diagram of permitted interim surfaced parking for phased blocks.



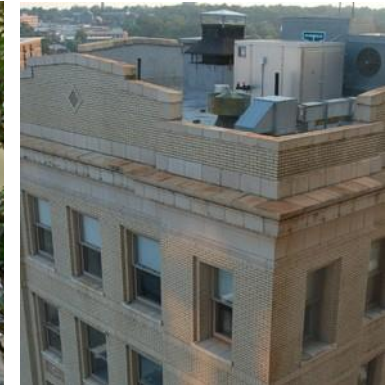
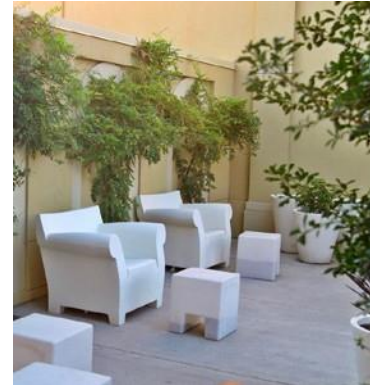
Interim parking along a street is separated from the pedestrian sidewalk by a landscaped buffer of low plantings and trees.



The block interior provides uses for parking, service and loading.

While building systems such as HVAC, generators, transformers or solar panels are necessary for the functional viability of a building, their associated service and equipment areas typically do not contribute positively to the aesthetics of the built environment. As such, screening of these types of elements should adhere to the following in order to limit adverse sight lines.

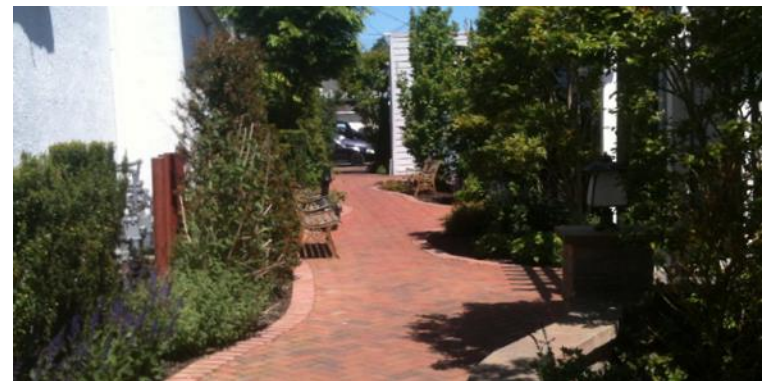
- I) Electrical transformers, mechanical equipment, and other building service equipment shall be located on roofs or at the rear of buildings.
 - A. When located on roofs, equipment should be setback sufficiently from the street face of the facade in order to eliminate visibility from the adjacent streets or public spaces.
 - B. In cases where the size or placement of rooftop equipment requires they are visible from adjacent streets or public space, screen walls or equipment screening panels should be provided to a height necessary to shield views of equipment.
 - C. Where roofs are visible from adjacent developments, roof top equipment should be as unobtrusive as possible. Screening and/or painting to match other roof materials is encouraged.
- II) Building service areas located within the Block Interior shall be screened from public view through the use of landscaping elements, fencing or a combination of the two.
- III) The use of vegetation in combination with screen walls is encouraged in shielding ground mounted equipment from public view.



A detailed wall, setback from the sidewalk, screens a loading area and encloses a landscaped seating zone (Right). Rooftop equipment is set back from the parapet to screen its visibility from the public street (Left).



A tower element is incorporated into the above facade at the building entrance in order to screen the elevator penthouse.



Landscaping along a pedestrian block break is used to screen utilities and soften the less architecturally detailed sides of a building.

Exterior lighting that serves the street and pedestrian or accents a building, facade element, or landscaping feature contributes significantly to the night time character and perception of safety within the downtown environment. Done well, lighting reinforces the architecture of a building or space creating an inviting streetscape.

- I) The size, design, and lumen output of outdoor lighting fixtures shall be appropriate to its location.
- II) Along public streets, street lights should be located toward the curb side of the pedestrian clear path and spaced in coordination with street trees to provide a minimum ambient level of lighting at the sidewalk. The style of street light shall be as specified in the Alpharetta Design Review Board Ordinance and Design Guidelines. Future, additional street lights shall match the style and size of these specified fixtures.
- III) Lighting intensities and orientation shall be controlled to ensure that excessive light spillage and glare are not directed toward neighboring areas, motorists or into the night sky. Light levels shall be designed to avoid extreme contrasts between light and shadow.
- IV) Supplemental lighting at entrances to lobbies serving upper floor tenants is encouraged.
- V) Illumination of a building's architectural features is permitted, however, such building accent lighting should only be used where such illumination does not distract from the overall character of the Downtown.
- VI) The design and scale of exterior building lighting fixtures shall be appropriate to the building's architectural style, material, and color.



Lighting that is integrated in the building's architectural style and use.



Pedestrian street lighting provides a minimal ambient level of lighting at the sidewalk as to not overwhelm the light spilling out from shop fronts.



Building accent lighting is used to accentuate the steps within the parapet and the major pilaster divisions along the facade.

Signage's prime role is commercial identity and branding. Well-designed signage will enhance the pedestrian-oriented character of Downtown and contribute to the activity and vitality of the area. The following signage guidelines are intended to compliment regulations set forth within Alpharetta's Unified Development Code (Section 2.6) for development within Downtown. Where the below standards conflict with those stated within the UDC, the following shall prevail.

- I) Other than building address or building name identification signage, signs are limited to the portions of buildings containing commercial uses.
 - A. Commercial tenant signage shall be located no higher on the building than the spandrel zone between the first and second floor openings and shall not be located any closer than eight inches (8") of the window sill at the second floor, except for:
 - i. the horizontal arm supporting a banner sign may extend above the above described height.
 - ii. a blade sign may extend above this height.
 - B. Second floor office tenants may have a stenciled window sign (black, silver, or gold lettering) with a maximum font size of four inches (4") and a maximum area of 15% of the area of glass pane in which it is located.
 - C. A tenant with awnings above all of their storefront may have additional wall signage mounted below the awning (not a window sign) within the transom area of their storefront, not in excess of a total of 0.4 square feet per lineal foot of tenant frontage.
- II) The size of signage shall be appropriate to the downtown location where buildings are close to the street and signs are viewed from shorter distances. The maximum letter height on a sign is eighteen inches (18").
- III) Signage should not obscure or conflict with significant architectural details on a building.
- IV) Signage should complement the architectural character of the building or façade and not detract from it or the overall character of Downtown.
- V) Variety in signage type that is also compatible with the building's architectural style is encouraged including blade signs, wall, awning, window, neon (or similar-looking), and banner signage. Businesses are encouraged to provide individually designed signage that is unique to their establishment.
- VI) The following signage is prohibited:
 - A. Internally lit signs
 - B. Internally illuminated lettering



Signs should not conflict with, but enhance the architectural details of buildings.



Signage provides both wayfinding and visual interest for day and night use.



Variety in signage that is compatible with a building's architectural style.

Glossary of Terms

The following terms are used throughout The Design Guidelines and should be construed thus:

Block: A parcel or site surrounded by public streets or right-of-ways.

Block Break: A separation between two adjacent buildings on the same block that allows for pedestrian or vehicular access to the interior of a block.

Block Face: The building facades fronting the street along one side of a Block.

Block Interior: The center or middle of a block at the rear of buildings.

Building Massing: The exterior volume of a building.

Facade: An exterior side of a building.

Facade Height: The vertical distance measured from the point of average grade along the face of the facade to the upper most point of its parapet or roof element.

Fenestration: Design and detailing of the openings within a building's facade.

Portals: Intermediate building breaks that occur only at the ground floor and allow for upper level uses to bridge over.

Rhythm: Pattern created by the regular recurrence or alternation of an architectural element (e.g., bays, windows, pilasters, columns, etc.).

Scale: The relationship of a building's overall size and architectural elements with adjacent buildings, spaces and people.

Segmented Facade Treatment: The breaking up of a building's facade, along any given side of the building, such that it appears as several different buildings.

Spandrel Zone: The area between the head of openings on one floor and the sill of the openings of the above, adjacent floor.

Streetscape: The public space located between opposing blocks and includes the roadway, sidewalk, street trees, street furniture, and open space.

Sec. 2.8. - Building Design.

2.8.7. Architectural Style Requirements.

A. Applicability.

1. This section only applies to detached houses, cottage courts, and carriages houses that are accessory to a detached house or cottage court. All other building types must comply with the requirements and procedures found in the Downtown Alpharetta Design Guidelines amendment to the Alpharetta Design Review Ordinance and Design Guidelines.
2. This section is further limited to not apply to parcels zoned R-12 or R-15 when such parcels are located within a recorded subdivision that existed on the date of adoption of this ordinance.
3. This section is further limited to only apply to new construction, modification, addition, alteration, moving, destruction or demolition which would affect the exterior appearance of any structure, building, land, site or other object, as follows:
 - a. The demolition of any building, structure or object.
 - b. The moving or relocation of any building, structure or object.
 - c. Except housecleaning, any material work on the exterior appearance of existing buildings by additions, reconstruction, rehabilitation, alteration or any maintenance (including exterior color), or any exterior material changes.
 - d. Any new construction of a principal building or accessory building or structure subject to view from a street or public way.

B. Administration.

1. Conformance with this section is determined by the Director of Community Development. The Director of Community Development may grant relief from one or more requirement when:
 - a. The requirement is unique to this section and is not otherwise required by the Unified Development Ordinance, another section of the Downtown Overlay, a Downtown District, or any other applicable local, State, or Federal regulation; and
 - b. The relief does not cause substantial detriment to the public good or impair the purpose and intent of this Overlay.
2. Appeals of a decision by the Director of Community Development shall be made to the Board of Appeals for interpretation.

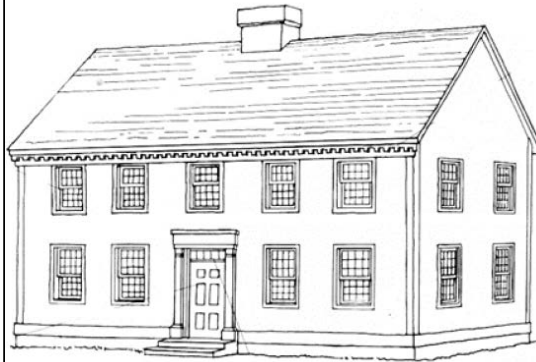
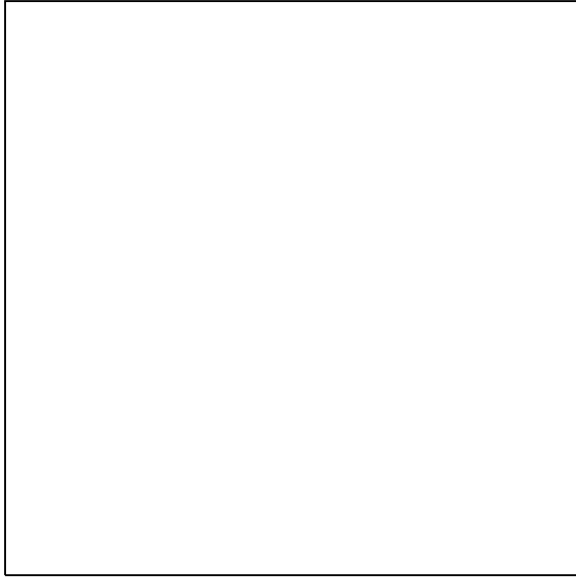
C. General Requirements.

1. All buildings must be designed in one of the following architectural styles:
 - a. Georgian
 - b. Federal/Adam
 - c. Greek Revival
 - d. Neoclassical
 - e. Stick
 - f. Queen Anne
 - g. Shingle
 - h. Folk Victorian
 - i. Romanesque
 - j. Italianate

k. Tudor Eclectic

2. Specific elements of the required styles are identified in Section 2.8.7.D through M. More information on each style can be found in A Field Guide to American Houses by Virginia Savage McAlester, Residential Architectural Styles in Georgia by the Historic Preservation Division of the Georgia Department of Natural Resources, or other architectural resources.

D. **Georgian.** Elements of the Georgian style are as follows:

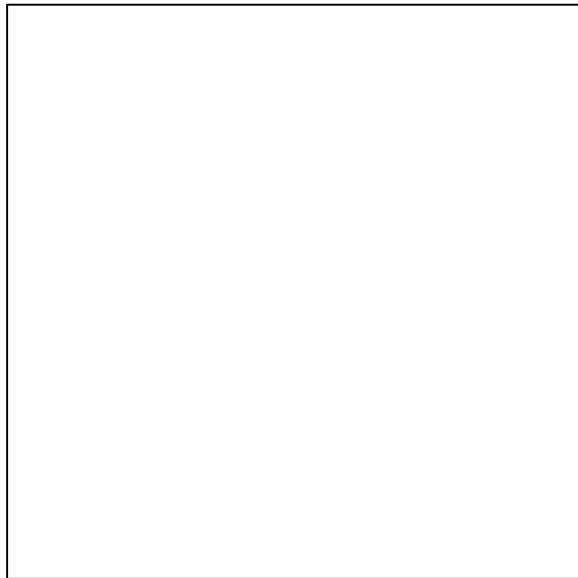


Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.
Front Doors
Front doors are paneled, centered, and topped with a decorative crown support by decorative pilasters. There is also usually a row of small rectangular glass panes beneath the crown, either within the door or in a transom.
Windows (visible from a street or civic space only)
Windows have double-hung sashes, typically with nine or twelve small panes per sash.
Windows are never in adjacent pairs.

Cornices
The cornice is usually emphasized with tooth-like dentils or other decorative molding.

E. **Federal/Adam.** Elements of the Federal/Adam style are as follows:

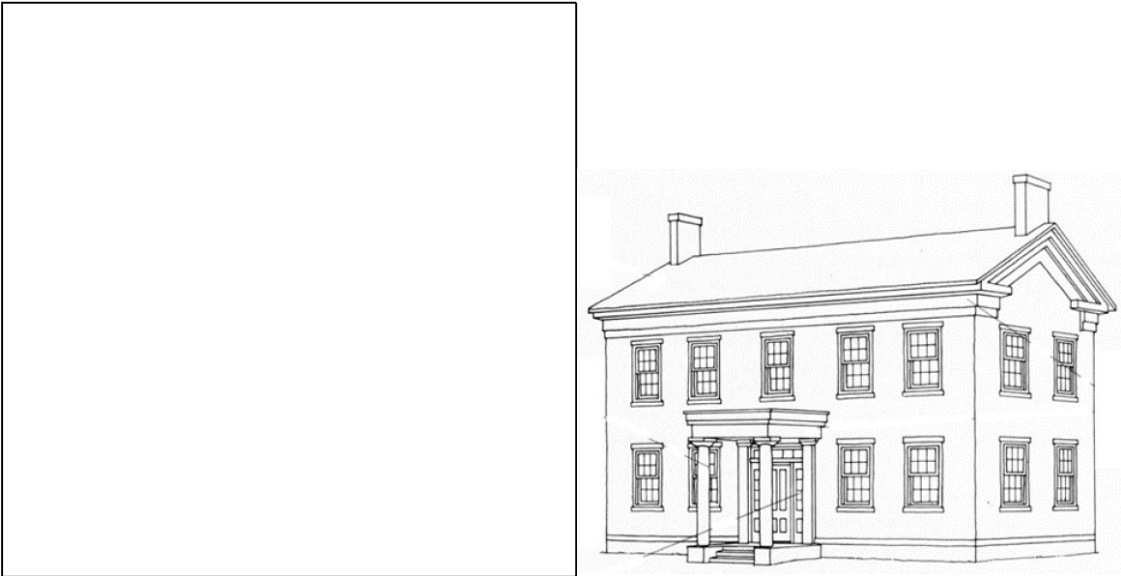


Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.
Front Doors
Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight. There are also usually sidelights, an elaborate crown and surround, and/or an extended small entry porch.
Windows (visible from a street or civic space only)
Windows have double-hung sashes, typically with six panes per sash.
Windows are never in adjacent pairs.

Cornices
The cornice is usually emphasized with tooth-like dentils or other decorative molding.

F. **Greek Revival.** Elements of the Greek Revival style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

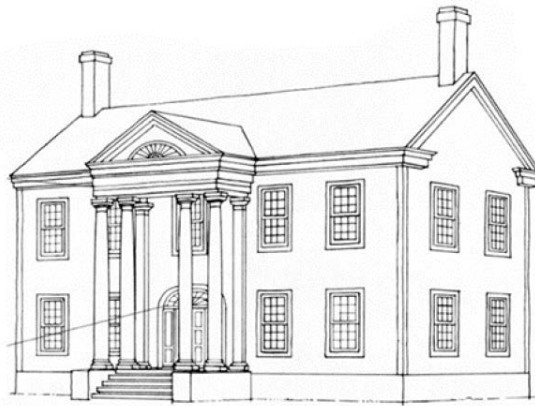
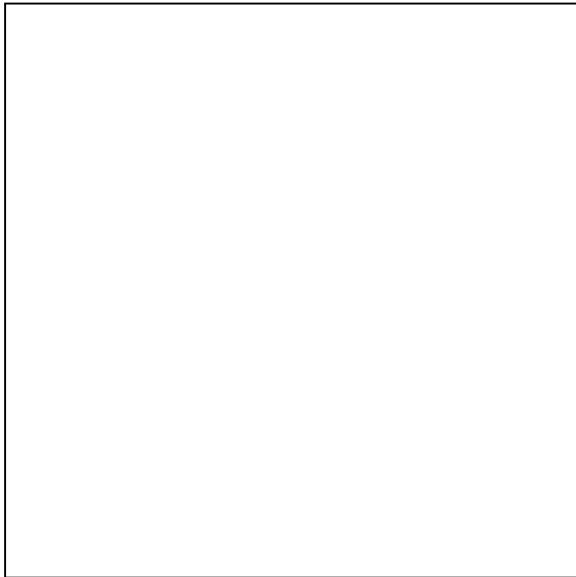
Façade Composition
Front facades of the principal building mass are usually symmetrical. Exceptions to this are limited to off-centered doors, which may be located at one side of the structure, especially in narrower detached houses.
Front Doors
Front doors include a narrow line of transom and sidelight windows, usually incorporated into an elaborate door surround.
Front entry porches or full-width porches are usually provided. Porch roofs are always supported by square or rounded columns of one of the Classical Orders.
Cornices

The cornice is emphasized with a wide, divided band of trim.

Roof

The roof is usually gabled or hipped with a low pitch.

G. **Neoclassical.** Elements of the Neoclassical style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition

Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.

Front facades are usually dominated by a full-height entry porch with a triangular gable above supported by four columns with shallow square bases.

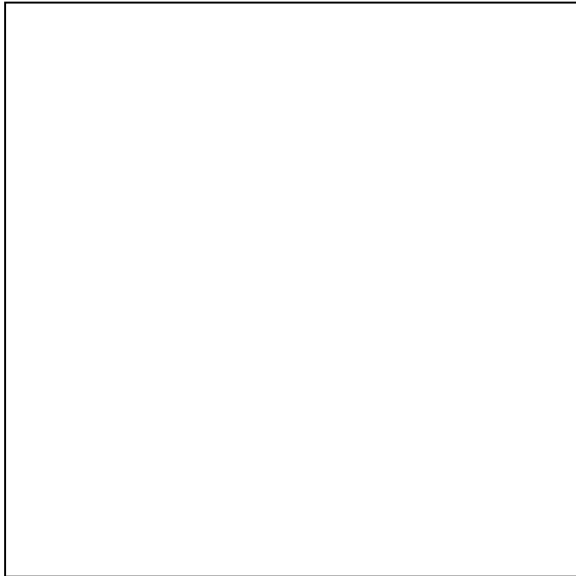
Front Doors

Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight.

Windows

Windows have double-hung sashes.

;l0; H.\ **Stick.** Elements of the Stick style are as follows, although it's rare for one building to have all elements:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition

Front facades are usually asymmetrical and include horizontal and vertical bands raised from the wall surface for emphasis.

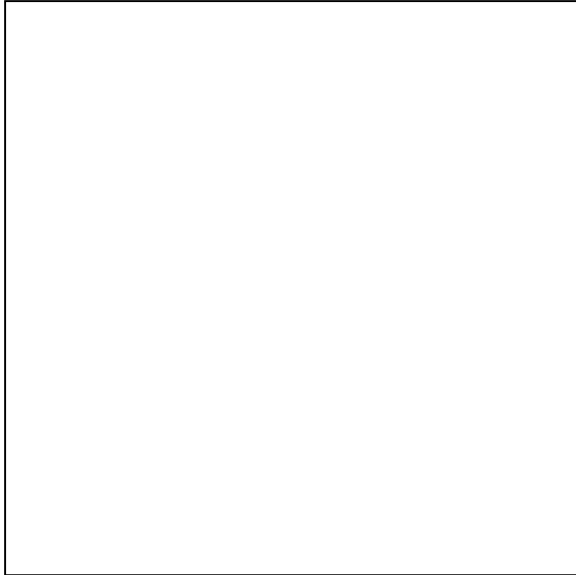
Front porches or stoops are always provided and include diagonal or curving support braces.

Roofs

Roofs are steeply pitched.

When roof gables are provided they include decorative trusses. Cross gables are common.

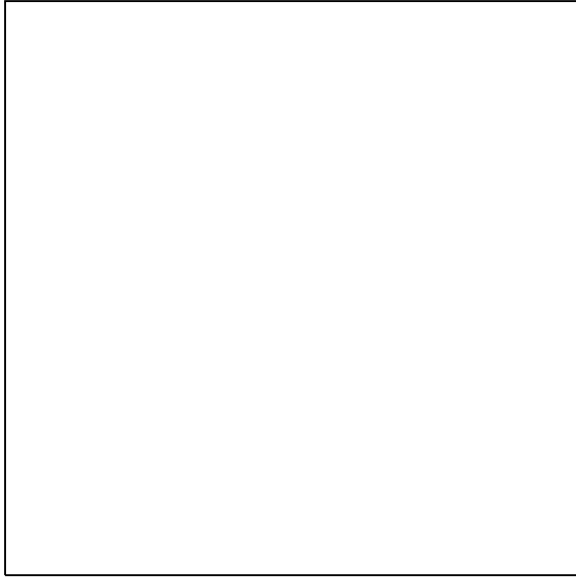
I. **Queen Anne.** Elements of the Queen Anne style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades of the principal building mass are usually asymmetrical.
Front facades include a partial- or full-width porch and extend along one or both side walls.
All facades often include textured shingles or other devices to avoid a smooth-walled appearance.
Roofs
Roofs are steeply pitched.

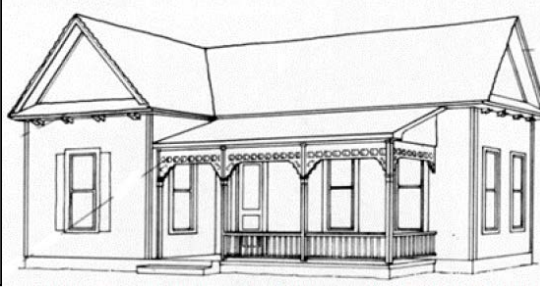
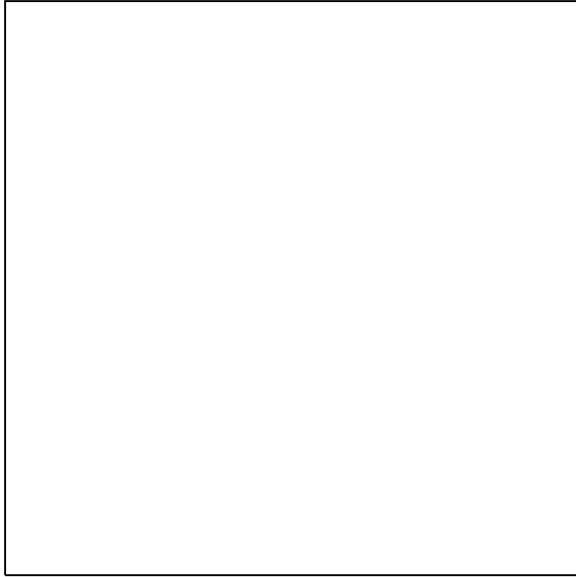
J. **Shingle.** Elements of the Shingle style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always asymmetrical.
Front porches are almost always present.
Wall cladding and roofs are of continuous wood shingles.
Shingled walls turn corners without interruption.
Roofs
Roofs have irregular, steeply pitched roof lines, usually with cross gables and multi-level eaves.

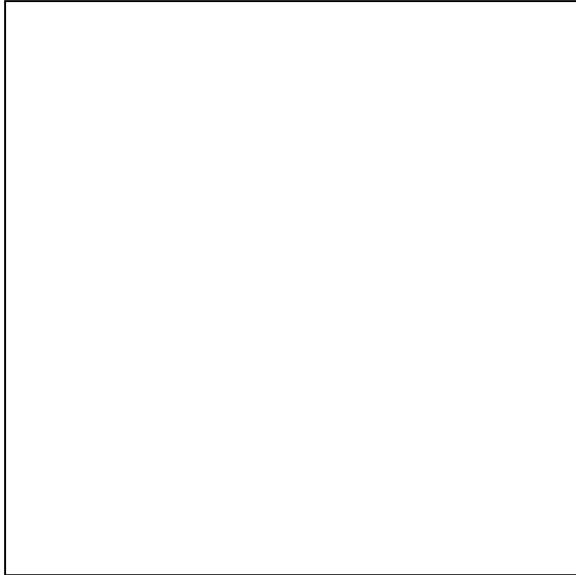
K. **Folk Victorian.** Elements of the Folk Victorian style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always symmetrical, except when a front gable or wing is provided.
Front porches are provided and have spindlework detailing.
Roofs
Roofs are usually gabled and with very simple massing.
Roofs include brackets under eaves.

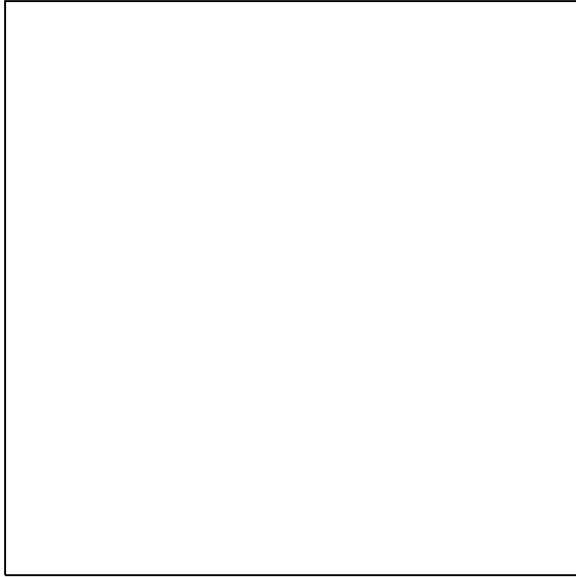
L. **Romanesque.** Elements of the Romanesque style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades of the principal building mass are usually asymmetrical.
Walls are of masonry.
Round top arches are provided over windows or entrances.
Roofs
Roofs shapes vary, but there are conical roofs on towers, when such are provided.

M. **Italianate.** Elements of the Italianate style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Facades are usually two or three stories.
Windows
Windows often have elaborate crowns, usually of an inverted U-shape.
Windows are tall, narrow, and often arched above.
Roofs
Roofs are low pitched with widely overhanging eaves supported by decorative brackets.
Roofs often include a square cupola or tower.

N. **Tudor Eclectic.** Elements of the Tudor Eclectic style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

<u>Façade Composition</u>
<u>Facades dominated by one or more prominent front-facing gables, usually steeply pitched.</u>
<u>Front door and/or entry porch with round or Tudor arch.</u>
<u>Decorative half-timbering, but not present on all examples.</u>
<u>Windows</u>
<u>Tall, narrow windows, usually in multiple groups, with multi-pane glazing.</u>
<u>Roofs</u>
<u>Steeply pitched roof, usually side-gabled.</u>
<u>Massive and prominent chimneys, usually capped with decorative clay pots.</u>

2.8.8. Storefront Street Requirements.

- A. **Applicability.** These regulations apply to the portions of sites abutting the street segments designated in the Downtown Alpharetta Storefront Street Table.

Downtown Alpharetta Storefront Street Table

Street	Street Segment		Side of Street
	From:	To:	
Milton Avenue	A point 400 feet west of the intersection with Canton Street (centerline)	State Route 9/Main Street	Both sides
Academy Street	State Route 9/Main Street	Manning Street	Both sides
State Route 9/Main Street	A point 200 feet north of the intersection with Milton Avenue/Academy Street	Marietta Street	Both sides

- B. **Building Type Restrictions.** Buildings abutting a street segment identified in the Downtown Alpharetta Shopfront Table are limited to Mixed-Use Buildings or Shopfronts. Additional building types may be provided to the rear of a conforming Mixed-Use Building or Shopfront.



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: September 18, 2017

I. AGENDA ITEM TITLE: PH-17-21 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS (2ND READING)
CONSIDERATION OF TEXT AMENDMENTS TO UNIFIED DEVELOPMENT CODE IN ORDER TO MODIFY
THE DEFINITION OF OPEN SPACE, MU (MIXED USE) ZONING DISTRICT STANDARDS AND
LANDSCAPE STRIP REQUIREMENTS.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

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>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Ordinance, UDC Edits



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-21 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – MU DISTRICT, OPEN SPACE, LANDSCAPE STRIP & DOWNTOWN ZONING DISTRICTS

CITY COUNCIL: AUGUST 28, 2017

This item was heard at the August 3, 2017 Planning Commission meeting. One resident had a question about the proposed amendments. After discussion, the Planning Commission recommended to approve this item. Vote (6-0)

II. RECOMMENDATION:

Approve text amendments to the Unified Development Code related to the MU Zoning District, Open Space, Landscape Strip and Downtown Zoning Districts.

III. REPORT IN BRIEF:

Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions and Section 3.2 Tree Conservation, Landscape and Buffer Requirements to modify the definitions of 'Landscape Strip' and 'Open Space', UDC Subsection 2.2.20 MU Mixed Use District to modify development standards and UDC Appendix A: Alpharetta Downtown Code, Sections 3.5 DT-C Downtown Core, 3.6 DT-MU Downtown Mixed-Use, 3.7 DT-LW Downtown Live-Work and 3.8 DT-R Downtown Residential to require a proportionate share of civic and amenity space as it relates to density.

MU (Mixed-Use) Development Standards:

Text amendments are proposed to the MU (Mixed-Use) zoning district development standards to change 'Park Space' to 'Open Space'.

Open Space:

Modifications are proposed to the definition of 'Open Space' to exclude sidewalks, building setbacks, buffers, landscape strips or other similar requirements.

Landscape Strip:

Modifications are proposed to the definitions of 'Landscape Strip' in UDC Section 1.4 and Section 3.2 to prohibit utilities within a landscape strip.

Downtown Zoning Districts:

Modifications are proposed to each of the four (4) Downtown zoning districts requiring a proportionate share of civic space and amenity space for requests above 10 dwelling units per acre in the DT-C and DT-MU districts and for requests above 8 dwelling units per acre in the DT-LW and DT-R districts.

All proposed text amendments have been reviewed by the City Attorney.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

AN ORDINANCE TO AMEND ARTICLE I, ARTICLE II, ARTICLE III AND APPENDIX A: ALPHARETTA DOWNTOWN CODE OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO MODIFY CERTAIN DEFINED TERMS IN SUBSECTION 1.4.2. DEFINED TERMS; TO MODIFY OPEN SPACE STANDARDS IN THE MU ZONING DISTRICT; TO MODIFY CERTAIN DEFINED TERMS IN SUBSECTION 3.2.2. DEFINITIONS; TO MODIFY CIVIC AND AMENITY SPACE STANDARDS IN THE DT-C, DT-MU, DT-LW AND DT-R ZONING DISTRICTS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, on or about May 21, 2001, the City of Alpharetta (the “City”) adopted a comprehensive zoning ordinance known and cited as the Unified Development Code of the City of Alpharetta, Georgia, which has subsequently been amended from time to time (the “Unified Development Code”); and

WHEREAS, the Mayor and Council of the City of Alpharetta (the “City Council” or “Council”) are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

WHEREAS, the Unified Development Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make the Unified Development Code more responsive to community needs; and

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City’s operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City of Alpharetta; and

WHEREAS, the City Council desires to amend Article I, Article II, Article III and Appendix A: Alpharetta Downtown Code of the Unified Development Code for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendment to the Unified Development Code promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta;

NOW THEREFORE, The Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Article I, Subsection 1.4.2, “Defined Terms,” of the Unified Development Code is hereby amended by modifying the following terms and definitions in their appropriate alphabetical order:

“Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking shall be allowed within a required landscape strip.”

“Open Space. A privately owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such pedestrian oriented improvements as landscaping, walkway paths, pergolas, gazebos, bikeways, exercise or play equipment,

and benches, and which may further include up to 20% of its area in water bodies or areas inappropriate for pedestrian use. Open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.”

Section 2: **Subsection 2.2.20(B)(6)** [*MU – Permitted Principal Uses*] of Article II of the Unified Development Code is hereby amended by replacing “Park Space” with “Open Space” and changing the regulation from a goal to a requirement in the said subsection.

Section 3: **Subsection 2.2.20(D)** [*MU – District Regulations*] of Article II of the Unified Development Code is hereby amended by replacing “Park Space” with “Open Space” in the said subsection.

Section 4: Article III, Subsection 3.2.2, “Definitions,” of the Unified Development Code is hereby amended by modifying the following terms and definitions in their appropriate alphabetical order:

“Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking shall be allowed within a required landscape strip.”

Section 5: **Alpharetta Downtown Code Subsection 3.5.3** [*DT-C – Dimensional Standards*] of Appendix A of the Unified Development Code is hereby amended by modifying the regulations for civic and amenity space as follows:

“The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.”

Section 6: **Alpharetta Downtown Code Subsection 3.6.3** [*DT-MU – Dimensional Standards*] of Appendix A of the Unified Development Code is hereby amended by modifying the regulations for civic and amenity space as follows:

“The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.”

Section 7: **Alpharetta Downtown Code Subsection 3.7.3** [*DT-LW – Dimensional Standards*] of Appendix A of the Unified Development Code is hereby amended by modifying the regulations for civic and amenity space as follows:

“The minimum required civic space and amenity space shall be proportionally increased for densities above 8 dwelling units per acre.”

Section 8: **Alpharetta Downtown Code Subsection 3.8.3** [*DT-R – Dimensional Standards*] of Appendix A of the Unified Development Code is hereby amended by modifying the regulations for civic and amenity space as follows:

“The minimum required civic space and amenity space shall be proportionally increased for densities above 8 dwelling units per acre.”

Section 9: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City

Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 10: This Ordinance shall be effective immediately upon its adoption by the City Council and incorporated into The Unified Development Code of the City of Alpharetta, Georgia. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____ day of _____, 2017.

Approved:

David Belle Isle, Mayor

Attest:

COUNCILMEMBERS

Coty Thigpen, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

1.4.2 Defined terms.

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking shall be allowed within a required landscape strip.

Open Space. A privately owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such pedestrian oriented improvements as landscaping, sidewalks, walkway paths, pergolas, gazebos, bikeways, exercise or play equipment, and benches, and which may further include up to 20% of its area in water bodies or areas inappropriate for pedestrian use. Open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
2. Along major roadways that are primarily commercial in character; or
3. Historic Downtown Alpharetta; or
4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.

1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

Dwelling, 'For-Rent' units shall require conditional use approval.

3. *Commercial:* At least 25% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
4. *Public Space:* A minimum of 10% of the gross land area must be designed for public use as recreation, entertainment and/or civic space.
5. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
6. *~~Park Space~~ Open Space:* Each MU development shall ~~set a goal to~~ provide a minimum of one acre of open space ~~park land~~/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. Required park open space and public space shall be achieved on-site and exclusive from each other.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

- C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.1, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. *Residential Uses:*

- a. Dwelling, Group (assisted living facility, progressive care facility).
- b. Dwelling, 'For-Rent'.
- c. Bed and Breakfast.

2. *Commercial Uses:*

- a. Bank, Savings & Loan.
- b. Contractor's Office (no on site storage).
- c. Day Care Center.
- d. Entertainment Venue (jazz club, comedy club, dinner theater, etc.).
- e. Hotel/Motel.
- f. Liquor Store.
- g. Outdoor/Indoor Recreation Facilities.
- h. Religious Institution.
- i. School, Commercial.
- j. Spa Services.
- k. Theater, Cinema.

3. *Semipublic Uses, Utilities:*

- a. Athletic Facilities.
- b. Public Building.

c. School, Academic.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Public Space: Each MU development shall have a minimum of 10% of the gross land area designed for public use. Public space shall be used for recreation, entertainment or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playground, community gardens or any other spaces where people can gather. Business kiosks shall be located outside of public space. Sidewalks and residential amenities may not be included within the public space requirement.

~~Park~~ Open Space: ~~Park~~ Open space may include residential recreational amenities. However, at least 50% of the required ~~park~~ open space shall be provided in passive-~~park~~ land area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.
6. Appearance standards for buildings and structured parking.
7. Limitations on uninterrupted building elevations.
8. Creation of vistas and view corridors within development.
9. Focal point features at prominent locations and ends of vistas.
10. Incorporation of natural site features
11. Block lengths conducive to pedestrian traffic.
12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for stormwater management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high quality landscape plan.
16. Number of office jobs internally captured on-site.

F. *Time Linkage.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project. When reviewing the phasing strategy or timeline, the City

Council may link the issuance of permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

([Ord. No. 702, § 1\(Exh. A\), 3-2-2015](#))

3.2.2 Definitions.

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking ~~will~~ shall be allowed within a required landscape strip.

Appendix A. Alpharetta Downtown Code.

3.5.3. DT-C, Dimensional Standards.

The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.

3.6.3. DT-MU, Dimensional Standards.

The minimum required civic space and amenity space shall be proportionally increased for densities above 10 dwelling units per acre.

3.7.3. DT-LW, Dimensional Standards.

The minimum required civic space and amenity space shall be proportionally increased for densities above 8 dwelling units per acre.

3.8.3. DT-R, Dimensional Standards.

The minimum required civic space and amenity space shall be proportionally increased for densities above 8 dwelling units per acre.



City Council Meeting STAFF REPORT

Submitting Department: Public Safety

Submitted By: Will Merrill

Meeting Date: September 18, 2017

I. AGENDA ITEM TITLE: PURCHASE OF 911-CENTER TECHNICAL FURNITURE

II. RECOMMENDATION:

Please approve the purchase and installation of 911 Emergency Communications console furniture by Watson Furniture under the National Cooperative Purchasing Alliance Contract (#07-48) in an amount totaling \$163,126.35 and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN
CURRENT FY OPRT.
BUDGET: NO

TOTAL PROJECT COST: \$163,126.35. THE NON-ALLOCATED BALANCE WITHIN THE E-911 FUND AFTER APPROVAL OF THIS ITEM WILL TOTAL \$185,144. THIS FIGURE DOES NOT INCLUDE APPROXIMATELY \$830,000 IN EMERGENCY RESERVE MONIES MAINTAINED WITHIN THE E-911 FUND FOR EMERGENCIES.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
E-911 Console Furniture Replacement (21531800-541300-C1630)	\$163,126.35
E-911 Non-Allocated (21531800-579000)	(\$163,126.35)

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	\$0.00
-	\$0.00

IV. REPORT IN BRIEF:

The 911-Center is currently scheduled to undertake renovations in fall 2017. As part of those renovations, the opportunity to improve a significant component of the 911-Center operation is available.

A 911 console consists of multiple computers, monitors, keyboards, computer mice, telephones, radio hardware, and work surfaces for the 911 communications operators. The current console furniture used in the 911-Center was purchased in 2008. Several advances in design and ergonomics have been made since that time.

Major advances include:

- ADA compliant Focal Depth monitor adjustment: This feature allows the operator to move all six monitors at once; allowing the dispatcher to see all of the computer screens at a distance that is correct for the employee's vision.
- Background Accent lighting: Uniform low-level background task light provides for decreased eyestrain and console specific lighting. Existing task lighting reflects onto other console positions and decreases the visibility of other operators.
- Status Light Integration: This module gives a visual indication of console position activity allowing management improved human resource allocation during an emergency. Visual indication of phone

- activity, radio activity, or general availability is provided.
- Computer hardware and wiring management: Improved cable management of monitor, power, and multiple USB connections are provided to decrease connection failure.
- Improved environmental Controls: Individual workspace configurations for desk height, keyboard height, lighting, and ventilation settings may be programmed and saved for each operator. This improves operator readiness availability at shift change and other personnel moves in the event of equipment failure.
- Computer Storage: Coupled with enhanced cable management technology. Computer cabinets will be used to keep the mission critical computers well ventilated and secured. These cabinets hold multiple computers, including rack-mounted peripherals and switches while providing easy access for maintenance needs. Wire management maintains a professional appearance while allowing obstruction-free operation of the console.

Several vendors were consulted during the process of planning the floorplan of the 911-Center. Watson Furniture provided the best configuration to meet the needs of the Center, maximizing floor space, all while improving personnel movement and functionality. The attached quote is for the purchase and installation (in accordance with the construction phasing/staging of the Public Safety Headquarters Expansion) of 8 full-size consoles and one smaller consolidated console. The attached quote represents pricing under the National Cooperative Purchasing Alliance (NCPA) which is a national government purchasing cooperative that leverages the purchasing power of public agencies in all 50 states to reduce the costs of goods and services while also maximizing staff procurement efficiency.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Quote (Watson), Layout (Watson), Watson Award Letter (NCPA RFP 14-15), Watson Response (NCPA RFP 14-15)

Quote Summary

Alpharetta 911

watsonconsoles

360.394.1300

www.watsonconsoles.com

Watson Factory Rep King Carter & Associates
Address Line 1:

Specified For: Alpharetta 911
Address Line 1:

City:
State:

City:
State:

Sales Person: Ben Whitley
Phone Number:

Contact Name:
Phone Number:
Email Address:

Project Summary:

Qty. 8 Mercury Dispatch Consoles with Environment Controls and 1 Relay Workbench

NCPA Pricing - Contract #07-48

Installation based on LIVE CUTOVER, TWO trips, 1st floor with no prevailing wage or union requirements.

1. State and Local Taxes will apply unless proof of exemption is provided with the Purchase Order.
2. Deposit may be required with order; Net 30 days of Shipment of Product.
3. Chairs are for representational purposes only.
4. Lead time average 60 days after receipt of Purchase Order.
5. Completed Order consists of a signed Contract or Purchase Order, Signed Drawings, Signed Color Selection Sheet, and Deposit.
6. Change Order Fee (minimum \$500) may be applicable for changes after 5 business days of submission.
7. Pricing will be valid for four (4) months after receipt of Purchase Order. Any orders that have not been manufactured within this time frame may be subject to a price change.

Quote Date 9/8/2017	Expiration Date 11/8/2017	Watson Account Manager: KLD
Console Plan 01		Watson Factory Rep Firm: King Carter & Associates
		Prepared By: JCG
This Document is Confidential & Proprietary (C) 2017 Watson Furniture Group, Inc. All Rights Reserved		File Name: Alpharetta911I.04.cmdrw

Option F01 (No 2)

Project: Alpharetta 911

watsonconsoles

Sold to

Company name: Alpharetta 911
Contact Person:
Contact Phone:
Contact Fax:

Distributor

Company name: King Carter & Associates
Salesman: Ben Whitley
Salesman Phone:
Salesman Fax:

#	Qty	Part Number	Description	Sell	Ext. Sell
1	9	149550	GROUNDING BAR, 1/4" x 2" 6", 10 HOLE KIT WITH INSULATORS AND MTG BRACKET	\$78.75	\$708.75
2	8	HACUP	ACCESSORY CUP HOLDER POWDER FINISH POWDER: [Not Selected]	\$72.45	\$579.60
3	6	HAP84	MERCURY ARRAY EXPANSION, PARTIAL, FOR 84"W CONSOLE	\$528.68	\$3,172.05
4	1	HD4H153918L-N	MERCURY PRO HUB, 15"D x 39"W x 18H", LEFT HAND, NO GROMMET LOCK FACTORY INSTALLED LOCKCORE (#135) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$1,580.25	\$1,580.25
5	1	HD4H153918R-N	MERCURY PRO HUB, 15"D x 39"W x 18H", RIGHT HAND, NO GROMMET LOCK FACTORY INSTALLED LOCKCORE (#135) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$1,580.25	\$1,580.25
6	4	HD4H245118C	MERCURY PRO HUB, 24"D x 51"W x 18H", CENTER AMPERAGE 20 Amp Standard Plug LOCK FACTORY INSTALLED LOCKCORE (#135) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$3,325.88	\$13,303.50
7	1	HD4H245118L-G	MERCURY PRO HUB, 24"D x 51"W x 18H", LEFT HAND, WITH GROMMET AMPERAGE 20 Amp Standard Plug LOCK FACTORY INSTALLED LOCKCORE (#135) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$2,304.75	\$2,304.75
8	1	HD4H245118L-N	MERCURY PRO HUB, 24"D x 51"W x 18H", LEFT HAND, NO GROMMET AMPERAGE 20 Amp Standard Plug LOCK FACTORY INSTALLED LOCKCORE (#135) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$2,278.50	\$2,278.50
9	1	HD4H245118R-G	MERCURY PRO HUB, 24"D x 51"W x 18H", RIGHT HAND, WITH GROMMET AMPERAGE 20 Amp Standard Plug LOCK	\$2,304.75	\$2,304.75

Option F01 (No 2)

Project: Alpharetta 911

watsonconsoles

Sold to

Company name: Alpharetta 911
Contact Person:
Contact Phone:
Contact Fax:

Distributor

Company name: King Carter & Associates
Salesman: Ben Whitley
Salesman Phone:
Salesman Fax:

#	Qty	Part Number	Description	Sell	Ext. Sell
			FACTORY INSTALLED LOCKCORE (#135) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey		
10	1	HD4H245118R-N	MERCURY PRO HUB, 24"D x 51"W x 18"H, RIGHT HAND, NO GROMMET AMPERAGE 20 Amp Standard Plug LOCK FACTORY INSTALLED LOCKCORE (#135) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$2,278.50	\$2,278.50
11	6	HD4W3684S	MERCURY PRO WORKSURFACE WITH DEPTH ADJUSTMENT, 36"D x 84"W x 24-50"H, SINGLE MONITOR ARRAY ENVIRONMENT CONTROL PACKAGE With Environment Controls In-Dash Power IN-DASH 110V AC POWER OUTLETS MONITOR MOUNT QTY 6 Monitor Mounts - VESA 100 WORKSURFACE Scheme Only Blond Echo (7939-38) WORKSURFACE EDGE EDGE FINISH: Charcoal POWDER FINISH Charcoal	\$6,776.70	\$40,660.20
12	2	HD4W3696S	MERCURY PRO WORKSURFACE WITH DEPTH ADJUSTMENT, 36"D x 96"W x 24-50"H, SINGLE MONITOR ARRAY ENVIRONMENT CONTROL PACKAGE With Environment Controls In-Dash Power IN-DASH 110V AC POWER OUTLETS MONITOR MOUNT QTY 6 Monitor Mounts - VESA 100 WORKSURFACE Scheme Only Blond Echo (7939-38) WORKSURFACE EDGE EDGE FINISH: Charcoal POWDER FINISH Charcoal	\$6,986.70	\$13,973.40
13	1	HGBS1518S-L	MERCURY BRIDGE SPACER, 15"D x 18"H SINGLE, LEFT HAND EXTERIOR FINISH Charcoal	\$42.00	\$42.00
14	1	HGBS1518S-R	MERCURY BRIDGE SPACER, 15"D x 18"H SINGLE, RIGHT HAND EXTERIOR FINISH Charcoal	\$42.00	\$42.00
15	1	HGBS2418D-L	MERCURY BRIDGE SPACER, 24"D x 18"H DUAL, LEFT HAND	\$52.50	\$52.50

Option F01 (No 2)

Project: Alpharetta 911

watsonconsoles

Sold to

Company name: Alpharetta 911
Contact Person:
Contact Phone:
Contact Fax:

Distributor

Company name: King Carter & Associates
Salesman: Ben Whitley
Salesman Phone:
Salesman Fax:

#	Qty	Part Number	Description	Sell	Ext. Sell
			EXTERIOR FINISH Charcoal		
16	1	HGBS2418D-R	MERCURY BRIDGE SPACER, 24"D x 18"H DUAL, RIGHT HAND	\$52.50	\$52.50
			EXTERIOR FINISH Charcoal		
17	4	HGBS2418S-C	MERCURY BRIDGE SPACER, 24"D x 18"H SINGLE, CENTER	\$52.50	\$210.00
			EXTERIOR FINISH Charcoal		
18	1	HGBS2418S-L	MERCURY BRIDGE SPACER, 24"D x 18"H SINGLE, LEFT HAND	\$52.50	\$52.50
			EXTERIOR FINISH Charcoal		
19	1	HGBS2418S-R	MERCURY BRIDGE SPACER, 24"D x 18"H SINGLE, RIGHT HAND	\$52.50	\$52.50
			EXTERIOR FINISH Charcoal		
20	6	HGCB84S-N	MERCURY CABLE BRIDGE, 84"W SINGLE, NO GROMMET LOCK FACTORY INSTALLED LOCKCORE (#135)	\$472.50	\$2,835.00
			EXTERIOR FINISH Charcoal		
			INTERIOR FINISH Fashion Grey		
21	1	HGCB96D	MERCURY CABLE BRIDGE, 96"W DUAL LOCK FACTORY INSTALLED LOCKCORE (#135)	\$866.78	\$866.78
			EXTERIOR FINISH Charcoal		
			INTERIOR FINISH Fashion Grey		
22	2	HGSOCBKT42L	MERCURY OUTSIDE CORNER BRACKET, 42"H POWDER FINISH	\$21.00	\$42.00
			Charcoal		
23	2	HGSOCBKT42R	MERCURY OUTSIDE CORNER BRACKET, 42"H POWDER FINISH	\$21.00	\$42.00
			Charcoal		
24	1	HGSR3942F	MERCURY RETURN SCREEN, 39"W x 42"H, ALL FABRIC PANEL FABRIC GROUP Standard Scheme Anchorage - Waterfall (2335-2691)	\$445.20	\$445.20
			POWDER FINISH Charcoal		
25	1	HGSR3942F	MERCURY RETURN SCREEN, 39"W x 42"H, ALL FABRIC PANEL FABRIC GROUP Standard Scheme Anchorage - Waterfall (2335-2691)	\$445.20	\$445.20
			POWDER FINISH Fashion Grey		
26	10	HGSR5142F	MERCURY RETURN SCREEN, 51"W x 42"H, ALL FABRIC PANEL FABRIC GROUP Standard Scheme Anchorage - Waterfall (2335-2691)	\$502.43	\$5,024.25
			POWDER FINISH		

Option F01 (No 2)

Project: Alpharetta 911

watsonconsoles

Sold to

Company name: Alpharetta 911
Contact Person:
Contact Phone:
Contact Fax:

Distributor

Company name: King Carter & Associates
Salesman: Ben Whitley
Salesman Phone:
Salesman Fax:

#	Qty	Part Number	Description	Sell	Ext. Sell
27	6	HGSS8442F	Charcoal MERCURY SPINE SCREEN, 84"W x 42"H, ALL FABRIC PANEL FABRIC GROUP Standard Scheme Anchorage - Waterfall (2335-2691) POWDER FINISH	\$949.73	\$5,698.35
28	1	HGSS9642F	Charcoal MERCURY SPINE SCREEN, 96"W x 42"H, ALL FABRIC PANEL FABRIC GROUP Standard Scheme Anchorage - Waterfall (2335-2691) POWDER FINISH	\$1,004.33	\$1,004.33
29	6	HGSWIBKT42	Charcoal MERCURY INSIDE CORNER BRACKET, 42"H POWDER FINISH	\$16.28	\$97.65
30	2	HHC1518	Charcoal MERCURY HUB COVER, 15"D x 18"H EXTERIOR FINISH	\$24.68	\$49.35
31	2	HPBD244224L	Charcoal MERCURY PERSONAL BASE, DOOR (PAIR), 24"D x 42"W x 24"H, LEFT HAND LOCK FIELD INSTALLED LOCKCORE Pull Jota Pull (Silver) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$801.68	\$1,603.35
32	1	HPBD244224R	Charcoal MERCURY PERSONAL BASE, DOOR (PAIR), 24"D x 42"W x 24"H, RIGHT HAND LOCK FIELD INSTALLED LOCKCORE Pull Jota Pull (Silver) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$801.68	\$801.68
33	5	HPPD244208L	Charcoal MERCURY PERSONAL PALLET, WITH DRAWER, 24"D x 42"W x 8"H, LEFT HAND LOCK NON-LOCKING Pull Jota Pull (Silver) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$462.00	\$2,310.00
34	5	HPPD244208R	Charcoal MERCURY PERSONAL PALLET, WITH DRAWER, 24"D x 42"W x 8"H, RIGHT HAND LOCK	\$462.00	\$2,310.00

Option F01 (No 2)

Project: Alpharetta 911

watsonconsoles

Sold to

Company name: Alpharetta 911
Contact Person:
Contact Phone:
Contact Fax:

Distributor

Company name: King Carter & Associates
Salesman: Ben Whitley
Salesman Phone:
Salesman Fax:

#	Qty	Part Number	Description	Sell	Ext. Sell
			NON-LOCKING Pull Jota Pull (Silver) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey		
35	1	HPSOD244224R	MERCURY PERSONAL STACKER, OPEN DOOR 24"D x, 42"W x 24"H, RIGHT HAND LOCK FIELD INSTALLED LOCKCORE Pull Jota Pull (Silver) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$601.13	\$601.13
36	1	HPSODB244224L	MERCURY PERSONAL STACKER, OPEN DOOR BOX 24"D x, 42"W x 24"H, LEFT HAND LOCK FIELD INSTALLED LOCKCORE Pull Jota Pull (Silver) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$707.18	\$707.18
37	4	HTB244224L	MERCURY TECHNOLOGY BASE, 24"D x 42"W x 24"H, LEFT HAND RACKMOUNT No Rackmount SHELF Pull Out Shelf LOCK FACTORY INSTALLED LOCKCORE (#135) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$1,508.33	\$6,033.30
38	5	HTB244224R	MERCURY TECHNOLOGY BASE, 24"D x 42"W x 24"H, RIGHT HAND RACKMOUNT No Rackmount SHELF Pull Out Shelf LOCK FACTORY INSTALLED LOCKCORE (#135) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$1,508.33	\$7,541.63
39	8	S16-0400-3L	MODIFIED TXXSTAT - DISPATCH STATUS LIGHT [3-COLOR) (*BLUE*/YELLOW/RED), 24 VAC/DC LIGHT QTY	\$633.15	\$5,065.20

Option F01 (No 2)

Project: Alpharetta 911

watsonconsoles

Sold to

Company name: Alpharetta 911
Contact Person:
Contact Phone:
Contact Fax:

Distributor

Company name: King Carter & Associates
Salesman: Ben Whitley
Salesman Phone:
Salesman Fax:

#	Qty	Part Number	Description	Sell	Ext. Sell
40	1	S16-1893-245118-D-CB-L	2 LIGHT RED-YELLOW MOUNT TYPE Array Mount MODIFIED HD4H - MERCURY HUB FOR D4 WORKSURFACE, *ADDITIONAL CABLE BRIDGE CUTOUT, AS PER DRAWING*, 24"D x 51"W x 18H", LEFT HAND, NO GROMMET AMPERAGE 20 Amp Standard Plug LOCK FACTORY INSTALLED LOCKCORE (#135) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$2,466.45	\$2,466.45
41	1	S16-1893-245118-D-CB-R	MODIFIED HD4H - MERCURY HUB FOR D4 WORKSURFACE, *ADDITIONAL CABLE BRIDGE CUTOUT, AS PER DRAWING*, 24"D x 51"W x 18H", RIGHT HAND, NO GROMMET AMPERAGE 20 Amp Standard Plug LOCK FACTORY INSTALLED LOCKCORE (#135) EXTERIOR FINISH Charcoal INTERIOR FINISH Fashion Grey	\$2,466.45	\$2,466.45
42	2	S17-0324-20-C	MODIFIED TXXVARRAY - 20" VERTICAL ARRAY EXTENSION BRACKET, *BIGGER BRACKET TO MOUNT TO ARRAY BAR CONNECTION LOCATION, AS PER DRAWING*	\$202.13	\$404.25
43	1	S1WSREC2984-7Z	SEVEN SINGLE-SIDED WB, RECTANGLE, 29"D x 84"W POWER STANDARD POWER (2 DUPLEXES/USER) LAMINATE 1 GROUP Standard Laminates SURFACE FINISH 1: Blond Echo BASE TYPE BASE TYPE: Seven Standard Electric (28-47.5") POWDER FINISH: Charcoal COLUMN FINISH: Black LID FINISH: Carbon Mesh	\$1,837.50	\$1,837.50
44	1	TXXGR3	SYNERGY MONITOR ARM - GROMMET MOUNT, FIXED HEIGHT, 3 ea. MONITORS (UP TO 21" - HORIZONTAL), NO FOCAL ADJUSTMENT	\$470.93	\$470.93
45	224	TXXPORT	MERCURY TECH PORT INSERT	\$22.57	\$5,056.80
46	1	TXXVARRAY20	20" VERT. ARRAY EXTENSION BKT	\$140.18	\$140.18
47	1	WAPI-SGL-73	WATSON POWER RACEWAY INFEED, SINGLE CIRCUIT, 73" WHIP	\$78.75	\$78.75

Subtotal Product	\$141,673.35
Installation	\$21,453.00
Total	\$163,126.35
Grand Total	\$163,126.35

Mercury Dispatch Consoles - 84" & 96" Primaries - 42" Screens (42" AFF)

Project:Alpharetta 911

AlpharettaGA

Alpharetta9111.04.cmdrw



Sales Rep:

Ben Whitley

Project Manager:

KLD

Project Designer:

JCG

REVISION: DESIGNER -

REV 0: JCG - 05/30/2017 - Preliminary Drawings
REV 1: JCG - 06/05/2017 - Revise Accessories & change Relay Tech Bench to Relay Workbench
REV 2: JCG - 07/18/2017 - Revise Storage & Add Acrylic Toppers
REV 3: JCG - 08/30/2017 - New Room Dims, Remove some Accessories, Update some Accessories
REV 4: JCG - 09/06/2017 - Revise Storage for Relay & move 6 positions away from walls

Console
Plan 01
Full Floor Plan

Scale: 1/4" = 1'

NOTE: Verify all building dimensions on-site prior to purchase or installation of product. Watson agrees to provide product Symbols that are correct. In turn, the agent or customer is responsible for providing accurate building plans, including dimensions, features, and information required for space planning and installation.

Approved By:

Name

Date

Title

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Poulsbo, WA 98370
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Mercury Dispatch Consoles - 84" & 96" Primaries - 42" Screens (42" AFF)

Project:Alpharetta 911

AlpharettaGA

Alpharetta911l.04.cmdrw



Sales Rep:

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Project Manager:

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Console
Plan 01
Full Room 1

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Mercury Dispatch Consoles - 84" & 96" Primaries - 42" Screens (42" AFF)

Project:Alpharetta 911

AlpharettaGA

Alpharetta9111.04.cmdrw



Sales Rep:

Ben Whitley

Project Manager:

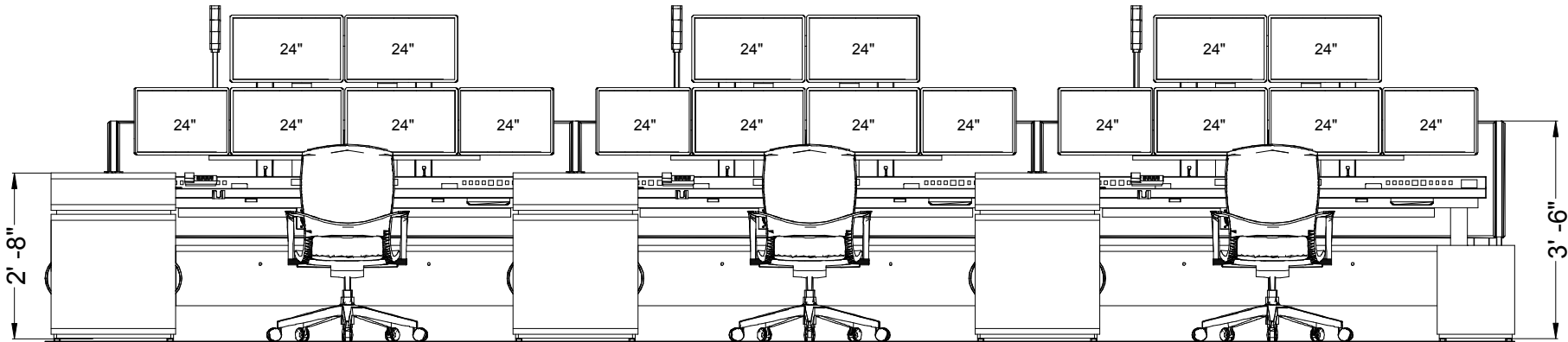
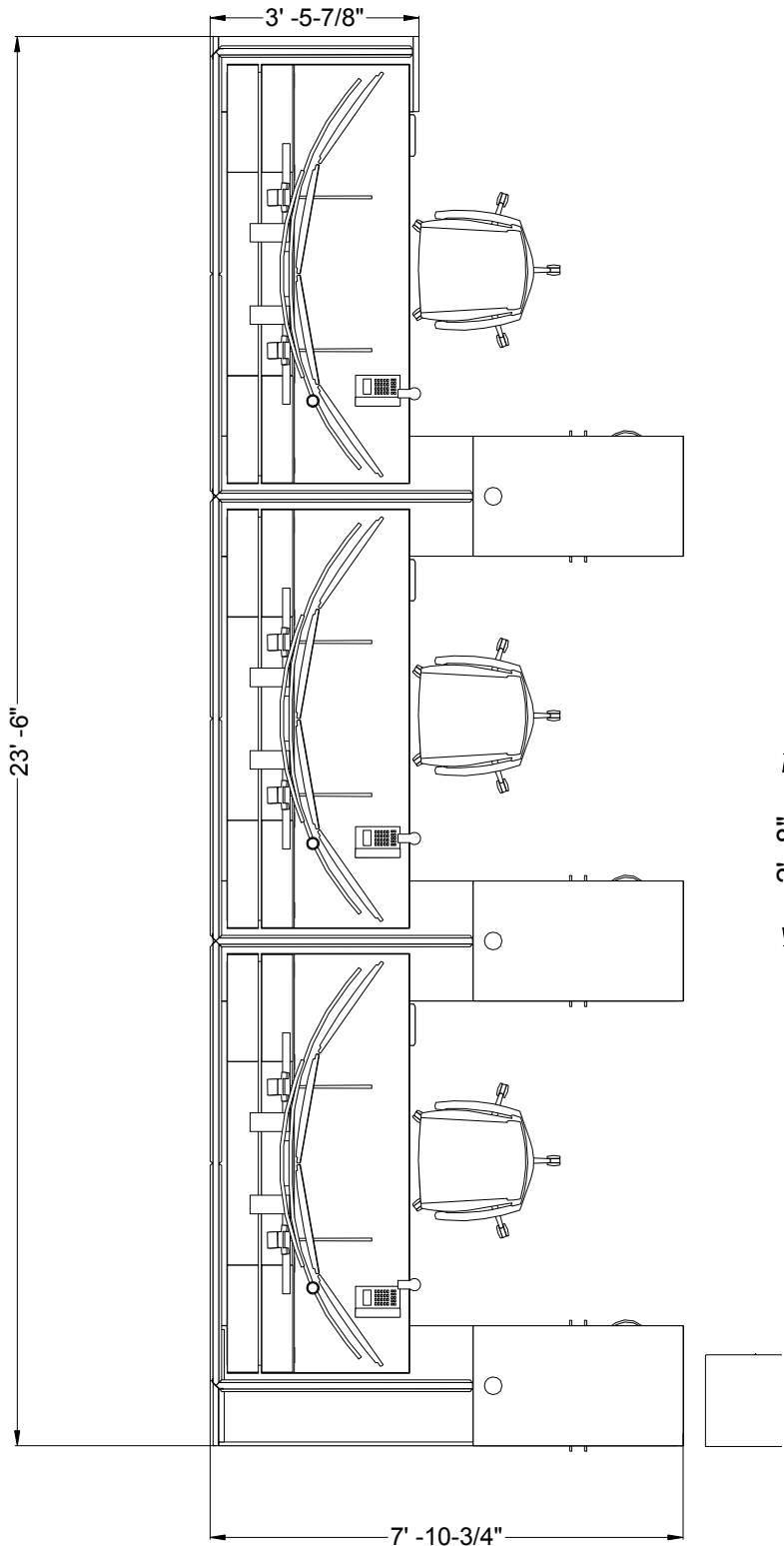
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Project Designer:

JCG

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Scale: ~1:38

Scale: 3/8" = 1'

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Approved By:

NameDateTitle

Console
Plan 01
Typical A

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Sales Rep:

Ben Whitley

Factory PM:

KLD

Prepared By:

JCG

REVISION: DESIGNER -

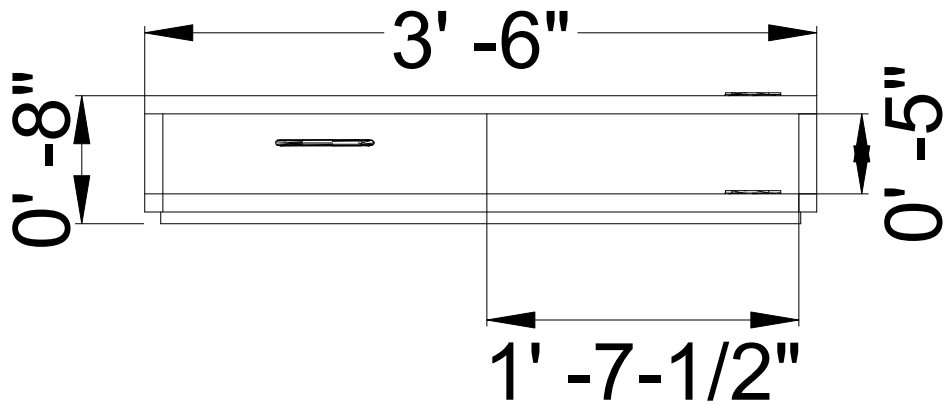
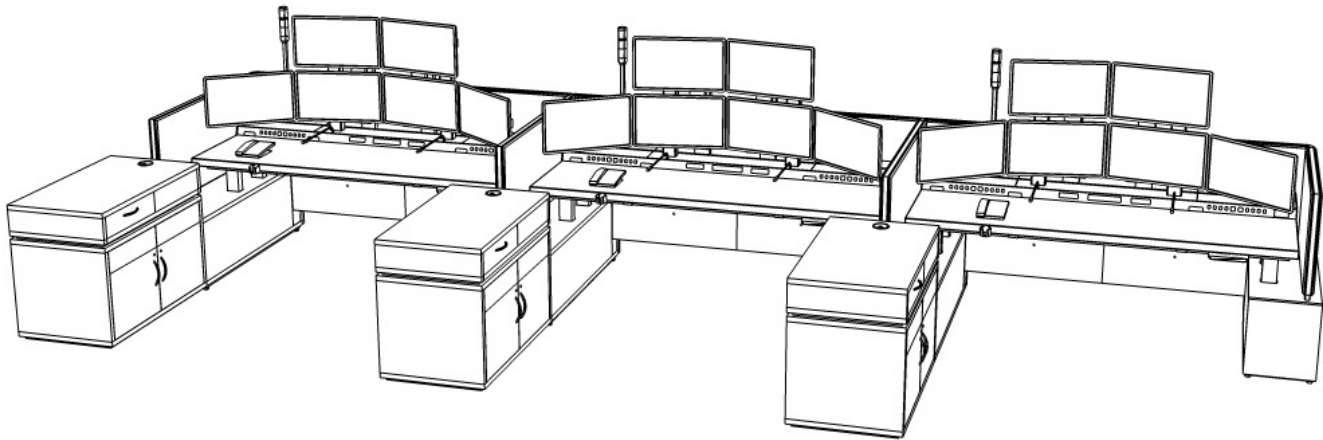
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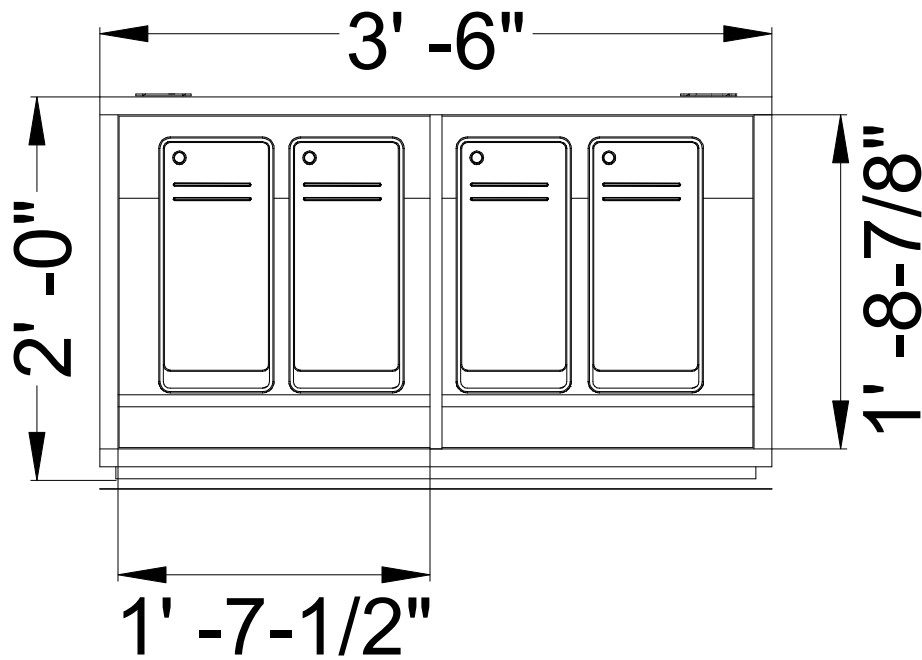
REV 3: JCG - 08/30/2017 - New Room Dims, Remove some Accessories, Update some Accessories

REV 4: JCG - 09/06/2017 - Revise Storage for Relay & move 6 positions away from walls



Scale: 1" = 1'

MERCURY PERSONAL PALLET STACKER, OPEN DRAWER CONFIGURATION



Scale: 1" = 1'

MERCURY TECHNOLOGY BASE CABINET, 42"

Console
Plan 01
Typical A
Details

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Approved By:

Name

Date

Title

Sales Rep:

Ben Whitley

Project Manager:

KLD

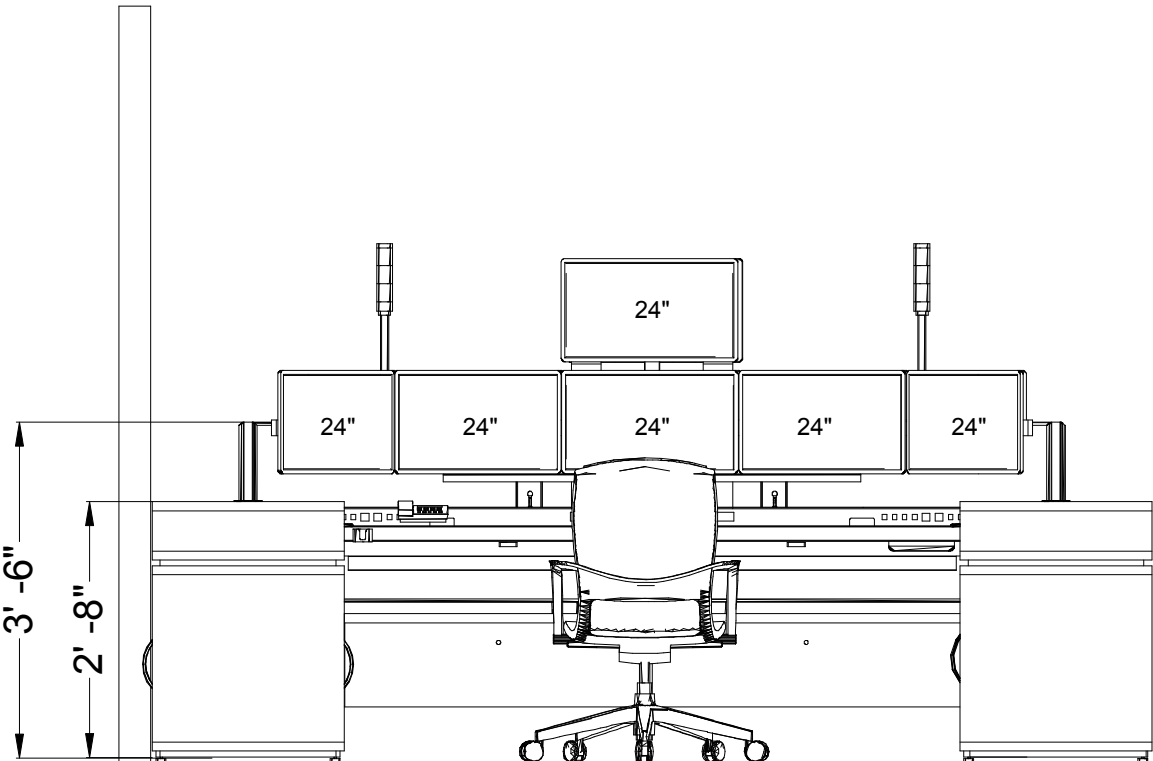
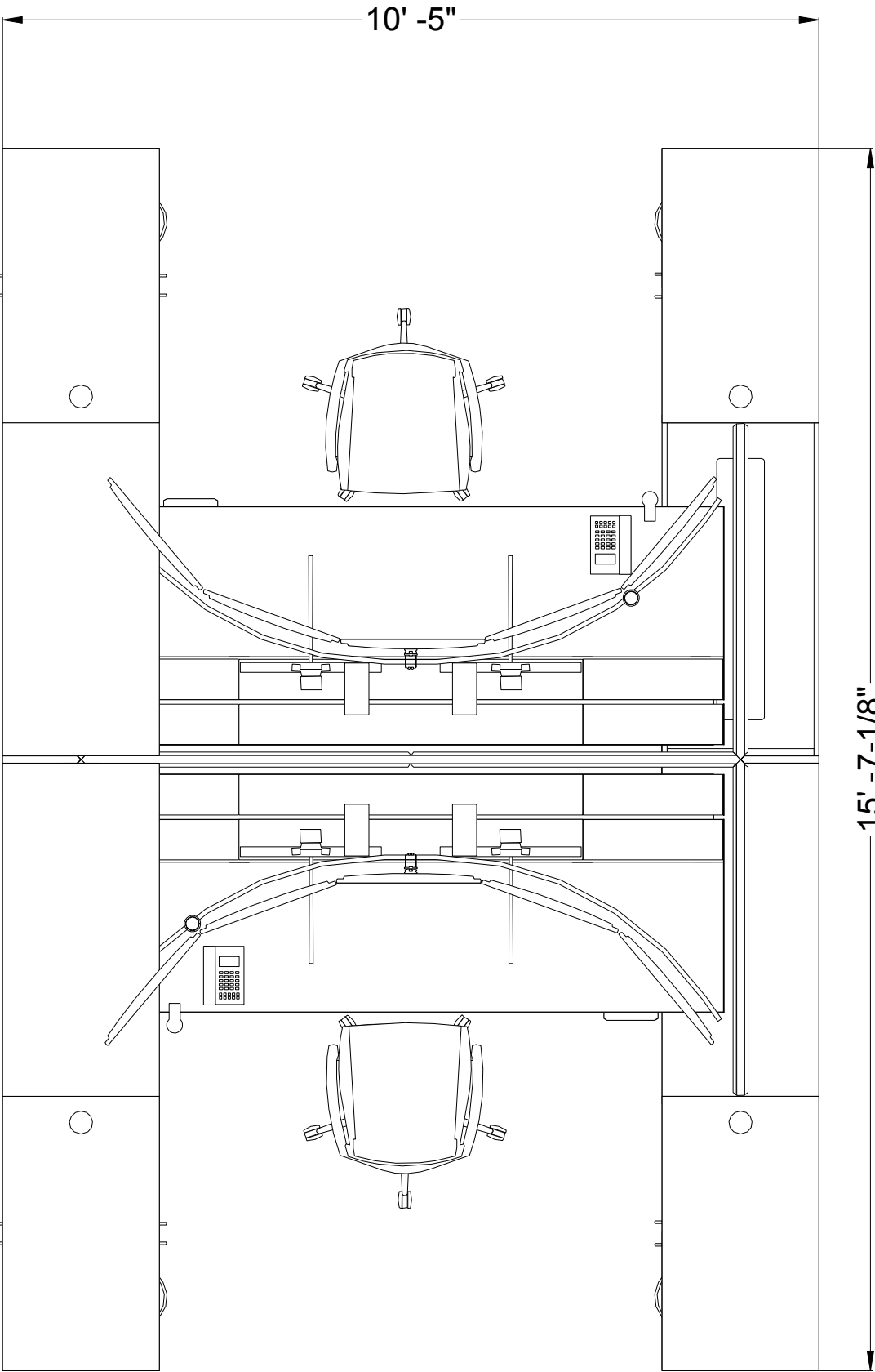
Project Designer:

JCG

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Console
Plan 01
Typical B



Scale: 1/2" = 1'

Scale: 1/2" = 1'

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Approved By:

Name

Date

Title

Mercury Dispatch Consoles - 84" & 96" Primaries - 42" Screens (42" AFF)

Project:Alpharetta 911

AlpharettaGA

Alpharetta911I.04.cmdrw



Sales Rep:

Ben Whitley

Factory PM:

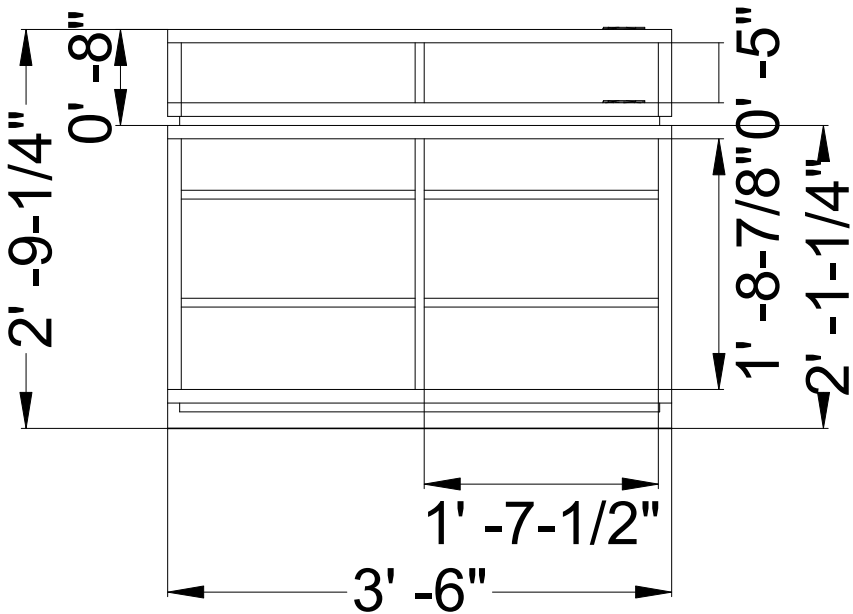
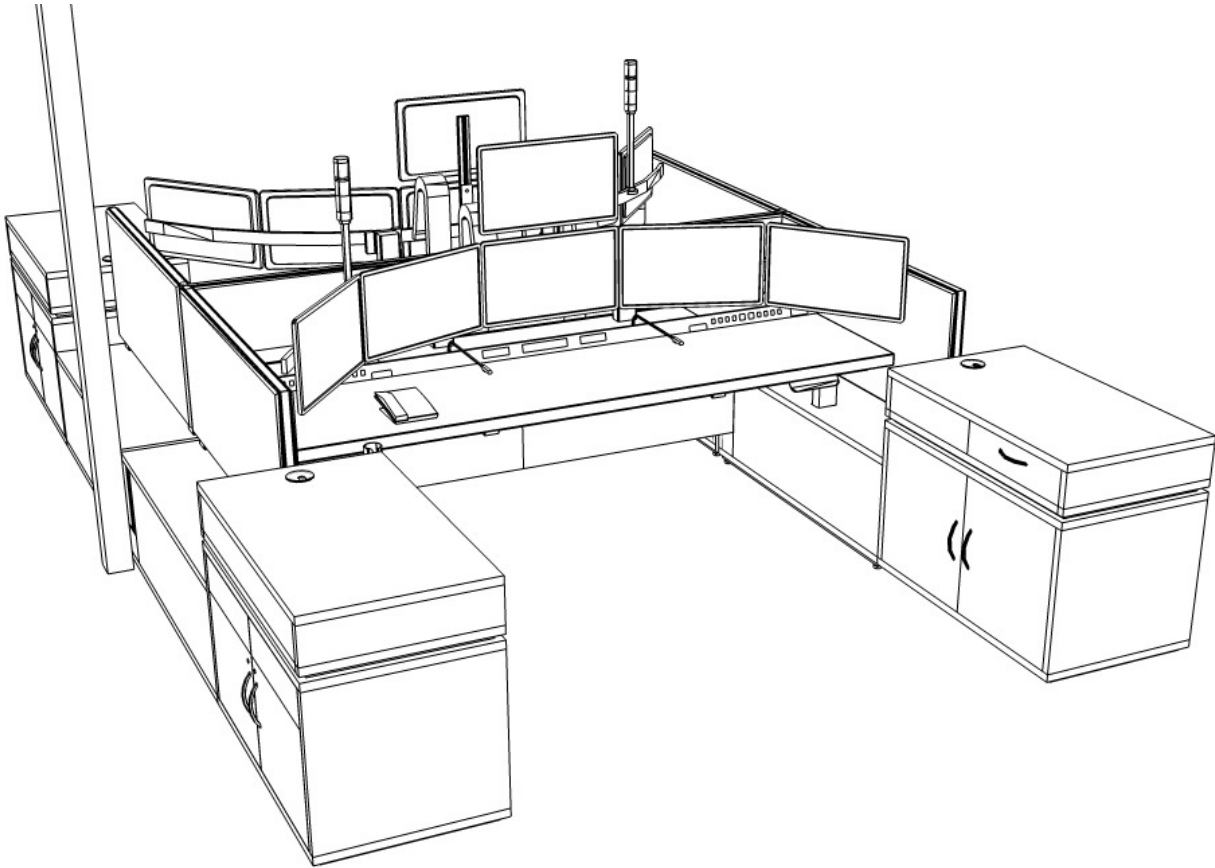
KLD

Prepared By:

JCG

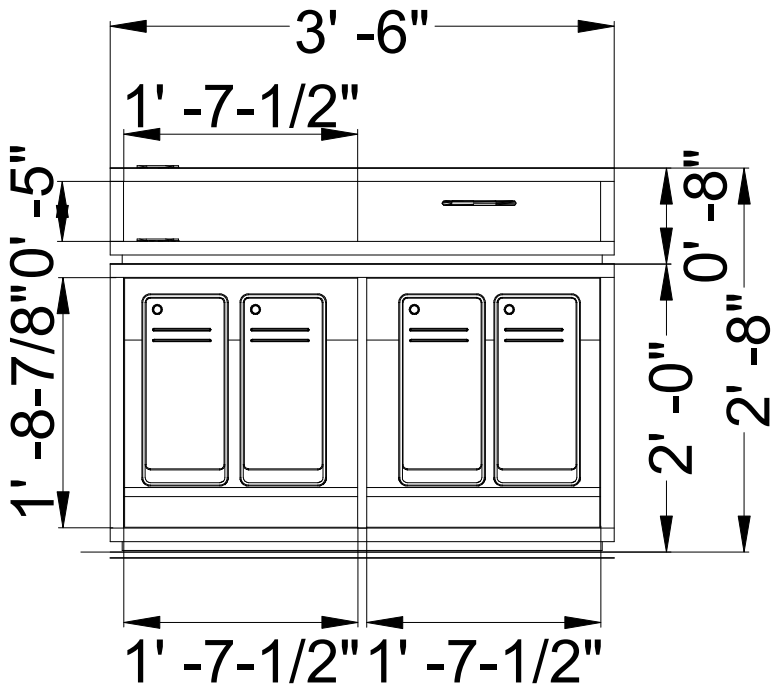
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Scale: 3/4" = 1'

MERCURY DOOR PERSONAL BASE CABINET WITH OPEN DRAWER PALLET STACKER, 42"



Scale: 3/4" = 1'

MERCURY TECHNOLOGY BASE CABINET WITH OPEN DRAWER PALLET STACKER, 42"

Console
Plan 01
Typical B
Details

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Approved By:

Name Date Title

Mercury Dispatch Consoles - 84" & 96" Primaries - 42" Screens (42" AFF)

Project:Alpharetta 911

AlpharettaGA

Alpharetta911I.04.cmdrw



Sales Rep:

Ben Whitley

Project Manager:

KLD

Project Designer:

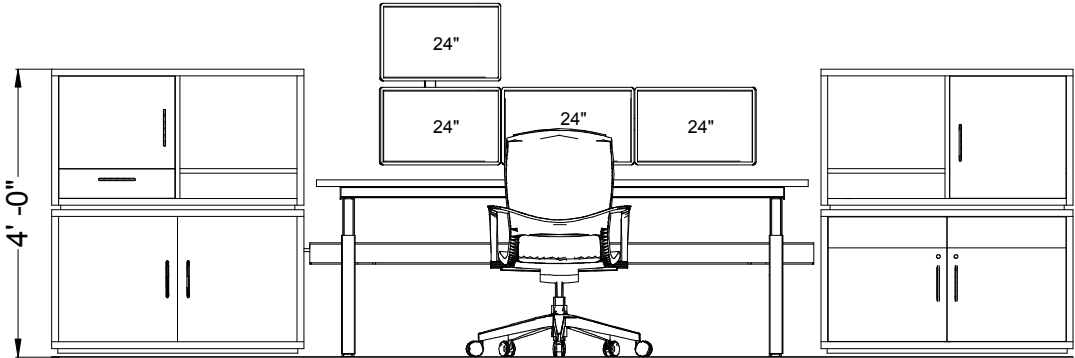
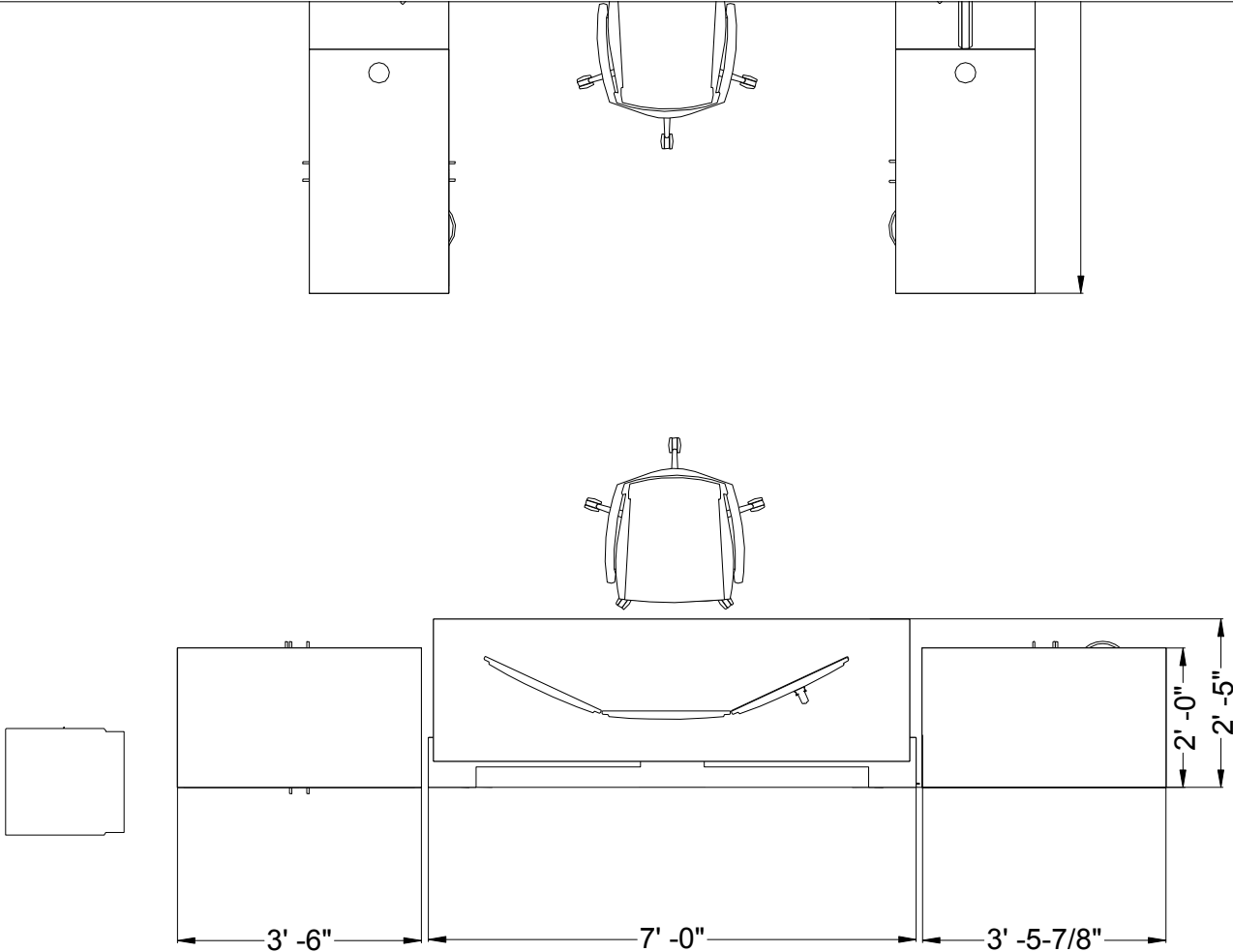
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Console
Plan 01
Typical C

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Scale: 3/8" = 1'

Scale: 3/8" = 1'

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Approved By:

Name

Date

Title

Mercury Dispatch Consoles - 84" & 96" Primaries - 42" Screens (42" AFF)

Project:Alpharetta 911

AlpharettaGA

Alpharetta9111.04.cmdrw



Sales Rep:

Ben Whitley

Factory PM:

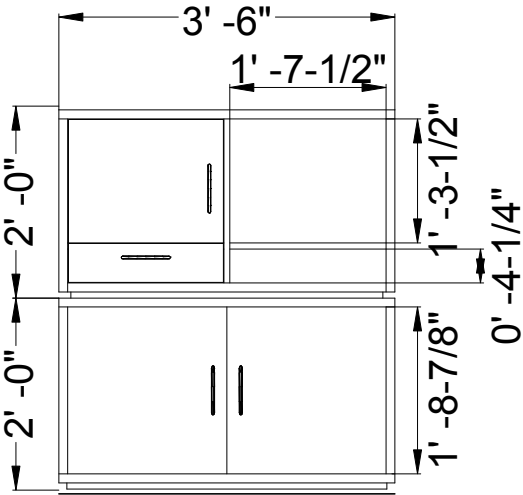
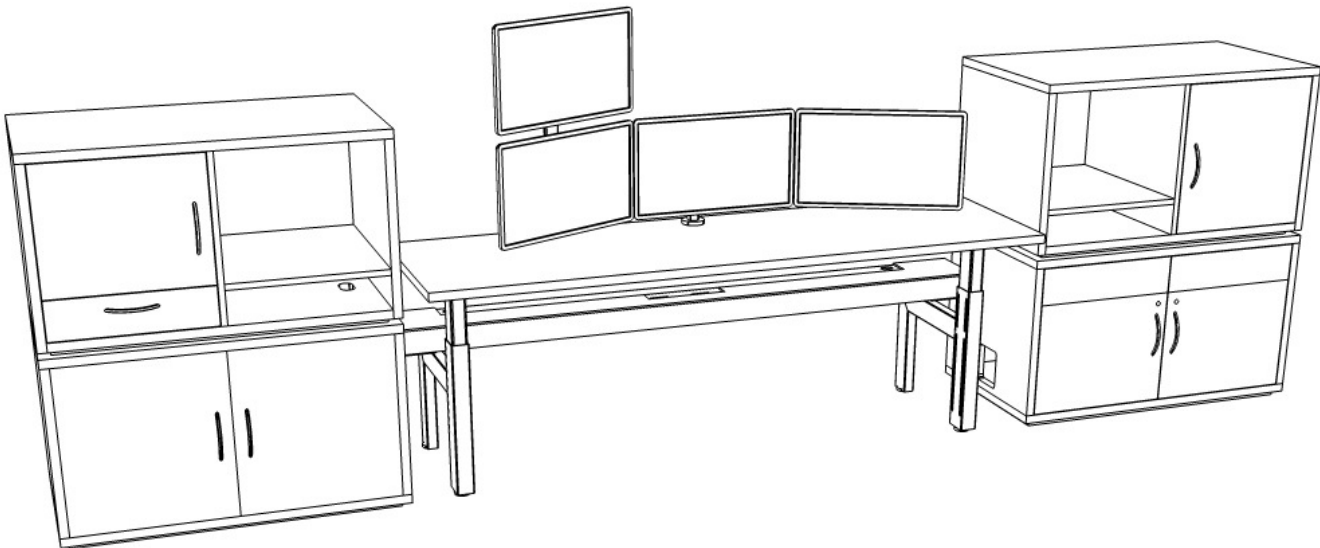
KLD

Prepared By:

JCG

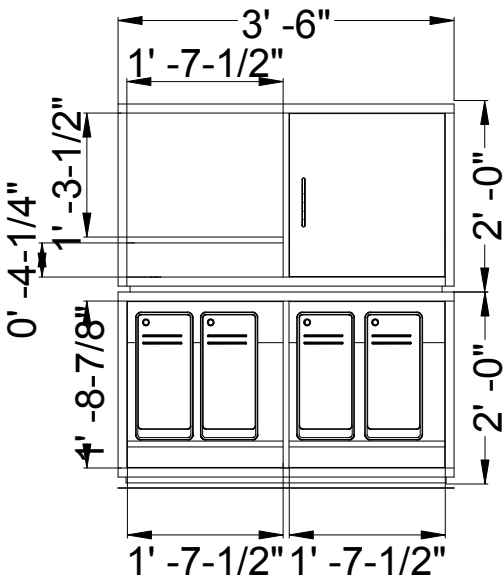
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Scale: 1/2" = 1'

Mercury Door Personal Storage Base Cabinet & Open Box Door Stacking Storage, 42"



Scale: 1/2" = 1'

Mercury Technology Base Cabinet & Open Door Stacking Storage, 42"

Console
Plan 01
Typical C
Details

NOTE: Verify all building dimensions on-site prior to purchase or installation of product.
Watson agrees to provide product Symbols that are correct. In turn, the agent or customer is responsible for providing accurate building plans, including dimensions, features, and information required for space planning and installation.

Approved By:

NameDateTitle

Mercury Dispatch Consoles - 84" & 96" Primaries - 42" Screens (42" AFF)

Project:Alpharetta 911

AlpharettaGA

Alpharetta9111.04.cmdrw



Sales Rep:

Ben Whitley

Project Manager:

KLD

Project Designer:

JCG

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Console
Plan 01
Rendering 1



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Approved By:

Name

Date

Title

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Mercury Dispatch Consoles - 84" & 96" Primaries - 42" Screens (42" AFF)

Project:Alpharetta 911

AlpharettaGA

Alpharetta9111.04.cmdrw



Sales Rep:

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Console
Plan 01
Rendering 2

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Approved By:

Name

Date

Title



Region XIV Education Service Center

1850 Highway 351
Abilene, TX 79601-4750
325-675-8600
FAX 325-675-8659

Thursday, October 1st, 2015

Watson Furniture Group, Inc.
ATTN: Tom Rennie
26246 Twelve Trees Lane, NW
Poulsbo, WA 98370

Dear Tom:

Region XIV Education Service Center is happy to announce that Watson Furniture Group, Inc. has been awarded an annual contract for Furniture based on the proposal submitted to Region XIV ESC.

The contract is effective immediately and will expire on October 31st, 2018. The contract can be renewed annually for an additional five years, if mutually agreed on by Region XIV ESC and Watson Furniture Group, Inc.

We look forward to a long and successful partnership underneath this contract.

If you have any questions or concerns, feel free to contact me at 325-675-8600.

Sincerely,

A handwritten signature in blue ink that reads 'Ronnie Kincaid'. The signature is fluid and cursive, with the first name 'Ronnie' being more prominent than the last name 'Kincaid'.

Ronnie Kincaid
Region XIV, Executive Director

Tab 1 – Master Agreement

General Terms and Conditions

◆ Customer Support

- The vendor shall provide timely and accurate technical advice and sales support. The vendor shall respond to such requests within one (1) working day after receipt of the request.

◆ Assignment of Contract

- No assignment of contract may be made without the prior written approval of Region 14 ESC. Purchase orders and payment can only be made to awarded vendor. Awarded vendor is required to notify Region 14 ESC when any material change in operation is made.

◆ Disclosures

- Respondent affirms that he/she has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor or service to a public servant in connection with this contract.
- The respondent affirms that, to the best of his/her knowledge, the offer has been arrived at independently, and is submitted without collusion with anyone to obtain information or gain any favoritism that would in any way limit competition or give an unfair advantage over other vendors in the award of this contract.

◆ Funding Out Clause

- Any/all contracts exceeding one (1) year shall include a standard “funding out” clause. A contract for the acquisition, including lease, of real or personal property is a commitment of the entity’s current revenue only, provided the contract contains either or both of the following provisions:
- Retains to the entity the continuing right to terminate the contract at the expiration of each budget period during the term of the contract and is conditioned on a best efforts attempt by the entity to obtain appropriate funds for payment of the contract.

◆ Shipments (if applicable)

- The awarded vendor shall ship ordered products within seven (7) working days for goods available and within four (4) to six (6) weeks for specialty items after the receipt of the order unless modified. If a product cannot be shipped within that time, the awarded vendor shall notify the entity placing the order as to why the product has not shipped and shall provide an estimated shipping date. At this point the participating entity may cancel the order if estimated shipping time is not acceptable.

◆ Tax Exempt Status

- Since this is a national contract, knowing the tax laws in each state is the sole responsibility of the vendor.

◆ Payments

- The entity using the contract will make payments directly to the awarded vendor.

◆ Pricing

- All pricing submitted to shall include the administrative fee to be remitted to NCPA by the awarded vendor. It is the awarded vendor's responsibility to keep all pricing up to date and on file with NCPA.
- All deliveries shall be freight prepaid, F.O.B. destination and shall be included in all pricing offered unless otherwise clearly stated in writing

◆ Warranty

- Proposals should address each of the following:
 - Applicable warranty and/or guarantees of equipment and installations including any conditions and response time for repair and/or replacement of any components during the warranty period.
 - Availability of replacement parts
 - Life expectancy of equipment under normal use
 - Detailed information as to proposed return policy on all equipment

◆ Indemnity

- The awarded vendor shall protect, indemnify, and hold harmless Region 14 ESC and its participants, administrators, employees and agents against all claims, damages, losses and expenses arising out of or resulting from the actions of the vendor, vendor employees or vendor subcontractors in the preparation of the solicitation and the later execution of the contract.

◆ Franchise Tax

- The respondent hereby certifies that he/she is not currently delinquent in the payment of any franchise taxes.

◆ Supplemental Agreements

- The entity participating in this contract and awarded vendor may enter into a separate supplemental agreement to further define the level of service requirements over and above the minimum defined in this contract i.e. invoice requirements, ordering requirements, specialized delivery, etc. Any supplemental agreement developed as a result of this contract is exclusively between the participating entity and awarded vendor.

◆ Certificates of Insurance

- Certificates of insurance shall be delivered to the Public Agency prior to commencement of work. The insurance company shall be licensed in the applicable state in which work is being conducted. The awarded vendor shall give the participating entity a minimum of ten (10) days notice prior to any modifications or cancellation of policies. The awarded vendor shall require all subcontractors performing any work to maintain coverage as specified.

◆ Legal Obligations

- It is the Respondent's responsibility to be aware of and comply with all local, state, and federal laws governing the sale of products/services identified in this RFP and any awarded contract and shall comply with all while fulfilling the RFP. Applicable laws and regulation must be followed even if not specifically identified herein.

◆ Protest

- A protest of an award or proposed award must be filed in writing within ten (10) days from the date of the official award notification and must be received by 5:00 pm CST. No protest shall lie for a claim that the selected Vendor is not a responsible Bidder. Protests shall be filed with Region 14 ESC and shall include the following:
 - Name, address and telephone number of protester
 - Original signature of protester or its representative
 - Identification of the solicitation by RFP number
 - Detailed statement of legal and factual grounds including copies of relevant documents and the form of relief requested
- Any protest review and action shall be considered final with no further formalities being considered.

◆ Force Majeure

- If by reason of Force Majeure, either party hereto shall be rendered unable wholly or in part to carry out its obligations under this Agreement then such party shall give notice and full particulars of Force Majeure in writing to the other party within a reasonable time after occurrence of the event or cause relied upon, and the obligation of the party giving such notice, so far as it is affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, except as hereinafter provided, but for no longer period, and such party shall endeavor to remove or overcome such inability with all reasonable dispatch.
- The term Force Majeure as employed herein, shall mean acts of God, strikes, lockouts, or other industrial disturbances, act of public enemy, orders of any kind of government of the United States or any civil or military authority; insurrections; riots; epidemics; landslides; lighting; earthquake; fires; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions, breakage or accidents to machinery, pipelines or canals, or other causes not reasonably within the control of the

party claiming such inability. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable in the judgment of the party having the difficulty

◆ Prevailing Wage

- It shall be the responsibility of the Vendor to comply, when applicable, with the prevailing wage legislation in effect in the jurisdiction of the purchaser. It shall further be the responsibility of the Vendor to monitor the prevailing wage rates as established by the appropriate department of labor for any increase in rates during the term of this contract and adjust wage rates accordingly.

◆ Miscellaneous

- Either party may cancel this contract in whole or in part by providing written notice. The cancellation will take effect 30 business days after the other party receives the notice of cancellation. After the 30th business day all work will cease following completion of final purchase order.

◆ Open Records Policy

- Because Region 14 ESC is a governmental entity responses submitted are subject to release as public information after contracts are executed. If a vendor believes that its response, or parts of its response, may be exempted from disclosure, the vendor must specify page-by-page and line-by-line the parts of the response, which it believes, are exempt. In addition, the respondent must specify which exception(s) are applicable and provide detailed reasons to substantiate the exception(s).
- The determination of whether information is confidential and not subject to disclosure is the duty of the Office of Attorney General (OAG). Region 14 ESC must provide the OAG sufficient information to render an opinion and therefore, vague and general claims to confidentiality by the respondent are not acceptable. Region 14 ESC must comply with the opinions of the OAG. Region 14 ESC assumes no responsibility for asserting legal arguments on behalf of any vendor. Respondent are advised to consult with their legal counsel concerning disclosure issues resulting from this procurement process and to take precautions to safeguard trade secrets and other proprietary information.

Process

Region 14 ESC will evaluate proposals in accordance with, and subject to, the relevant statutes, ordinances, rules, and regulations that govern its procurement practices. NCPA will assist Region 14 ESC in evaluating proposals. Award(s) will be made to the prospective vendor whose response is determined to be the most advantageous to Region 14 ESC, NCPA, and its participating agencies. To qualify for evaluation, response must have been submitted on time, and satisfy all mandatory requirements identified in this document.

- ◆ **Contract Administration**
 - The contract will be administered by Region 14 ESC. The National Program will be administered by NCPA on behalf of Region 14 ESC.
- ◆ **Contract Term**
 - The contract term will be for three (3) years starting from the date of the award. The contract may be renewed for up to five (5) additional one-year terms.
- ◆ **Contract Waiver**
 - Any waiver of any provision of this contract shall be in writing and shall be signed by the duly authorized agent of Region 14 ESC. The waiver by either party of any term or condition of this contract shall not be deemed to constitute waiver thereof nor a waiver of any further or additional right that such party may hold under this contract.
- ◆ **Products and Services additions**
 - Products and Services may be added to the resulting contract during the term of the contract by written amendment, to the extent that those products and services are within the scope of this RFP.
- ◆ **Competitive Range**
 - It may be necessary for Region 14 ESC to establish a competitive range. Responses not in the competitive range are unacceptable and do not receive further award consideration.
- ◆ **Deviations and Exceptions**
 - Deviations or exceptions stipulated in response may result in disqualification. It is the intent of Region 14 ESC to award a vendor's complete line of products and/or services, when possible.
- ◆ **Estimated Quantities**
 - The estimated dollar volume of Products and Services purchased under the proposed Master Agreement is \$35 - \$50 million dollars annually. This estimate is based on the anticipated volume of Region 14 ESC and current sales within the NCPA program. There is no guarantee or commitment of any kind regarding usage of any contracts resulting from this solicitation
- ◆ **Evaluation**
 - Region 14 ESC will review and evaluate all responses in accordance with, and subject to, the relevant statutes, ordinances, rules and regulations that govern its procurement practices. NCPA will assist the lead agency in evaluating proposals. Recommendations for contract awards will be based on multiple factors, each factor being assigned a point value based on its importance.

◆ **Formation of Contract**

- A response to this solicitation is an offer to contract with Region 14 ESC based upon the terms, conditions, scope of work, and specifications contained in this request. A solicitation does not become a contract until it is accepted by Region 14 ESC. The prospective vendor must submit a signed Signature Form with the response thus, eliminating the need for a formal signing process.

◆ **NCPA Administrative Agreement**

- The vendor will be required to enter and execute the National Cooperative Purchasing Alliance Administration Agreement with NCPA upon award with Region 14 ESC. The agreement establishes the requirements of the vendor with respect to a nationwide contract effort.

◆ **Clarifications / Discussions**

- Region 14 ESC may request additional information or clarification from any of the respondents after review of the proposals received for the sole purpose of elimination minor irregularities, informalities, or apparent clerical mistakes in the proposal. Clarification does not give respondent an opportunity to revise or modify its proposal, except to the extent that correction of apparent clerical mistakes results in a revision. After the initial receipt of proposals, Region 14 ESC reserves the right to conduct discussions with those respondent's whose proposals are determined to be reasonably susceptible of being selected for award. Discussions occur when oral or written communications between Region 14 ESC and respondent's are conducted for the purpose clarifications involving information essential for determining the acceptability of a proposal or that provides respondent an opportunity to revise or modify its proposal. Region 14 ESC will not assist respondent bring its proposal up to the level of other proposals through discussions. Region 14 ESC will not indicate to respondent a cost or price that it must meet to neither obtain further consideration nor will it provide any information about other respondents' proposals or prices.

◆ **Multiple Awards**

- Multiple Contracts may be awarded as a result of the solicitation. Multiple Awards will ensure that any ensuing contracts fulfill current and future requirements of the diverse and large number of participating public agencies.

◆ **Past Performance**

- Past performance is relevant information regarding a vendor's actions under previously awarded contracts; including the administrative aspects of performance; the vendor's history of reasonable and cooperative behavior and commitment to customer satisfaction; and generally, the vendor's businesslike concern for the interests of the customer.

Evaluation Criteria

- ◆ Pricing (40 points)
 - Electronic Price Lists
 - Products, Services, Warranties, etc. price list
 - Prices listed will be used to establish both the extent of a vendor's product lines, services, warranties, etc. available from a particular bidder and the pricing per item.
- ◆ Ability to Provide and Perform the Required Services for the Contract (25 points)
 - Product Delivery within participating entities specified parameters
 - Number of line items delivered complete within the normal delivery time as a percentage of line items ordered.
 - Vendor's ability to perform towards above requirements and desired specifications.
 - Quantity of line items available that are commonly purchased by the entity.
 - Quality of line items available compared to normal participating entity standards.
- ◆ References (15 points)
 - A minimum of ten (10) customer references for product and/or services of similar scope dating within past 3 years
- ◆ Technology for Supporting the Program (10 points)
 - Electronic on-line catalog, order entry use by and suitability for the entity's needs
 - Quality of vendor's on-line resources for NCPA members.
 - Specifications and features offered by respondent's products and/or services
- ◆ Value Added Services Description, Products and/or Services (10 points)
 - Marketing and Training
 - Customer Service

Signature Form

The undersigned hereby proposes and agrees to furnish goods and/or services in strict compliance with the terms, specifications and conditions at the prices proposed within response unless noted in writing. The undersigned further certifies that he/she is an officer of the company and has authority to negotiate and bind the company named below and has not prepared this bid in collusion with any other Respondent and that the contents of this proposal as to prices, terms or conditions of said bid have not been communicated by the undersigned nor by any employee or agent to any person engaged in this type of business prior to the official opening of this proposal.

Prices are guaranteed: **120 days**

Company name	<u>Watson Furniture Group, Inc.</u>
Address	<u>26246 Twelve Trees Lane, NW</u>
City/State/Zip	<u>Poulsbo, WA 98370</u>
Telephone No.	<u>360-394-1300</u>
Fax No.	<u>360-394-1322</u>
Email address	<u>trennie@watsonfg.com</u>
Printed name	<u>Tom Rennie</u>
Position with company	<u>National Government Sales Director</u>
Authorized signature	<u></u>

Tab 2 – NCPA Administration Agreement

This Administration Agreement is made as of October 1, 2015, by and between National Cooperative Purchasing Alliance (“NCPA”) and Watson Furniture Group, Inc (“Vendor”).

Recitals

WHEREAS, Region 14 ESC has entered into a certain Master Agreement dated October 1, 2015, referenced as Contract Number 07-48, by and between Region 14 ESC and Vendor, as may be amended from time to time in accordance with the terms thereof (the “Master Agreement”), for the purchase of Furniture;

WHEREAS, said Master Agreement provides that any state, city, special district, local government, school district, private K-12 school, technical or vocational school, higher education institution, other government agency or nonprofit organization (hereinafter referred to as “public agency” or collectively, “public agencies”) may purchase products and services at the prices indicated in the Master Agreement;

WHEREAS, NCPA has the administrative and legal capacity to administer purchases under the Master Agreement to public agencies;

WHEREAS, NCPA serves as the administrative agent for Region 14 ESC in connection with other master agreements offered by NCPA

WHEREAS, Region 14 ESC desires NCPA to proceed with administration of the Master Agreement;

WHEREAS, NCPA and Vendor desire to enter into this Agreement to make available the Master Agreement to public agencies on a national basis;

NOW, THEREFORE, in consideration of the payments to be made hereunder and the mutual covenants contained in this Agreement, NCPA and Vendor hereby agree as follows:

◆ General Terms and Conditions

- The Master Agreement, attached hereto as Tab 1 and incorporated herein by reference as though fully set forth herein, and the terms and conditions contained therein shall apply to this Agreement except as expressly changed or modified by this Agreement.
- NCPA shall be afforded all of the rights, privileges and indemnifications afforded to Region 14 ESC under the Master Agreement, and such rights, privileges and indemnifications shall accrue and apply with equal effect to NCPA under this Agreement including, but not limited to, the Vendor’s obligation to provide appropriate insurance and certain indemnifications to Region 14 ESC.
- Vendor shall perform all duties, responsibilities and obligations required under the Master Agreement in the time and manner specified by the Master Agreement.
- NCPA shall perform all of its duties, responsibilities, and obligations as administrator of purchases under the Master Agreement as set forth herein, and Vendor acknowledges that NCPA shall act in the capacity of administrator of purchases under the Master Agreement.
- With respect to any purchases made by Region 14 ESC or any Public Agency pursuant to the Master Agreement, NCPA (a) shall not be construed as a dealer, re-marketer, representative, partner, or agent of any type of Vendor, Region 14 ESC, or such Public Agency, (b) shall not be obligated, liable or responsible (i) for any orders made by Region

14 ESC, any Public Agency or any employee of Region 14 ESC or Public Agency under the Master Agreement, or (ii) for any payments required to be made with respect to such order, and (c) shall not be obligated, liable or responsible for any failure by the Public Agency to (i) comply with procedures or requirements of applicable law, or (ii) obtain the due authorization and approval necessary to purchase under the Master Agreement. NCPA makes no representations or guaranties with respect to any minimum purchases required to be made by Region 14 ESC, any Public Agency, or any employee of Region 14 ESC or Public Agency under this Agreement or the Master Agreement.

- The Public Agency participating in the NCPA contract and Vendor may enter into a separate supplemental agreement to further define the level of service requirements over and above the minimum defined in this contract i.e. invoice requirements, ordering requirements, specialized delivery, etc. Any supplemental agreement developed as a result of this contract is exclusively between the Public Agency and Vendor. NCPA, its agents, members and employees shall not be made party to any claim for breach of such agreement.

◆ **Term of Agreement**

- This Agreement shall be in effect so long as the Master Agreement remains in effect, provided, however, that the obligation to pay all amounts owed by Vendor to NCPA through the termination of this Agreement and all indemnifications afforded by Vendor to NCPA shall survive the term of this Agreement.

◆ **Fees and Reporting**

- The awarded vendor shall electronically provide NCPA with a detailed monthly or quarterly report showing the dollar volume of all sales under the contract for the previous month or quarter. Reports shall be sent via e-mail to NCPA offices at reporting@ncpa.us. Reports are due on the fifteenth (15th) day after the close of the previous month or quarter. It is the responsibility of the awarded vendor to collect and compile all sales under the contract from participating members and submit one (1) report. The report shall include at least the following information as listed in the example below:

Entity Name	Zip Code	State	PO or Job #	Sale Amount

Total _____

- Each quarter NCPA will invoice the vendor based on the total of sale amount(s) reported. From the invoice the vendor shall pay to NCPA an administrative fee based upon the tiered fee schedule below. Vendor's annual sales shall be measured on a calendar year basis. Deadline for term of payment will be included in the invoice NCPA provides.

<u>Annual Sales Through Contract</u>	<u>Administrative Fee</u>
0 - \$30,000,000	2%
\$30,000,001 - \$50,000,000	1.5%
\$50,000,001+	1%

- Supplier shall maintain an accounting of all purchases made by Public Agencies under the Master Agreement. NCPA and Region 14 ESC reserve the right to audit the accounting for a period of four (4) years from the date NCPA receives the accounting. In the event of such an audit, the requested materials shall be provided at the location designated by Region 14 ESC or NCPA. In the event such audit reveals an underreporting of Contract Sales and a resulting underpayment of administrative fees, Vendor shall promptly pay NCPA the amount of such underpayment, together with interest on such amount and shall be obligated to reimburse NCPA's costs and expenses for such audit.

◆ General Provisions

- This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereof, and no other agreement, statement, or promise relating to the subject matter of this Agreement which is not contained herein shall be valid or binding.
- Awarded vendor agrees to allow NCPA to use their name and logo within website, marketing materials and advertisement. Any use of NCPA name and logo or any form of publicity regarding this contract by awarded vendor must have prior approval from NCPA.
- If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement or to recover any administrative fee and accrued interest, the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief to which such party may be entitled.
- Neither this Agreement nor any rights or obligations hereunder shall be assignable by Vendor without prior written consent of NCPA. Any assignment without such consent will be void.
- This Agreement and NCPA's rights and obligations hereunder may be assigned at NCPA's sole discretion, to an existing or newly established legal entity that has the authority and capacity to perform NCPA's obligations hereunder
- All written communications given hereunder shall be delivered to the addresses as set forth below.

National Cooperative Purchasing Alliance:

Name: Matthew Mackel
Title: Director, Business Development
Address: PO Box 701273
Houston, TX 77270
Signature: 
Date: October 1, 2015

Vendor:

Watson Furniture Group, Inc.
Name: Tom Rennie
Title: National Government Sales Director
Address: 26246 Twelve Trees Lane, NW
Poulsbo, WA 98370
Signature: 
Date: September 10, 2015

Tab 3 – Vendor Questionnaire

Please provide responses to the following questions that address your company's operations, organization, structure, and processes for providing products and services.

◆ States Covered

- Bidder must indicate any and all states where products and services can be offered.
- Please indicate the price co-efficient for each state if it varies.

☒ **50 States & District of Columbia** (Selecting this box is equal to checking all boxes below)

- | | | |
|---|---|---|
| ☐ Alabama | ☐ Maryland | ☐ South Carolina |
| ☐ Alaska | ☐ Massachusetts | ☐ South Dakota |
| ☐ Arizona | ☐ Michigan | ☐ Tennessee |
| ☐ Arkansas | ☐ Minnesota | ☐ Texas |
| ☐ California | ☐ Mississippi | ☐ Utah |
| ☐ Colorado | ☐ Missouri | ☐ Vermont |
| ☐ Connecticut | ☐ Montana | ☐ Virginia |
| ☐ Delaware | ☐ Nebraska | ☐ Washington |
| ☐ District of Columbia | ☐ Nevada | ☐ West Virginia |
| ☐ Florida | ☐ New Hampshire | ☐ Wisconsin |
| ☐ Georgia | ☐ New Jersey | ☐ Wyoming |
| ☐ Hawaii | ☐ New Mexico | |
| ☐ Idaho | ☐ New York | |
| ☐ Illinois | ☐ North Carolina | |
| ☐ Indiana | ☐ North Dakota | |
| ☐ Iowa | ☐ Ohio | |
| ☐ Kansas | ☐ Oklahoma | |
| ☐ Kentucky | ☐ Oregon | |
| ☐ Louisiana | ☐ Pennsylvania | |
| ☐ Maine | ☐ Rhode Island | |

☐ **All US Territories and Outlying Areas** (Selecting this box is equal to checking all boxes below)

☐ American Samoa

☐ Northern Mariana Islands

☐ Federated States of Micronesia

☐ Puerto Rico

☐ Guam

☐ U.S. Virgin Islands

☐ Midway Islands

◆ **Minority and Women Business Enterprise (MWBE) and (HUB) Participation**

- It is the policy of some entities participating in NCPA to involve minority and women business enterprises (MWBE) and historically underutilized businesses (HUB) in the purchase of goods and services. Respondents shall indicate below whether or not they are an M/WBE or HUB certified.

▪ **Minority / Women Business Enterprise**

- Respondent Certifies that this firm is a M/WBE

☐

▪ **Historically Underutilized Business**

- Respondent Certifies that this firm is a HUB

☐

◆ **Residency**

- Responding Company's principal place of business is in the city of Poulsbo
State of Washington

◆ **Felony Conviction Notice**

- Please Check Applicable Box;

☐ A publically held corporation; therefore, this reporting requirement is not applicable.

☒ Is not owned or operated by anyone who has been convicted of a felony.

☐ Is owned or operated by the following individual(s) who has/have been convicted of a felony

- If the 3rd box is checked, a detailed explanation of the names and convictions must be attached.

◆ **Distribution Channel**

- Which best describes your company's position in the distribution channel:

☐ Manufacturer Direct

☐ Certified education/government reseller

☐ Authorized Distributor

☒ Manufacturer marketing through reseller

☐ Value-added reseller

☐ Other: _____

◆ **Processing Information**

- Provide company contact information for the following:

▪ **Sales Reports / Accounts Payable**

Contact Person: Kimberly Strickland

Title: Accounts Payable

Company: Watson Furniture Group, Inc.

Address: 26246 Twelve Trees Lane, NW

City: Poulsbo

State: WA

Zip: 98370

Phone: 360-394-1300

Email: accounting@watsonfg.com

▪ **Purchase Orders**

Contact Person: David Clarke
 Title: Sales Administration Manager
 Company: Watson Furniture Group
 Address: 26246 Twelve Trees Lane, NW
 City: Poulsbo State: WA Zip: 98370
 Phone: 360-394-1300 Email: orders@watsonfg.com

▪ **Sales and Marketing**

Contact Person: David Clarke
 Title: Sales Administration Manager
 Company: Watson Furniture Group, Inc
 Address: 26246 Twelve Trees Lane, NW
 City: Poulsbo State: WA Zip: 98370
 Phone: 360-394-1300 Email: dclarke@watsonfg.com

◆ **Pricing Information**

- In addition to the current typical unit pricing furnished herein, the Vendor agrees to offer all future product introductions at prices that are proportionate to Contract Pricing.
 - If answer is no, attach a statement detailing how pricing for NCPA participants would be calculated for future product introductions.

☒ Yes ☐ No
- Pricing submitted includes the required NCPA administrative fee. The NCPA fee is calculated based on the invoice price to the customer.

☒ Yes ☐ No
- Vendor will provide additional discounts for purchase of a guaranteed quantity.

☒ Yes ☐ No

◆ **Cooperatives**

- List any other cooperative or state contracts currently held or in the process of securing.

Cooperative/State Agency	Discount Offered	Expires	Annual Sales Volume
See Attachment			

Tab 4 – Vendor Profile

Please provide the following information about your company:

- ◆ Company's official registered name.
- ◆ Brief history of your company, including the year it was established.
- ◆ Company's Dun & Bradstreet (D&B) number.
- ◆ Company's organizational chart of those individuals that would be involved in the contract.
- ◆ Corporate office location.
 - List the number of sales and services offices for states being bid in solicitation.
 - List the names of key contacts at each with title, address, phone and e-mail address.
- ◆ Define your standard terms of payment.
- ◆ Who is your competition in the marketplace?
- ◆ Provide Annual Sales for last 3 years broken out into the following categories:
 - Cities / Counties
 - K-12
 - Higher Education
 - Other government agencies or nonprofit organizations
- ◆ What differentiates your company from competitors?
- ◆ Describe how your company will market this contract if awarded.
- ◆ Describe how you intend to introduce NCPA to your company.
- ◆ Describe your firm's capabilities and functionality of your on-line catalog / ordering website.
- ◆ Describe your company's Customer Service Department (hours of operation, number of service centers, etc.)
- ◆ Green Initiatives
 - As our business grows, we want to make sure we minimize our impact on the Earth's climate. We are taking every step we can to implement innovative and responsible environmental practices throughout NCPA to reduce our carbon footprint, reduce waste,

energy conservation, ensure efficient computing and much more. To that effort we ask respondents to provide their companies environmental policy and/or green initiative.

◆ Vendor Certifications (if applicable)

- Provide a copy of all current licenses, registrations and certifications issued by federal, state and local agencies, and any other licenses, registrations or certifications from any other governmental entity with jurisdiction, allowing respondent to perform the covered services including, but not limited to, licenses, registrations, or certifications. Certifications can include M/WBE, HUB, and manufacturer certifications for sales and service.

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TAB 4 – Vendor Profile**Q: Company's official registered name**

A: Our company's official registered name is 'Watson Furniture Group, Inc.'

Q: Brief History of your company, including the year it was established

A: Watson is a thriving Pacific Northwest furniture manufacturer. We design and build agile workplace solutions for some of the biggest and most dynamic companies in the world and have done so for over fifty years. We make each product in our manufacturing facility near Seattle using methods rivaling the best. Our designs are user-driven and delivered with a modern environmental sensibility.

For organizations valuing environmental assurances, sustainable practices are bedrock for Watson. Our factory sits on a 30 acre forested site near a protected watershed. The manufacturing facility has no floor drains and we aggressively pursue practices to minimize our impact on the planet. Watson is a recipient of the GSA Evergreen Award and Washington Governor's Award for sustainable leadership.

Watson was founded in 1960 by Grahame Watson, an immigrant from South Africa. Watson was a gifted craftsman with an uncommon devotion to customer service and a vision for providing unique furniture solutions.

Watson's insight led to furniture designs that were far ahead of their time. He established in his company the core values of adjustability, space-efficient shapes, and design for technology long before they became fashionable in the industry. These principles continue to guide the company today.

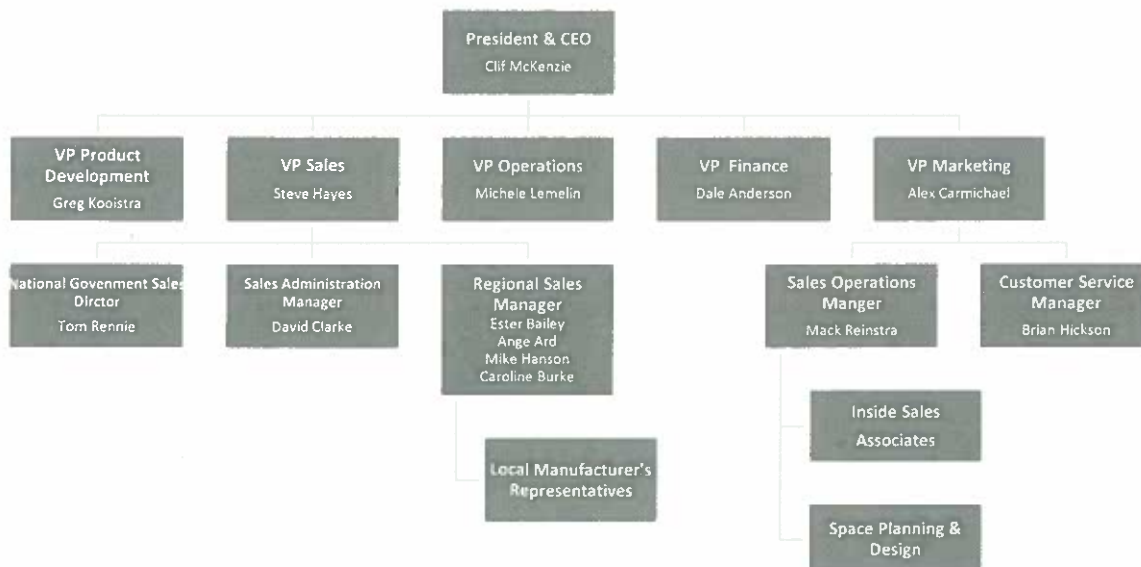
The current ownership group of Warn, McKenzie, and Haggerty acquired the firm in 1990, infusing new efficiencies into the company's production processes and strategic business initiatives that have resulted in a steady pattern of growth and financial stability.

Q: Company's Dun & Bradstreet (D&B) number.

A: Watson's D&B number is 00-947-929

Q: Company's organization chart of those individuals involved in the contract.

A:



Q: Corporate office location.

A: Watson operates from a multi-purpose manufacturing and corporate headquarters facility in Poulsbo, Washington. All of our administrative departments are located at the headquarters location. Our sales management team works remotely across the country. Our independent representative network works remotely in their local markets nationwide. The key contacts listed in Tab 3 are the key contacts at this facility.

Q: Define your standard terms of payment.

A: Watson's standard payment terms are Net 30.

Q: Who is your competition in the market?

A: Watson's primary competition in the market is Steelcase, Herman-Miller, Knoll, Haworth, HON, and Teknion.

Q: What differentiates your company from competitors?

A: Watson distinguishes itself from our competitors in several key areas:

Financial Stability - Maintaining a strong cash position and avoiding debt enables us to thrive in economic downturns and invest in cutting edge manufacturing techniques and responsible growth.

Distinctive Product - Each of our product lines are engineered for unmatched simplicity, beauty and durability. Our design process revolves around users' needs and sustainable manufacturing processes.

Built Here - All our products are manufactured at the Orchard, our 34 acre forested headquarters in the Pacific Northwest. This state-of-the-art facility converts regionally sourced raw materials to finished goods through advanced CNC machining processes and superior handcraft.

People - We believe in the dignity of the working woman and man. We foster this dignity by providing competitive compensation and benefits, sharing our profits and maintaining high expectations.

Practical Environmentalism - We believe we should return this world in better condition than we found it. We adhere to the concept of Practical Environmentalism in which our aggressive pursuit to minimize impact on our planet is achieved within a disciplined structure of environmental and financial accountability.

Q: Describe how your company will market this contract if awarded.

A: Watson will be very aggressive which has a national network of sales representatives that market furniture solutions directly to public entities and educational institutions in every market place. Many of these have set standards with Watson since we are the leader in design, sustainability practices as a true "Made in America" small business manufacture that uses local resources.

Our Sales Representatives also market our brand with the Architectural & Design community by setting our specifications on new or existing building construction and renovations.

Watson is an "open-line" manufacture which we have a large furniture dealer distribution channel nationally. We have over 500 dealers nationally which each dealer has 4 to 5 sales representatives that

focus on the government & education markets. Our Watson Sales Teams have strong relationships with our dealerships which many of the furniture dealers will lead with Watson when it comes to sustainability integrity and design with their clients. Therefore, the Watson Sales Teams will market the NCPA contract with A&D community, Furniture Dealerships and with End User Clients directly.

In addition, we have an excellent Marketing Department which will include printed and digital marketing materials showcasing the NCPA contract and advertise NCPA on our website, social media, and email marketing campaigns. This will be promoted to our dealer distribution, the A&D Community, including our new and current end user clients.

Watson will promote the NCPA contract to our current and new customers so they will register as a new NCPA customer.

Watson will have a strong end user focus with NCPA/Watson introduction presentations with key point of contacts that include Facility Departments, Interior Designers, Environmental Health & Safety, and Purchasing.

Q: Describe how you intend to introduce NCPA to your company?

A: Watson has a strong government program headed by the National Government Sales Director that will manage the NCPA sales program nationally. Watson will work and train the Sales Teams in each market nationally on the importance of utilizing the NCPA contract. The National Government Sales Director will travel to each of these markets to help provide support to the Sales Teams by introducing Watson & NCPA to clients, dealerships and architectural & design community.

This program has worked exceptionally well with our Federal Government accounts utilizing the GSA contract for Watson. Watson has had a GSA contract since 1996 and has been recognized multiple times by GSA with the "GSA Evergreen Award". We have also received the "Washington State Governor's Award" for Sustainable Leadership and "Manufacture of the Year" by Washington State.

Once an Award is made to Watson, we will immediately promote the NCPA contract to all sales members and distribution stated above which will include an aggressive marketing campaign.

Q: Describe your firm's capabilities and functionality of your on-line catalog/orders website.

A: Due to the extensive offering of options in our product specification Watson does not currently employ on online ordering application. Orders can be submitted by customers through their chosen dealership.

Q: Describe your company's Customer Service Department (hours of operation, number of service centers, etc.)

A: Watson's normal business hours are M-F 8:00 am-5:00pm PST. However, because Watson supports authorized dealers and other customers in all U.S. time zones, we have project coordinators available to respond to inquiries minimally from 8:00 am EST to 5:00 PM Pacific Time, but coordinators and sales managers are frequently available before and after these hours via email.

As a customer-focused company, Watson maintains both a national network of trained product experts available to meet physically with customers as well as an extensive internal customer service department with dedicated representatives who will be assigned to participating entities for sales support and project management.

Territorial representatives are an extension of the firm and work closely with participating entities and authorized dealers to provide product education, literature, specifications, drawings, quotations, as well as assisting, when necessary, on issues relating to product installation or warranty.

Full-time lead project coordinators are assigned to each geographic territory and to each participating entity to assist with project support, such as generating drawings, quotations, order tracking, and warranty claims. This single-point of contact facilitates communication and minimizes the potential for errors.

Rapid customer response is critical to Watson's business strategy and as such it is our policy to respond to all customer requests within one business day, even though fulfillment of certain inquiries (such as populating large floor plans or quoting modified products) may take more than a single business day. The process Watson uses to ensure this rapid response is an internal communication discipline whereby project coordinators receive and log customer requests, whether by email, phone, or fax, and respond in a timely manner. Supervisors and sales managers have visibility to these requests and are available at all times to help facilitate a timely response and to problem-solve.

Q: Green Initiatives

A: Environmental ethics permeate all facets of our business, from our own facilities, processes, and practices to the products we deliver our customers. Watson components are manufactured using recycled and recyclable materials and can even help customers meet environmental standards in their own buildings.

An additional element of sustainable product design stems from the inherent durability and flexibility of our furniture. We build adjustable furniture that lasts, which prolongs its life cycle, facilitates re-use and conserves the resources required to replace it.

At Watson, we are committed to "doing good" rather than simply "feeling good". Sometimes that means looking deeper at simple solutions or superficially "green" concepts. For examples of our green philosophy in action, please visit our website at www.watsonfurniture.com.



26246 Twelve Trees Lane NW
Poulsbo, Washington 98370

For customers seeking LEED, Living Building Challenge, and other green project certifications, Watson can contribute points for regional material sourcing, recycled content, indoor air quality categories.

Q: Vendor Certifications (if applicable)

A: Watson does not carry further certifications.

Tab 5 – Products and Services

- ◆ Respondent shall perform and provide these products and/or services under the terms of this agreement. The supplier shall assist the end user with making a determination of their individual needs.
- ◆ The following is a list of suggested (but not limited to) categories. List all categories along with manufacturer that you are responding with. Respondents do not have to offer every category in order to be considered for award.
 - Audio / Visual Furniture
 - Cafeteria
 - Casegoods
 - Classroom & Library
 - Dormitory
 - Ergonomic Solutions
 - Filing Storage
 - Healthcare
 - Highmark
 - Lighting
 - Lounge / Reception
 - Related Products and Support Services
 - Science Lab
 - Seating / Chairs
 - Tables / Meeting Conference Room
 - Technology Support Furniture
 - Workstation
 - List how your company will handle the following items:
 - Local Representation
 - Product Support
 - Delivery and Installation
 - Warehousing
 - Warranty & Claims
 - In-stock Furniture
- ◆ Manufacturers
 - If respondent is a manufacturer please provide list of dealers/resellers you wish to assign underneath the contract.

TAB 5 – Products and Services / Scope

Watson's product collection encompasses the following product categories:

- Casegoods
- Classroom & Library
- Ergonomic Solutions
- Filing Storage
- Healthcare
- Lounge/Reception
- Tables/Meeting Conference Room
- Technology Support Furniture
- Workstation

Local Representation

Watson is represented by local manufacturer's representatives across the country. Our representatives are responsible for bringing Watson to their local markets through dealers, architects and designers, and end user contacts. A complete and current list of our manufacturer's representative network is maintained online at www.watsonfurniture.com/contact.

Product Support

Watson provides product support through our in-house customer service team, manufacturers representatives, and the customer's chosen dealership. Our teams are available to assist with operation instructions, installation instructions, and warranty and service requests.

Delivery & Installation

Delivery and installation services are coordinated through a customer's chosen dealership.

Warehousing

A customer's chosen dealership may provide warehousing services when necessary.

Warranty & Claims

Warranty and claims are processed by Watson through the customer's servicing dealer. Our limited life-time warranty is attached.

In-stock Furniture

All Watson product is made to order. We do not stock furniture.

Tab 8 – Value Added Products and Services

- ◆ Include any additional products and/or services available that vendor currently performs in their normal course of business that is not included in the scope of the solicitation that you think will enhance and add value to this contract for Region 14 ESC and all NCPA participating entities.

TAB 8 – Value Added Products and Services**Studio**

One size does not fit all, and it does not fit forever. The Watson studio team works closely with clients and their designers to evaluate and refresh the furniture solutions for their spaces. Agile manufacturing principles allow us to rapidly design, build, and deliver prototypes when needed for review and revision. No other manufacturer can tailor and deliver product with a level of efficiency that matches Watson.

Regionally Acquired Materials

Watson appreciates that many of our clients are committed to minimizing their impact on the environment. We strive to source materials from as close to home as possible. A significant proportion of the wood used in our furniture comes from Albany, Oregon, and 100 percent comes from forests within 500-miles of our factory.

Our intent to move to Non-added Formaldehyde board will further our contribution to these goals, as a yet large percentage of our wood substrate sourcing will shift to suppliers within Oregon.

Inventory Control

We understand the costs of maintaining a furniture inventory. We strive to develop solutions that allow our clients to maximize deployment of furniture assets at all times. Thoughtful design, like the Seven flipping worksurface combined with a versatile kit of parts and aggressive lead times has allowed us to help clients minimize the need to warehouse furniture on site.

Tab 9 – Required Documents

- ◆ Clean Air and Water Act / Debarment Notice
- ◆ Contractors Requirements
- ◆ Antitrust Certification Statements
- ◆ FEMA Standard Terms and Conditions Addendum for Contracts and Grants
- ◆ Required Clauses for Federal Assistance by FTA
- ◆ State Notice Addendum

Clean Air and Water Act & Debarment Notice

I, the Vendor, am in compliance with all applicable standards, orders or regulations issued pursuant to the Clean Air Act of 1970, as Amended (42 U.S. C. 1857 (h), Section 508 of the Clean Water Act, as amended (33 U.S.C. 1368), Executive Order 117389 and Environmental Protection Agency Regulation, 40 CFR Part 15 as required under OMB Circular A-102, Attachment O, Paragraph 14 (1) regarding reporting violations to the grantor agency and to the United States Environment Protection Agency Assistant Administrator for the Enforcement.

I hereby further certify that my company has not been debarred, suspended or otherwise ineligible for participation in Federal Assistance programs under Executive Order 12549, "Debarment and Suspension", as described in the Federal Register and Rules and Regulations

Potential Vendor	Watson Furniture Group, Inc.
Print Name	Tom Rennie
Address	26246 Twelve Trees Lane, NW
City, State, Zip	Poulsbo, WA 98370
Authorized signature	
Date	September 10, 2015

Contractor Requirements

Contractor Certification Contractor's Employment Eligibility

By entering the contract, Contractor warrants compliance with the Federal Immigration and Nationality Act (FINA), and all other federal and state immigration laws and regulations. The Contractor further warrants that it is in compliance with the various state statutes of the states it is will operate this contract in.

Participating Government Entities including School Districts may request verification of compliance from any Contractor or subcontractor performing work under this Contract. These Entities reserve the right to confirm compliance in accordance with applicable laws.

Should the Participating Entities suspect or find that the Contractor or any of its subcontractors are not in compliance, they may pursue any and all remedies allowed by law, including, but not limited to: suspension of work, termination of the Contract for default, and suspension and/or debarment of the Contractor. All costs necessary to verify compliance are the responsibility of the Contractor.

The offeror complies and maintains compliance with the appropriate statutes which requires compliance with federal immigration laws by State employers, State contractors and State subcontractors in accordance with the E-Verify Employee Eligibility Verification Program.

Contractor shall comply with governing board policy of the NCPA Participating entities in which work is being performed

Fingerprint & Background Checks

If required to provide services on school district property at least five (5) times during a month, contractor shall submit a full set of fingerprints to the school district if requested of each person or employee who may provide such service. Alternately, the school district may fingerprint those persons or employees. An exception to this requirement may be made as authorized in Governing Board policy. The district shall conduct a fingerprint check in accordance with the appropriate state and federal laws of all contractors, subcontractors or vendors and their employees for which fingerprints are submitted to the district. Contractor, subcontractors, vendors and their employees shall not provide services on school district properties until authorized by the District.

The offeror shall comply with fingerprinting requirements in accordance with appropriate statutes in the state in which the work is being performed unless otherwise exempted.

Contractor shall comply with governing board policy in the school district or Participating Entity in which work is being performed

Business Operations in Sudan, Iran

In accordance with A.R.S. 35-391 and A.R.S. 35-393, the Contractor hereby certifies that the contractor does not have scrutinized business operations in Sudan and/or Iran.

Authorized signature



Date

September 10, 2015

Antitrust Certification Statements (Tex. Government Code § 2155.005)

I affirm under penalty of perjury of the laws of the State of Texas that:

- (1) I am duly authorized to execute this contract on my own behalf or on behalf of the company, corporation, firm, partnership or individual (Company) listed below;
- (2) In connection with this bid, neither I nor any representative of the Company has violated any provision of the Texas Free Enterprise and Antitrust Act, Tex. Bus. & Comm. Code Chapter 15;
- (3) In connection with this bid, neither I nor any representative of the Company has violated any federal antitrust law; and
- (4) Neither I nor any representative of the Company has directly or indirectly communicated any of the contents of this bid to a competitor of the Company or any other company, corporation, firm, partnership or individual engaged in the same line of business as the Company.

Company name	<u>Watson Furniture Group</u>
Address	<u>26246 Twelve Trees Lane, NW</u>
City/State/Zip	<u>Poulsbo, WA 98370</u>
Telephone No.	<u>360-394-1300</u>
Fax No.	<u>360-394-1322</u>
Email address	<u>trennie@watsonfg.com</u>
Printed name	<u>Tom Rennie</u>
Position with company	<u>Director of National Accounts</u>
Authorized signature	<u></u>

FEMA Standard Terms and Conditions Addendum for Contracts and Grants

If any purchase made under the Master Agreement is funded in whole or in part by Federal Emergency Management Agency ("FEMA") grants, Contractor shall comply with all federal laws and regulations applicable to the receipt of FEMA grants, including, but not limited to the contractual procedures set forth in Title 44 of the Code of Federal Regulations, Part 13 ("44 CFR 13").

In addition, Contractor agrees to the following specific provisions:

- 1) Pursuant to 44 CFR 13.36(i)(1), University is entitled to exercise all administrative, contractual, or other remedies permitted by law to enforce Contractor's compliance with the terms of this Master Agreement, including but not limited to those remedies set forth at 44 CFR 13.43.
- 2) Pursuant to 44 CFR 13.36(i)(2), University may terminate the Master Agreement for cause or convenience in accordance with the procedures set forth in the Master Agreement and those provided by 44 CFR 13.44.
- 3) Pursuant to 44 CFR 13.36(i)(3)-(6)(12), and (13), Contractor shall comply with the following federal laws:
 - a. Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor ("DOL") regulations (41 CFR Ch. 60);
 - b. Copeland "Anti-Kickback" Act (18 U.S.C. 874), as supplemented in DOL regulations (29 CFR Part 3);
 - c. Davis-Bacon Act (40 U.S.C. 276a-276a-7) as supplemented by DOL regulations (29 CFR Part 5);
 - d. Section 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-30) as supplemented by DOL regulations (29 CFR Part 5);
 - e. Section 306 of the Clean Air Act (42 U.S.C. 1857(h), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15); and
 - f. Mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L.94-163, 89 Stat. 871).
- 4) Pursuant to 44 CFR 13.36(i)(7), Contractor shall comply with FEMA requirements and regulations pertaining to reporting, including but not limited to those set forth at 44 CFR 40 and 41.
- 5) Pursuant to 44 CFR 13.36(i)(8), Contractor agrees to the following provisions regarding patents:
 - a. All rights to inventions and/or discoveries that arise or are developed, in the course of or under this Agreement, shall belong to the participating agency and be disposed of in accordance with the participating agency's policy. The participating agency, at its own discretion, may file for patents in connection with all rights to any such inventions and/or discoveries.
- 6) Pursuant to 44 CFR 13.36(i)(9), Contractor agrees to the following provisions regarding copyrights:
 - a. If this Agreement results in any copyrightable material or inventions, in accordance with 44 CFR 13.34, FEMA reserves a royalty-free, nonexclusive, and irrevocable license to reproduce, publish or otherwise use, for Federal Government purposes:
 - 1) The copyright in any work developed under a grant or contract; and
 - 2) Any rights of copyright to which a grantee or a contractor purchases ownership with grant support.
- 7) Pursuant to 44 CFR 13.36(i)(10), Contractor shall maintain any books, documents, papers, and records of the Contractor which are directly pertinent to this Master Agreement. At any time during normal business hours and as often as the participating agency deems necessary, Contractor shall permit participating agency, FEMA, the Comptroller General of United States, or any of their duly authorized representatives to inspect and photocopy such records for the purpose of making audit, examination, excerpts, and transcriptions.
- 8) Pursuant to 44 CFR 13.36(i)(11), Contractor shall retain all required records for three years after FEMA or participating agency makes final payments and all other pending matters are closed. In addition, Contractor shall comply with record retention requirements set forth in 44 CFR 13.42.

Required Clauses for Federal Assistance provided by FTA

ACCESS TO RECORDS AND REPORTS

Contractor agrees to:

- a) Maintain all books, records, accounts and reports required under this Contract for a period of not less than three (3) years after the date of termination or expiration of this Contract or any extensions thereof except in the event of litigation or settlement of claims arising from the performance of this Contract, in which case Contractor agrees to maintain same until Public Agency, the FTA Administrator, the Comptroller General, or any of their duly authorized representatives, have disposed of all such litigation, appeals, claims or exceptions related thereto.
- b) Permit any of the foregoing parties to inspect all work, materials, payrolls, and other data and records with regard to the Project, and to audit the books, records, and accounts with regard to the Project and to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed for the purpose of audit and examination.

FTA does not require the inclusion of these requirements of Article 1.01 in subcontracts. Reference 49 CFR 18.39 (i)(11).

CIVIL RIGHTS / TITLE VI REQUIREMENTS

- 1) Non-discrimination. In accordance with Title VI of the Civil Rights Act of 1964, as amended, 42 U.S.C. § 2000d, Section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, Section 202 of the Americans with Disabilities Act of 1990, as amended, 42 U.S.C. § 12132, and Federal Transit Law at 49 U.S.C. § 5332, Contractor or subcontractor agrees that it will not discriminate against any employee or applicant for employment because of race, color, creed, national origin, sex, marital status age, or disability. In addition, Contractor agrees to comply with applicable Federal implementing regulations and other implementing requirements FTA may issue.
- 2) Equal Employment Opportunity. The following Equal Employment Opportunity requirements apply to this Contract:
 - a. Race, Color, Creed, National Origin, Sex. In accordance with Title VII of the Civil Rights Act, as amended, 42 U.S.C. § 2000e, and Federal Transit Law at 49 U.S.C. § 5332, the Contractor agrees to comply with all applicable Equal Employment Opportunity requirements of U.S. Dept. of Labor regulations, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor, 41 CFR, Parts 60 et seq., and with any applicable Federal statutes, executive orders, regulations, and Federal policies that may in the future affect construction activities undertaken in the course of this Project. Contractor agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, national origin, sex, marital status, or age. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, Contractor agrees to comply with any implementing requirements FTA may issue.
 - b. Age. In accordance with the Age Discrimination in Employment Act (ADEA) of 1967, as amended, 29 U.S.C. Sections 621 through 634, and Equal Employment Opportunity Commission (EEOC) implementing regulations, "Age Discrimination in Employment Act", 29 CFR Part 1625, prohibit employment discrimination by Contractor against individuals on the basis of age, including present and prospective

employees. In addition, Contractor agrees to comply with any implementing requirements FTA may issue.

- c. Disabilities. In accordance with Section 102 of the Americans with Disabilities Act of 1990, as amended (ADA), 42 U.S.C. Sections 12101 *et seq.*, prohibits discrimination against qualified individuals with disabilities in programs, activities, and services, and imposes specific requirements on public and private entities. Contractor agrees that it will comply with the requirements of the Equal Employment Opportunity Commission (EEOC), "Regulations to Implement the Equal Employment Provisions of the Americans with Disabilities Act," 29 CFR, Part 1630, pertaining to employment of persons with disabilities and with their responsibilities under Titles I through V of the ADA in employment, public services, public accommodations, telecommunications, and other provisions.
 - d. Segregated Facilities. Contractor certifies that their company does not and will not maintain or provide for their employees any segregated facilities at any of their establishments, and that they do not and will not permit their employees to perform their services at any location under the Contractor's control where segregated facilities are maintained. As used in this certification the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, color, religion or national origin because of habit, local custom, or otherwise. Contractor agrees that a breach of this certification will be a violation of this Civil Rights clause.
- 3) Solicitations for Subcontracts, Including Procurements of Materials and Equipment. In all solicitations, either by competitive bidding or negotiation, made by Contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by Contractor of Contractor's obligations under this Contract and the regulations relative to non-discrimination on the grounds of race, color, creed, sex, disability, age or national origin.
 - 4) Sanctions of Non-Compliance. In the event of Contractor's non-compliance with the non-discrimination provisions of this Contract, Public Agency shall impose such Contract sanctions as it or the FTA may determine to be appropriate, including, but not limited to: 1) Withholding of payments to Contractor under the Contract until Contractor complies, and/or; 2) Cancellation, termination or suspension of the Contract, in whole or in part.

Contractor agrees to include the requirements of this clause in each subcontract financed in whole or in part with Federal assistance provided by FTA, modified only if necessary to identify the affected parties.

DISADVANTAGED BUSINESS PARTICIPATION

This Contract is subject to the requirements of Title 49, Code of Federal Regulations, Part 26, "*Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs*", therefore, it is the policy of the Department of Transportation (DOT) to ensure that Disadvantaged Business Enterprises (DBEs), as defined in 49 CFR Part 26, have an equal opportunity to receive and participate in the performance of DOT-assisted contracts.

- 1) Non-Discrimination Assurances. Contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this Contract. Contractor shall carry out all applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by Contractor to carry out these requirements is a material breach of this Contract, which may result in the termination of this Contract or other such remedy as public agency deems appropriate. Each subcontract Contractor signs with a subcontractor must include the assurance in this paragraph. (See 49 CFR 26.13(b)).

- 2) **Prompt Payment.** Contractor is required to pay each subcontractor performing Work under this prime Contract for satisfactory performance of that work no later than thirty (30) days after Contractor's receipt of payment for that Work from public agency. In addition, Contractor is required to return any retainage payments to those subcontractors within thirty (30) days after the subcontractor's work related to this Contract is satisfactorily completed and any liens have been secured. Any delay or postponement of payment from the above time frames may occur only for good cause following written approval of public agency. This clause applies to both DBE and non-DBE subcontractors. Contractor must promptly notify public agency whenever a DBE subcontractor performing Work related to this Contract is terminated or fails to complete its Work, and must make good faith efforts to engage another DBE subcontractor to perform at least the same amount of work. Contractor may not terminate any DBE subcontractor and perform that Work through its own forces, or those of an affiliate, without prior written consent of public agency.
- 3) **DBE Program.** In connection with the performance of this Contract, Contractor will cooperate with public agency in meeting its commitments and goals to ensure that DBEs shall have the maximum practicable opportunity to compete for subcontract work, regardless of whether a contract goal is set for this Contract. Contractor agrees to use good faith efforts to carry out a policy in the award of its subcontracts, agent agreements, and procurement contracts which will, to the fullest extent, utilize DBEs consistent with the efficient performance of the Contract.

ENERGY CONSERVATION REQUIREMENTS

Contractor agrees to comply with mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plans issued under the Energy Policy and Conservation Act, as amended, 42 U.S.C. Sections 6321 *et seq.* and 41 CFR Part 301-10.

FEDERAL CHANGES

Contractor shall at all times comply with all applicable FTA regulations, policies, procedures and directives, including without limitation those listed directly or by reference in the Contract between public agency and the FTA, as they may be amended or promulgated from time to time during the term of this contract. Contractor's failure to so comply shall constitute a material breach of this Contract.

INCORPORATION OF FEDERAL TRANSIT ADMINISTRATION (FTA) TERMS

The provisions include, in part, certain Standard Terms and Conditions required by the U.S. Department of Transportation (DOT), whether or not expressly set forth in the preceding Contract provisions. All contractual provisions required by the DOT, as set forth in the most current FTA Circular 4220.1F, dated November 1, 2008, are hereby incorporated by reference. Anything to the contrary herein notwithstanding, all FTA mandated terms shall be deemed to control in the event of a conflict with other provisions contained in this Contract. Contractor agrees not to perform any act, fail to perform any act, or refuse to comply with any public agency requests that would cause public agency to be in violation of the FTA terms and conditions.

NO FEDERAL GOVERNMENT OBLIGATIONS TO THIRD PARTIES

Agency and Contractor acknowledge and agree that, absent the Federal Government's express written consent and notwithstanding any concurrence by the Federal Government in or approval of the solicitation or award of the underlying Contract, the Federal Government is not a party to this Contract and shall not be subject to any obligations or liabilities to agency, Contractor, or any other party (whether or not a party to that contract) pertaining to any matter resulting from the underlying Contract.

Contractor agrees to include the above clause in each subcontract financed in whole or in part with federal assistance provided by the FTA. It is further agreed that the clause shall not be modified, except to identify the subcontractor who will be subject to its provisions.

PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS

Contractor acknowledges that the provisions of the Program Fraud Civil Remedies Act of 1986, as amended, 31 U.S.C. §§ 3801 et seq. and U.S. DOT regulations, "Program Fraud Civil Remedies," 49 CFR Part 31, apply to its actions pertaining to this Contract. Upon execution of the underlying Contract, Contractor certifies or affirms the truthfulness and accuracy of any statement it has made, it makes, it may make, or causes to be made, pertaining to the underlying Contract or the FTA assisted project for which this Contract Work is being performed.

In addition to other penalties that may be applicable, Contractor further acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification, the Federal Government reserves the right to impose the penalties of the Program Fraud Civil Remedies Act of 1986 on Contractor to the extent the Federal Government deems appropriate.

Contractor also acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification to the Federal Government under a contract connected with a project that is financed in whole or in part with Federal assistance originally awarded by FTA under the authority of 49 U.S.C. § 5307, the Government reserves the right to impose the penalties of 18 U.S.C. § 1001 and 49 U.S.C. § 5307 (n)(1) on the Contractor, to the extent the Federal Government deems appropriate.

Contractor agrees to include the above clauses in each subcontract financed in whole or in part with Federal assistance provided by FTA. It is further agreed that the clauses shall not be modified, except to identify the subcontractor who will be subject to the provisions.

State Notice Addendum

Pursuant to certain state notice provisions the following public agencies and political subdivisions of the referenced public agencies are eligible to access the contract award made pursuant to this solicitation. Public agencies and political subdivisions are hereby given notice of the foregoing request for proposal for purposes of complying with the procedural requirement of said statutes:

Nationwide: http://www.usa.gov/Agencies/Local_Government/Cities.shtml

Other States: Cities, Towns, Villages, and Boroughs

No.	Cities, Towns, Villages and Boroughs in Oregon		
1	CEDAR MILL COMMUNITY LIBRARY	54	CITY OF MOSIER
2	CITY COUNTY INSURANCE SERVICES	55	CITY OF NEWBERG
3	CITY OF ADAIR VILLAGE	56	CITY OF NORTH PLAINS
4	CITY OF ALBANY	57	CITY OF OREGON CITY
5	CITY OF ASHLAND	58	CITY OF PHOENIX
6	CITY OF ASTORIA OREGON	59	CITY OF PILOT ROCK
7	CITY OF AUMSVILLE	60	CITY OF PORT ORFORD
8	CITY OF AURORA	61	CITY OF PORTLAND
9	CITY OF BEAVERTON	62	CITY OF POWERS
10	CITY OF BOARDMAN	63	CITY OF REDMOND
11	CITY OF BURNS	64	CITY OF REEDSPORT
12	CITY OF CANBY	65	CITY OF RIDDLE
13	CITY OF CANNON BEACH OR	66	CITY OF SALEM
14	CITY OF CANYONVILLE	67	CITY OF SANDY
15	CITY OF CENTRAL POINT POLICE DEPARTMENT	68	CITY OF SANDY
16	CITY OF CLATSKANIE	69	CITY OF SCAPPOOSE
17	CITY OF COBURG	70	CITY OF SEASIDE
18	CITY OF CONDON	71	CITY OF SHADY COVE
19	CITY OF COOS BAY	72	CITY OF SHERWOOD
20	CITY OF CORVALLIS	73	CITY OF SPRINGFIELD
21	CITY OF COTTAGE GROVE	74	CITY OF ST. PAUL
22	CITY OF CRESWELL	75	CITY OF STAYTON
23	CITY OF DALLAS	76	CITY OF TIGARD, OREGON
24	CITY OF DAMASCUS	77	CITY OF TUALATIN, OREGON
25	CITY OF DUNDEE	78	CITY OF WARRENTON
26	CITY OF EAGLE POINT	79	CITY OF WEST LINN/PARKS
27	CITY OF ECHO	80	CITY OF WILSONVILLE
28	CITY OF ESTACADA	81	CITY OF WINSTON
29	CITY OF EUGENE	82	CITY OF WOOD VILLAGE
30	CITY OF FAIRVIEW	83	CITY OF WOODBURN
31	CITY OF FALLS CITY	84	CITY OF YACHATS
32	CITY OF GATES	85	FLORENCE AREA CHAMBER OF COMMERCE
33	CITY OF GEARHART	86	GASTON RURAL FIRE DEPARTMENT
34	CITY OF GERVAIS	87	GLADSTONE POLICE DEPARTMENT
35	CITY OF GOLD HILL	88	HOUSING AUTHORITY OF THE CITY OF SALEM
36	CITY OF GRANTS PASS	89	KEIZER POLICE DEPARTMENT
37	CITY OF GRESHAM	90	LEAGUE OF OREGON CITIES
38	CITY OF HAPPY VALLEY	91	MALIN COMMUNITY PARK AND RECREATION DISTRICT
39	CITY OF HILLSBORO	92	METRO
40	CITY OF HOOD RIVER	93	MONMOUTH - INDEPENDENCE NETWORK
41	CITY OF JOHN DAY	94	PORTLAND DEVELOPMENT COMMISSION
42	CITY OF KLAMATH FALLS	95	RAINIER POLICE DEPARTMENT
43	CITY OF LA GRANDE	96	RIVERGROVE WATER DISTRICT
44	CITY OF LAKE OSWEGO	97	SUNSET EMPIRE PARK AND RECREATION
45	CITY OF LAKESIDE	98	THE NEWPORT PARK AND RECREATION CENTER
46	CITY OF LEBANON	99	TILLAMOOK PEOPLES UTILITY DISTRICT
47	CITY OF MALIN	100	TUALATIN VALLEY FIRE & RESCUE
48	CITY OF MCMINNVILLE	101	WEST VALLEY HOUSING AUTHORITY
49	CITY OF MEDFORD	No.	Counties and Parishes
50	CITY OF MILL CITY	1	ASSOCIATION OF OREGON COUNTIES
51	CITY OF MILLERSBURG	2	BENTON COUNTY
52	CITY OF MILWAUKIE	3	CLACKAMAS COUNTY DEPT OF TRANSPORTATION
53	CITY OF MORO	4	CLATSOP COUNTY
		5	COLUMBIA COUNTY, OREGON
		6	COOS COUNTY HIGHWAY DEPARTMENT
		7	CROOK COUNTY ROAD DEPARTMENT

8 CURRY COUNTY OREGON
9 DESCHUTES COUNTY
10 DOUGLAS COUNTY
11 GILLIAM COUNTY
12 GILLIAM COUNTY OREGON
13 GRANT COUNTY, OREGON
14 HARNEY COUNTY SHERIFFS OFFICE
15 HOOD RIVER COUNTY
16 HOUSING AUTHORITY OF CLACKAMAS COUNTY
17 JACKSON COUNTY HEALTH AND HUMAN SERVICES
18 JEFFERSON COUNTY
19 KLAMATH COUNTY VETERANS SERVICE OFFICE
20 LAKE COUNTY
21 LANE COUNTY
22 LINCOLN COUNTY
23 LINN COUNTY
24 MARION COUNTY , SALEM, OREGON
25 MORROW COUNTY
26 MULTNOMAH COUNTY
27 MULTNOMAH COUNTY
28 MULTNOMAH LAW LIBRARY
29 NAMI LANE COUNTY
30 POLK COUNTY
31 SHERMAN COUNTY
32 UMATILLA COUNTY, OREGON
33 UNION COUNTY
34 WALLOWA COUNTY
35 WASCO COUNTY
36 WASHINGTON COUNTY
37 YAMHILL COUNTY
1 BOARD OF WATER SUPPLY
2 COUNTY OF HAWAII
3 MAUI COUNTY COUNCIL

No. Higher Education

1 BIRTHINGWAY COLLEGE OF MIDWIFERY
2 BLUE MOUNTAIN COMMUNITY COLLEGE
3 CENTRAL OREGON COMMUNITY COLLEGE
4 CHEMEKETA COMMUNITY COLLEGE
5 CLACKAMAS COMMUNITY COLLEGE
6 COLUMBIA GORGE COMMUNITY COLLEGE
7 GEORGE FOX UNIVERSITY
8 KLAMATH COMMUNITY COLLEGE DISTRICT
9 LANE COMMUNITY COLLEGE
10 LEWIS AND CLARK COLLEGE
11 LINFIELD COLLEGE
12 LINN-BENTON COMMUNITY COLLEGE
13 MARYLHURST UNIVERSITY
14 MT. HOOD COMMUNITY COLLEGE
15 MULTNOMAH BIBLE COLLEGE
16 NATIONAL COLLEGE OF NATURAL MEDICINE
17 NORTHWEST CHRISTIAN COLLEGE
18 OREGON HEALTH AND SCIENCE UNIVERSITY
19 OREGON UNIVERSITY SYSTEM
20 PACIFIC UNIVERSITY
21 PORTLAND COMMUNITY COLLEGE
22 PORTLAND STATE UNIV.
23 REED COLLEGE
24 ROGUE COMMUNITY COLLEGE
25 SOUTHWESTERN OREGON COMMUNITY COLLEGE
26 TILLAMOOK BAY COMMUNITY COLLEGE
27 UMPQUA COMMUNITY COLLEGE
28 WESTERN STATES CHIROPRACTIC COLLEGE
29 WILLAMETTE UNIVERSITY
1 ARGOSY UNIVERSITY
2 BRIGHAM YOUNG UNIVERSITY - HAWAII
3 COLLEGE OF THE MARSHALL ISLANDS
4 RESEARCH CORPORATION OF THE UNIVERSITY OF HAWAII
5 UNIVERSITY OF HAWAII AT MANOA

No. K - 12

1 ARCHBISHOP FRANCIS NORBERT BLANCHET SCHOOL
2 BAKER COUNTY SCHOOL DIST. 16J - MALHEUR ESD

3 BAKER SCHOOL DISTRICT 5-J
4 BANDON SCHOOL DISTRICT
5 BANKS SCHOOL DISTRICT
6 BEAVERTON SCHOOL DISTRICT
7 BEND / LA PINE SCHOOL DISTRICT
8 BEND-LA PINE SCHOOL DISTRICT
9 BROOKING HARBOR SCHOOL DISTRICT NO.17-C
10 CANBY SCHOOL DISTRICT
11 CANYONVILLE CHRISTIAN ACADEMY
12 CASCADE SCHOOL DISTRICT
13 CASCADES ACADEMY OF CENTRAL OREGON
14 CENTENNIAL SCHOOL DISTRICT
15 CENTRAL CATHOLIC HIGH SCHOOL
16 CENTRAL POINT SCHOOL DISTRICT NO. 6
17 CENTRAL SCHOOL DISTRICT 13J
18 CLACKAMAS EDUCATION SERVICE DISTRICT
19 COOS BAY SCHOOL DISTRICT
20 COOS BAY SCHOOL DISTRICT NO.9
21 COQUILLE SCHOOL DISTRICT 8
22 COUNTY OF YAMHILL SCHOOL DISTRICT 29
23 CRESWELL SCHOOL DISTRICT
24 CROSSROADS CHRISTIAN SCHOOL
25 CULVER SCHOOL DISTRICT NO.
26 DALLAS SCHOOL DISTRICT NO. 2
27 DAVID DOUGLAS SCHOOL DISTRICT
28 DAYTON SCHOOL DISTRICT NO.8
29 DE LA SALLE N CATHOLIC HS
30 DESCHUTES COUNTY SD NO.6 - SISTERS SD
31 DOUGLAS COUNTY SCHOOL DISTRICT 116
32 DOUGLAS EDUCATION SERVICE DISTRICT
33 DUFUR SCHOOL DISTRICT NO.29
34 ELKTON SCHOOL DISTRICT NO.34
35 ESTACADA SCHOOL DISTRICT NO.108
36 FOREST GROVE SCHOOL DISTRICT
37 GASTON SCHOOL DISTRICT 511J
38 GEN CONF OF SDA CHURCH WESTERN OR
39 GLADSTONE SCHOOL DISTRICT
40 GLENDALE SCHOOL DISTRICT
41 GLIDE SCHOOL DISTRICT NO.12
42 GRANTS PASS SCHOOL DISTRICT 7
43 GREATER ALBANY PUBLIC SCHOOL DISTRICT
44 GRESHAM-BARLOW SCHOOL DISTRICT
45 HARNEY COUNTY SCHOOL DIST. NO.3
46 HARNEY EDUCATION SERVICE DISTRICT
47 HEAD START OF LANE COUNTY
48 HERITAGE CHRISTIAN SCHOOL
49 HIGH DESERT EDUCATION SERVICE DISTRICT
50 HOOD RIVER COUNTY SCHOOL DISTRICT
51 JACKSON CO SCHOOL DIST NO.9
52 JEFFERSON COUNTY SCHOOL DISTRICT 509-J
53 JEFFERSON SCHOOL DISTRICT
54 KLAMATH FALLS CITY SCHOOLS
55 LA GRANDE SCHOOL DISTRICT
56 LAKE OSWEGO SCHOOL DISTRICT 7J
57 LANE COUNTY SCHOOL DISTRICT 4J
58 LANE COUNTY SCHOOL DISTRICT 69
59 LEBANON COMMUNITY SCHOOLS NO.9
60 LINCOLN COUNTY SCHOOL DISTRICT
61 LINN CO. SCHOOL DIST. 95C - SCIO SD
62 LOST RIVER JR/SR HIGH SCHOOL
63 LOWELL SCHOOL DISTRICT NO.71
64 MARION COUNTY SCHOOL DISTRICT 103 - WASHINGTON ES
65 MCMINNVILLE SCHOOL DISTRICT NO.40
66 MEDFORD SCHOOL DISTRICT 549C
67 MITCH CHARTER SCHOOL
68 MOLALLA RIVER ACADEMY
69 MOLALLA RIVER SCHOOL DISTRICT NO.35
70 MONROE SCHOOL DISTRICT NO.1J
71 MORROW COUNTY SCHOOL DISTRICT
72 MT. ANGEL SCHOOL DISTRICT NO.91
73 MT.SCOTT LEARNING CENTERS
74 MULTISENSORY LEARNING ACADEMY

75	MULTNOMAH EDUCATION SERVICE DISTRICT	16	BONNEVILLE ENVIRONMENTAL FOUNDATION
76	MYRTLE POINT SCHOOL DISTRICT NO.41	17	BOYS AND GIRLS CLUBS OF PORTLAND METROPOLITAN AREA
77	NEAH-KAH-NIE DISTRICT NO.56	18	BROAD BASE PROGRAMS INC.
78	NESTUCCA VALLEY SCHOOL DISTRICT NO.101	19	CANBY FOURSQUARE CHURCH
79	NOBEL LEARNING COMMUNITIES	20	CANCER CARE RESOURCES
80	NORTH BEND SCHOOL DISTRICT 13	21	CASCADIA BEHAVIORAL HEALTHCARE
81	NORTH CLACKAMAS SCHOOL DISTRICT	22	CASCADIA REGION GREEN BUILDING COUNCIL
82	NORTH SANTIAM SCHOOL DISTRICT 29J	23	CATHOLIC CHARITIES
83	NORTH WASCO CTY SCHOOL DISTRICT 21 - CHENOWITH	24	CATHOLIC COMMUNITY SERVICES
84	NORTHWEST REGIONAL EDUCATION SERVICE DISTRICT	25	CENTER FOR RESEARCH TO PRACTICE
85	NYSSA SCHOOL DISTRICT NO. 26	26	CENTRAL BIBLE CHURCH
86	ONTARIO MIDDLE SCHOOL	27	CENTRAL CITY CONCERN
87	OREGON TRAIL SCHOOL DISTRICT NO.46	28	CENTRAL DOUGLAS COUNTY FAMILY YMCA
88	OUR LADY OF THE LAKE SCHOOL	29	CENTRAL OREGON COMMUNITY ACTION AGENCY NETWORK
89	PHILOMATH SCHOOL DISTRICT	30	CHILDPEACE MONTESSORI
90	PHOENIX-TALENT SCHOOL DISTRICT NO.4	31	CITY BIBLE CHURCH
91	PORTLAND ADVENTIST ACADEMY	32	CLACKAMAS RIVER WATER
92	PORTLAND JEWISH ACADEMY	33	CLASSROOM LAW PROJECT
93	PORTLAND PUBLIC SCHOOLS	34	COAST REHABILITATION SERVICES
94	RAINIER SCHOOL DISTRICT	35	COLLEGE HOUSING NORTHWEST
95	REDMOND SCHOOL DISTRICT	36	COLUMBIA COMMUNITY MENTAL HEALTH
96	REEDSPORT SCHOOL DISTRICT	37	COMMUNITY ACTION ORGANIZATION
97	REYNOLDS SCHOOL DISTRICT	38	COMMUNITY ACTION TEAM, INC.
98	ROGUE RIVER SCHOOL DISTRICT NO.35	39	COMMUNITY CANCER CENTER
99	ROSEBURG PUBLIC SCHOOLS	40	COMMUNITY HEALTH CENTER, INC
100	SALEM-KEIZER PUBLIC SCHOOLS	41	COMMUNITY VETERINARY CENTER
101	SCAPPOOSE SCHOOL DISTRICT 1J	42	CONFEDERATED TRIBES OF GRAND RONDE
102	SEASIDE SCHOOL DISTRICT 10	43	CONSERVATION BIOLOGY INSTITUTE
103	SEVEN PEAKS SCHOOL	44	CONTEMPORARY CRAFTS MUSEUM AND GALLERY
104	SHERWOOD SCHOOL DISTRICT 88J	45	CORVALLIS MOUNTAIN RESCUE UNIT
105	SILVER FALLS SCHOOL DISTRICT	46	COVENANT CHRISTIAN HOOD RIVER
106	SIUSLAW SCHOOL DISTRICT	47	COVENANT RETIREMENT COMMUNITIES
107	SOUTH COAST EDUCATION SERVICE DISTRICT	48	DECISION SCIENCE RESEARCH INSTITUTE, INC.
108	SOUTH LANE SCHOOL DISTRICT 45J3	49	DELIGHT VALLEY CHURCH OF CHRIST
109	SOUTHERN OREGON EDUCATION SERVICE DISTRICT	50	DOGS FOR THE DEAF, INC.
110	SOUTHWEST CHARTER SCHOOL	51	DOUGLAS ELECTRIC COOPERATIVE, INC.
111	SPRINGFIELD SCHOOL DISTRICT NO.19	52	EAST HILL CHURCH
112	STANFIELD SCHOOL DISTRICT	53	EAST SIDE FOURSQUARE CHURCH
113	SWEET HOME SCHOOL DISTRICT NO.55	54	EAST WEST MINISTRIES INTERNATIONAL
114	THE CATLIN GABEL SCHOOL	55	EDUCATIONAL POLICY IMPROVEMENT CENTER
115	TIGARD-TUALATIN SCHOOL DISTRICT	56	ELMIRA CHURCH OF CHRIST
116	UMATILLA-MORROW ESD	57	EMERALD PUD
117	VERNONIA SCHOOL DISTRICT 47J	58	EMMAUS CHRISTIAN SCHOOL
118	WEST HILLS COMMUNITY CHURCH	59	EN AVANT, INC.
119	WEST LINN WILSONVILLE SCHOOL DISTRICT	60	ENTERPRISE FOR EMPLOYMENT AND EDUCATION
120	WHITEAKER MONTESSORI SCHOOL	61	EUGENE BALLET COMPANY
121	YONCALLA SCHOOL DISTRICT NO.32	62	EUGENE SYMPHONY ASSOCIATION, INC.
1	CONGREGATION OF CHRISTIAN BROTHERS OF HAWAII, INC.	63	EUGENE WATER & ELECTRIC BOARD
2	EMMANUEL LUTHERAN SCHOOL	64	EVERGREEN AVIATION MUSEUM AND CAP. MICHAEL KING.
3	HANAHAU'OLI SCHOOL	65	FAIR SHARE RESEARCH AND EDUCATION FUND
4	HAWAII TECHNOLOGY ACADEMY	66	FAITH CENTER
5	ISLAND SCHOOL	67	FAITHFUL SAVIOR MINISTRIES
6	KAMEHAMEHA SCHOOLS	68	FAMILIES FIRST OF GRANT COUNTY, INC.
7	KE KULA O S. M. KAMAKAU	69	FANCONI ANEMIA RESEARCH FUND INC.
8	MARYKNOLL SCHOOL	70	FARMWORKER HOUSING DEV CORP
9	PACIFIC BUDDHIST ACADEMY	71	FIRST CHURCH OF THE NAZARENE
No.	Nonprofit & Other	72	FIRST UNITARIAN CHURCH
1	211INFO	73	FORD FAMILY FOUNDATION
2	ACUMENTRA HEALTH	74	FOUNDATIONS FOR A BETTER OREGON
3	ADDICTIONS RECOVERY CENTER, INC	75	FRIENDS OF THE CHILDREN
4	ALLFOURONE/CRESTVIEW CONFERENCE CTR.	76	GATEWAY TO COLLEGE NATIONAL NETWORK
5	ALVORD-TAYLOR INDEPENDENT LIVING SERVICES	77	GOAL ONE COALITION
6	ALZHEIMERS NETWORK OF OREGON	78	GOLD BEACH POLICE DEPARTMENT
7	ASHLAND COMMUNITY HOSPITAL	79	GOOD SHEPHERD COMMUNITIES
8	ATHENA LIBRARY FRIENDS ASSOCIATION	80	GOODWILL INDUSTRIES OF LANE AND SOUTH COAST COUNTIES
9	BARLOW YOUTH FOOTBALL	81	GRANT PARK CHURCH
10	BAY AREA FIRST STEP, INC.	82	GRANTS PASS MANAGEMENT SERVICES, DBA
11	BENTON HOSPICE SERVICE	83	GREATER HILLSBORO AREA CHAMBER OF COMMERCE
12	BETHEL CHURCH OF GOD	84	HALFWAY HOUSE SERVICES, INC.
13	BIRCH COMMUNITY SERVICES, INC.	85	HEARING AND SPEECH INSTITUTE INC
14	BLACHLY LANE ELECTRIC COOPERATIVE	86	HELP NOW! ADVOCACY CENTER
15	BLIND ENTERPRISES OF OREGON	87	HIGHLAND HAVEN

88	HIGHLAND UNITED CHURCH OF CHRIST	160	PLANNED PARENTHOOD OF SOUTHWESTERN OREGON
89	HIV ALLIANCE, INC	161	PORT CITY DEVELOPMENT CENTER
90	HOUSING AUTHORITY OF LINCOLN COUNTY	162	PORTLAND ART MUSEUM
91	HOUSING AUTHORITY OF PORTLAND	163	PORTLAND BUSINESS ALLIANCE
92	HOUSING NORTHWEST	164	PORTLAND HABILITATION CENTER, INC.
93	INDEPENDENT INSURANCE AGENTS AND BROKERS OF OREGON	165	PORTLAND SCHOOLS FOUNDATION
94	INTERNATIONAL SOCIETY FOR TECHNOLOGY IN EDUCATION	166	PORTLAND WOMENS CRISIS LINE
95	INTERNATIONAL SUSTAINABLE DEVELOPMENT FOUNDATION	167	PREGNANCY RESOUECE CENTERS OF GRETER PORTLAND
96	IRCO	168	PRINGLE CREEK SUSTAINABLE LIVING CENTER
97	JASPER MOUNTAIN	169	PUBLIC DEFENDER SERVICES OF LANE COUNTY, INC.
98	JUNIOR ACHIEVEMENT	170	QUADRIPLIGICS UNITED AGAINST DEPENDENCY, INC.
99	KLAMATH HOUSING AUTHORITY	171	REBUILDING TOGETHER - PORTLAND INC.
100	LA CLINICA DEL CARINO FAMILY HEALTH CARE CENTER	172	REGIONAL ARTS AND CULTURE COUNCIL
101	LA GRANDE UNITED METHODIST CHURCH	173	RELEVANT LIFE CHURCH
102	LANE ELECTRIC COOPERATIVE	174	RENEWABLE NORTHWEST PROJECT
103	LANE MEMORIAL BLOOD BANK	175	ROGUE FEDERAL CREDIT UNION
104	LANECO FEDERAL CREDIT UNION	176	ROSE VILLA, INC.
105	LAUREL HILL CENTER	177	SACRED HEART CATHOLIC DAUGHTERS
106	LIFEWORKS NW	178	SAIF CORPORATION
107	LIVING WAY FELLOWSHIP	179	SAINT ANDREW NATIVITY SCHOOL
108	LOAVES & FISHES CENTERS, INC.	180	SAINT CATHERINE OF SIENA CHURCH
109	LOCAL GOVERNMENT PERSONNEL INSTITUTE	181	SAINT JAMES CATHOLIC CHURCH
110	LOOKING GLASS YOUTH AND FAMILY SERVICES	182	SALEM ALLIANCE CHURCH
111	MACDONALD CENTER	183	SALEM ELECTRIC
112	MAKING MEMORIES BREAST CANCER FOUNDATION, INC.	184	SALMON-SAFE INC.
113	METRO HOME SAFETY REPAIR PROGRAM	185	SCIENCEWORKS
114	METROPOLITAN FAMILY SERVICE	186	SE WORKS
115	MID COLUMBIA COUNCIL OF GOVERNMENTS	187	SECURITY FIRST CHILD DEVELOPMENT CENTER
116	MID-COLUMBIA CENTER FOR LIVING	188	SELF ENHANCEMENT INC.
117	MID-WILLAMETTE VALLEY COMMUNITY ACTION AGENCY, INC	189	SERENITY LANE
118	MORNING STAR MISSIONARY BAPTIST CHURCH	190	SEXUAL ASSAULT RESOURCE CENTER
119	MORRISON CHILD AND FAMILY SERVICES	191	SEXUAL ASSAULT RESOURCE CENTER
120	MOSAIC CHURCH	192	SHELTERCARE
121	NATIONAL PSORIASIS FOUNDATION	193	SHERIDAN JAPANESE SCHOOL FOUNDATION
122	NATIONAL WILD TURKEY FEDERATION	194	SHERMAN DEVELOPMENT LEAGUE, INC.
123	NEW AVENUES FOR YOUTH INC	195	SILVERTON AREA COMMUNITY AID
124	NEW BEGINNINGS CHRISTIAN CENTER	196	SISKIYOU INITIATIVE
125	NEW HOPE COMMUNITY CHURCH	197	SMART
126	NEWBERG FRIENDS CHURCH	198	SOCIAL VENTURE PARTNERS PORTLAND
127	NORTH BEND CITY- COOS/URRY HOUSING AUTHORITY	199	SOUTH COAST HOSPICE, INC.
128	NORTHWEST FOOD PROCESSORS ASSOCIATION	200	SOUTH LANE FAMILY NURSERY DBA FAMILY RELIEF NURSE
129	NORTHWEST LINE JOINT APPRENTICESHIP & TRAINING COMMITTEE	201	SOUTHERN OREGON CHILD AND FAMILY COUNCIL, INC.
130	NORTHWEST REGIONAL EDUCATIONAL LABORATORY	202	SOUTHERN OREGON HUMANE SOCIETY
131	NORTHWEST YOUTH CORPS	203	SPARC ENTERPRISES
132	OCHIN	204	SPIRIT WIRELESS
133	OHSU FOUNDATION	205	SPONSORS, INC.
134	OLIVET BAPTIST CHURCH	206	SPOTLIGHT THEATRE OF PLEASANT HILL
135	OMNIMEDIX INSTITUTE	207	SPRINGFIELD UTILITY BOARD
136	OPEN MEADOW ALTERNATIVE SCHOOLS, INC.	208	ST VINCENT DE PAUL
137	OREGON BALLET THEATRE	209	ST. ANTHONY CHURCH
138	OREGON CITY CHURCH OF THE NAZARENE	210	ST. ANTHONY SCHOOL
139	OREGON COAST COMMUNITY ACTION	211	ST. MARYS OF MEDFORD, INC.
140	OREGON DEATH WITH DIGNITY	212	ST. VINCENT DEPAUL OF LANE COUNTY
141	OREGON DONOR PROGRAM	213	STAND FOR CHILDREN
142	OREGON EDUCATION ASSOCIATION	214	STAR OF HOPE ACTIVITY CENTER INC.
143	OREGON ENVIRONMENTAL COUNCIL	215	SUMMIT VIEW COVENANT CHURCH
144	OREGON MUSUEM OF SCIENCE AND INDUSTRY	216	SUNNYSIDE FOURSQUARE CHURCH
145	OREGON PROGRESS FORUM	217	SUNRISE ENTERPRISES
146	OREGON REPERTORY SINGERS	218	SUSTAINABLE NORTHWEST
147	OREGON STATE UNIVERSITY ALUMNI ASSOCIATION	219	TENAS ILLAHEE CHILDCARE CENTER
148	OREGON SUPPORTED LIVING PROGRAM	220	THE EARLY EDUCATION PROGRAM, INC.
149	OSLC COMMUNITY PROGRAMS	221	THE NATIONAL ASSOCIATION OF CREDIT MANAGEMENT-OREGON, INC.
150	OUTSIDE IN	222	THE NEXT DOOR
151	OUTSIDE IN	223	THE OREGON COMMUNITY FOUNDATION
152	PACIFIC CASCADE FEDERAL CREDIT UNION	224	THE SALVATION ARMY - CASCADE DIVISION
153	PACIFIC FISHERY MANAGEMENT COUNCIL	225	TILLAMOOK CNTY WOMENS CRISIS CENTER
154	PACIFIC INSTITUTES FOR RESEARCH	226	TILLAMOOK ESTUARIES PARTNERSHIP
155	PACIFIC STATES MARINE FISHERIES COMMISSION	227	TOUCHSTONE PARENT ORGANIZATION
156	PARALYZED VETERANS OF AMERICA	228	TRAILS CLUB
157	PARTNERSHIPS IN COMMUNITY LIVING, INC.	229	TRAINING EMPLOYMENT CONSORTIUM
158	PENDLETON ACADEMIES	230	TRI-COUNTY HEALTH CARE SAFETY NET ENTERPRISE
159	PENTAGON FEDERAL CREDIT UNION		

231 TRILLIUM FAMILY SERVICES, INC.
 232 UMPQUA COMMUNITY DEVELOPMENT CORPORATION
 233 UNION GOSPEL MISSION
 234 UNITED CEREBRAL PALSY OF OR AND SW WA
 235 UNITED WAY OF THE COLUMBIA WILLAMETTE
 236 US CONFERENCE OF MENONNITE BRETHREN CHURCHES
 237 US FISH AND WILDLIFE SERVICE
 238 USAGENCIES CREDIT UNION
 239 VERMONT HILLS FAMILY LIFE CENTER
 240 VIRGINIA GARCIA MEMORIAL HEALTH CENTER
 241 VOLUNTEERS OF AMERICA OREGON
 242 WE CARE OREGON
 243 WESTERN RIVERS CONSERVANCY
 244 WESTERN STATES CENTER
 245 WESTSIDE BAPTIST CHURCH
 246 WILD SALMON CENTER
 247 WILLAMETTE FAMILY
 248 WILLAMETTE VIEW INC.
 249 WOODBURN AREA CHAMBER OF COMMERCE
 250 WORD OF LIFE COMMUNITY CHURCH
 251 WORKSYSTEMS INC
 252 YOUTH GUIDANCE ASSOC.
 253 YWCA SALEM
 1 ALOCHOLIC REHABILITATION SVS OF HI INC DBA HINA MAUKA
 2 ALOHACARE
 3 AMERICAN LUNG ASSOCIATION
 4 BISHOP MUSEUM
 5 BUILDING INDUSTRY ASSOCIATION OF HAWAII
 6 CTR FOR CULTURAL AND TECH INTERCHNG BETW EAST AND WEST
 7 EAH, INC.
 8 EASTER SEALS HAWAII
 9 GOODWILL INDUSTRIES OF HAWAII, INC.
 10 HABITAT FOR HUMANITY MAUI
 11 HALE MAHAOLU
 12 HAROLD K.L. CASTLE FOUNDATION
 13 HAWAII AGRICULTURE RESEARCH CENTER
 14 HAWAII EMPLOYERS COUNCIL
 15 HAWAII FAMILY LAW CLINIC DBA ALA KUOLA
 16 HONOLULU HABITAT FOR HUMANITY
 17 IUPAT, DISTRICT COUNCIL 50
 18 LANAKILA REHABILITATION CENTER INC.
 19 LEEWARD HABITAT FOR HUMANITY
 20 MAUI COUNTY FCU
 21 MAUI ECONOMIC DEVELOPMENT BOARD
 22 MAUI ECONOMIC OPPORTUNITY, INC.
 23 MAUI FAMILY YMCA
 24 NA HALE O MAUI
 25 NA LEI ALOHA FOUNDATION
 26 NETWORK ENTERPRISES, INC.
 27 ORI ANUENUE HALE, INC.
 28 PARTNERS IN DEVELOPMENT FOUNDATION
 29 POLYNESIAN CULTURAL CENTER
 30 PUNAHOU SCHOOL
 31 ST. THERESA CHURCH
 32 WAIANAEE COMMUNITY OUTREACH
 33 WAILUKU FEDERAL CREDIT UNION
 34 YMCA OF HONOLULU

No. Special/Independent Districts

1 BAY AREA HOSPITAL DISTRICT
 2 CENTRAL OREGON INTERGOVERNMENTAL COUNCIL
 3 CENTRAL OREGON IRRIGATION DISTRICT
 4 CHEHALEM PARK AND RECREATION DISTRICT
 5 CITY COUNTY INSURANCE SERVICES
 6 CLEAN WATER SERVICES
 7 COLUMBIA 911 COMMUNICATIONS DISTRICT
 8 COLUMBIA RIVER PUD

9 DESCHUTES COUNTY RFPD NO.2
 10 DESCHUTES PUBLIC LIBRARY SYSTEM
 11 EAST MULTNOMAH SOIL AND WATER CONSERVANCY
 12 GASTON RURAL FIRE DEPARTMENT
 13 GLADSTONE POLICE DEPARTMENT
 14 GLENDALE RURAL FIRE DISTRICT
 15 HOODLAND FIRE DISTRICT NO.74
 16 HOODLAND FIRE DISTRICT #74
 17 HOUSING AUTHORITY AND COMMUNITY SERVICES AGENCY
 18 KLAMATH COUNTY 9-1-1
 19 LANE EDUCATION SERVICE DISTRICT
 20 LANE TRANSIT DISTRICT
 21 MALIN COMMUNITY PARK AND RECREATION DISTRICT
 22 MARION COUNTY FIRE DISTRICT #1
 23 METRO
 24 METROPOLITAN EXPOSITION-RECREATION COMMISSION
 25 MONMOUTH - INDEPENDENCE NETWORK
 26 MULTONAH COUNTY DRAINAGE DISTRICT #1
 27 NEAH KAH NIE WATER DISTRICT
 28 NW POWER POOL
 29 OAK LODGE WATER DISTRICT
 30 OR INT'L PORT OF COOS BAY
 31 PORT OF ST HELENS
 32 PORT OF UMPQUA
 33 REGIONAL AUTOMATED INFORMATION NETWORK
 34 RIVERGROVE WATER DISTRICT
 35 SALEM AREA MASS TRANSIT DISTRICT
 36 SANDY FIRE DISTRICT NO. 72
 37 SUNSET EMPIRE PARK AND RECREATION
 38 THE NEWPORT PARK AND RECREATION CENTER
 39 THE PORT OF PORTLAND
 40 TILLAMOOK PEOPLES UTILITY DISTRICT
 41 TUALATIN HILLS PARK AND RECREATION DISTRICT
 42 TUALATIN VALLEY FIRE & RESCUE
 43 TUALATIN VALLEY WATER DISTRICT
 44 UNION SOIL & WATER CONSERVATION DISTRICT
 45 WEST MULTNOMAH SOIL AND WATER CONSERVATION DISTRICT
 46 WEST VALLEY HOUSING AUTHORITY
 47 WILLAMALANE PARK AND RECREATION DISTRICT
 48 YOUNGS RIVER LEWIS AND CLARK WATER DISTRICT

No. State Agencies

1 BOARD OF MEDICAL EXAMINERS
 2 OFFICE OF MEDICAL ASSISTANCE PROGRAMS
 3 OFFICE OF THE STATE TREASURER
 4 OREGON BOARD OF ARCHITECTS
 5 OREGON CHILD DEVELOPMENT COALITION
 6 OREGON DEPARTMENT OF EDUCATION
 7 OREGON DEPARTMENT OF FORESTRY
 8 OREGON DEPT OF TRANSPORTATION
 9 OREGON DEPT. OF EDUCATION
 10 OREGON LOTTERY
 11 OREGON OFFICE OF ENERGY
 12 OREGON STATE BOARD OF NURSING
 13 OREGON STATE POLICE
 14 OREGON TOURISM COMMISSION
 15 OREGON TRAVEL INFORMATION COUNCIL
 16 SANTIAM CANYON COMMUNICATION CENTER
 17 SEIU LOCAL 503, OPEU
 1 ADMIN. SERVICES OFFICE
 2 HAWAII CHILD SUPPORT ENFORCEMENT AGENCY
 3 HAWAII HEALTH SYSTEMS CORPORATION
 4 SOH- JUDICIARY CONTRACTS AND PURCH
 5 STATE DEPARTMENT OF DEFENSE
 6 STATE OF HAWAII
 7 STATE OF HAWAII
 8 STATE OF HAWAII, DEPT. OF EDUCATION



City Council Meeting STAFF REPORT

Submitting Department: Finance
Submitted By: Thomas Harris
Meeting Date: September 18, 2017

I. AGENDA ITEM TITLE: AMENDMENT TO THE RECYCLING SERVICES AND SOLID WASTE AGREEMENT

II. RECOMMENDATION:

Authorize the Mayor to execute an amendment to the Recycling Services and Solid Waste Agreement with BFI (Republic) for the purpose of providing for a separate glass recycling route and for other purposes; and approve the resolution establishing the residential rates for solid waste, bulky waste, yard waste, recycling collection, and glass recycling collection.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY
OPRT. BUDGET: YES

TOTAL PROJECT COST: \$576,000 ANNUALIZED COST; APPROXIMATELY \$336,000 IN FISCAL YEAR 2018 (PARTIAL YEAR). COSTS TO BE COVERED BY A RATE INCREASE IN OUR RESIDENTIAL RECYCLING AND SOLID WASTE SERVICES.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Glass Recycling Route Charges (7 months; 54015450-521200)	\$336,000.00
Non-Allocated Contingency (54015450-579000)	(\$48,000.00)

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Sanitation/Recycling Fees (6 months; 54015450-344110)	\$288,000.00
-	\$0.00

IV. REPORT IN BRIEF:

In April and again in August, staff presented at workshops the various options for glass recycling. Based on direction given, Republic has offered to provide a separate route for collection of glass recycling. The proposed charges are: weekly - \$3.00 per home; every other week - \$2.39 per home.

Contract:

The current contract runs through March 2017 with 3 one-year renewals thereafter (through March 2020). If the amended services and terms are approved, the contract will be extended through March of 2020, with 2 additional one-year renewals (through March of 2022).

The current monthly charges from Republic and the proposed monthly charges from Republic are as follows depending on the service interval / chosen:

Cart/Bin Size	Current Republic Charges Monthly
95-Gallon	\$ 18.23
68-Gallon	\$ 17.05
Senior	\$ 8.75
Senior Exempt	no charge
Extra Cart	\$ 6.47
Tag Fees	\$ 1.00

The current charges from Republic will be adjusted to include a glass recycling collection charge based on the service interval selected (weekly - \$3.00 or every other week - \$2.39) once service begins. The charge applies to all residential units regardless if the resident participates in glass recycling. Republic estimates that they will provide the bins sometime in November with service to begin in December. Under the terms of the contract, the charges (excluding senior) are automatically adjusted by CPI annually each April 1 for the previous calendar year. The CPI in 2018 will not be placed on the glass route charges but will be applied to the other charges (excluding senior) based on the CPI fluctuation for the period December 2015 - December 2017. It should be noted that Republic has not had a CPI increase since 2010.

Rate Resolution:

The attached resolution establishes new rates to cover the cost of the new glass recycling service and a 3% projected CPI increase. The rates will go into effect on January 1, 2018 and will be billed in December 2017, in advance for the quarter January through March 2018.

The proposed monthly residential route rates, depending on the service interval selected (weekly vs every other week), are as follows:

Cart/Bin Size	Current Household Monthly Rates	CPI Adjustments	Proposed Weekly Rate with Glass Recycling (\$3.00)	Proposed Bi-Weekly Rates with Glass Recycling (\$2.39)
95-Gallon	\$ 18.83	\$ 0.56	\$ 22.39	\$ 21.78
68-Gallon	\$ 17.65	\$ 0.53	\$ 21.18	\$ 20.57
Senior	\$ 8.75	\$ -	\$ 11.75	\$ 11.14
Senior Exempt	no charge	no charge	no charge	no charge
Extra Cart	\$ 6.47	\$ 0.20	\$ 6.67	\$ 6.67
Extra 18-Gallon Bin	N/A	\$ -	\$ 3.00	\$ 2.39
Tag Fees	\$ 1.00	\$ -	\$ 1.00	\$ 1.00

Immediately following the approval, the City will begin communicating the services to residents via web, social media, press releases, and by letter. Republic will send out letters to residents again on November 1st. Bins will be delivered to households on November 11th and November 18th, with further notification in the bottom of the bin. The bins will be marked "glass only." Service is to begin December 4th.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Addendum to Recycling Services and Solid Waste Agreement (assumes weekly service), Resolution Establishing Sanitation Rates (assumes weekly service)

ADDENDUM TO RECYCLING SERVICES AND SOLID WASTE AGREEMENT

This ADDENDUM (the "Addendum") is made and entered into this ____ day of _____ 2017, to be effective as of September ____, 2017 by and between THE CITY OF ALPHARETTA (herein referred to as the "City") and BFI Waste Services, LLC DBA ALLIED Waste Services of Lawrenceville, GA, a Delaware limited liability company authorized to do business in the State of Georgia (herein referred to as "BFI")

WHEREAS, on April 1, 2005, April 1, 2006, July 1, 2007, August 25, 2008, and November 13, 2009 Addendums between the City and BFI have amended certain terms and conditions of the Recycling Services and Solid Waste Collection Contract (the "Contract") dated December 20, 1999, collectively the "Amended Contract".

WHEREAS, BFI and the City desire to amend the Amended Contract to include a separate glass recycling route.

WHEREAS, BFI and the City desire to extend the term of the Amended Contract until March 31, 2022 with two (2) one (1) year renewal extensions together with other mutually agreeable modifications.

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. Term.

The term of the Amended Contract shall be extended until March 31st 2020 with two (2) additional one (1) year renewal extension options per mutual agreement of the City and Contractor.

2. Services.

Commencing on or around December 1, or as reasonably and expediently practicable, BFI shall weekly, by means of a separate glass route, collect and recycle residential glass placed curbside in republic provided bins. BFI shall provide to the City the monthly tonnage of glass accepted/rejected by the glass recycler.

3 Fees.

The City agrees, upon the effective the date of this agreement, to pay BFI for the weekly Collection of MSW, Bulky Waste, Yard Waste, and Recycling as follows:

95 Gallon Cart- \$18.23 per month per house

68 Gallon Cart Service - \$17.05 per month per house

Senior - \$8.75 per month per house

Senior Exempt - No charge

Extra Cart Service - \$6.47 per month per house

Glass Route rates to go into effect when weekly city-wide glass recycling service begins.

18 gallon bin - \$3.00 per month per house

Extra 18 gallon bin- \$3.00 per month per house

*Fees (excluding Senior Services) shall be adjusted annually, effective April 1 and beginning April 1, 2018, based on calendar year end annual fluctuations of the Consumer Price Index for All Urban Consumer (CPI-U) U.S. Average, not to exceed 3%. BFI is to provide the CPI adjustment to the City by February 1. Beginning with the first year of the renewal extension the CPI not to exceed rate shall be 4%. For the April 1, 2018 annual adjustment only, the CPI shall be based on the fluctuation for the period December 2015 to December 2017 and shall not be applied to the glass route charges.

4. Recycling Rewards.

BFI agrees to provide Community Weight Based Model program as authorized in Amended Contract through a third party vendor or Republic Services.

_____date

City of Alpharetta, Georgia

BY: _____

David Belle Isle, Mayor

Attest: _____

City Clerk

Approved AS TO FORM:

_____date

BFI Waste Services, LLC d/b/a Allied Waste

BY: _____

James Amick, Area President Southeast Area

Attest: _____

Municipal Services Manager

A RESOLUTION ESTABLISHING RATES FOR
RESIDENTIAL SOLID WASTE, BULKY WASTE, YARD WASTE, RECYCLING
COLLECTION, AND GLASS RECYCLING COLLECTION
IN ASSOCIATION WITH UTILITY SERVICES

WHEREAS, the City's Ordinance For Municipal Utilities and Services provides that the fees for solid waste services shall be established from time to time by resolution of the City Council; and

WHEREAS, the City has comprehensively reviewed the residential solid waste, bulky waste, yard waste, and recycling collection rates through analysis of history compared to needed resources; and

WHEREAS, by this Resolution the Mayor and Council desire to establish solid waste, bulky waste, yard waste, recycling collection, and glass recycling collection rates that will be applicable beginning January 1, 2018; and

NOW THEREFORE, the Mayor and Council hereby

RESOLVE, that the monthly rates for the weekly collection of solid waste, bulky waste, yard waste, recycling, and glass recycling shall be as follows, effective January 1, 2018:

95-Gallon Service	\$	22.39
68-Gallon Service	\$	21.18
Senior	\$	11.75
Senior Exempt		no charge
Extra Cart	\$	6.67
Extra 18-Gallon Bin	\$	3.00
Tag Fees	\$	1.00

A resident may receive a 5% discount on all rates noted above except tag fees for making a nonrefundable annual payment in advance and in full on or before July 1 of each service year. The rates noted above shall be payable quarterly in advance.

SO RESOLVED, this ____ day of _____ 2017.

CITY OF Alpharetta, GEORGIA

By: _____
Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

ATTEST:

SEAL

City Clerk



City Council Meeting STAFF REPORT

Submitting Department: Council

Submitted By:

Meeting Date: September 18, 2017

I. AGENDA ITEM TITLE: BOARD AND COMMISSION APPOINTMENTS

1. PLANNING COMMISSION: CONSIDERATION TO FILL VACANT ALTERNATE SEAT

II. RECOMMENDATION:

III. REPORT IN BRIEF:

Consideration of a nomination by Council Member Donald Mitchell to appoint Steve Usry to fill a vacant seat as an alternate on the Planning Commission.

Steve Usry is a member of the 75th graduating class from the original Milton High School in downtown Alpharetta. A 26 year resident of Alpharetta, Steve and his wife, Bethany, have lived in the Garden District of Alpharetta since 2008. Steve is currently a small-business owner and has been a partner in a company that has and sold companies in Alpharetta and Milton for a number of years. Steve has served Alpharetta as a member of the Natural Resources Commission, has volunteered as a 6th, 7th and 8th grade football coach for Milton High School's feeder program and he and Bethany lead a Community Group at North Point Community Church.

IV. ALTERNATIVES:

V. ATTACHMENTS:



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: September 18, 2017

I. AGENDA ITEM TITLE: ORDINANCE: 1ST READING OF FISCAL YEAR 2018 MILLAGE RATE LEVY

II. RECOMMENDATION:

The purpose of this meeting is to adopt (1st Reading) the FY 2018 Millage Rate Levy.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The FY 2018 Budget was distributed electronically to the City Council on April 28, 2017 and made available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.

The Finance Department presented an overview of the operating/capital budget and proposed millage rate levy at the May 1st, 15th, and 22nd City Council Meetings.

Public Hearings on the budget were held on June 5th, 12th, and 19th with final approval of the FY 2018 Budget occurring on June 19, 2017.

Due to uncertainty regarding the tax digest, adoption of a millage rate was postponed pending receipt of the certified tax digest from the Fulton County Tax Commissioner. The tax digest was received on August 24, 2017 and highlights tax base growth of 4% which is in-line with budgetary estimates. It should be noted that the majority of this growth is related to new construction as revaluation of existing properties (primarily residential) was postponed pending a review of Fulton County Tax Assessor practices/procedures.

The City's millage rate levy proposal for 2017 (FY 2018) is the same as the prior year at 5.75 mills while funding \$35 million in capital investment (including funding for capital improvements as well as maintenance of our infrastructure) that is focused on alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, etc.

The City's millage rate of 5.75 mills includes 4.72 mills for general government (i.e. operations and recurring capital investment) and 1.03 mills for debt service on voter approved bonds. To ensure Alpharetta remains an affordable place to live and raise a family, the City provides a \$40,000 homestead exemption that saves our homeowners over \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The City's homestead exemption is the highest in Georgia.

Tonight is the second of three public hearings and the first of two meetings to vote on the FY 2018 Millage Rate Levy with the schedule as follows:

September 18, 2017 (11:30 a.m.)

- Public Hearing

September 18, 2017 (6:30 p.m.)

- Public Hearing
- City Council Meeting
- Millage Rate Ordinance (1st reading)

September 25, 2017 (6:30 p.m.)

- Public Hearing
- City Council Meeting
- Millage Rate Ordinance (2nd reading)

V. ALTERNATIVES:

VI. ATTACHMENTS:

FY 2018 Millage Rate Levy Ordinance



AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, TO FIX THE AD VALOREM TAX RATE OF THE CITY OF ALPHARETTA, GEORGIA FOR THE FISCAL YEAR COMMENCING JULY 1, 2017, AND ENDING JUNE 30, 2018; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and City Council of the City of Alpharetta, Georgia as follows:

SECTION I: The ad valorem tax rate for the City of Alpharetta, Georgia for the 2017 calendar year, on property subject to ad valorem taxation by the City is hereby fixed at \$5.750 on forty percent (40%) of each \$1,000.00 of property subject to ad valorem tax by the City.

SECTION II: Said rate of \$5.750 on forty percent (40%) of each \$1,000.00 of taxable property is hereby levied as follows:

(a) For General Government purposes \$4.720 on forty percent (40%) of each \$1,000.00 of taxable property.

(b) For the purpose of retiring outstanding General Obligation bonds, \$1.030 on forty percent (40%) of each \$1,000.00 of taxable property.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

ADOPTED AND APPROVED this ____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

(SEAL)

Attest:

City Clerk

Downtown Alpharetta Parking Study

STUDY UPDATE: DRAFT SUMMARY OF FINDINGS AND RECOMMENDATIONS

SEPTEMBER 2017

Study Background

The City of Alpharetta and a team led by TSW and Nelson\Nygaard Consulting Associates initiated a parking study in February 2017 in response to downtown Alpharetta's rapid growth and development. This study began along with the construction of the City Center development, and with several other infill development projects expected (with many announced over the course of the study).

The study has consisted of three primary analysis tasks:

1. Collecting data on parking inventory, or counting the number of downtown spaces;
2. Collecting data on parking utilization to understand how parking inventory is currently being used; and
3. Comparing the utilization to an expected level of parking demand based on downtown's land uses.

Findings of the Analysis

When considering the entire system, downtown's parking is not heavily occupied, although the core business district around Milton Avenue and Main Street sees relatively high levels of activity. In particular, parking facilities closest to retail establishments are heavily used.

To better understand the dynamics of parking in downtown, the study also considered two scales: **a larger study area** comprising the Downtown Core district as defined in the Downtown Alpharetta Master Plan (essentially the greater Main Street corridor from Pine Grove Drive to Old Milton Parkway) and **a smaller study area** focused on the central business district of downtown, consisting of a much smaller radius around the intersection of Main Street and Milton Avenue.

The following series of tables and graphics over the following pages illustrates the result of the three analysis tasks described above.

INVENTORY

The overall downtown study area has approximately 3,500 spaces today, although many of these are concentrated in a small number of large facilities. Specific breakdown of the parking inventory is defined in Table 1 to the right.

Two of these large facilities are downtown's main churches: the First United Methodist Church, which has 602 parking spaces, and the First Baptist Church, which has 199.

In addition, the City Center Garage has 445 spaces, with most of these expected to support new land uses that will come to downtown with completion of the City Center development and a small number continuing to support the Alpharetta City Hall and Public Library.

The Publix supermarket at the south of the study area also has 275 total spaces.

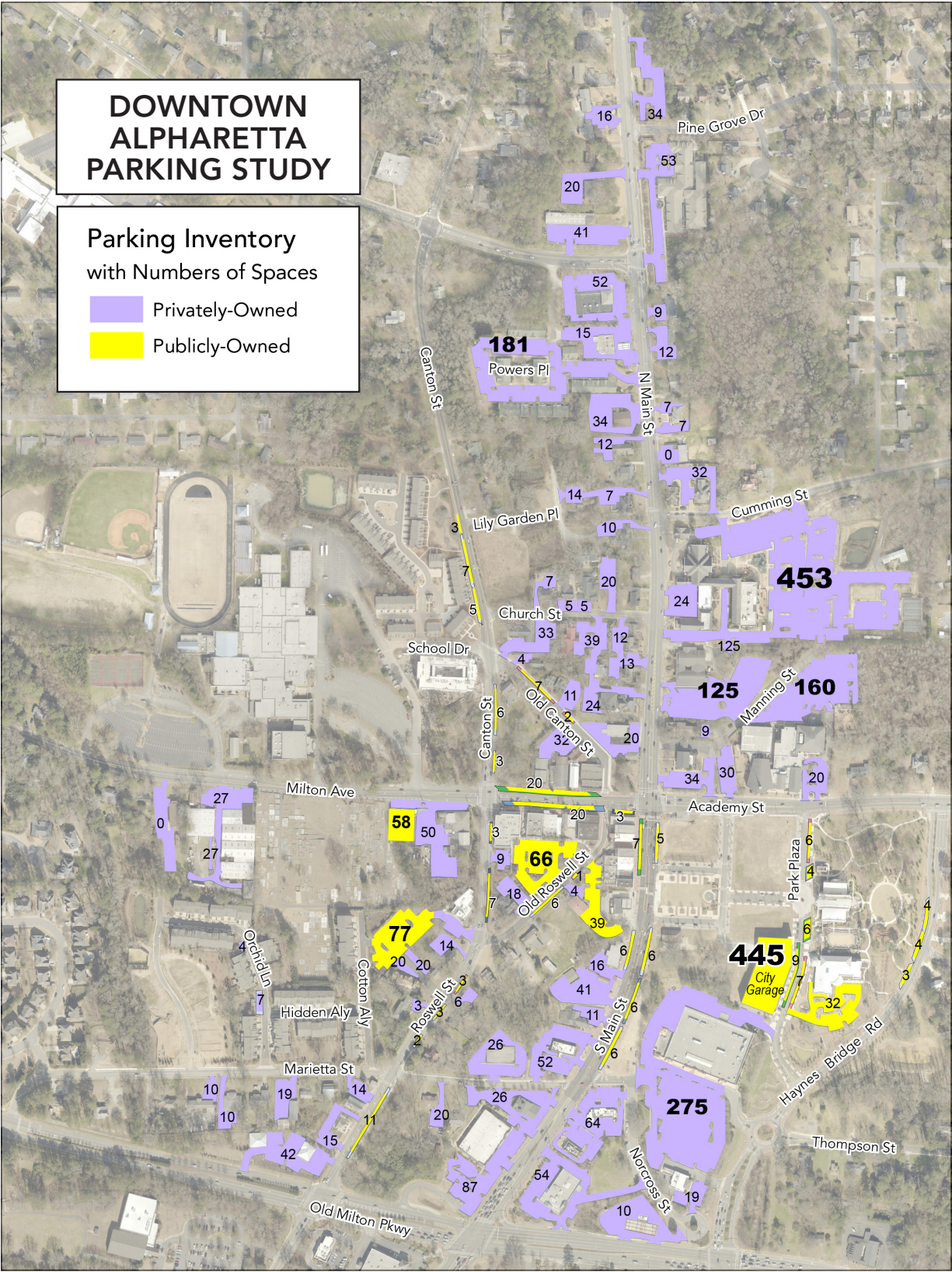
At the time of the study's data collection in April 2017, the on-street parking for the City Center development was not accessible to the public, as the streets supporting this development were closed for site construction. These approximately 80 spaces will be available to the public again once the City Center site reopens.

Figure 1 on the following page illustrates the location and number of parking spaces in all of downtown's facilities.

Table 1: Summary of Inventory

Parking Facility Type	Number of Spaces
TOTAL SPACES	3,517
PRIVATE SPACES	2,609
Non-Disabled Spaces	2,536
Disabled Spaces	73
PUBLIC SPACES	908
On-Street Spaces	191
Non-Disabled Spaces	185
Disabled Spaces	6
Off-Street Lots	272
Non-Disabled Spaces	260
Disabled Spaces	12
Off-Street Garage	445
Non-Disabled Spaces	438
Disabled Spaces	7
Regulated Spaces (of all public spaces)	76
Unregulated Spaces (of all public spaces)	832

Figure 1: Map of Inventory



UTILIZATION

The study team performed a series of utilization counts to measure how many parking spaces were in use at different times of a typical weekday. This included both public and private spaces in order to understand where demand is concentrated—regardless of ownership of the parking.

Table 2 below summarizes this utilization, and Figures 2 through 4 on the following pages illustrate utilization by different basic levels.

Overall, while it appears from the summary table that downtown's parking is not heavily utilized, focusing on specific parking types and locations shows that utilization is highly uneven. On-street parking, for instance, is always at least half full throughout the

day, but in the core commercial district of downtown, especially along Milton Avenue, these spaces are at times over 90 percent used—an amount that the parking practice considers to be functionally full for a given facility and a condition where motorists may not be able to find an available space in a given cluster of spaces.

Regulated spaces, or those spaces with time limits currently imposed, include these core business district on-street spaces as well as a number of the spaces in the City's Old Roswell Street lot. These see the highest amount of use of any in the study area, and are nearly 100 percent full in the evening.

Table 2: Summary of Utilization

Parking Facility Type	Number of Spaces	Morning Utilization (8 am - 12 pm)		Midday Utilization (12 pm - 4 pm)		Evening Utilization (4 pm - 8 pm)	
TOTAL SPACES	3,517	935	26.6%	1,268	36.1%	1,001	28.5%
PRIVATE SPACES	2,609	660	25.3%	872	33.4%	667	25.6%
Non-Disabled Spaces	2,536	633	25.0%	813	32.1%	629	24.8%
Disabled Spaces	73	13	17.8%	17	23.3%	8	11.0%
PUBLIC SPACES	908	275	30.3%	396	43.6%	334	36.8%
On-Street Spaces	191	92	48.2%	123	64.4%	135	70.7%
Off-Street Lots	272	109	39.3%	170	62.5%	164	60.3%
Off-Street Garage	445	90	20.2%	161	36.2%	77	17.3%
Regulated Spaces (of all public spaces)	76	39	51.3%	52	68.4%	73	96.1%
Unregulated Spaces (of all public spaces)	832	252	30.0%	386	48.3%	303	36.4%

Figure 2: Map of Morning Parking Utilization

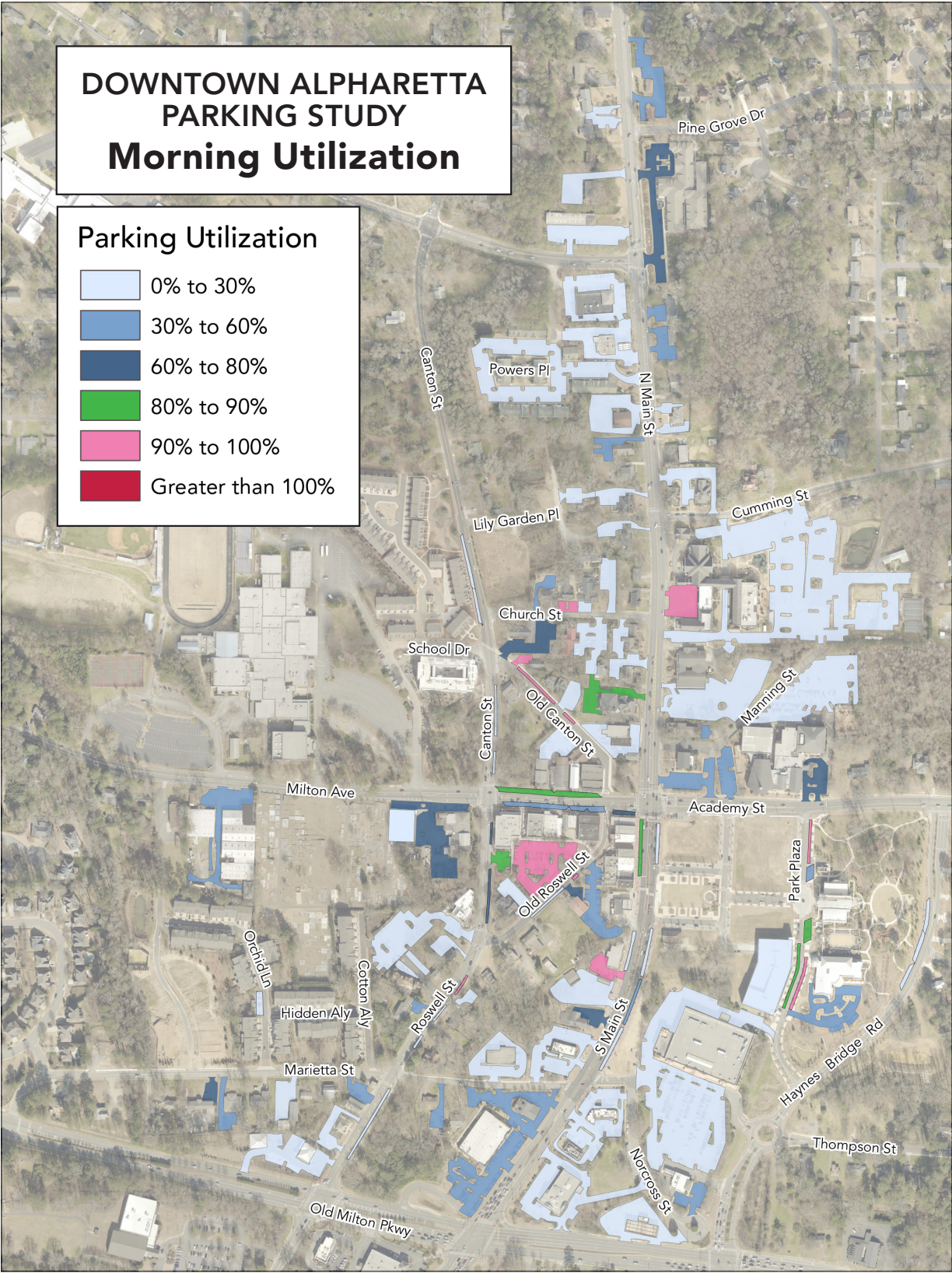


Figure 3: Map of Midday Parking Utilization

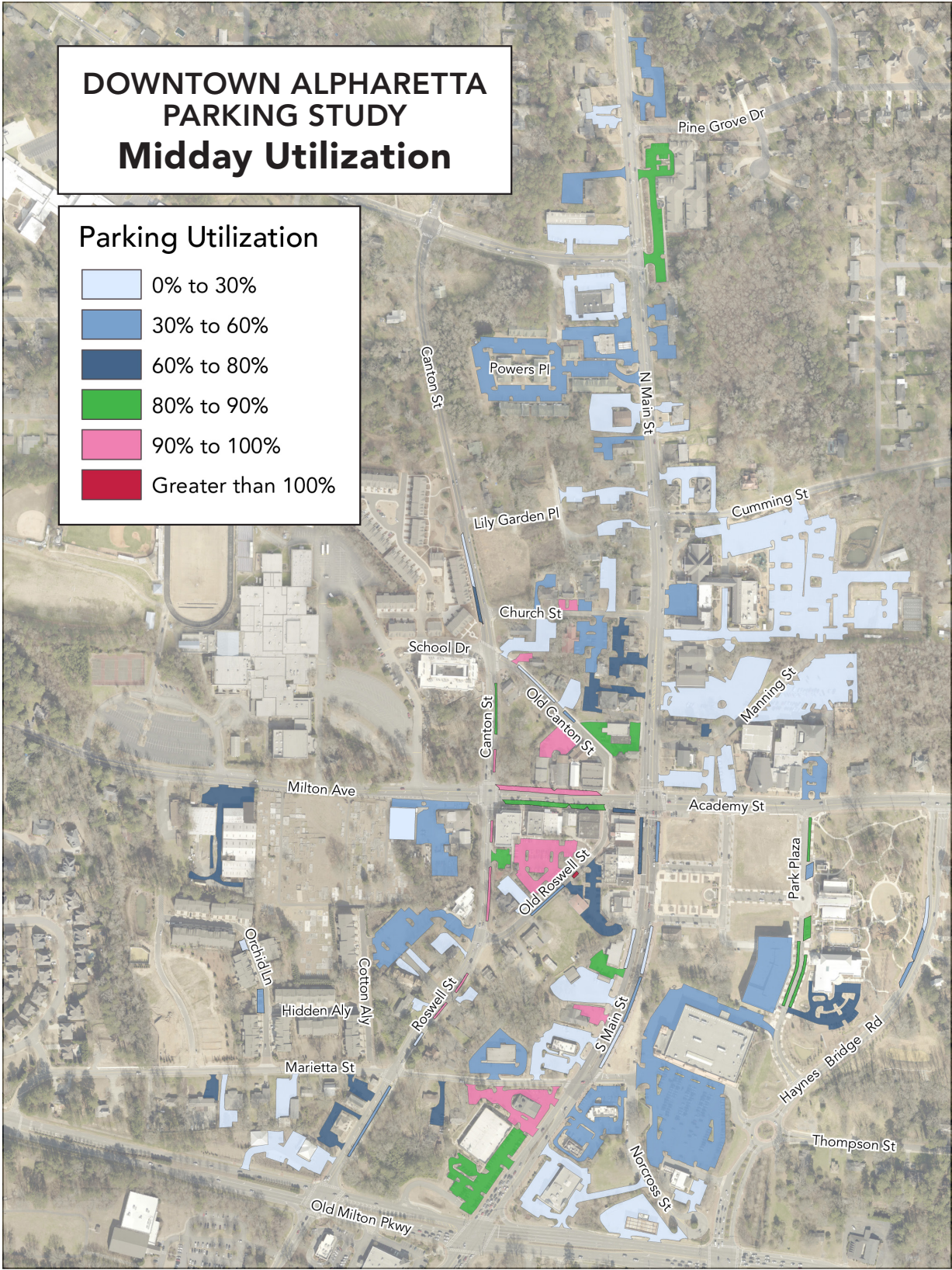
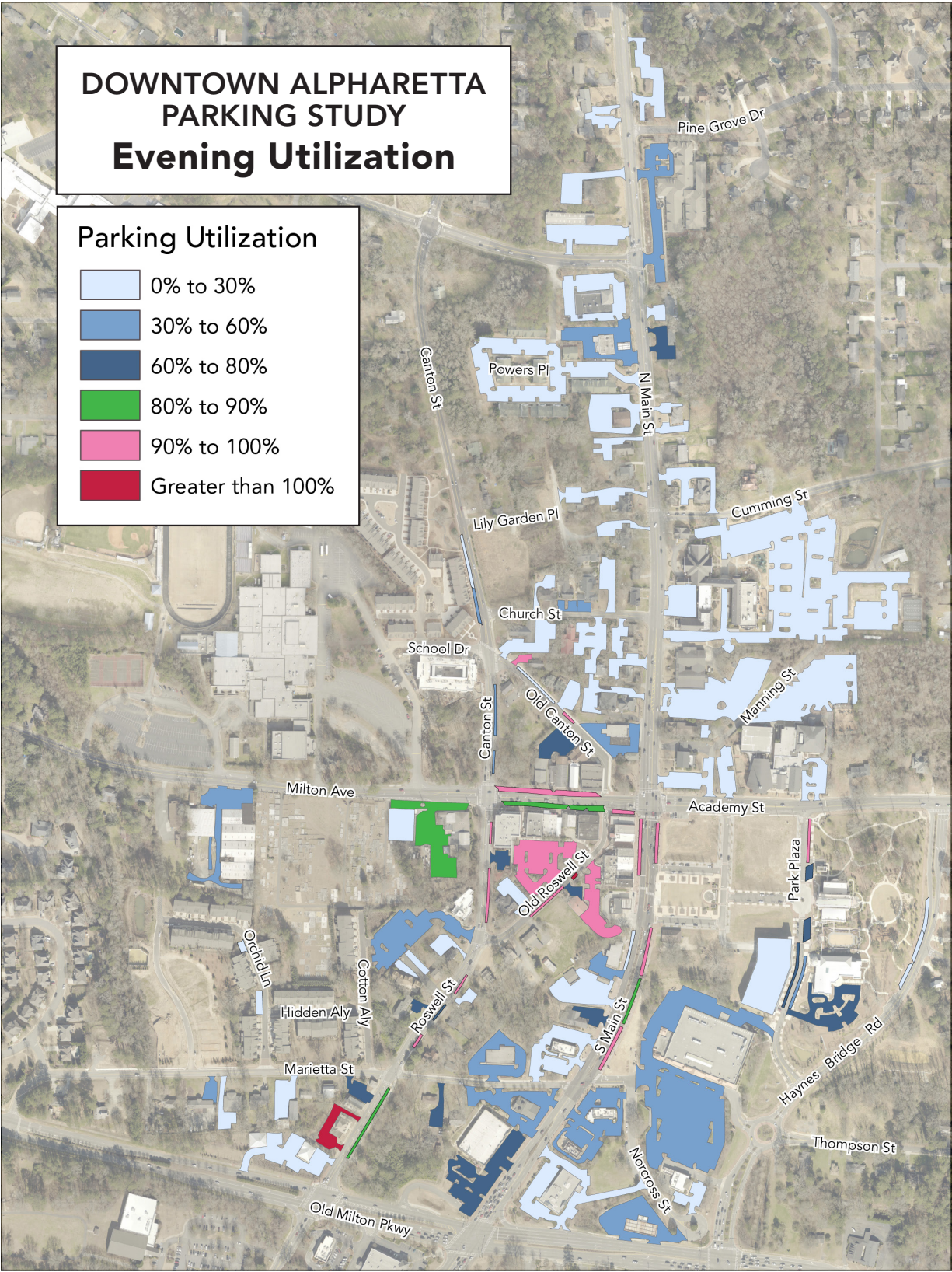


Figure 4: Map of Evening Parking Utilization



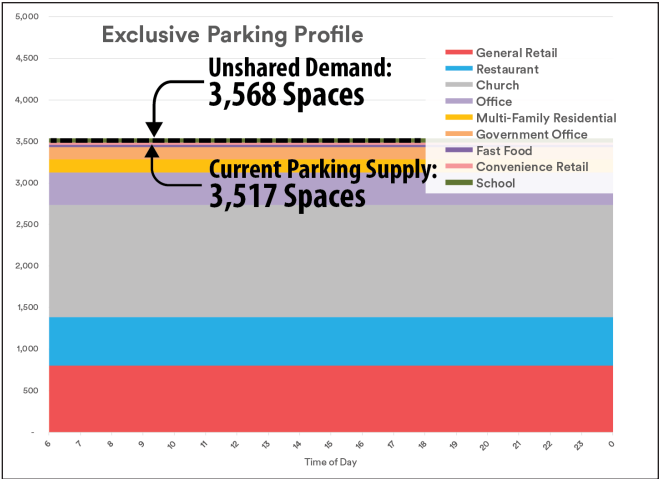
COMPARING UTILIZATION AND EXPECTED DEMAND

The study is based on planning ahead for ongoing and continued future growth in downtown so that decisions may be made to manage downtown's parking supply appropriately. To do this, the study has considered both current parking demand and future parking demand.

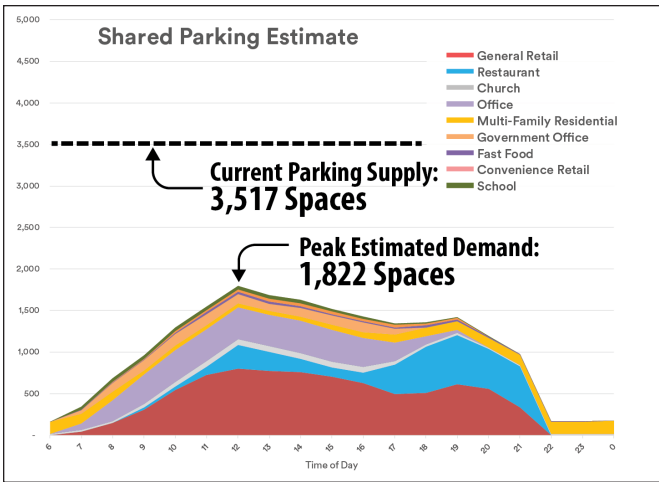
The study also distinguishes between the unshared demand that results from all parking facilities exclusively supporting a single use and the real demand that reflects when different land uses truly demand their full range of parking—a dynamic influenced by operating hours and when residents are at home.

The following figures illustrate these estimated demand levels and how they compare.

Figures 5A and 5B: Current Parking Demand

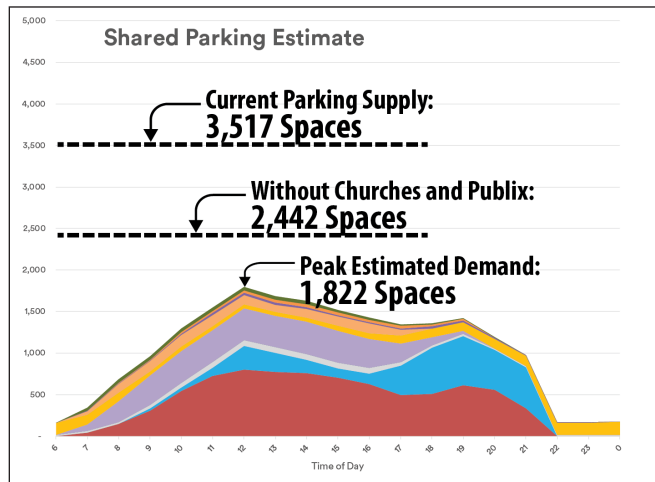


Currently, the 3,517 spaces are close to the amount of parking demand that would be expected if all parking supported only one land use, based on current land uses today.

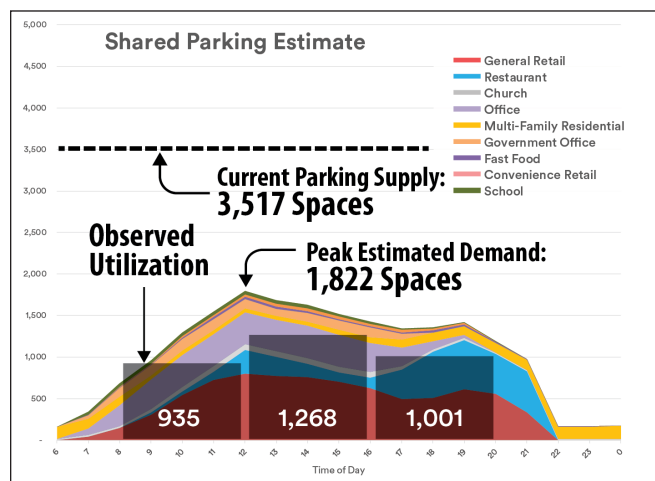


By estimating the real demand, which considers when different land uses actually observe their parking demand happen throughout the day, the study has offered a point of comparison on how much less parking could serve downtown if all of it were shared.

Figures 6A and 6B: Current Parking Demand

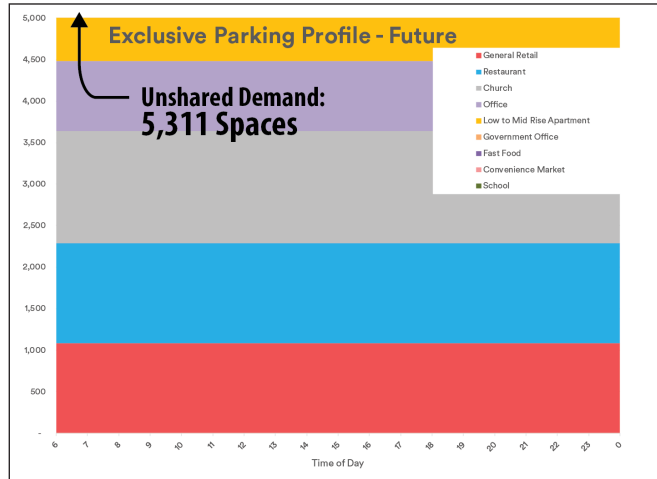


Certainly, some of the available parking downtown is not open for public use without special permission or arrangements. When the large facilities described previously are removed from the inventory, the estimated real demand is much closer to the supply of parking today.

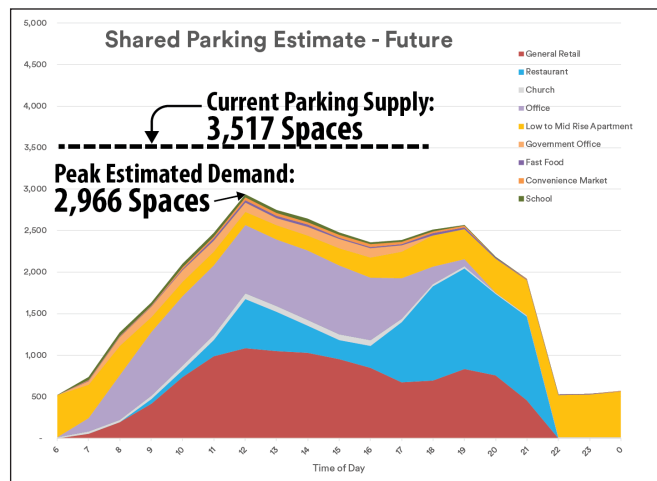


Although real utilization of parking as measured in the three different weekday counting periods is much lower than this peak estimated demand, the utilization (as shown in the maps on Figures 2 through 4) is highly concentrated.

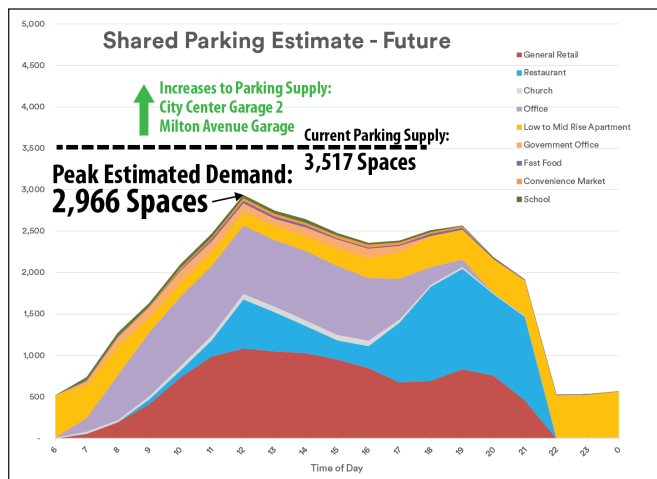
Figures 7A, 7B, and 7C: Future Parking Demand



Adding in future parking demand, both from development under construction and that is in the approval process, suggests that a significantly greater amount of parking demand may be expected.



Even when considering the real demand of the added development, this begins to approach current supply.



There will be increases to the parking supply with construction of the City's Milton Avenue garage and additional parking in the City Center development beyond the existing garage. However, the growth of downtown points to a need for revisions to management techniques.

Draft Recommendations

Due to the expected increases in parking demand, the City has already taken proactive steps with regard to adding parking supply with the Milton Avenue garage. The study recommends this kind of approach as strategic for downtown's continued development—downtown has fewer available sites for development and, in some cases, will require parking to fit on increasingly constrained sites if it is to be constructed on site.

However, it is critically important for Alpharetta to consider new management approaches to ensure that downtown's continued growth can meet its travel demand. **These are described as follows and will be discussed in detail in the upcoming September Council work session.**

PILOT PROGRAM FOR PRICING

Current management of on-street parking in downtown's retail district is only on a time-limit basis, but observed parking utilization is still very high (and full in some locations). The Old Roswell surface lot shows similar characteristics.

The study recommends a pilot application of pricing in these locations, using pay-station meters to allow payment for an entire group of spaces at once. Pricing will be determined in final recommendations of the study, but should not initially be placed above \$1 per hour.

In locations where pricing is applied, time limits should be eliminated. This is to allow price to function as an effective provider of parking availability and allowing customers wishing to pay for use of downtown's most valuable spaces to do so.

EXTENSION OF TIME LIMITS

Other downtown parking locations may also benefit from applying time limits to spaces, using this as an intermediate step between no regulation and providing parking.

Figure 8 and Table 3 to the right offer guidance on proposed locations and thresholds for implementing parking and time limits on City-owned parking spaces.

Figure 8: Proposed Pricing for Parking



Table 3: Proposed Thresholds for Pricing and Time Limits

Facility Type	Proposed Pricing Threshold	Proposed Time Limit Threshold
On-Street Parking	Utilization on an entire block surpasses 85% for at least 6 hours per day	Utilization on an entire block surpasses 75% for at least 6 hours per day
Off-Street Parking Lots	Utilization surpasses 85% for at least 8 hours per day	Utilization surpasses 75% for at least 8 hours per day
Off-Street Parking Garages	Utilization in public spaces surpasses 85% for at least 8 hours per day	No threshold: time limits not used

IN-LIEU PAYMENT PROGRAM

The City has been using an in-lieu payment amount of \$7,600 per parking space to allow development applicants not to build some or all of their code-required parking on site. Prior to the construction of City Center and the future construction of the Milton Avenue garage, this has served primarily as a means of waiving zoning requirements and in some cases has allowed spaces to be reserved, though not all cases.

With construction of the Milton Avenue garage, the City has its first parking facility supporting general public use that is not to be assigned primarily to private development (as the City Center garage will be). However, it is also facing significantly higher construction costs for the garage and this may limit the city from consolidating further parking facilities.

The study recommends that the City revise its in-lieu payment program to better reflect true construction costs, and allow a range of options for satisfying parking need. Developers may elect to pay the City a full amount of construction for a space for that space

to be fully reserved for the land use, although they may also elect to use partial reservations or a true in-lieu payment that only reduces a code-required parking amount.

The study's proposed amounts for this payment schedule are detailed in Table 4 below.

Table 4: In-Lieu Payment Fee Schedule

Parking Arrangement	Proposed Payment to City (per space)
Full Reservation: Land use has access to a parking space on a full-time basis	\$26,000
Business Reservation: Land use has access to a parking space between hours of 8 am and 4 pm	\$13,000
Sunday Reservation: Land use has access to a parking space for Sundays only	\$2,600
In-Lieu Fee Payment: Land use reduces the code requirement for parking by the number of spaces for which this fee is paid, but has no reserved parking locations	\$8,000

ESTABLISHING A MONITORING AND REPORTING SCHEDULE

The City will need to update its data to understand when proposed management thresholds are met and when to apply them. The parking study recommends a regular review of utilization along with ongoing parking enforcement responsibilities to be able to periodically adjust its management schedule. This is detailed in Table 5 to the right.

Table 5: Proposed Monitoring Schedule

Facility Type	Collect Utilization	Revisit Regulations
On-Street Parking	Every 3 months	Every 6 months
Off-Street Parking Lots	Every 3 months	Every 6 months
Off-Street Parking Garages	Every 6 months	Every 12 months