CITY COUNCIL MEETING & PUBLIC HEARING
MAY 18, 2026

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE TO THE FLAG

4. BOARDS & COMMISSIONS

A. Appointment of Design Review Board Member by Council Member Brady

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 05/04/2026)
Approval of the City Council meeting minutes from the meeting of May 4, 2026.

B. Correcting Agenda Item: Request For Proposal 26-113: Design/Build: Wills Park Field Artificial Turf Conversion
Consideration and approval of a correction to the April 27, 2026, award of RFP 26-113, Design/Build: Wills Park Field Artificial Turf Conversion, to Sprinturf, LLC to clarify the correct contract amount of $564,286.00, and with authorization for the Mayor to execute all necessary documents.

C. Financial Management Report (Month Ending March 31, 2026)
Consideration and approval of the Financial Management Report for the month ending March 31, 2026.

6. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

B. V-26-05 DeBacco/12385 Charlotte Drive
Consideration of a variance request to allow a fence in a landscape strip along Charlotte Drive. A variance is requested to Unified Development Code (UDC) Subsection 2.3.6(B) to eliminate the 5' setback of a fence from a landscape strip and to allow the fence on the front property line. The property is located at 12385 Charlotte Drive and is legally described as being located in Land Lot 1205, 2nd District, 2nd Section, Fulton County, Georgia.

C. PH-26-10 Portman Brookside Change of Condition/Brookside MP
Consideration of a public hearing request to change conditions of zoning related to the Portman Brookside mixed-use development located in Pod A of the Brookside Master Plan. Changes to conditions of zoning are requested to amend the site plan, to increase restaurant use from 32,000 SF to 40,000 SF, to modify roadway section plans, and to delete a condition related to access to the retail area. The property is located at 3625 & 3655 Brookside Parkway and is legally described as being located in Land Lots 2, 3, & 44, 1st District, 1st Section, Fulton County, Georgia.

D. PH-26-09 2045 Alpharetta Comprehensive Plan – Transmittal Hearing
Consideration of a request to transmit the 2045 Alpharetta Comprehensive Plan draft plan to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for review.

E. PH-26-05 Unified Development Code Text Amendments – Pickleball Courts
FIRST READING
Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions and UDC Section 2.7 Miscellaneous Regulations to add definitions and regulations pertaining to pickleball courts.

F. PH-26-07 Unified Development Code Text Amendments – Short-term Rentals
FIRST READING
Consideration of text amendments to the Unified Development Code (UDC) and Code of Ordinances related to short-term rentals. Amend UDC Article II and Code of Ordinances Article XV to add clarification regarding the use of a single-family dwelling unit and accessory dwelling unit as a short-term rental and amend UDC Article II and Appendix A: Alpharetta Downtown Code to add certain zoning districts permitting short-term rentals as a permitted use and conditional use and update the List of Permissible and Conditional Uses tables.

G. The following items have been deferred and will not be considered at this meeting:

1. Z-26-04/V-26-06 1425 Mayfield Road
This request was deferred by the Planning Commission to the June 4, 2026 Planning Commission meeting and will not be considered at this meeting.
Consideration of a rezoning and variances to allow for the construction of a six (6) lot single-family detached subdivision on 4.57 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale') and variances are requested from Unified Development Code (UDC) Subsection 3.5.2(A) to reduce the minimum width of a local street from 50' to 44'. The property is located at 1425 Mayfield Road and is legally described as being located in Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.

2. Ordinance: Alcohol Ordinance Text Amendments
DEFERRED: This item has been deferred by staff to the June 15, 2026 City Council meeting.
Consideration and adoption of an Ordinance to amend Chapter 4 of the Code of the City of Alpharetta, referred to as Alcoholic Beverages, to amend the provisions related to definitions; inspections of licensed establishments; condition of premises; licensing qualifications; excise taxes; renewal of licenses; transfer of licenses; purchases from wholesalers; revocation, suspension or other penalties; hearing and appeal procedures; hours of sale; and for other purposes.

3. MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton Pkwy/Camden Pond
DEFERRED: This item has been deferred by the applicant to the June 22, 2026 City Council meeting and will not be considered at this meeting.
Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and variance in order to construct 202 'For-Sale' townhomes on 29.2 acres. A master plan amendment is requested to the Camden Pond Master Plan to allow for the proposed change in development mix. A comprehensive land use plan amendment is requested from 'Professional Business Office' to 'High Density Residential' and a rezoning is requested from CUP (Community Unit Plan) to R-10M (Dwelling, 'For-Rent or 'For-Sale' Residential. A variance is requested to Unified Development Code (UDC) Subsection 2.2.10(D) to reduce the front setback from 65' to 50'. The property is located at 3842 Old Milton Parkway and is legally described as being located in Land Lots 2, 3, 44, 45 & 49, 1st District, 1st Section, Fulton County, Georgia.

7. NEW BUSINESS

A. Invitation to Bid 26-012: Sidewalk Construction on Cumming Street, Westside Parkway, Devore Road
Consideration and approval of the award of ITB 26-012 for Sidewalk Construction on Cumming Street, Westside Parkway, Devore Road to Ohmshiv Construction in an amount not to exceed $1,891,097.20, and with authorization for the Mayor to execute all necessary documents.

B. Crabapple Government Building Roof Replacement
Consideration and approval of the award of the Crabapple Government Building Roof Replacement project to Hopewell Roofing & Restoration in an amount not to exceed $64,559.56, and with authorization for the Mayor to execute all necessary documents.

C. Invitation To Bid 26-010: ADA Alpharetta Active Adult Center Parking Lot Improvements (CDBG)
Consideration and approval of the award of ITB 26-010 to Summit Construction & Development LLC for ADA Alpharetta Active Adult Center Parking Lot Improvements (CDBG) in an amount not to exceed $262,350.40, and with authorization for the Mayor to execute all necessary documents.

D. Ordinance: Offenses and Miscellaneous Provisions Ordinance Text Amendments
SECOND READING: The first reading of this item occurred during the April 27, 2026 City Council meeting.
Consideration and approval of an Ordinance to amend Chapter 30, referred to as Offenses and Miscellaneous Provisions, of the Code of the City of Alpharetta to amend provisions regarding the discharge of firearms; to amend provisions regarding urban camping and the improper use of property; to regulate the discharge of bows and crossbows; to prohibit interference of a city officer; to prohibit false representations to a city officer; to prohibit loitering and prowling; to prohibit trespass; to prohibit street racing and reckless driving exhibitions; to prohibit vandalism; to prohibit aggressive panhandling; to prohibit public drunkenness; to provide for traffic violations for disobeying or avoiding an official traffic control device; to prohibit public urination or defecation; to prohibit creating a disturbance at schools; to provide for enforcement; to provide for penalties for violations; to repeal conflicting ordinances; and for other purposes.

8. WORK SESSION

A. Fiscal Year 2027 Budget
Discussion of the upcoming FY 2027 budget.

9. PUBLIC COMMENT

10. REPORTS

11. EXECUTIVE SESSION (IF NECESSARY)

12. ADJOURNMENT

STAFF REPORT

Department: City Clerk
Submitted By: Grace Orehosky
Meeting Date: May 18, 2026

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 05/04/2026)
Approval of the City Council meeting minutes from the meeting of May 4, 2026.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, the minutes for the May 4, 2026 City Council meeting.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

Acting City Clerk, Grace Orehosky, prepared a synopsis of the pertinent information that occurred during the City Council meeting on May 4, 2026.

ALTERNATIVES:

Do not approve the City Council meeting minutes as part of the Consent Agenda and consider as a New Business item.

ATTACHMENTS:

1. 2026-05-04 CC Minutes

City Council Meeting & Public Hearing
MAY 4, 2026
UNOFFICIAL MINUTES
Office of the City Clerk

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

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

1. **CALL TO ORDER**

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

2. **ROLL CALL**

   - **Council Members**
     - Mayor Jim Gilvin
     - Mayor Pro Tem Dan Merkel
     - T. Kirk Driskell
     - Katie Reeves
     - Douglas J. DeRito
     - John Hipes
     - Fergal M. Brady
   - **Staff**
     - Chris Lagerbloom, City Administrator
     - John Robison, Assistant City Administrator
     - Molly Esswein, City Attorney
     - Grace Orehosky, Municipal Records Officer
     - Deanna McKay, Public Communication & Engagement Coordinator
     - Adam Montgomery, Director of Information Technology

- Kathi Cook, Director of Community Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Pete Sewczwicz, Director of Public Works
- Trent Lindgren, Chief of Police
- Brad Dekinger, Fire Chief
- Tom Harris, Director of Finance
- Shawn Mitchell, Budget and Procurement Manager

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

   A. Proclamation: Alpharetta High School Indoor Percussion Team

   B. Proclamation: Public Works Week 2026

5. CONSENT AGENDA

   A. City Council Meeting Minutes (Meeting of 4/27/2026)

   Consideration and approval of the City Council meeting minutes from the meeting of April 27, 2026.

   PUBLIC COMMENTS:

   - There were no public comments.

   ❖ Council Member Reeves offered a motion to approve the consent agenda.

     - Mayor Pro Tem Merkel seconded the motion.
     - The motion was approved unanimously (7-0).

6. PUBLIC HEARING

   A. Announcement of Public Hearing Procedures

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

   B. MP-26-03/CLUP-26-01/Z-26-01/CU-26-05/V-26-02 TPG Brookside West

   Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variances to allow for the redevelopment of a 5 story,

130,828 square foot office building with 104 'For-Sale' townhomes on 8.76 acres in the Brookside Master Plan. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed development and add it to the Portman Brookside mixed-use development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Sale', Attached' and variances are requested from Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum office percentage and UDC Subsection 3.2.8(B)(1)(a) to modify the 50' undisturbed buffer to a 15' planted buffer. The property is located at 3650 Brookside Parkway and is legally described as being located in Land Lots 43 & 44, 1st District, 1st Section, Fulton County, Georgia.

- Director of Community Development, Kathi Cook, came forward to present this item.
- The applicant, Portman Holdings, is requesting a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance to allow for the redevelopment of a five (5) story, 130,000 square foot office building with 104 'For-Sale' townhomes on approximately 8.76 acres in the Brookside Master Plan. A master plan amendment is requested to allow the proposed residential development and add the property to the Portman Brookside mixed-use development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Sale', Attached' use and variances are requested to reduce the minimum office percentage and reduce buffers. The property is located at 3650 Brookside Parkway near the southeast corner of Old Milton Parkway and Brookside Parkway.
- This item was considered at the April 23, 2026 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions and accepting a change from the applicant. Vote 7-0.
- Staff recommends that Mayor and Council approve MP-26-03/CLUP-26-01/Z-26-01/CU-26-05/V-26-02 TPG Brookside West, subject to the following conditions:

1. The 8.76-acre property shall be zoned MU and incorporated into the Portman Brookside mixed-use development. The site shall be developed substantially similar to the site plan prepared by Kimley-Horn, dated 4/1/26, 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 comprehensive land use designation of the property shall be Mixed Use.
3. 'Dwelling, 'For-Sale', Attached' shall be added as a permitted use on the subject property. The property shall be limited to no more than 104 'Dwelling, 'For-Sale', Attached' units with a maximum building height of 3 stories. Residential entitlement shall be deducted from the Brookside Master Plan Pod A non-residential maximum density at a 1:1 exchange rate.
4. Portman Brookside mixed-use development shall be permitted with an office-institutional percentage of 17.4%.
5. Architecture shall be substantially similar to the submitted renderings. Except that front entries along Brookside Parkway shall be recessed with pronounced covered porches, subject to final approval by Staff. Unpainted brick shall be the primary exterior material on all building elevations. Buildings shall include 4-sided architecture and materials. Where the side of a building faces Brookside Parkway, side elevation shall include a front entrance or have the appearance of a front entrance, as depicted in the submitted example elevation, with final approval by Staff.
6. No more than 46 townhome units shall have a minimum unit width of 18'.
7. Townhome buildings fronting on Brookside Parkway shall have a sidewalk connection to the sidewalk along Brookside Parkway, as approved by Staff.
8. Fencing along Brookside Parkway shall be decorative black metal with a maximum height of 4' and shall include brick columns with gates to provide access to the Brookside Parkway sidewalk, as approved by Staff.
9. Building setback shall be a minimum 20' along Brookside Parkway.

10. Minimum 10′ landscape strip shall be provided along local streets (not including alleys). Unit stoops and lead walks shall be permitted to encroach into the landscape strip but may not displace required landscaping. Sidewalks shall not overlap the required landscape strip, except that an alternate landscape plan in compliance with the UDC minimum landscape material requirements may be approved by the Director.

11. Minimum 15′ planted buffer shall be provided along the north and east property lines. Developer shall remove existing asphalt parking lot on the adjacent property to the east and shall plant the area has a buffer, as approved by Staff and the adjacent property owner.

12. Developer shall provide a line-of-sight study to place landscaping to screen garage doors from Brookside Parkway, as approved by Staff.

13. Open space shall be developed substantially as depicted on the site plan prepared by Kimley-Horn, dated 4/1/26, or as approved by Staff.

14. The proposed development may be gated as depicted on the site plan prepared by Kimley Horn, dated 4/1/26, as approved by Staff.

15. Developer shall close the existing driveway curb cut on Brookside Parkway along the western property boundary and shall replace the existing driveway curb cut with new curb lines, sidewalk, and tree plantings, as approved by Staff.

16. Developer shall improve line of sight distances to the max. extent possible on either side of the development entrance without obstructing vertical and horizontal sight distance requirements, as approved by Staff.

17. Developer shall improve internal streets and alleys substantially as depicted on the site plan prepared by Kimley-Horn, dated 4/1/26. Streets and alleys shall include mountable header curb and decorative pedestrian lighting, with final design approved by Staff. New internal streets and alleys shall be private and maintained by the HOA.

18. Alleys terminating adjacent to Brookside Parkway shall be heavily screened with decorative landscape material and/or a decorative structure (wall, trellis, arbor, etc.), as approved by Staff.

19. Sidewalk connections between internal street and Brookside Parkway sidewalk shall be provided between Units 99 & 100, and Units 58 & 59.

20. Site plan shall accommodate the Brookside Parkway Road-Diet project Concept B, dated January 2026, which includes a minimum 6' planter, minimum 8' sidewalk, and pedestrian lighting along the property's frontage on Brookside Parkway, as approved by Staff.

21. Pedestrian crosswalk depicted across Brookside Parkway shall require further coordination with Staff as part of the LDP process.

22. Developer may identify a trail construction, enhancement project in the Brookside Small Area Plan and implement the project in exchange for impact fee credits, as approved by Staff.

23. Developer shall save existing oak trees along Brookside Parkway as depicted on the tree plan prepared by Kimley-Horn, dated 2/9/26, with final approval by Staff. To accommodate minimum sight distance requirements at the development entrance and the Brookside Parkway Road-Diet project, some of the existing oak trees may require removal, as approved by Staff.

24. Crape myrtles meeting specimen criteria shall not have recompense associated with their removal.

25. Retaining walls shall receive architectural façade treatment and/or be heavily landscaped, as approved by Staff. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaped areas between terraces.

26. Developer shall provide an original sculpture, minimum 12' in height, at the project entrance or another location as approved by Staff, with final approval by the City's Cultural Arts Commission.

27. No unfinished wood decks or fencing shall be visible from Brookside Parkway.

28. No more than 10% of the townhome units shall be rented as stated in the HOA covenants.

- The property is zoned O-I subject to the Brookside Master Plan Pod A and was developed in 1999 with a five (5) story, 130,000 square foot office building and

surface parking lot. Surrounding properties are zoned MU (Mixed Use) and O-I to the west, O-I to the south and east, and C-2 (General Commercial) to the north. The Mansions at Alpharetta is located to the east, the Portman Brookside mixed-use development is approved on the property to the west, Georgia State University is located to the south, and commercial outparcels are located to the north. The property has a comprehensive land use plan designation of 'Corporate Office', which requires an amendment to allow the applicant's proposal.

- The submitted site plan depicts the existing 130,000 square foot office building and 597-space surface parking lot to be redeveloped with 104 'For-Sale' townhome units in eighteen (18), three (3) story buildings. Townhome buildings consist of a mix of unit types, including 42 – eighteen-foot (18') units, 26 – twenty-foot (20') units, and 36 – 22' wide units. All townhomes are depicted to be rear entry with access from an alley. Access to the site will continue from an existing shared driveway on Brookside Parkway located in the southeast corner of the property, which is depicted to be gated. The existing curb cut on the west side of the property is depicted to be removed due to site visibility issues. A twenty-foot (20') building setback and ten-foot (10') landscape strip is depicted along Brookside Parkway. A fifteen-foot (15') building setback and planted buffer is depicted along the east and north property lines.
- The new internal street network consists of two (2) private streets and several private alleys. Streets are depicted to include on-street parking, planters, and five-foot (5') sidewalks. Sidewalk connections to the sidewalk along Brookside Parkway are depicted at three (3) locations. The Brookside Small Area Plan recommends streetscape improvements along Brookside Parkway. The City's preferred streetscape requires a minimum six-foot (6') planter and minimum eight-foot (8') sidewalk along the property's frontage on Brookside Parkway. Five-foot (5') sidewalks are depicted throughout the development.
- Unified Development Code (UDC) parking regulations require one (1) parking space for each bedroom in a townhome unit, as well as a minimum eighteen-foot (18') long driveway. Assuming townhome units are all three (3) bedrooms, a total of 312 parking spaces would be required. Each unit will have two (2) side-by-side parking spaces in a garage and two (2) spaces on a code-compliant driveway for a total of 416 parking

spaces. There are an additional 24 on-street, guest parking spaces depicted throughout the development.

- The site plan calls out 2.88 acres of open space within the proposed development. The MU district requires a minimum ten percent (10%) civic space, as well as one (1) acre of open space per 100 population generated by residential uses. The 2020 U.S. Census data reflects 2.52 persons per household for the City, of which the proposed development would generate a population of approximately 262 residents. Therefore, 2.62 acres of open space and 0.876 acres of civic space (3.496 acres of open space) are required for the development. The Portman Brookside mixed-use development includes 13.72 acres of open space, of which 12.29 acres is required. Therefore, the addition of the proposed development to the Portman brookside mixed-use development would increase the overall open space requirement to 15.81 acres, of which 16.63 acres is provided. The site plan depicts three (3) pocket parks and a community center with a pocket park, community pool, and mail kiosk located at the center of the development and pocket parks located at the north and south ends of the development. Additional open space is depicted throughout the development, consisting of patios and porches, yards and lawns, and sidewalks (not required by Code).
- The applicant has stated that most street trees along Brookside Parkway will be saved. Some trees will be removed in conjunction with ensuring appropriate sight distance at the development entrance and the Brookside Parkway Road-Diet project. The remaining trees on the site are primarily parking lot landscape trees, of which none are identified to be saved. The property is served by a master detention pond which provides stormwater management for properties in the Brookside Master Plan.
- The applicant submitted a trip generation report, which estimates that the 104 townhomes will generate 46 AM Peak Hour trips and 51 PM Peak Hour trips. As shown in the table below, Staff estimates that the redevelopment of the property with the proposed townhome development would represent an 82% decrease in AM Peak Hour trips and 79% decrease in PM Peak Hour trips as compared to the existing office development on the property.
- Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 6 – 51 school age children. New Prospect

Elementary School and Alpharetta High School have available enrollment capacity; however, Webb Bridge Middle School is over capacity.

- Staff has reviewed the applicant's proposal against the established review criteria for a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance. The 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. The development proposal would bring residences closer to goods and services, and jobs. Additionally, Georgia State University is located across the street and is the largest property owner in Brookside. Walkable environments should be created near and around college campuses.
- The Community Participation Plan 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. According to the applicant, one member of the public expressed support for the proposal at CZIM.
- The Community Zoning Information Meeting was held on January 14, 2026. There were no public comments on the sign-in sheet.
- The property has exceptional and peculiar conditions due to its shape and location in the Brookside Small Area Plan. The requested variances relate to re-positioning the Brookside office park by introducing a mixed-use development with residential uses and seeking consistency with the Brookside Small Area Plan. The variance to reduce the minimum office percentage was advertised out of an abundance of caution. The addition of the 8.76-acre property to the Portman Brookside mixed-use development reduces the office-institutional percentage from 25.2% to 17.4%. There is an additional 42.78 acres of office-institutional uses developed in Pod A of the Brookside Master Plan.
- Alex Brock, Smith Gambrell & Russell, representing Providence Group of Georgia, came forward to speak on behalf of this application.
- Warren Jolly, President of Providence Group of Georgia, came forward to speak on behalf of this application.

CITY COUNCIL DISCUSSION:

- Council Member Reeves asked staff about the eighteen-foot width of some of the town homes and what the code requires.
- Council Member Reeves asked staff about the proposed lane diet given the redevelopment of the area, and installation of eight-foot sidewalks.
- Council Member Brady asked staff about the renderings and proposed materials for the project, and voiced concern about the quality of the materials.
- Council Member DeRito asked staff how much office space would be removed for this project and what the available square footage in the Brookside Master Plan.
- Council Member DeRito asked staff to explain how this project would revitalize the area.
- Council Member Reeves echoed the sentiment that this project would revitalize the area.
- Council Member Hipes asked Mr. Jolly about the renderings that were part of staff's presentation and the related Condition 5 and requested that more specific criteria be added to the condition.
    - Director of Community Development, Kathi Cook, responded that the rendering with the desired materials could be added as Exhibit A to Condition 5.
- Council Member Brady asked Mr. Jolly to explain who the target buyer will be.
- Council Member Reeves commented that there will be a limit for the demand of townhomes.
- Council Member DeRito asked Mr. Jolly about the anticipated pricing for the units.
- Mayor Gilvin asked Mr. Jolly what the price per acre is that Providence Group is paying for the property.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel made a motion to approve MP-26-03/CLUP-26-01/Z-26-01/CU-26-05/V-26-02 TPG Brookside West, subject to the following conditions:

1. The 8.76-acre property shall be zoned MU and incorporated into the Portman Brookside mixed-use development. The site shall be developed substantially similar

to the site plan prepared by Kimley-Horn, dated 4/1/26, 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 comprehensive land use designation of the property shall be Mixed Use.
3. 'Dwelling, 'For-Sale', Attached' shall be added as a permitted use on the subject property. The property shall be limited to no more than 104 'Dwelling, 'For-Sale', Attached' units with a maximum building height of 3 stories. Residential entitlement shall be deducted from the Brookside Master Plan Pod A non-residential maximum density at a 1:1 exchange rate.
4. Portman Brookside mixed-use development shall be permitted with an office-institutional percentage of 17.4%.
5. Architecture shall be substantially similar to the submitted renderings as shown in "Exhibit A." Except that front entries along Brookside Parkway shall be recessed with pronounced covered porches, subject to final approval by Staff. Unpainted brick shall be the primary exterior material on all building elevations. Buildings shall include 4-sided architecture and materials. Where the side of a building faces Brookside Parkway, side elevation shall include a front entrance or have the appearance of a front entrance, as depicted in the submitted example elevation, with final approval by Staff.
6. No more than 46 townhome units shall have a minimum unit width of 18'.
7. Townhome buildings fronting on Brookside Parkway shall have a sidewalk connection to the sidewalk along Brookside Parkway, as approved by Staff.
8. Fencing along Brookside Parkway shall be decorative black metal with a maximum height of 4' and shall include brick columns with gates to provide access to the Brookside Parkway sidewalk, as approved by Staff.
9. Building setback shall be a minimum 20' along Brookside Parkway.
10. Minimum 10' landscape strip shall be provided along local streets (not including alleys). Unit stoops and lead walks shall be permitted to encroach into the landscape strip but may not displace required landscaping. Sidewalks shall not overlap the

required landscape strip, except that an alternate landscape plan in compliance with the UDC minimum landscape material requirements may be approved by the Director.

11. Minimum 15′ planted buffer shall be provided along the north and east property lines. Developer shall remove existing asphalt parking lot on the adjacent property to the east and shall plant the area has a buffer, as approved by Staff and the adjacent property owner.

12. Developer shall provide a line-of-sight study to place landscaping to screen garage doors from Brookside Parkway, as approved by Staff.

13. Open space shall be developed substantially as depicted on the site plan prepared by Kimley-Horn, dated 4/1/26, or as approved by Staff.

14. The proposed development may be gated as depicted on the site plan prepared by Kimley Horn, dated 4/1/26, as approved by Staff.

15. Developer shall close the existing driveway curb cut on Brookside Parkway along the western property boundary and shall replace the existing driveway curb cut with new curb lines, sidewalk, and tree plantings, as approved by Staff.

16. Developer shall improve line of sight distances to the max. extent possible on either side of the development entrance without obstructing vertical and horizontal sight distance requirements, as approved by Staff.

17. Developer shall improve internal streets and alleys substantially as depicted on the site plan prepared by Kimley-Horn, dated 4/1/26. Streets and alleys shall include mountable header curb and decorative pedestrian lighting, with final design approved by Staff. New internal streets and alleys shall be private and maintained by the HOA.

18. Alleys terminating adjacent to Brookside Parkway shall be heavily screened with decorative landscape material and/or a decorative structure (wall, trellis, arbor, etc.), as approved by Staff.

19. Sidewalk connections between internal street and Brookside Parkway sidewalk shall be provided between Units 99 & 100, and Units 58 & 59.

20. Site plan shall accommodate the Brookside Parkway Road-Diet project Concept B, dated January 2026, which includes a minimum 6' planter, minimum 8' sidewalk, and pedestrian lighting along the property's frontage on Brookside Parkway, as approved by Staff.

21. Pedestrian crosswalk depicted across Brookside Parkway shall require further coordination with Staff as part of the LDP process.

22. Developer may identify a trail construction, enhancement project in the Brookside Small Area Plan and implement the project in exchange for impact fee credits, as approved by Staff.

23. Developer shall save existing oak trees along Brookside Parkway as depicted on the tree plan prepared by Kimley-Horn, dated 2/9/26, with final approval by Staff. To accommodate minimum sight distance requirements at the development entrance and the Brookside Parkway Road-Diet project, some of the existing oak trees may require removal, as approved by Staff.

24. Crape myrtles meeting specimen criteria shall not have recompense associated with their removal.

25. Retaining walls shall receive architectural façade treatment and/or be heavily landscaped, as approved by Staff. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaped areas between terraces.

26. Developer shall provide an original sculpture, minimum 12' in height, at the project entrance or another location as approved by Staff, with final approval by the City's Cultural Arts Commission.

27. No unfinished wood decks or fencing shall be visible from Brookside Parkway.

28. No more than 10% of the townhome units shall be rented as stated in the HOA covenants.

29. Architecture and materials shall be reviewed and approved by the Design Review Board.

- Council Member DeRito seconded the motion.

- Council Member Reeves offered a friendly amendment to add Condition 29 to require this project to be reviewed and approved by the Design Review Board.
- Mayor Pro Tem Merkel and Council Member DeRito accepted the friendly amendment to add Condition 29.
- There was the following discussion during the motion:
  - Mayor Pro Tem Merkel shared that while he would not choose a town home, there is a significant market for town homes, but that there could be a tipping point for the number of townhomes in the City given the density in the area. He offered concerns about people crossing Old Milton Parkway once additional lanes have been added. This revitalization is five years in the making and staff has worked hard to make it happen.
  - Council Member DeRito shared that he is excited about the project and that there has been a lot of hard work put into revitalizing this area by the City.
  - Council Member Reeves shared that she agrees that there is a tipping point for market demand of town homes. She added that it's a unique project and she hopes that Georgia State will add additional programing.
  - Council Member Hipes shared that Alpharetta is special because elected officials and staff don't sit and wait, but rather make things happen. He added that Brookside was a big office park surrounded by asphalt and it went into decline, and Alpharetta took the opportunity to turn it into a neighborhood with a park, college campus, retail, and offices.
  - Mayor Gilvin shared that with a zoning like this, he's not just looking at the project, but the surrounding neighborhood.
- The motion was approved unanimously (7-0).

C. Ordinance: Alcohol Ordinance Text Amendments

DEFERRED: This item has been deferred by staff to the June 1, 2026 City Council meeting and will not be considered at this meeting.

Consideration of an Ordinance to amend Chapter 4 of the Code of the City of Alpharetta, referred to as Alcoholic Beverages, to amend the provisions related to definitions;

inspections of licensed establishments; condition of premises; licensing qualifications; excise taxes; renewal of licenses; transfer of licenses; purchases from wholesalers; revocation, suspension or other penalties; hearing and appeal procedures; hours of sale; and for other purposes.

7. NEW BUSINESS

A. Resolution: Revised Employee Manual and Benefits Handbook

Consideration and approval of a Resolution adopting the revised Employee Manual and Benefits Handbook.

- City Attorney, Molly Esswein, read this Resolution title aloud.
- Director of Human Resources, Cris Randall, came forward to present this item.
- The purpose of these updates is to enhance clarity, transparency, and consistent application of the Employee Manual and Benefits Handbook. The recommended revisions primarily consist of added content and language modifications intended to improve interpretation, clarify expectations, and support consistent implementation across departments. Additional language has also been included to formalize practices that are already in place and to ensure compliance with applicable federal employment laws.
- The Communications section of the handbook has been updated to incorporate Information Technology (IT) policies. These policies, maintained by the IT Department, serve as an extension of the handbook and provide guidance governing the use of City systems, networks, data, and devices, including personal devices used for City business. Due to the evolving nature of technology, security risks, and operational needs, IT policies are maintained separately and are available on the HR SharePoint site.
- Key areas of revision include:
    - Renaming and expanding the Communications section to Communications & IT Resources, including expectations related to acceptable use of IT resources, artificial intelligence, cybersecurity, and social media;
    - Updating Basic Work Rules to include enhanced language addressing workplace conduct and respect for others;

- Incorporating provisions related to the Pregnant Workers Fairness Act, in alignment with federal law effective June 27, 2023;
- Including language reflecting the Supplemental Retirement Plan benefit, offered through the Peace Officers' Annuity and Benefit Fund (POAB) and the Georgia Firefighters' Pension Fund (GFPF), as previously approved by the Mayor and Council on January 3, 2023;
- Extend the initial two (2) weeks of paid time off accrual upon hire to all job classifications, consistent with the recruitment incentive already provided to 911 and sworn Police and Fire positions since 2019, in order to enhance organizational equity, strengthen recruitment efforts, and maintain competitiveness in the labor market;
- Increase the maximum PTO accrual balance that employees may carry forward from year to year by the equivalent of two (2) additional days. This adjustment provides modest additional flexibility for employees while having no impact on the pension fund.
- Updating language throughout to improve clarity and promote consistent interpretation of current practices.

CITY COUNCIL DISCUSSION:

- Council Member Hipes asked staff for clarification regarding the proposed change to the section adding new positions to the pay plan and requiring Mayor and Council approval. He further suggested that employees should be required to sign or initial something stating that they have received a copy of the handbook.
- Council Member DeRito stated that he is not ready to vote on this item and asked for clarification regarding using PTO as a hiring incentive for all job classifications, and if the revisions went through legal review.
- Council Member Reeves shared that she would also like more time to review the proposed changes before taking a vote.
- Council Member Hipes stated that he would like to understand the reasons behind the proposed changes.

- Mayor Pro Tem Merkel echoed those sentiments and would like more time to consider the proposed changes.
- Council Member DeRito stated that parameters need to be considered prior to adopting the suggested revisions.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to defer New Business Items A and B to the June 15, 2026 City Council meeting Work Session.

❖ Council Member DeRito seconded the motion.

o The motion was approved unanimously (7-0).

B. Resolution: Formalizing Administrative Updates to the Employee Manual and Benefits

Consideration and approval of a Resolution formalizing the administrative update process and its defined conditions for the Employee Manual and Benefits Handbook.

- This item was deferred along with New Business Item A to the June 15, 2026 City Council meeting Work Session.

C. Resolution: Appointment of Code Enforcement Board Member

Consideration and adoption of a Resolution to appoint Carlos Campos as a member of the Code Enforcement Board.

- City Attorney, Molly Esswein, read the Resolution title aloud.
- City Administrator, Chris Lagerbloom, came forward to present this item.
- The Code Enforcement Board is responsible for hearing and deciding appeals and enforcement matters related to violations of the City of Alpharetta Code of Ordinances. The Board serves an important role in ensuring compliance with community standards and supporting the health, safety, and welfare of Alpharetta residents.
- There is currently a vacancy on the Code Enforcement Board. Per Section 2-153 of the Code of the City of Alpharetta prescribes that Code Enforcement Board shall consist of seven (7) members and up to two (2) alternate members, and said members are to be appointed by Resolution of the Mayor and Council.

- The City received interest from Carlos Campos, who has expressed a desire to serve the community through participation on the Code Enforcement Board. The candidate brings extensive leadership and analytical experience through prior service as a Naval Officer and as a senior-level professional in the private sector and meets all eligibility requirements for service.

CITY COUNCIL DISCUSSION:

- Mayor Gilvin asked staff how Mr. Campos came to the City's attention to fill the vacancy on the Code Enforcement Board.
- Council Member DeRito shared that Mr. Campos approached him about his interest in serving as a board member.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member DeRito offered a motion to adopt a Resolution to appoint Carlos Campos to the Code Enforcement Board in order to fill a vacancy, and with authorization for the Mayor to execute all necessary documents.

- Mayor Pro Tem Merkel seconded the motion.
- The motion was approved unanimously (7-0).

D. Ordinance: Offenses and Miscellaneous Provisions Ordinance Text Amendments

DEFERRED: This item has been deferred by staff to the May 18, 2026 City Council meeting and will not be considered at this meeting.

SECOND Reading: The first reading of this item occurred during the April 27, 2026 City Council meeting.

Consideration and approval of an Ordinance to amend Chapter 30, referred to as Offenses and Miscellaneous Provisions, of the Code of the City of Alpharetta to amend provisions regarding the discharge of firearms; to amend provisions regarding urban camping and the improper use of property; to regulate the discharge of bows and crossbows; to prohibit interference of a city officer; to prohibit false representations to a city officer; to prohibit loitering and prowling; to prohibit trespass; to prohibit street racing and reckless driving exhibitions; to prohibit vandalism; to prohibit aggressive panhandling; to prohibit public

drunkenness; to provide for traffic violations for disobeying or avoiding an official traffic control device; to prohibit public urination or defecation; to prohibit creating a disturbance at schools; to provide for enforcement; to provide for penalties for violations; to repeal conflicting ordinances; and for other purposes.

8. WORK SESSION ITEMS

A. Alpharetta Rental Housing Study Update Presentation

The City of Alpharetta engaged KB Advisory Group to examine the historical relationship between rental and owner housing in the City and analyze the potential proportion of future rental housing in Alpharetta to be consistent with the 2040 Comprehensive Plan. Housing Policy 2 of the comprehensive plan seeks to maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'. Geoff Koski, KB Advisory Group, will present an overview of the Alpharetta Rental Housing Study Update, December 2025.

- Director of Community Development, Kathi Cook, came forward to introduce this item.
- Geoff Koski with KB Advisory Group presented the rental housing study update.

CITY COUNCIL DISCUSSION:

- Council Member Reeves asked Mr. Koski about the comparators that were used in the study and their percentage of rent versus own.
- Council Member DeRito asked Mr. Koski if he sees other cities planning more proactively to create districts for rental and about planning for the future to maintain Alpharetta as a business hub.
- Council Member Hipes asked Mr. Koski if any of the prior studies have historical ratios going back to about the year 2000 when a lot of the multifamily rental units were built and when the City only had 30,000 residents, and the overall trend since then.
- Council Member Brady asked Mr. Koski if data could be provided on who is actually renting within the City – average age, average family size, average income, etc.
- Council Member Reeves asked Mr. Koski if he has any data on the older apartment complexes that have been refinanced, taken federal funds, and have a certain amount of units dedicated to section eight housing.

- Mayor Gilvin shared that he voted against several apartments in 2014 because so many were being approved in a short period of time and, at the time, the data showed that the typical apartment renter only stayed there for two years and aren't vested in the community.

B. Fiscal Year 2027 Budget

Discussion of the upcoming FY 2027 budget.

- Director of Finance, Tom Harris, provided an initial presentation for the tentative FY27 budget, including the budget process, budget highlights, recommended budget, and timeline for approval. A copy of the budget presentation is attached hereto as Exhibit "A."
- The recommendations are the result of a collaborative process involving the departmental leadership that included multiple budget work sessions.
- The FY 2027 Budget was distributed electronically to the City Council on April 29, 2026, and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency sites powered by ClearGov.
- An additional City Council Budget Workshop is tentatively scheduled for May 18, 2026.
- Public Hearings and City Council action on the FY 2027 Budget and Millage Levy are tentatively scheduled for June 1, 2026 (6:30pm) and June 15, 2026 (one meeting at 11:30am and a final meeting at 6:30pm).

CITY COUNCIL DISCUSSION:

- Council Member Hipes asked staff about the TSPLOST I funds remaining in the budget and how the Council can best decide to spend the unappropriated funds. He further asked staff about TSPLOST II funds in the budget and to confirm that the City is continuing to collect funds from TSPLOST II. He further asked staff about the budget for non-transportation capital projects.
- Council Member Reeves asked staff about the property tax numbers received from the County and thanked staff for all the work put into preparing the budget.
- Mayor Gilvin commented on the recent push by the legislature to eliminate property taxes.

- Council Member Reeves stated that as we look at the budget, we need to think about what the City might need to be addressed by the legislature.

9. **PUBLIC COMMENT**

- There were no public comments.

10. **REPORTS**

- Council Member Reeves shared an update on the community meeting she hosted to discuss TSPLOST III, a meeting she had with WARM (Windward Area Retired Men), and stated how important communication with the community is.

11. **EXECUTIVE SESSION (IF NECESSARY)**

❖ Council Member Hipes offered a motion to recess the meeting.

  - Council Member DeRito seconded the motion.
  - Mayor Pro Tem Merkel left the meeting prior to the vote on the motion to enter into Executive Session.
  - The motion was approved unanimously (6-0).

- Mayor Gilvin recessed the meeting at 9:27 p.m. for the purposes of litigation.

❖ Council Member Driskell offered a motion to reconvene the meeting.

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

- Mayor Gilvin reconvened the meeting at 10:00 p.m.

12. **ADJOURNMENT**

❖ Council Member DeRito offered a motion to adjourn the meeting.

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

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 10:00 p.m.

Respectfully submitted,

Grace Orehosky

Grace Orehosky, Acting City Clerk

EXHIBIT A

Fiscal Year 2027 Budget Workshop
May 4, 2026

Agenda

- Budget Process Recap
- Budget Highlights
- FY 2027 Recommended Budget
  - Citywide
  - General Fund
  - Operating Initiatives
  - Capital Initiatives
- Calendar

Budget Process Recap

- September-December 2025
  - Update of Capital Improvement Plan by Departments
- January 2026
  - City Council Retreat
- January 2026
  - Target Budgets provided to Departments
- February-April 2026
  - Joint Development by Finance and Departments of a detailed line-item budget by departmental project/program (e.g., uniform patrol, public works, etc.)
  - New Initiatives (operations/capital) are separated from the Base Budget
  - Budget meetings with City Administration and Department Leadership

Budget Highlights

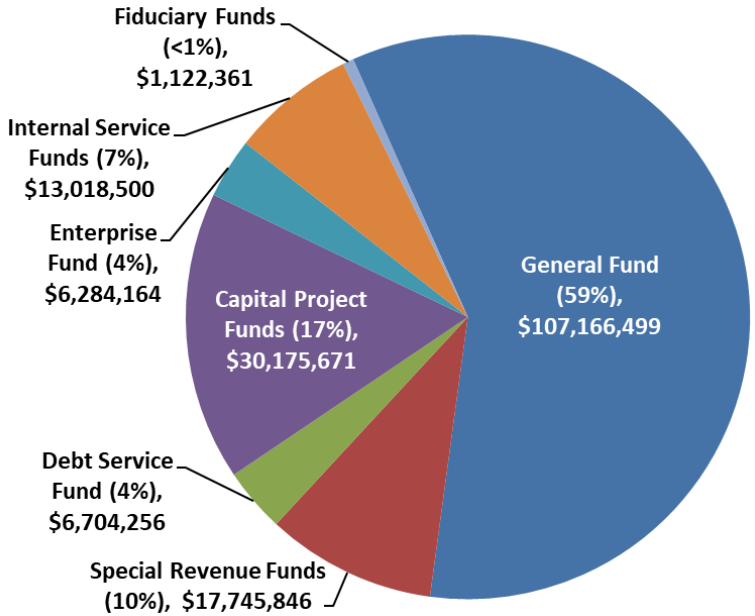
- Conservative Budgeting
  - Helps maintain AAA ratings
  - Budget Balanced while providing $12.3 million in Homeowner Tax Savings (Homestead Exemptions)
    - Includes $1.3 million from the State HTRG Program
- Maintains City's millage rate at 5.75 mills (.02 swap)
  - Operations millage from 5.03 mills to 5.05 mills
  - Debt millage from 0.72 mills to 0.70 mills
- Maintains competitive salary/benefit compensation plan to facilitate staff retention and recruitment
- Includes full-year impacts of Police operations (e.g., Jail, E911)
- Minimal overall growth in departmental M&O spend (<1%)
  - Covers cost drivers (contract growth, utility expenses, insurance premiums) while reducing discretionary spend (advertising, printing equipment rental, small equipment)
- Incorporates Planned 2027 Capital Investment per our Rolling CIP plan ($36.5 million)
  - Leverages Facility Condition Assessment to guide investment
  - Leverages Fleet Policy to guide investment

Fiscal Year 2027 Recommended Budget

Citywide

FY 2027 Budget Snapshot

- FY 27: $182M Budget
  - All Funds are balanced



	Adopted FY 2026	Proposed FY 2027	Variance
General Fund	454.0	453.0	(1.0)
E911 Fund	33.0	33.0	0.0
Solid Waste Fund	1.0	1.0	0.0
	488.0	**487.0**	**(1.0)**

** Position changes occurred during FY 2026.*

	Revenues	Expenditures	Balanced Budget
General Fund	**$ 107,166,499**	**$ 107,166,499**	√
Special Revenue Funds:			
E911 Fund	5,205,846	5,205,846	√
Impact Fee Fund	2,500,000	2,500,000	√
Hotel/Motel Fund	10,040,000	10,040,000	√
	$ 17,745,846	**$ 17,745,846**	
Capital/Grant Funds:			
Capital Projects Fund	$ 8,636,572	$ 8,636,572	√
Stormwater Capital Fund	1,500,000	1,500,000	√
2022 Parks Bond Fund	450,000	450,000	√
TSPLOST 1 Capital Fund	2,239,099	2,239,099	√
TSPLOST 2 Capital Fund	17,350,000	17,350,000	√
	$ 30,175,671	**$ 30,175,671**	
Debt Service Fund	**$ 6,704,256**	**$ 6,704,256**	√
Enterprise Fund:			
Solid Waste Fund	**$ 6,284,164**	**$ 6,284,164**	√
Internal Service Funds:			
Risk Management Fund	$ 2,468,500	$ 2,468,500	√
Medical Insurance Fund	10,550,000	10,550,000	√
	$ 13,018,500	**$ 13,018,500**	
Fiduciary Funds:			
OPEB Plan Trust Fund	$ 6,500	$ 6,500	√
OPEB Retirement Reimbursement Plan Trust Fund	1,115,861	1,115,861	√
	$ 1,122,361	**$ 1,122,361**	
Total	**$ 182,217,297**	**$ 182,217,297**	√

General Fund

FY 2027 GF Revenue Overview

FY	2026	2027	change
Operating	5.030	5.050	+0.020
Debt	0.720	0.700	-0.020

Revenues:	FY 2026 AMENDED BUDGET	FY 2027 RECOMMENDED BUDGET	$ Variance	% Variance
Property Taxes:				
Current Year	$ 34,075,000	$ 35,720,000	$ 1,645,000	4.8%
Motor Vehicle Title Tax Fee	3,625,000	4,075,000	450,000	12.4%
Prior Year/Delinquent/MV	379,000	378,000	(1,000)	-0.3%
Local Option Sales Tax	22,440,500	23,075,000	634,500	2.8%
Other Taxes:				
Franchise Fees	7,130,000	7,675,000	545,000	7.6%
Insurance Premium Tax	7,159,239	7,400,000	240,761	3.4%
Alcohol Beverage Excise Tax	2,825,000	2,900,000	75,000	2.7%
Other Taxes	3,670,400	3,835,200	164,800	4.5%
Licenses & Permits	3,476,500	3,670,500	194,000	5.6%
Intergovernmental	352,385	207,260	(145,125)	-41.2%
Charges for Services	5,437,932	5,644,400	206,468	3.8%
Fines & Forfeitures	2,280,000	2,205,500	(74,500)	-3.3%
Interest	1,150,000	900,000	(250,000)	-21.7%
Other Revenues	265,334	256,567	(8,767)	-3.3%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	3,412,500	3,562,500	150,000	4.4%
Interfund Transfer (Dev. Authority Fund)	53,448	-	(53,448)	-100.0%
Total Operating Revenues	**$ 97,732,238**	**$ 101,504,927**	**$ 3,772,689**	**3.9%**
Fund Balance Carryforward	5,017,048	5,661,572		
Total Revenues	**$ 102,749,286**	**$ 107,166,499**		

Growth Drivers

- Property Taxes (+$1.6M)
  - ✓ 6% growth in Residential Valuations (9% in FY 2026)
  - ✓ -2% contraction in Commercial Valuations (-2% in FY 2026)
  - ✓ New Construction of $70M ($133M in FY 2026)
  - ✓ 0.02 mill shift to Operations (+$145K; -$180K to Bond)
- MV Title Tax (+$450K) and LOST (+$635K)
- Licenses & Permits (building permit fees +$100K)
- Charges for Services (Tesla Supercharger +$100K)
- Hotel/Motel Taxes (COA portion; +$150K)

Revenue Reductions

- School Zone Citations (-$125K)
- Interest Earnings (-$250K)

FY 2027 GF Expenditure Overview

	FY 2026 AMENDED BUDGET	FY 2027 RECOMMENDED BUDGET	$ Variance	% Variance
Expenditures (by Category):				
Personnel Services:	$ 65,025,243	$ 68,840,229	$ 3,814,986	5.9%
Jail Operations	1,254,886	1,980,336	725,450	57.8%
subtotal	$ 66,280,129	$ 70,820,565	$ 4,540,436	6.9%
Maintenance and Operations:				
Professional Services	$ 3,984,796	$ 4,004,658	$ 19,862	0.5%
Runoff Election (Fulton County IGA est.)	150,000	-	(150,000)	-
Repair/Maintenance	2,555,400	2,589,750	34,350	1.3%
Maintenance Contracts	4,769,450	4,927,484	158,034	3.3%
Professional Services (IT)	5,484,289	5,218,752	(265,537)	-4.8%
General Supplies	1,298,974	1,335,666	36,692	2.8%
Utilities	3,437,875	3,657,675	219,800	6.4%
Legal Services	800,000	775,000	(25,000)	-3.1%
Insurance Premiums (Risk Fund)	1,060,500	1,206,500	146,000	13.8%
Miscellaneous	2,948,070	2,874,438	(73,632)	-2.5%
subtotal	$ 26,489,354	$ 26,589,923	$ 100,569	0.4%
Capital/Lease:				
Operational Capital/Other	$ 319,179	$ 293,000	$ (26,179)	-8.2%
Capital Leases	1,005,116	991,128	(13,988)	-1.4%
subtotal	$ 1,324,295	$ 1,284,128	$ (40,167)	-3.0%
Other Uses:				
Contingency	$ 1,190,815	$ 1,000,000	$ (190,815)	-16.0%
Gwinnett Tech Contribution (Debt Svc)	291,065	289,315	(1,750)	-0.6%
Remittance to POAB (SB 285)	-	111,000	111,000	-
subtotal	$ 1,481,880	$ 1,400,315	$ (81,565)	-5.5%
Total Operating Expenditures	**$ 95,575,658**	**$ 100,094,931**	**$ 4,519,273**	**4.7%**
Reserve for Capital Lease (Fire Apparatus)		140,000		
Interfund Transfers:				
Fund Balance (Capital Investment)	5,017,048	5,661,572		
Capital Program	1,517,405	475,000		
Solid Waste Fund	75,000	-		
911 Fund (Alpharetta's subsidy portion)	564,175	794,996		
Total Expenditures	**$ 102,749,286**	**$ 107,166,499**		

- Performance-based compensation program (3% on average; consistent with market review)
- Targeted Market-Based compensation adj. to employee classes
- Annualized impact of Alpharetta Jail staffing (+$725K)
- Group insurance cost growth of 8.5%

- Coverage of Growth Drivers:
  - ✓ Maint. Contracts (landscape maint. +$98K; shavings removal +$30K)
  - ✓ Utilities (electric +$139K; Tesla charger +$60K w/+$100K revenue est.)
  - ✓ Insurance Premiums (vehicle, property, etc.)
- Reduction in discretionary spending (advertising, equip. rental, printing, etc.)

← Est. incremental cost of leases

← Full Subsidy covered by COA (Intent is to update IGA; subsidy based on call volume would be COA $588K and Milton $207K)

Operating Initiatives

Recommended

General Fund	Revenue	Expense	Net Cost	Capital Component	Budget Book Page #
Funding Available for Operating Initiatives:	**$ -**	**$ 27,500**	**$ 27,500**		
Recommended Initiatives:					
Information Technology					
ESRI ArcGIS Indoors (new equipment/software)	-	16,000	16,000	-	66
Recreation, Parks, and Cultural Services					
Holiday Lighting along Roswell Street and Canton Street	-	11,500	11,500	50,000	66
	$ -	**$ 27,500**	**$ 27,500**	**$ 50,000**	

Not Recommended at this Time

General Fund	Revenue	Expense	Net Cost	Capital Component	Budget Book Page #
Operating Initiatives Not Recommended at this time:					
All Departments					
Augment Annual Capital Contribution	$ -	$ 1,042,405	$ 1,042,405	$ -	67
City Clerk					
Records Coordinator (+1 FTE)	-	102,500	102,500	-	68
Finance					
Reorg of the Budget & Procurement Division (+1 FTE)	-	157,500	157,500	-	69
Public Works					
Construction Manager - Infrastructure (+1 FTE)	-	141,400	141,400	55,000	73
Facility Operations Manager (+1 FTE)	-	141,400	141,400	71,500	73
Infrastructure Crew (+4 FTE)	-	363,700	363,700	88,000	74
Recreation, Parks, and Cultural Services					
Parks Supervisor II – Southern District (+1 FTE)	-	109,900	109,900	-	75
Community Agriculture Program/Operational Funding	18,250	68,000	49,750	-	76
Community Development					
Development Services Engineer (+1 FTE)	-	160,100	160,100	-	77
	$ 18,250	**$ 2,286,905**	**$ 2,268,655**	**$ 214,500**	

911 Fund					
Not Recommended at this time:					
Public Safety					
Administrative Assistant II (+1 FTE)	-	101,250	101,250	-	78
	$ -	**$ 101,250**	**$ 101,250**	**$ -**	

Capital Initiatives

2027 Capital Source & Use

FY 2027 Capital Source & Use Summary	Capital Project Fund	Stormwater Capital Fund	2022 Parks Bond Fund	TSPLOST 1 Capital Fund	TSPLOST 2 Capital Fund	Impact Fee Fund (Parks)	Subtotal	Other Sources (grants, etc.)	Total
Sources									
Available Fund Balance	$ 3,500,000	$ -	$ 450,000	$ 1,939,099	$ 7,600,000	$ 2,500,000	$ 15,989,099	$ -	$ 15,989,099
General Fund									
Annual Capital Appropriation	475,000	-	-	-	-	-	475,000	-	475,000
Available Fund Balance	4,261,572	1,400,000	-	-	-	-	5,661,572	-	5,661,572
TSPLOST Collections	-	-	-	-	9,000,000	-	9,000,000	-	9,000,000
Investment Earnings	400,000	100,000	-	300,000	750,000	-	1,550,000	-	1,550,000
Other									
Local Maintenance Improvement Grant (LMIG); Milling and Resurfacing	-	-	-	-	-	-	-	731,300	731,300
Local Roads Assistance Grant (LRA); Milling and Resurfacing	-	-	-	-	-	-	-	838,403	838,403
Capital Leases	-	-	-	-	-	-	-	2,275,000	2,275,000
Total Sources	**$ 8,636,572**	**$ 1,500,000**	**$ 450,000**	**$ 2,239,099**	**$ 17,350,000**	**$ 2,500,000**	**$ 32,675,671**	**$ 3,844,703**	**$ 36,520,374**
Uses									
Capital/One-Time Initiatives									
Economic Development	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000
Information Technology	567,800	-	-	-	-	-	567,800	-	567,800
Police	1,556,249	-	-	-	-	-	1,556,249	-	1,556,249
Public Works	2,750,000	1,500,000	-	-	5,131,597	-	9,381,597	3,844,703	13,226,300
Recreation, Parks & Cultural Services	1,243,500	-	450,000	-	-	1,169,000	2,862,500	-	2,862,500
Community Development	-	-	-	-	-	-	-	-	-
Total Uses	**$ 6,217,549**	**$ 1,500,000**	**$ 450,000**	**$ -**	**$ 5,131,597**	**$ 1,169,000**	**$ 14,468,146**	**$ 3,844,703**	**$ 18,312,849**
Non-Allocated (Future Capital/One-Time Initiatives)	**$ 2,419,023**	**$ -**	**$ -**	**$ 2,239,099**	**$ 12,218,403**	**$ 1,331,000**	**$ 18,207,525**		

Recommended

FY 2027 Recommended Capital (Detail)	Subtotal	Other Sources (grants, etc.)	Total	*Budget Book Page #*
Economic Development				
Economic Development Toolbox	$ 100,000	$ -	$ 100,000	*201*
	$ 100,000	$ -	$ 100,000	
Information Technology				
Technology Replacement (all City Departments)	$ 397,800	$ -	$ 397,800	*201*
Data Center Auxiliary A/C Replacement	45,000	-	45,000	*201*
AI Strategy (study)	125,000	-	125,000	*202*
	$ 567,800	$ -	$ 567,800	
Police				
Police (Fleet Replacement)	$ 1,481,249	$ -	$ 1,481,249	*203*
Citywide Camera Infrastructure	75,000	-	75,000	*204*
	$ 1,556,249	$ -	$ 1,556,249	
Public Works				
Milling and Resurfacing	$ 3,161,597	$ 1,569,703	$ 4,731,300	*205*
Traffic Striping and Signage	320,000	-	320,000	*206*
Signalized Intersection Maintenance (incl. Traffic Control Equipment)	210,000	-	210,000	*206*
Bridge and Guardrail Maintenance	250,000	-	250,000	*207*
Traffic Calming Improvements	50,000	-	50,000	*207*

Recommended

FY 2027 Recommended Capital (Detail)	Subtotal	Other Sources (grants, etc.)	Total	*Budget Book Page #*
Public Works *continued*				
Traffic Signal Pole Maintenance	150,000	-	150,000	*208*
Sidewalk and Brick Paver Maintenance and Repair	750,000	-	750,000	*209*
Stormwater	1,500,000	-	1,500,000	*210*
Department Pool Vehicles (Fleet Replacement)	95,000	-	95,000	*211*
F-150 Truck (Fleet Replacement)	220,000	-	220,000	*212*
F-250 Crew Cab Service Truck (Fleet Replacement)	80,000	-	80,000	*213*
F-350 Crew Cab Service Bed Truck (Fleet Replacement)	85,000	-	85,000	*214*
F-550 Crew Cab Dump Truck (Fleet Replacement)	200,000	-	200,000	*215*
Trailers (Equipment Replacement)	30,000	-	30,000	*216*
Asphalt Paver (Equipment Replacement/Upgrade)	240,000	-	240,000	*216*
Winter Weather Equipment Storage	45,000	-	45,000	*216*
Facility Condition Assessment (Phase 1) Implementation	1,150,000	2,275,000	3,425,000	*217*
Police Headquarters (Facility Maintenance/Improvements)	200,000	-	200,000	*218*
Fire Facilities (Facility Maintenance/Improvements)	40,000	-	40,000	*219*
Fire Facilities (Roof Repairs/Replacements and Wall Restoration)	90,000	-	90,000	*219*
City Hall (Facility Maintenance/Improvements)	35,000	-	35,000	*219*
Recreation Facilities (Facility Maintenance/Improvements)	50,000	-	50,000	*220*

Recommended

FY 2027 Recommended Capital (Detail)	Subtotal	Other Sources (grants, etc.)	Total	*Budget Book Page #*
Public Works *continued*				
Parking Garages (Facility Maintenance/Improvements)	125,000	-	125,000	*220*
HVAC Replacements (Facility Maintenance/Improvements)	165,000	-	165,000	*221*
Generator Replacements (Facility Maintenance/ Improvements)	100,000	-	100,000	*221*
Public Works (Design Services)	40,000	-	40,000	*221*
	$ 9,381,597	$ 3,844,703	$ 13,226,300	
Recreation, Parks & Cultural Services				
Park Repairs and Improvements	$ 200,000	$ -	$ 200,000	*222*
Park Security Repairs & Improvements (security cameras, etc.)	60,000	-	60,000	*222*
Park Trail Maintenance	25,000	-	25,000	*223*
Wood Lightpole/LED Replacement Initiative	450,000	-	450,000	*224*
Playground Equipment Replacement	50,000	-	50,000	*225*
Park Shade Structure & Awning Replacements	30,000	-	30,000	*225*
Athletic Court Resurfacing	300,000	-	300,000	*226*
Fountain and Pool Repairs (new to CIP)	75,000	-	75,000	*226*
Alpha Loop Maintenance and Repair (new to CIP)	50,000	-	50,000	*227*
Tree Maintenance, Planting and Removal in Parks	125,000	-	125,000	*227*
General Equipment Replacement (Recreation)	62,500	-	62,500	*228*

Recommended

FY 2027 Recommended Capital (Detail)	Subtotal	Other Sources (grants, etc.)	Total	*Budget Book Page #*
Recreation, Parks & Cultural Services *continued*				
Alpharetta Public Arts (Outdoor On-Loan Sculpture Exhibit)	45,000	-	45,000	*228/*
Public Art in the Parks	20,000	-	20,000	*229*
Public Art Fund by Developers - City Property	10,000	-	10,000	*230*
Public Art for City Projects	25,000	-	25,000	*231*
Haynes Bridge Road Park Restroom (Greenway)	500,000	-	500,000	*232*
Marconi Drive Park Restroom (Greenway)	500,000	-	500,000	*232*
Marietta-Roswell St. Corner Park	250,000	-	250,000	*233*
Outdoor Electrical Connections for Roswell Street and Canton Street (Holiday Lighting) - new to CIP	50,000	-	50,000	*233*
Alpha Loop Electrical Installation - new to CIP	25,000	-	25,000	*234*
Recreation (Design Services)	10,000	-	10,000	*235*
	$ 2,862,500	$ -	$ 2,862,500	
Total Uses	**$ 14,468,146**	**$ 3,844,703**	**$ 18,312,849**	
Non-Allocated (Future Capital/One-Time Initiatives)	**$ 18,207,525**			

Budgeted once received.

Not Recommended at this Time

Unfunded Capital Requests	Unfunded Capital Requests	*Budget Book Page #*
Capital/One-Time Initiatives		
Human Resources		
HR Office Improvements	$ 70,000	*236*
	$ 70,000	
Police		
911 - 24 Hour Console Chair Replacement	32,000	*236*
	$ 32,000	
Fire		
Fire Station Renovations/Improvements	$ 3,500,000	*237*
	$ 3,500,000	
Public Works		
Stormwater	1,500,000	*238*
Tandem Dump Truck (Fleet Replacement)	200,000	*240*
City Hall (New Generator and Enclosure)	1,300,000	*240*
Alpharetta Community Center (New Generator)	375,000	*241*
Operating Initiative - Construction Mgr; +1 FTE (vehicle)	55,000	*241*
Operating Initiative - Facility Operations Mgr; +1 FTE (vehicle)	71,500	*242*
Operating Initiative - Infrastructure Crew; +4 FTE (vehicle)	88,000	*243*
	$ 3,589,500	
Total Unfunded Capital Requests	**$ 7,191,500**	

Calendar

Calendar

- Council Meetings
  - May 4, 2026 2026 Budget Release
  - May 18, 2026 Council Budget Workshop
  - June 1, 2026 1st Public Hearing/Budget Mtg
    - ✓ 1st Reading of Budget Ordinance
    - ✓ 1st Reading of Millage Rate Ordinance
  - June 15, 2026 2nd Public Hearing (11:30am)
  - June 15, 2026 3rd Public Hearing/Budget Mtg
    - ✓ 2nd Reading of Budget Ordinance
    - ✓ 2nd Reading of Millage Rate Ordinance

Budget/Millage Rate proposal will require the following Ads (1st publication date is May 21st)

- Budget Hearing Ad(s)
- Notice of Tax Increase Ad(s)
- Press Release
- 5-Year Tax Levy Ad

STAFF REPORT

Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Meeting Date: May 18, 2026

AGENDA ITEM:

Correcting Agenda Item: Request For Proposal 26-113: Design/Build: Wills Park Field Artificial Turf Conversion

Consideration and approval of a correction to the April 27, 2026, award of RFP 26-113, Design/Build: Wills Park Field Artificial Turf Conversion, to Sprinturf, LLC to clarify the correct contract amount of $564,286.00, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the correction of a scrivener's error in the April 27, 2026, agenda item and related Council action for RFP 26-113, Design/Build: Wills Park Field Artificial Turf Conversion. The agenda item and recommendation motion incorrectly referenced the contract award amount as $546,286.00. The correct contract amount, as reflected in the contract documents, Sprinturf, LLC's cost proposal, project budget, and related funding agreement with the Alpharetta Youth Baseball Association, is $564,286.00.

Staff recommends that City Council clarify and confirm the award of RFP 26-113 to Sprinturf, LLC in the correct amount of $564,286.00 and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: $564,286.00

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
AYBA Contribution: 30161150-541500-C2612	$282,143
City Contribution - Capital Project Fund (30161150-541500-C2612)	$90,000
City Contribution - Impact Fee Fund (27061150-541500-C2612)	$150,000
City Contribution – Impact Fee Fund (reallocation of Non-Allocated Balance from 27074110-579002 to 27061150-541500-C2612)	$42,143

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
AYBA Contribution of 50%; 30161150-371000-C2612	$282,143
-	-$_
-	-$_
-	-$_

ITEM DESCRIPTION:

On April 27, 2026, City Council considered and approved the award of RFP 26-113, Design/Build: Wills Park Field Artificial Turf Conversion, to Sprinturf, LLC for the conversion of Wills Park Baseball Field 5 from natural grass to artificial turf.

The agenda item and recommendation motion for the April 27, 2026, meeting referenced the contract award amount as $546,286.00. However, the correct project and contract amount is $564,286.00. This amount is reflected in the Budget & Procurement section of the prior staff report, the contract agreement, Sprinturf, LLC's cost proposal, and

the Alpharetta Youth Baseball Association funding agreement.

This discrepancy was the result of a scrivener's error in the agenda item and recommendation motion. The purpose of this item is to correct the record and clarify that the City Council's approval of the award of RFP 26-113 to Sprinturf, LLC is in the correct contract amount of $564,286.00.

Staff requests that City Council approve this correcting agenda item to:

- Acknowledge that the April 27, 2026, agenda item and recommendation motion contained a scrivener's error by referencing the contract amount as $546,286.00;
- Clarify that the correct contract amount for RFP 26-113, Design/Build: Wills Park Field Artificial Turf Conversion, is $564,286.00;
- Confirm the award of RFP 26-113 to Sprinturf, LLC in the amount of $564,286.00; and
- Authorize the Mayor to execute all necessary documents consistent with the corrected contract amount.

ALTERNATIVES:

Do not approve the correction.

ATTACHMENTS:

1. 04.27.2026 Agenda Approval for RFP 26-113

CITY COUNCIL MEETING & PUBLIC HEARING
APRIL 27, 2026

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE TO THE FLAG

4. BOARDS & COMMISSIONS

A. Swearing in of Natural Resources Commission Member by Mayor Gilvin

5. PRESENTATIONS & PROCLAMATIONS

A. Presentation: New Fulton County Health & Human Services - North Facility

B. Proclamation: Public Service Week 2026

6. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 04/13/2026)
Approval of the City Council meeting minutes from the meeting of April 13, 2026.

B. Financial Management Report (Month Ending February 28, 2026)
Consideration and approval of the Financial Management Report for the month ending February 28, 2026.

C. Final Order & Judgment: Windward Parkway Pedestrian Bridge and Windward Parkway Drainage Modification Project — Parcel 4
Consideration and approval of the ratification of a Consent Order and Final Judgment in the total amount of $30,000 for Tax Parcel No. 21 561011050280 in the Windward Parkway Pedestrian Bridge and Windward Parkway Drainage Modification Project, Parcel 4, Property Owner: Windward Community Services Association, Inc.

D. Easement Agreements: Sawnee Electric Membership Corporation - McGinnis Ferry Road
Consideration and approval of the ratification of two Right of Way Easement Agreements with Sawnee EMC for the McGinnis Ferry Phase 2 Project 0021232, Parcels 5 and 6 to place two power poles and install approximately 200 feet of underground power, and with authorization for the Mayor to execute all necessary documents.

7. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

B. V-26-07 Alpharetta District Places Phase 1
Consideration of a variance request to allow a specimen tree to be removed along Marietta Street. A variance is requested to Unified Development Code (UDC) Subsection 3.2.8(K) to allow a specimen tree in the building setback along Marietta Street to be removed. The property is located at 131 South Main Street and 82 Marietta Street and is legally described as being located in Land Lots 695 & 1269, 1st District, 2nd Section, Fulton County, Georgia.

C. Ordinance: Offenses and Miscellaneous Provisions Ordinance Text Amendments
FIRST READING
Consideration and approval of an Ordinance to amend Chapter 30, referred to as Offenses and Miscellaneous Provisions, of the Code of the City of Alpharetta to amend provisions regarding the discharge of firearms; to amend provisions regarding urban camping and the improper use of

property; to regulate the discharge of bows and crossbows; to prohibit interference of a city officer; to prohibit false representations to a city officer; to prohibit loitering and prowling; to prohibit trespass; to prohibit street racing and reckless driving exhibitions; to prohibit vandalism; to prohibit aggressive panhandling; to prohibit public drunkenness; to provide for traffic violations for disobeying or avoiding an official traffic control device; to prohibit public urination or defecation; to prohibit creating a disturbance at schools; to provide for enforcement; to provide for penalties for violations; to repeal conflicting ordinances; and for other purposes.

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

1. Z-25-07/CU-25-15/V-25-20 Alpharetta District Places
WITHDRAWN: This item has been withdrawn by the Applicant and will no longer be considered.
Consideration of a rezoning, conditional use, and variances to allow for the construction of 165 'Dwelling, 'For-Rent' units and approximately 35,000 square feet of retail/restaurant on 3.02 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Subsection 1.4.2 and Subsection 3.2.2 to allow utilities in a required landscape strip, Subsection 3.2.8(D) to reduce the landscape strip along Marietta Street, Subsection 3.2.8(K) to remove trees within the building setback along Marietta Street, Appendix A Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements for Marietta Street, and Appendix A Subsection 3.5.5 to increase the maximum building footprint. The property is located at 0 South Main Street and 131 South Main Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

2. CU-26-03/V-26-04 7Brew Coffee/11378 State Bridge Road
DEFERRED: This item has been deferred by the Applicant to the June 1, 2026 City Council meeting and will not be considered at this meeting.
Consideration of a conditional use and variance to allow a 'Restaurant w/Drive-Thru Window' for 7Brew Coffee. A conditional use is requested to allow 'Restaurant w/Drive-Thru Window' in the C-1 (Neighborhood Commercial) zoning district and a variance is requested to Unified Development Code Subsection 2.2.14(D) to reduce the front building setback. The property is located at 11378 State Bridge Road and is legally described as being located in Land Lot 129, 1st District, 1st Section, Fulton County, Georgia.

8. NEW BUSINESS

A. 2026-2027 City Wide Employee Health and Related Benefits
Consideration and approval to award contracts for certain Employee Health and Related Benefits for Plan Year 2026-2027: City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; Life and Disability coverages to New York Life; and Wellness Services to Engagement Health Group; and to authorize the Mayor to execute all necessary documents.

B. GDOT Local Road Assistance (LRA) Administration Grant Application
Consideration and approval of a resolution to authorize the submission of a Fiscal Year 2026 Local Road Assistance Grant Application to the Georgia Department of Transportation and with authorization for the Mayor to execute the submittal cover letter and all necessary documents.

C. Request for Proposal 26-112: Firefighter Turnout Gear
Consideration and approval of the award of a contract for RFP 26-112 to MES Service Company, LLC for firefighter turnout gear and with authorization for the Mayor to execute all necessary documents.

D. Request For Proposal 26-113: Design/Build: Wills Park Field Artificial Turf Conversion
Consideration and approval of the award of RFP 26-113, Design/Build: Wills Park Field Artificial Turf Conversion, to Sprinturf, LLC in the amount of $546,286.00 for Wills Park artificial turf conversion, and with authorization for the Mayor to execute all necessary documents.

E. Agreement: ICON Venue Group, LLC d/b/a CAA ICON - Second Amendment Services
Consideration and approval of a Second Amendment for additional services to the January 13, 2023 Agreement, and with authorization for the Mayor to Execute all necessary documents.

F. Resolution: Participation in Amicus Brief in Chang v. City of Milton
Consideration and approval of a Resolution authorizing the City of Alpharetta to participate in an Amicus Brief in Chang v. City of Milton on remand before the Georgia Court of Appeals or, if warranted, the Georgia Supreme Court, and with authorization for the Mayor to execute all necessary documents.

9. PUBLIC COMMENT

10. REPORTS

11. EXECUTIVE SESSION (IF NECESSARY)

12. ADJOURNMENT

STAFF REPORT

Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Meeting Date: April 27, 2026

AGENDA ITEM:

Request For Proposal 26-113: Design/Build: Wills Park Field Artificial Turf Conversion
Consideration and approval of the award of RFP 26-113, Design/Build: Wills Park Field Artificial Turf Conversion, to Sprinturf, LLC in the amount of $546,286.00 for Wills Park artificial turf conversion, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the award of a contract for RFP 26-113 to Sprinturf, LLC for the design/build conversion of Wills Park Baseball Field 5 to an artificial turf field in an amount totaling $546,286.00. Accept the funding and associated payment terms from the Alpharetta Youth Baseball Association in an amount totaling $282,143. Authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: YES
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST: $564,286.00
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
AYBA Contribution: 30161150-541500-C2612	$282,143
City Contribution - Capital Project Fund (30161150-541500-C2612)	$90,000
City Contribution - Impact Fee Fund (27061150-541500-C2612)	$150,000
City Contribution – Impact Fee Fund (reallocation of Non-Allocated Balance from 27074110-579002 to 27061150-541500-C2612)	$42,143

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
AYBA Contribution of 50%; 30161150-371000-C2612	$282,143
-	-$_
-	-$_
-	-$_

ITEM DESCRIPTION:

BACKGROUND
Wills Park Field 5 is currently a natural grass field that has experienced persistent drainage issues for several years. As a result, scheduled games and practices are frequently canceled due to poor field conditions. The Alpharetta Youth Baseball Association (AYBA), which has relied on this field for many years, has expressed ongoing concerns about its limited usability. AYBA has agreed to partner with the City to address these issues through the conversion of the field to artificial turf along with necessary drainage improvements and has committed to funding 50 percent of the total project cost.

PROJECT DESCRIPTION:
The City is seeking a qualified and experienced contractor to design and construct a synthetic turf field at Wills Park Baseball Field 5. The existing sod field has poor drainage and frequently necessitates cancellation of activities following rain. The City desires to replace the existing sod field with a new synthetic turf field. According to Georgia

Public Works Law, public works construction means the building, altering, repairing, improving, or demolishing of any public structure or building or other public improvements of any kind to any public real property other than road construction or the routine operation, repair, or maintenance of existing structures, buildings or real property. A. Permits anticipated for this project: I. The Design-Build Contractor is responsible for the preparation of all required documents, plans, and forms for compliance with Georgia's NPDES permit. II. The Design-Build Contractor is responsible for all required NPDES testing as set forth in the State of Georgia DNR-EPD Permit No. GAR100001. III. The Design-Build Contractor is responsible for the Erosion and Sediment Control permit from the City of Alpharetta. B. There are no anticipated rights of way and/ or easements required for this project. The work is within City-owned property and right of way. C. The Cost Proposal form will be used as the primary representation of each Design-Build Contractor's cost/ price. Evaluation of cost proposals will follow review process and evaluation criteria noted in this RFP. Award will be based on the best value to the City. Georgia Procurement Registry Event ID: PE-66085-NONST-2026-000000081 (RFP 26-113, Design / Build: Wills Park Field Artificial Turf Conversion).

PROCUREMENT METHOD

Request for Proposals (RFP): This method allows the City to seek a solution or service that is complex and/or requires customization. Unlike an Invitation to Bid (ITB), an RFP goes beyond just the cost factor and instead focuses on evaluating various other aspects (qualifications, experience, project approach, innovation, value-added services, etc.) in addition to cost when making the contract award decision. By issuing an RFP, the City outlines our needs, expectations, and desired outcomes, allowing suppliers to submit detailed proposals that comprehensively address these requirements.

The focus of an RFP is multi-layered, but ultimately aims to select the best firm to fulfill a specific need, considering both qualifications and cost. As opposed to an ITB, the RFP process allows for negotiations with firms after proposals have been evaluated. This flexibility allows the City to refine requirements, discuss terms, and potentially negotiate aspects of the contract (e.g. cost) before finalizing the award.

The delivery method for this RFP is Design/Build which offers several key benefits, primarily single-point responsibility for both design and construction, leading to faster project completion (accelerated schedules) and reduced owner risk. This integrated approach often results in better cost control and improved communication between the designer and contractor, streamlining the overall project delivery process.

PROCUREMENT PROCESS

The Department of Recreation, Parks and Cultural Services, with guidance from the Finance Department, prepared RFP 26-113 which was issued on January 22, 2026. RFP 26-113 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in 2,350 vendor invites and 54 document takers. RFP 26-113 responses were received on February 24, 2026, and included proposals from 2 firms.

PROCUREMENT EVALUATION

An Evaluation Committee from members of the Recreation, Parks and Cultural Services Department evaluated the proposals based on the following criteria (max of 100 points):

Phase 1 Evaluation Criteria

- Project Team, Resumes, Statement of Qualifications, References and Comparable Projects (25 points)
- Technical Proposal, Project Approach, Product Information (25 points)
- Cost (50 points)

Evaluation Committee members independently evaluated and scored each proposal for all criteria above, excluding cost. Upon completion of the independent evaluations, cost was added to the overall scoring resulting in the following rankings:

Design / Build: Wills Park Field Artificial Turf Conversion

Scoring Summary | Reviewer Scores

Scoring Summary

Active Submissions

View Proposal Analysis

Show/Hide

Supplier	Total / 100 pts	B-1 - Project Team, Resumes, Statement of Qualifications, References and Comparable Projects / 25 pts	B-2 - Technical Proposal, Project Approach, Product Information / 25 pts	C-1 - C /
Sprinturf, LLC	98.33 pts	23.33 pts	25 pts	50 pts
SportsTurf	70.03 pts	⚠ 18.33 pts	⚠ 15 pts	36.70 pt

PROCUREMENT COST
Total Project costs are $564,286.00 and include funding for the Base Scope (design/build of turf field conversion).

PROCUREMENT AWARD RECOMMENDATION
The Evaluation Committee recommends the award of RFP 26-113 to Sprinturf, LLC as the high-scoring proposal and believes their proposal best meets the criteria intent in overall design approach, materials, necessary durability, and cost competitiveness. In addition, Sprinturf, LLC has been contracted by the City for five previous turf replacement projects since 2017. The level of service and products delivered on those projects has consistently exceeded expectations and the artificial turf fields have proven to be durable and well received by our customers.

ALTERNATIVES:

Do not approve the project.

ATTACHMENTS:

1. RFP 26-113 Sprinturf (Contract)
2. RFP 26-113 Sprinturf (RFP Technical Proposal, Approach, Product Info)
3. RFP 26-113 Scoring Summary
4. Wills Park - Turf Field 5 Financial Agreement - SMv1

CONTRACT AGREEMENT
DESIGN / BUILD: WILLS PARK FIELD 5 ARTIFICIAL TURF CONVERSION

THIS AGREEMENT, made by and between **CITY OF ALPHARETTA, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter, the "CITY"), and **SPRINTURF, LLC**, a Delaware limited liability company, with its principal office located at 146 Fairchild Street, Suite 150, Daniel Island, SC 29492 (the "CONTRACTOR").

WITNESSETH: that for and in consideration of the payments to be made by the CITY, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the CONTRACTOR hereby agrees to commence and complete the construction project described as follows:

DESIGN / BUILD: WILLS PARK FIELD 5 ARTIFICIAL TURF CONVERSION
--- Provide complete design with permitted construction plans for the synthetic grass turf field project. The work will include, but may not be limited to, providing all labor, materials, equipment, tools, material protection, and final site cleanup necessary for the complete construction of the Project including installation of the synthetic grass turf field per the completed design, including, but not limited to installation new Ultrablade 44 synthetic grass turf system as agreed and provided in CONTRACTOR'S proposal and the Scope of Work in the Request for Proposal 26-113, stormwater, erosion, and sediment control, as described in the specifications (the "Work"). The project site is Wills Park, located at 1825 Old Milton Parkway --- within the City of Alpharetta, Georgia (hereafter called the PROJECT).

The Contract Documents consist of this Contract (the "CONTRACT"), the CITY'S Request for Proposal No. 26-113, dated January 22, 2026 (the "RFP"), including any addenda thereto, the CONTRACTOR'S Proposal, dated February 24, 2026, (the "Proposal"), which are incorporated herein by reference (collectively, the "CONTRACT DOCUMENTS"). In the event of any conflict in the CONTRACT DOCUMENTS, the provisions and requirements set forth in this CONTRACT shall govern; provided, however, to the extent any of CONTRACTOR'S obligations or duties set forth in the Proposal exceed the requirements provided within the RFP or this CONTRACT, or the CITY finds any of the terms set forth in the Proposal more desirable, the terms set forth in the Proposal shall control. Subject to the foregoing, in the event of a conflict between the language in the RFP and the Proposal, the language in the former shall govern. In the event of any conflict in the CONTRACT DOCUMENTS, the provisions and requirements set forth in this CONTRACT shall govern.

For CONTRACTOR'S performance and completion of the Project, CITY shall pay CONTRACTOR a fee in accordance with the unit costs established in CONTRACTOR'S Pricing Proposal dated February 19, 2026, provided herein as Exhibit "A", and as finally awarded by the CITY for a total sum not to exceed **[FIVE HUNDRED SIXTY-FOUR THOUSAND, TWO HUNDRED EIGHTY-SIX DOLLARS AND 00/100 ($564,286.00)]**. At CONTRACTOR's own cost and expense, CONTRACTOR shall furnish all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary or convenient to the successful completion of the Project and the other CONTRACT Documents, all of which are made a part hereof and collectively constitute the CONTRACT (the "Work").

In the event of any delay which is not the fault or responsibility of CONTRACTOR or any supplier to CONTRACTOR, CONTRACTOR is entitled to additional days for performance of this CONTRACT (not to exceed fifteen (15) days from the date of completion set forth in this CONTRACT). In the event of such delay, CONTRACTOR shall provide written notice to the CITY within 5 business days of the commencement of any and all such delays. This notice is a condition precedent to any additional days. CONTRACTOR shall not be entitled to any additional money for any delay which it encounters. CONTRACTOR's sole remedy shall be to obtain an extension of time within which this CONTRACT is to be performed.

Upon CONTRACTOR's breach of any material provision of this CONTRACT which breach remains uncured after ten (10) days written notice of default, the CITY may terminate this CONTRACT without liability for further payment of amounts due or to become due under this CONTRACT. Termination shall be in addition to, and not in lieu of, any other remedies available to the CITY under this CONTRACT or applicable law, including making of claims under CONTRACTOR's bonds. Upon the CITY's breach of any material provision of this CONTRACT, which breach remains uncured after ten (10) days written notice of default, CONTRACTOR shall be entitled to terminate this CONTRACT or pursue such other remedies, not inconsistent with this CONTRACT, as it may have in law or equity. This CONTRACT may also be terminated or suspended by the CITY for CITY's convenience upon not less than seven (7) days written notice to CONTRACTOR. In the event of such termination, CONTRACTOR shall be compensated for services performed through the date of termination, together with any reimbursable expenses then due. If this CONTRACT is terminated for convenience, the CONTRACTOR shall not be entitled to any lost profits or consequential damages. Any termination of this CONTRACT by the CITY for an alleged default which is ultimately held unjustified shall automatically be deemed to be a termination for convenience.

This CONTRACT was awarded and is contingent upon CONTRACTOR's compliance with O.C.G.A. § 13-10-91 and Chapter 300-10-1 of the Rules of the Georgia Department of Labor, and CONTRACTOR's affidavit to the CITY that it has registered and currently participates in the federal work authorization program to verify employment eligibility of all newly hired employees. Further, as part of any approved subcontracting agreement, CONTRACTOR has certified that any subcontractor entering into this CONTRACT for the physical performance of services within this State is in compliance with O.C.G.A. § 13-10-91 and Chapter 300-10-1 of the Rules of the Georgia Department of Labor and has registered and currently participates in the federal work authorization program to verify employment eligibility of all newly hired employees. This CONTRACT may be suspended or terminated if it is determined that CONTRACTOR has made a false representation or has violated such representation by failure to carry out this requirement.

CONTRACTOR shall maintain the types and amounts of insurance set forth in CONTRACT DOCUMENTS, and as otherwise reasonably required by the CITY from time to time. CONTRACTOR shall provide proof of such insurance to the CITY contemporaneously with the execution of this CONTRACT, and as and when requested by the CITY during the term hereof. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the CITY that the insurance requirements have been satisfied. CONTRACTOR shall indemnify and hold the CITY harmless from all claims, demands, losses, attorneys' fees and liabilities of any type or nature arising out of or related to CONTRACTOR's, or CONTRACTOR's agents', employees' or subcontractors', performance or non-performance of this CONTRACT, including, but not limited to, claims for injury to person or property; provided, however, that this indemnification obligation shall not apply to claims arising from the sole negligence of the CITY or its employees. Nothing in this paragraph or this CONTRACT shall be deemed to constitute a waiver of the CITY's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

The provisions of this CONTRACT and the CONTRACT DOCUMENTS constitute the entire CONTRACT between the parties, and all prior discussions and agreements are merged herein. This CONTRACT is expressly intended to supersede all provisions of the Georgia Prompt Pay Act.

Any dispute arising in connection with the interpretation of this CONTRACT, the performance of any party under this CONTRACT, or any claim or dispute under this CONTRACT or otherwise related to this CONTRACT shall, at the sole option of the CITY, be referred to binding arbitration in Atlanta, Georgia in accordance with the Construction Arbitration Rules of the American Arbitration Association.

The CONTRACTOR shall promptly commence the Work within ten (10) calendar days from receipt of Notice to Proceed, or as otherwise specified in the Notice to Proceed. CONTRACTOR shall complete the

design for CITY approval so that construction may begin not before May 18, 2026. CONTRACTOR shall continuously pursue the Work without interruption to completion and fully complete the Work (i.e., complete all tasks required of the Work and, as outlined in this CONTRACT and CONTRACT DOCUMENTS, achieve "Final Completion") in no event later than August 14, 2026.

Liquidated Damages shall be assessed should the CONTRACTOR or, in case of default, the Surety fails to achieve Final Completion within the time stipulated in the CONTRACT or within such extra time that may be allowed, charges shall be assessed against any money due or that may become due the CONTRACTOR and the CONTRACTOR shall be liable to the CITY for the sum $213.00 per day for each and every calendar day of unexcused delay in achieving Final Completion beyond the time stipulated in the CONTRACT.

For each calendar day that any work shall remain uncompleted after the CONTRACT time specified for the completion of the work required by the CONTRACT, the sum specified in this CONTRACT will be deducted from any money due the CONTRACTOR, not as a penalty, but as liquidated damages. However, an adjustment to the Final Completion by mutual agreement of the parties shall be considered given future circumstances which may delay the PROJECT.

The CITY may waive, at its own discretion, such portions of the liquidated damages as may accrue after the work is in condition for safe and convenient use by the traveling public.

The amount of such charges is hereby agreed upon as fixed liquidated damages due the CITY after the expiration of the time for completion specified in the CONTRACT. The CONTRACTOR and his Surety shall be liable for liquidated damages in excess of the amount due the CONTRACTOR on the final payment.

IN WITNESS WHEREOF, the Parties hereto have each caused this CONTRACT to be executed and delivered by a duly authorized officer, agent, or official as of the date set forth below.

Executed _____

[Signatures on next page]

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to Content:

_____
Chris Lagerbloom, City Administrator

Approved as to form and legal sufficiency:

_____
Jennifer McCall, City Attorney

SPRINTURF, LLC

By: _____
Jacob Kelly, Contracting Manager

EXHIBIT "A"

CITY OF ALPHARETTA
RFP 26-113: Design / Build: Wills Park Field Artificial Turf Conversion
Schedule of Items and Cost Proposal

Addendum 2

Sprinturf, LLC

Instructions for Cost Proposal Completion:

1. This form MUST be used to submit cost proposal.
2. Do not include a copy of this Cost Propasl Form with other proposal documents.
3. Complete all the fields. Enter Respondent's Name at top of form. See end of form as well for bid authorization and contact info.
4. Verify all amounts entered and all project requirements. This form will be used for scoring of Cost Proposal.
5. Enter Unit Price. Form will calculate the Bid Price by multiplying Estimated Quantity by Unit Price entered.

Item #	Item Description	Unit Price	Unit	QTY	Total
	DESIGN				
D1	Design (Including, but not limited to, design development, construction documents, and hydrology report)	$ 16,560.00	LS	1	$ 16,560.00
D2	As-built Certification of Stormwater Management Facility	$ 5,850.00	LS	1	$ 5,850.00
	CONSTRUCTION				
C1	Site Development (including, but not limited to, demolition, capping/removal of existing irrigation system, and grading complete)	$ 175,445.00	LS	1	$ 175,445.00
C2	Storm Drainage System and Stormwater Management Facility	$ 145,330.00	LS	1	$ 145,330.00
C3	Synthetic Turf Field (including, but not limited to, concrete border, synthetic turf, striping, and infill)	$ 196,885.00	LS	1	$ 196,885.00
C4	Erosion & Sediment Control (installation, maintenance, and removal)	$ 7,500.00	LS	1	$ 7,500.00
	MISCELLANEOUS				
M1	Bonds & Insurance	$ 6,716.00	LS	1	$ 6,716.00
M2	Construction Mobilization	$ 10,000.00	LS	1	$ 10,000.00

CITY OF ALPHARETTA
RFP 26-113: Design / Build: Wills Park Field Artificial Turf Conversion
Schedule of Items and Cost Proposal

Addendum 2

GRAND TOTAL	**$ 564,286.00**

By completing and submitting this proposal price form in response to the City of Alpharetta's RFP 26-113, Design / Build: Wills Park Field Artificial Turf Conversion, Design-Build Contractor certifies that:

A. Design-Build Contractor has carefully read and understands Procurement and Project Documents;

B. Design-Build Contractor has visited site and/or has become familiar with local conditions under which Work is to be performed, including verifying visible conditions, such as dimensions, materials, and attachments to remain, on existing facility;

C. Design-Build Contractor has correlated Design-Build Contractor's personal observations with requirements of Procurement, Project, and Proposal Documents;

D. Design-Build Contractor understands that Proposal may not be withdrawn within One Hundred twenty (120) days after proposal due date, and Design-Build Contractor guarantees that the City has the right to waive informalities and irregularities in proposal received and to accept proposal which, in City's judgment, is the best value and in City's own best interests.

Sprinturf, LLC	**Design-Build Contractor Name(s):**
146 Fairchild Street, Suite 150, Daniel Island, SC 29492	**Address:**
Daniel Dietrich, Chief Estimator	**Name(s) and Title(s) of Authorized Signer(s):**
843-936-6023	**Contact Info - Phone Number:**
daniel.dietrich@sprinturf.com	**Contact Info - Email Address:**

SPRINTURF®
A PLAYCORE Company

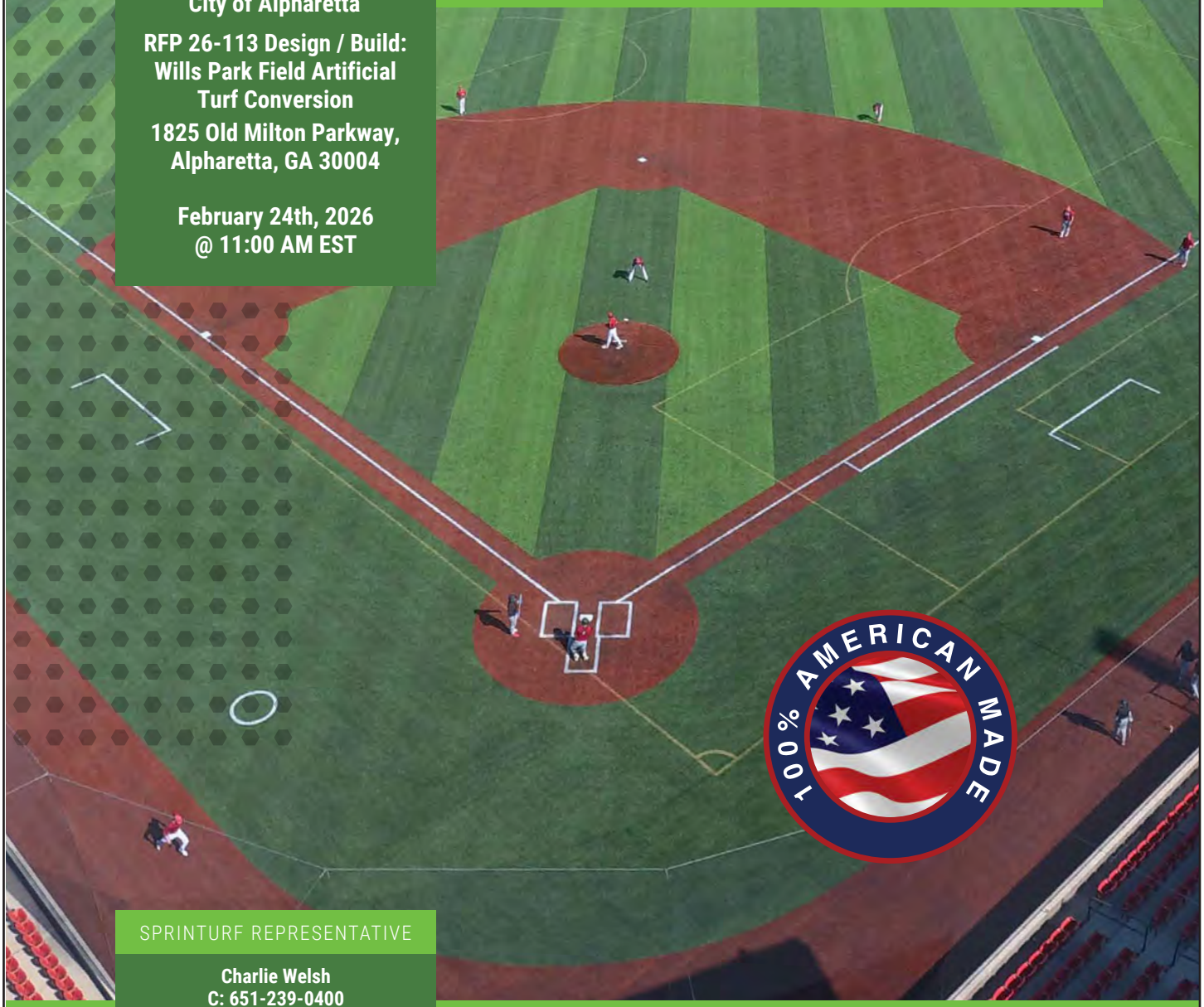
REQUEST FOR PROPOSAL

City of Alpharetta

RFP 26-113 Design / Build: Wills Park Field Artificial Turf Conversion

1825 Old Milton Parkway, Alpharetta, GA 30004

February 24th, 2026 @ 11:00 AM EST



100% AMERICAN MADE

SPRINTURF REPRESENTATIVE

Charlie Welsh
C: 651-239-0400
E: charlie.welsh@sprinturf.com

PHONE: 843-936-6023 • FAX: 843-284-8823 • INFO@SPRINTURF.COM
146 FAIRCHILD STREET, SUITE 150, DANIEL ISLAND, SC 29492

Sprinturf, LLC
146 Fairchild Street, Suite 150
Daniel Island, SC 29492
Telephone: 843-936-6023
Fax: 843-410-5712
www.sprinturf.com

City of Alpharetta, Georgia
RFP 26-113 Design / Build: Wills Park Field Artificial Turf Conversion
February 24th, 2026

RE: Cover Letter

Thank you for the opportunity to allow Sprinturf to participate in the Request for Proposal 26-113 – Design / Build: Wills Park Field Artificial Turf Conversion Project. We appreciate the opportunity and are eager to showcase why Sprinturf is uniquely qualified to manufacture and install your new field within the specified schedule and provide an elite level playing surface for the community and future athletes.

Established in 1998, Sprinturf has been a leader in the synthetic turf industry for over two decades. During this time, we have installed over 4,000 fields across the United States. Specializing in field replacements, we manage both the removal and disposal of old fields and the installation of new ones using our own experienced crews and equipment. Over the past five years alone, Sprinturf has successfully replaced over 600 fields nationwide, demonstrating our commitment to excellence and customer satisfaction.

What sets Sprinturf apart is our comprehensive "pellet to play" approach. As the first and only company in North America to offer a fully integrated manufacturing and installation process, we produce 100% of our polyethylene yarns and finished turf systems in-house, right here in the United States. From yarn manufacturing to tufting, coating, and installation, every aspect of our process is meticulously controlled to ensure the highest quality standards. We exclusively source our materials from trusted North American suppliers such as Dow and ExxonMobil.

Sprinturf has a proven track record of delivering exceptional projects on time and within budget. Our portfolio includes installations for prestigious clients such as the MiLB, USL, NCAA Divisions I, II and III, various high schools, and municipalities large and small. We are proud of our 98% on-time record, made possible by our predominantly in-house installation crews and dedicated equipment strategically located within two hours of your project site.

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146 Fairchild Street, Suite 150
Daniel Island, SC 29492
Telephone: 843-936-6023
Fax: 843-410-5712
www.sprinturf.com

Our corporate office is located in Charleston, South Carolina with turf manufacturing facilities located in Dadeville, Alabama and Chatsworth, Georgia providing convenience for all operations of the project. For this proposal, Charlie Welsh, our Regional Sales Manager, will serve as your primary point of contact. Mr. Welsh brings extensive industry knowledge and will ensure seamless communication throughout the project lifecycle. For any communication Mr. Welsh can be reached at Charlie.welsh@sprinturf.com & 651-239-0400 and mailing address 146 Fairchild Street, Suite 150, Daniel Island, SC 29492.

We assure you that Sprinturf's current workload and projected capacity will not impact on our ability to deliver outstanding results for this project. With qualified personnel, advanced equipment, and readily available materials, we are fully prepared to meet your project's requirements and exceed your expectations.

Thank you once again for considering Sprinturf. We are committed to delivering a high-quality product and would be honored to be selected as your partner for this prestigious project.

Sincerely,

Daniel Dietrich

Chief Estimator

Daniel.dietrich@sprinturf.com

864-230-9877

Sprinturf, LLC
146 Fairchild Street, Suite 150
Daniel Island, SC 29492
Telephone: 843-936-6023
Fax: 843-410-5712
www.sprinturf.com

Key Sales Team Members

**** Primary Contact ** Charlie Welsh, Regional Sales Manager / charlie.welsh@sprinturf.com / 651-239-0400**

Mr. Welsh is the Southeast Regional Sales Manager covering South Carolina, Georgia, Tennessee, Alabama, and Mississippi regions. Mr. Welsh has been with Sprinturf since 2014, being a part of nearly 1,000 projects varying in size from multi-sport complexes greater than 500,000 SqFt to individual Baseball & Softball Fields less than 40,000 SqFt. His extensive knowledge in Sprinturfs' product line and construction management has led to his success and relationships in these states. Mr. Welsh is based out of Sprinturf's corporate headquarters in Charleston, South Carolina.

Marc Belluomini, Vice President of Sales / marc.belluomini@sprinturf.com / 559-260-2344

Mr. Belluomini is Vice President of Sales and oversees all aspects of an organization's sales operations, including setting goals, developing strategies, managing sales teams, and ensuring revenue targets are met. Key responsibilities include creating sales plans aligned with company objectives, leading and developing the sales team, monitoring performance metrics to optimize sales effectiveness, fostering customer relationships, and conducting market analysis to identify opportunities and trends.

Webb Cook, Regional Vice President / webb.cook@sprinturf.com / 717-917-1790

Mr. Cook is the Regional Vice President (RVP) for the East Coast region, focusing on driving sales, profitability, and growth. His duties include developing regional strategies in line with company goals, managing a team of sales managers and representatives to achieve targets, analyzing sales data to optimize performance, maintaining key customer relationships, and ensuring efficient resource allocation and compliance. Webb has been with Sprinturf since 2010 and has worked in the synthetic turf industry since 1998. Besides his sales role, he has contributed to Sprinturf's product development program.

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Key Operations Team Members

Kevin Wozniak, VP of Operations / kevin.wozniak@sprinturf.com / 843-817-9926

Kevin Wozniak serves as the Vice President of Operations at Sprinturf. His role involves defining project objectives, creating schedules, and overseeing quality control throughout projects. Kevin is responsible for delivering projects on time and within budget, managing resources, coordinating project teams, third-party contractors, and consultants. As an *ASBA Certified Field Builder* he also focuses on identifying, assessing, and mitigating project risks with extensive review of project specifications.

Daniel Dietrich, Chief Estimator / daniel.dietrich@sprinturf.com / 864-230-9877

Daniel Dietrich is the Chief Estimator at Sprinturf, with extensive experience in the artificial turf industry. He collaborates with estimating, project management, designers, subcontractors, and sales teams to ensure quality control and oversee all proposals. Daniel has successfully generated estimates for over 700 field projects.

Nicholas Codd, Pre-Construction Manager / nicholas.codd@sprinturf.com / 908-528-6332

Nicholas Codd directs the Pre-Construction department at Sprinturf, managing project design, estimation, and contracting. He ensures efficient project setup and organization, facilitating seamless transitions to project managers by aligning project scopes and budgets with client objectives for optimal bidding and execution.

Ty Aydin, Vice President of Field Operations / ty.aydin@sprinturf.com / 201-481-0412

Ty Aydin brings 31 years of construction experience, including 23 years focused on turf installation. As Sprinturf's Vice President of Field Operations and National Installations Manager, Ty oversees the installation of turf projects, ensuring high-quality results. He has extensive experience as a Project Superintendent and Foreman, with a background in Project Management dating back to 1992.

Matt Steigerwalt, Chief Logistics Manager / matt.steigerwalt@sprinturf.com / 610-876-6063

Matt Steigerwalt serves as Sprinturf's Chief Logistics Manager, leveraging over 23 years of experience in scheduling, planning, and project management, including 15 years with Sprinturf. He coordinates closely with operations and production plants to ensure materials are available and production schedules are maintained within the master schedule. Mr. Steigerwalt is based out of Philadelphia, Pennsylvania.

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Key Project Management Team Members

Matthew Kelly, Operations Manager / matt.kelly@sprinturf.com / 207-418-7606

Matthew Kelly, formerly Senior Project Manager for the northeast region, took over as Operations Manager for nationwide projects and serves as an oversee for all Project Managers and Assistant Project Managers. He coordinates with on-site subcontractors, maintains revenue goals, and brings in new vendors & material suppliers. Mr. Kelly has completed nearly 250 projects during his time as Senior Project Manager.

Chase Mote, Project Manager / chase.mote@sprinturf.com / 931-279-3670

Chase Mote serves as the Project Manager for the southeast region and is responsible for overseeing all construction, scheduling, material coordination, submittals, and RFI's for his projects. As a former Project Manager for a home builder construction company, he is uniquely qualified and experienced in large scope of work projects and on-site construction knowledge. Chase will also serve as the liaison between owner representatives, Sprinturf, and Subcontractors.

Timothy Latto, Assistant Project Manager / tim.latto@sprinturf.com / 843-442-2343

Tim Latto serves as an Assistant Project Manager and works side by side with Chase Mote and is responsible for calculating roll cuts for turf systems, purchase orders and direct communication with Sprinturfs' in-house installation team.

Billing and Payment Team:

Megan Eschenbacher, Operations Coordinator / megan.eschenbacher@sprinturf.com / 843-670-8505

Tammy Curry, Accounts Receivable / ar@sprinturf.com / 843-936-6007

Jennifer Bradshaw, Accounts Payable / ap@sprinturf.com / 843-648-0414

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City of Alpharetta, Georgia

26-113 – Design / Build: Wills Park Field Artificial Turf Conversion

February 24th, 2026

RE: Statement of Qualifications

Sprinturf is honored and duly appreciates the opportunity to provide the City of Alpharetta with another prestigious synthetic turf field. Being the basis of design for this project, Sprinturf knows the importance and wants to maintain a reputation of providing elite synthetic turf systems for all levels of play. Partnering with OnSite Civil Construction and Capital Sports Construction, all teams feel extremely knowledgeable of familiar with all requirements and documents needed to complete this project. Both OnSite Civil Group and Capital Sports Construction are local businesses both within one hour of the site. Sprinturf Corporate office being in Charleston, SC allows for plentiful access and resources to get personnel on-site when required. Both parties were also involved in the Design / Build of Webb Bridge Park and performed exactly as expected for their scopes of work. In conjunction with these businesses' Sprinturf feels confident in all parties' ability to deliver another in budget and in schedule synthetic turf field for the City of Alpharetta.

Sincerely,

Daniel Dietrich
Chief Estimator
Daniel.dietrich@sprinturf.com
864-230-9877

Synthetic Turf Experience

OnSite Civil Group has been a proud partner in the design and construction of over 100 synthetic fields. We have served as owners representatives, designers, and members of a design-build team to deliver quality fields throughout the Eastern United States. Our typical services include master planning, civil engineering design, storm water detention / hydrology studies, erosion control, agency permitting, and construction phase services for tracks and fields. Our designs have included both new facilities and synthetic turf retrofits.

K-12

Dekalb:	Adams Stadium
	Panthersville Stadium
	North Dekalb Stadium
	Chamblee HS
	Miller Grove HS
	MLK HS
	Druid Hills MS
	Lithonia HS
	Lakeside HS
	Cross Keys HS
	Stephenson HS
	Stone Mountain HS
	McNair HS
	Towers HS
Alpharetta:	Saint Francis HS
Atlanta:	Booker T Washington
	Carver HS
	South Atlanta HS
	Best Academy
	Coretta Scott King HS
	Douglas HS
	Holy Innocents HS
Fayetteville:	Our Lady of Mercy HS
Hancock :	Central HS
Blairsville:	Union County HS
Bremen:	Bremen HS
Johns Creek:	Mount Pisgah HS
Marietta:	Marietta HS
	McEachern HS (2)
	Mount Bethel Christian Academy
	Northcutt Stadium
Duluth:	Notre Dame Academy (2)
Forsyth:	Pinecrest Academy
Greensboro:	Lake Oconee Academy
Stephens:	Stephens County HS
Gilmer:	Gilmer County HS

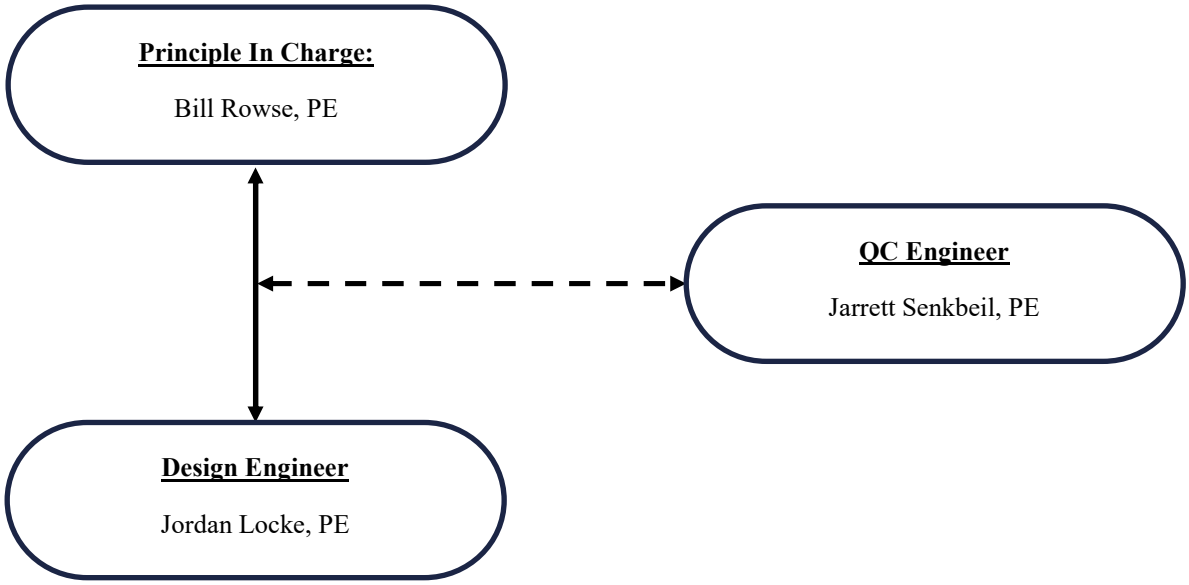
City /County

Roswell:	Roswell Area Park (3)
	Waller Park (2)
	East Roswell Park (2)
Sparks, MD:	US Lacrosse Headquarters
Alpharetta:	Wills Park
	North Park
	Webb Bridge Park
Forsyth County:	Central Park
	Coal Mountain
	Fowler Park (4)
	Sharon Springs
	Sawnee Mountain
Johns Creek:	Ocee Park (5)
Cobb County:	East Cobb Baseball (8)
East Point:	East Point Marta Station
Fulton County:	West End Marta Station (2)
	Lindbergh Marta Station (2)
Dekalb County:	Kennsington Marta (2)
	East Lake Marta Station (2)
	HE Holmes Marta Station (2)
Dawson County:	Rock Creek Park (3)
Floyd County:	Garden Lakes Park (2)
	Alto Park (5)

Higher Education

Kennesaw State University (6)
Life University
Anderson University
Jackson State University

Organizational Chart



Principle In Charge:

- Overall project leadership and coordination
- Stakeholder communication and management
- Resource allocation and scheduling
- Budget monitoring and control

QC Engineer:

- Design specifications review
- Material and system validation
- Collaboration and reporting

Design Engineer

- Conceptual and detailed design development
- Preparation of engineering drawings and specifications
- Collaboration with others design disciplines

CAPITAL SPORTS CONSTRUCTION

PROFESSIONAL PROFILE

STEVEN TIPPENS

Contact Info:

73 Hickory Corner
Dallas, GA 30157

O: 678-779-1650
C: 404-732-4198

tippens@
capitalsportsconstruction.com

YEARS IN INDUSTRY: 19 YEARS

RESPONSIBILITIES AND HIGHLIGHTS

As Owner-Operator and Project Manager, Mr. Tippens will define the project objectives, create schedules and oversee quality control throughout the entire project. His main responsibility will be to deliver the project according to plan and schedule. Steven will also be responsible for attaining resources, managing the project team, third-party contractors and consultants and working alongside the designer and owner. In addition, he will identify, assess and minimize project risks and value engineer.

PROFESSIONAL EXPERIENCE

Everclear Grading	Superintendent/Project Manager/Estimator	2004 – Present
Capital Sports Construction	Superintendent/Project Manager/Estimator	2020 – Present

RECENT SYNTHETIC TURF EXPERIENCE

- McEachern HS Stadium – Powder Springs, GA
- Rock Creek Park – Dawsonville, GA
- Hancock Central High School – Sparta, GA
- Bethlehem Christian Academy – Bethlehem, GA
- Islands High School – Savannah, GA
- Memorial Stadium – Savannah, GA
- Savannah High School – Savannah, GA
- Jenkins High School – Savannah, GA
- Troup County High School – LaGrange, GA
- AMBUC Park – Savannah, GA
- Ocee Park – Johns Creek, GA
- Julius West Middle School – Rockville, MD
- Indianland Soccer Complex – Indianland, SC
- Rockmart High School – Rockmart, GA
- Cedartown High School – Cedartown, GA
- Wabash High School – Wabash, IN
- Carmel Clay High School – Carmel, IN
- One Touch Soccer – Atlanta, GA
- Episcopal Day School – Augusta, GA
- Rush Union Soccer – Milton, GA
- Alpharetta Town Green – Alpharetta, GA
- Gordon Lee High School – Chickamauga, GA
- Rock Creek ADA Field – Dawsonville, GA
- Ball State University Indoor – Muncie, IN
- Championship Park – Kokomo, IN
- Cottonwood Creek Park – Colorado Springs, CO
- McEachern High School Baseball & Softball
- Lost Mountain Park – Powder Springs, GA
- Wallace Park – Mableton, GA
- Bethesda Academy – Savannah, GA
- Panorama Park – Colorado Springs, CO
- Switchback Stadium – Colorado Springs, CO
- Strikers Soccer Complex – Charlotte, NC
- Greencastle High School – Greencastle, IN
- Life University Rugby - Marietta, GA
- Richard Barry Park – Huntersville, AL
- Hoover Metro Complex – Hoover, AL
- Pass Christian High School – Pass Christian, MS
- Fowler Park – Cumming, GA
- Lake Norman Charter School – Huntersville, NC
- Cedar Grove High School - Atlanta, GA
- Fort Mill High School – Fort Mill, SC
- Buford High School – Buford, SC
- Woodland High School – Stockbridge, GA
- Locust Grove High School - Locust Grove, GA
- Dutchtown High School – Hampton, GA
- Goldsboro Multi-Sport Complex – Goldsboro, NC
- North Park – Alpharetta, GA
- Washington Int'l School – Washington DC
- Cobb County High Schools – Cobb County, GA
- Westlake High School – Atlanta, GA
- Fredrick Douglass High School – Atlanta, GA
- Coretta Scott King High School - Atlanta, GA
- Ed Reed Park – St. Charles Parish
- Florida A&M Band Field – Tallahassee, FL
- Merrimack Sports Complex – Huntsville, AL
- Hancock Central High School – Sparta, GA
- Coal Mountain Park – Cumming, GA
- Webb Bridge Park – Alpharetta, GA
- Windsor Forest High School – Savannah, GA

MEMBER AMERICAN SPORTS BUILDERS ASSOCIATION

Aaron Cook Field

Town of Windsor, Colorado

Aaron Cook Field at Chimney Park

Scope Description:

Complete design build conversion of existing natural grass baseball field which Sprinturf acted as the prime contractor. Project scope included surveying, planning & design and permitting done by *OnSite Civil Group*. Base construction was done by *JA Landscape* which included perimeter L-Curb, stone profile base, geo-fabric, drainage system, nailerboard, Brock SP14 Shock Pad, installation of Sprinturfs' DFE Sharktooth Turf System, game lines, logo, infill system and maintenance equipment.

Project was completed May 2025, within scope and schedule requirements. Sprinturf is pending the Notice of Award for additional fields at Chimney Park as the customer was extremely pleased with the construction, field design and playability of the field.

Reference Contact: Craig Ellingson, CPRP

P: 970-388-5201

E: cellingson@windsorgov.com

Northview High School

Fulton County Schools

Northview High School Renovation

Johns Creek, Georgia

Scope Description:

Practice Field - Full conversion from natural grass to synthetic turf system including perimeter concrete curbs, nailed board, drainage collector pipe, geo-fabric, 10” stone drainage base with 2” finish stone & compaction and laser grading. Installation of Sprinturfs’ Predator Turf System, game lines, infill system and maintenance equipment.

Stadium Field – Removal and disposal of existing turf system, remediation of stone base, installation of new Predator Turf System, game lines, logos and infill system.

All site work was completed by Turfwell Athletic Fields subcontracted through Sprinturf. Installation of Synthetic Turf was done in house by Sprinturf crews.

Project was completed June 2025, within scope and schedule requirements with no additional change orders or cost implications needed.

Reference Contact: Lamarr Glenn

P: 470-254-3828

E: glennl2@fultonschools.org

Webb Bridge Park

City of Alpharetta, Georgia

Webb Bridge Park Design Build

Scope Description:

Complete design build conversion of existing natural grass soccer fields which Sprinturf acted as the prime contractor. Included surveying, planning & design and permitting done by *OnSite Civil Group*. Base Construction was done by *Capital Sports Construction* which included perimeter concrete curb, chain-link fencing, netting system, stone profile base, geo-fabric, drainage system, nailerboard, installation of Sprinturfs' DFE Turf System, game lines, logo, infill system and maintenance equipment.

Project was completed February 2025, within scope and schedule requirements. Client and Ambush Soccer Club were all thoroughly impressed with the fields leading to Sprinturf being the basis of design for Wills Park Field Artificial Turf Conversion project.

Reference Contact: Kurt Kirby

P: 770-871-9195

E: kkirby@alpharetta.ga.us

Hoover Met Sports Complex

City of Hoover, Alabama

Hoover Met Sports Complex

Scope Description:

Full subgrade up new construction in which Sprinturf was a sub-contractor to Brasfields & Gorrie who served as the Construction Manager. Base Construction was done by *Capital Sports Construction* which included perimeter concrete curb, chain-link fencing, stone profile base, geo-fabric, drainage system, nailerboard, installation of Sprinturfs' Ultrablade with Thatch for Baseball Fields and DFE for Multipurpose Fields, game lines, logo, infill system and maintenance equipment.

Project was completed July 2019, within scope and schedule requirements. The city has been extremely pleased with the longevity, playability and overall construction process. As the field(s) enter year seven since completion, zero reported fiber issues have been detected with consistent grooming being done by the on-site staff.

Reference Contact: Tucker Rainey

P: 256-227-1583

E: trainey@hoovermetcomplex.com

SPRINTURF®
A PLAYCORE Company

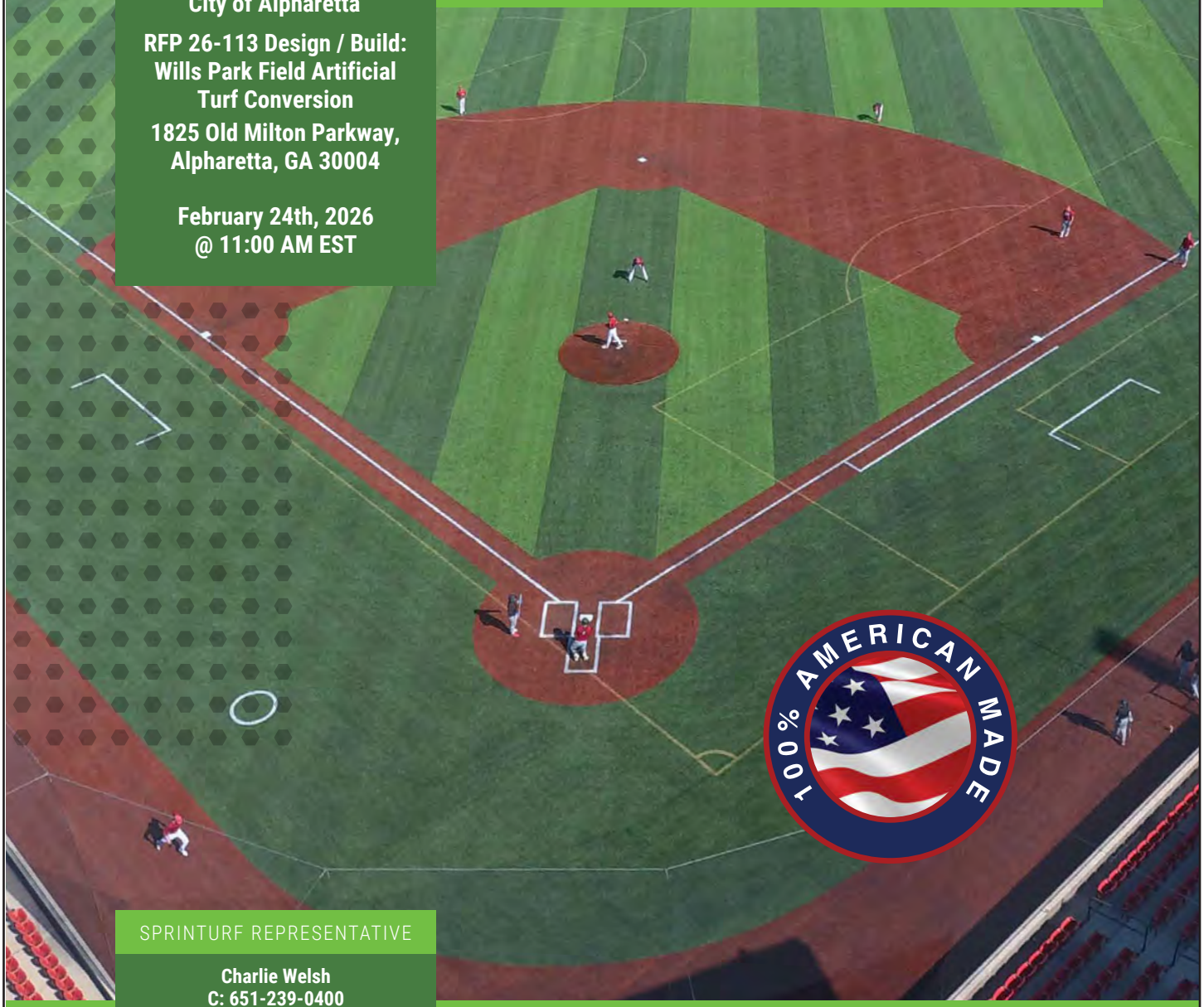
REQUEST FOR PROPOSAL

City of Alpharetta

RFP 26-113 Design / Build: Wills Park Field Artificial Turf Conversion

1825 Old Milton Parkway, Alpharetta, GA 30004

February 24th, 2026 @ 11:00 AM EST



100% AMERICAN MADE

SPRINTURF REPRESENTATIVE

Charlie Welsh
C: 651-239-0400
E: charlie.welsh@sprinturf.com

PHONE: 843-936-6023 • FAX: 843-284-8823 • INFO@SPRINTURF.COM
146 FAIRCHILD STREET, SUITE 150, DANIEL ISLAND, SC 29492

Sprinturf, LLC
146 Fairchild Street, Suite 150
Daniel Island, SC 29492
Telephone: 843-936-6023
Fax: 843-410-5712
www.sprinturf.com

City of Alpharetta, Georgia
26-113 – Design / Build: Wills Park Field Artificial Turf
February 24th, 2026

RE: Technical Approach

When preparing for the Wills Park Field Artificial Turf Conversion, Sprinturf knew we wanted to bring back our same partners from the Webb Bridge Park Synthetic Turf Field Design Build Project. Led by Bill Rowse, PE from OnSite Civil Group, Sprinturf is confident in Bill Rowse and his team to appropriately coordinate with the city meeting their requirements and providing all finalized documentation including Erosion and Sediment Control Plans, as-built surveying and certification of the stormwater management facility. In coordination with OnSite Civil Group, a cost effective and reasonable solution for mitigation of downstream erosion with include a full Outflow Control Structure being installed to properly take all stormwater and run off and be connected to drainage systems. Once required documents and plans are approved by the city, effective mobilization will take effect by Capital Sports Construction.

Upon mobilization, necessary tree protection, drainage inlet protection, & silt fence will take place. From there we will install the necessary construction access, and laydown protection in the designated parking spaces. With the assistance and recommendations from the county arborist, we will trim and protect all impacted trees.

Once approved by county, the removal of the existing surfacing will take place. Cutting and excavating the softball field surface up to a uniform 8” and haul off site. From there we will be sloping the subgrade at a .5% slope towards the right field corner fence. Once field meets grade and proof roll of the base will take place. Once approved installation of the subdrain system will take place.

We will trench & install HDPE 10” perforated pipe around the perimeter of the field with two nyloplast basins. At the outflow point in right field, we will install an outflow control structure and install a solid pipe to daylight into an existing swale next to the field. Geo fabric will be installed lining the trench and separating the subgrade from the stone layer. The trenches will be backfilled with stone, and the field will be filled with a two-layer stone system, with the top layer being of 1.5” of finish stone.

An 8”x8” concrete curb will be formed and poured in place around the field perimeter inside of the existing fence line overtop a layer of stone. Once cured we will attach a 2x4 nailer to act as a connection point for the synthetic turf system. Upon completion of the base profile and nailer board, synthetic turf rolls 15’ wide will be rolled out in accordance with approved seaming diagrams and properly sewn together with waste trimmed off. Next the infill system of ChillFill & Sand will be evenly spread using a drop spreader to create and even level of infill depth.

Finally, all on site protection will be removed and cleaned up restoring the site back to its original condition. Final GMAX testing will take place by an independent testing service with results shared to the owner in the closeout binder. The binder will also include as built surveying, shop drawings, warranty information, GMAX results and maintenance guidelines. After signing off of the closeout binder, the field will be ready for years use and play.

Sprinturf, LLC
146 Fairchild Street, Suite 150
Daniel Island, SC 29492
Telephone: 843-936-6023
Fax: 843-410-5712
www.sprinturf.com

City of Alpharetta, Georgia
26-113 – Design / Build: Wills Park Field Artificial Turf Conversion
February 24th, 2026

RE: Project Approach

For the Wills Park Field Artificial Turf Conversion, Sprinturf, OnSite Civil Group and Capital Sports Construction will join forces in creation of construction drawings, synthetic turf field design and drainage plans, and all necessary elements to properly complete and follow all project requirements within budget and on schedule. Upon agreed dates, Sprinturf and our Partners will properly coordinate with designated personnel for an effective mobilization. Sprinturf will set up our designated material storage area and secure all equipment and machinery on site. Sprinturf will also coordinate appropriate means of access to the work area, including concrete or site protection, to not disturb any existing conditions.

Phase 1 — Surveying, Engineered Drawings and Field Design

- Initial land surveying, (Partnered with On Site Civil Group)
- Engineered Drawings will be constructed by Professional Engineer(s) showing existing conditions, site plan, erosion & sediment control plans, storm drainage and utility plan
- General Pre-Construction for project timeline, site amenities, synthetic turf and project needs
- Permitting to be completed in partnership with On Site Civil Group. Expected timeline is 60 - 90 days from submission

---

Phase 2 — Site Preparation & Demolition

- Establish construction limits, necessary tree protection and site protection / temporary fencing
- Install necessary site access and site security
- Strip and dispose of existing natural grass surface, unsuitable topsoil, and organic material up to 8”
- Excavate to the design subgrade depth and compact subgrade for stability

---

Phase 3 — Earthwork and Subgrade Conditioning

- Prepare plane / crown of field to proper levels with compaction and moisture conditioned subgrade
- Cut & Fill to ±0.10 ft of crown / plane
- Proof Roll with weighted truck and back fill any required areas

---

Phase 4 — Perimeter Concrete Curbing & Nailer Board

- Excavate for concrete curb
- Install stone below concrete curb
- Perimeter Concrete curb is formed & poured and set with rebar with laser verifying top of curb elevation
- Install 2”x4” Pressure Treated Nailer Board or Synthetic Nailer Board set into curb

---

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Phase 5 — Sub-Surface Drainage

- Excavate & install HDPE Perforated Pipe, Nyloplast Storm Structures, and Outflow Control Structure
- Establish final field slope to direct storm water into drainage network
- Install geo-fabric between finish subgrade and stone layer
- Install Base and Finish grade stone with appropriate depth and compaction to secure drainage

---

Phase 6 — Synthetic Turf Field of Play

- Synthetic turf system is rolled out based on approved seaming diagram and includes logos, game lines, base lines, and electrical box cut outs
- Infill setting and brushing to meet pile height requirements and achieve required GMAX and HIC testing levels. Tests performed by independent testing service

---

Phase 7 – Restoration, Clean Up & Punchlist

- Perform site clean up to broom clean conditions and remediate outstanding issues and punch list items
- Perform site restoration of damaged asphalt, concrete, & sod areas
- Provide as built drawings and documents including final GMAX and or HIC testing results
- Sign off on final warranty and substantial completion documents

Sincerely,

Daniel Dietrich

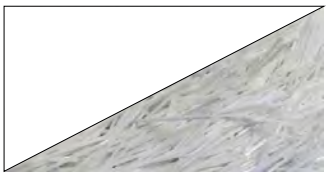
Chief Estimator

Daniel.dietrich@sprinturf.com

STANDARD COLOR CHART

LEFT TO RIGHT – FIBER COLORS SHOWN IN ORDER OF COLOR WHEEL

SPRINTURF® A PLAYCORE® Company



● WHITE

● YELLOW

NAVY BLUE

RED

● BLACK

FLORIDA BLUE

CLAY RED

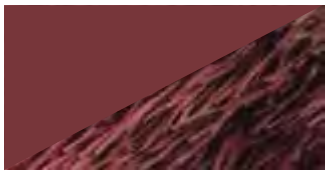
● VEGAS GOLD

LIGHT BLUE

PURPLE

ORANGE

GOLD

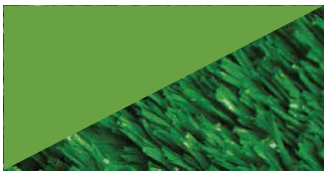


MAROON

● GREY

BROWN

CRIMSON*



● FIELD GREEN*

● LIME / FIELD GREEN*

***COLORS NOT SHOWN ON COLOR WHEEL**
Please note that the colors represented in regards to this product may vary within industry standards from actual material. While reliable, these colors are intended only as an informational source for your benefit and do not constitute a warranty and/or guarantee. The Purchaser is still required to determine if the color of the actual material meets the individual needs of the Purchaser.

● **DENOTES NO UPCHARGE COLORS.** ALL OTHER COLORS AVAILABLE FOR ADDITIONAL COST.

SPRINTURF®
A PLAYCORE Company

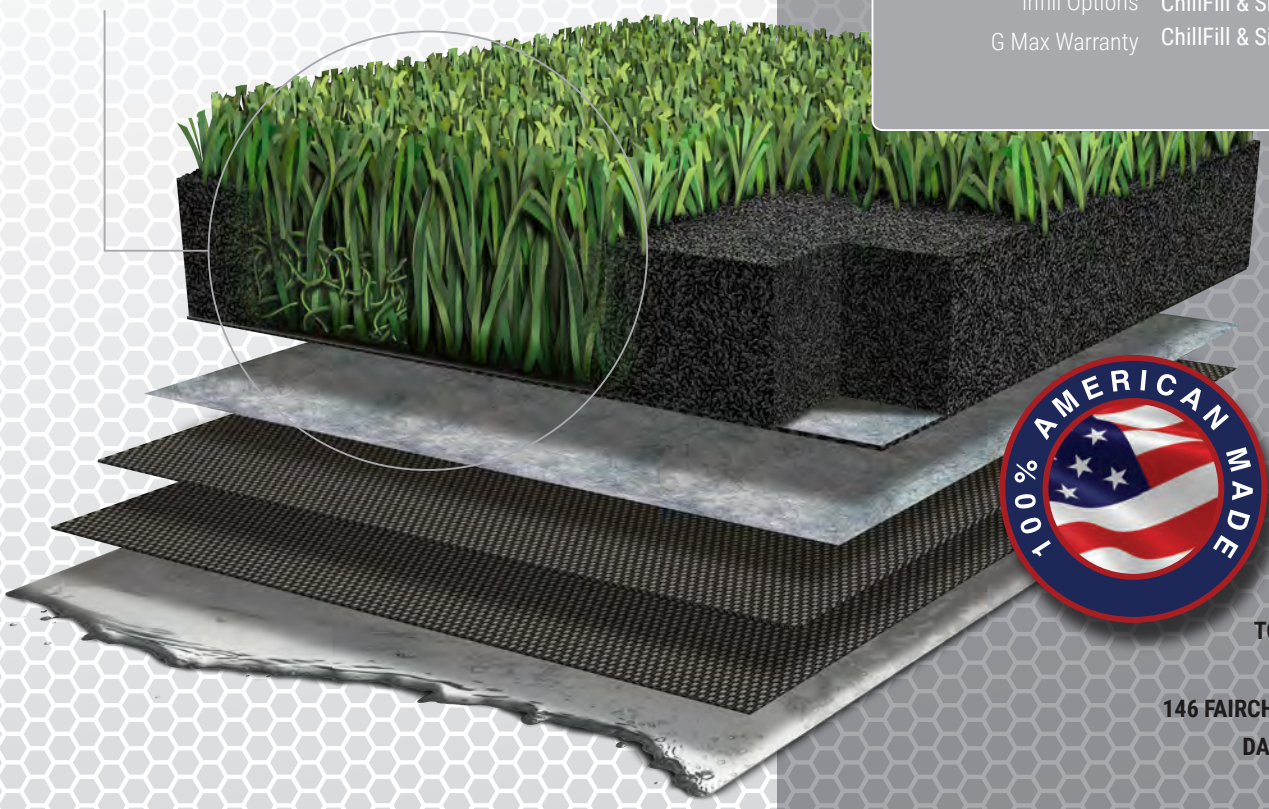
ULTRABLADE™ 44

SYNTHETIC TURF SYSTEM

SLIT-FILM FIBER

Sprinturf's parallel long slit fibrillated fibers are featured in the most fields in the nation over 10 years old. Exclusively made in-house and in America. Sprinturf pioneered the Ultrablade parallel slit fiber system in 1998. Over 250 fields have been installed with Ultrablade since 2006 alone. The current Ultrablade slit fiber system features a proprietary Exxon metallacene resin. The 120 micron plus fiber provides unmatched durability. Tensile strengths average 40 percent higher than comparable Tencate XP fibers. Ultrablade routinely passes 100,000 plus cycles on Lisport accelerated testing. Installations include University of Pennsylvania, Valdosta State University, and Ball State University.

AVAILABLE WITH OR WITHOUT THATCH ZONE



SPECIFICATIONS

Fiber	Fibrillated, Parallel Long Slit
Fiber Supplier	ITS - Sprinturf
Fiber Denier	10,000
Fiber Thickness	114 Microns
Pile Height	2.00"
Face Weight	44 oz / yd2
Primary Backing	Non-Woven/Woven/Woven
Primary Backing Weight	8.5 oz / yd2
Secondary Backing	Polyurethane
Secondary Backing Weight	22 oz / yd2
Total Weight (w/o infill)	74.5 oz / yd2
Tufting Gauge	3/8" or 1/2"
Tuft Bind	> 12 lbs/force
Permeability	> 40 inches/hour
Infill Options	ChillFill & Silica Sand
G Max Warranty	ChillFill & Silica Sand: < 175G's

100% AMERICAN MADE

The information provided above represents the standard characteristics for the named product. If required this product can be manufactured to meet alternative specification requirements within our manufacturing tolerances. The above referenced data and supporting reports apply only to the sample tested and are not necessarily indicative of the qualities of apparently identical or similar products.

TOLL FREE: 877-686-887
FAX: 843-410-5712
146 FAIRCHILD STREET, SUITE 150
DANIEL ISLAND, SC 29492

0224

LABORATORY TEST REPORT

Report # 93485
Lab Test Number: 3424-6778
Report Date: March 7, 2024

TESTING SERVICES

TEST SUMMARY

www.testingservices.us ▪ (706)226-1400
office@testingservices.us

CLIENT:

Company:	Sprinturf
Address:	146 Fairchild Street
	Suite 150
	Daniel Island, SC 29492

TEST MATERIAL:

Date Material Received:	February 23 , 2024
Material Type:	Synthetic Turf
Material Condition:	Excellent, New
Material ID:	44 oz 2" UB
Infill System:	30% Silica Sand / 70% Rubber ¼" Reveal

Test Overview: Testing Services was instructed by the client to perform fiber, construction, and performance analysis on a submitted finished synthetic turf roll identified as: Product Testing in accordance with ASTM, EN, FIFA, or other accredited test methods outlined in the project specification.

Test Methods:

Standard:	ASTM D7138	Test Method:	Standard Test Method for Determination of Melting Temperatures of Synthetic Fibers (Fiber ID)
Standard:	ASTM D1907	Test Method:	Standard Test Method for Liner Density of Yarn by the Skein Method (Yarn Denier)
Standard:	ASTM D3218	Test Method:	Standard Specification of Polyolefin Monofilaments (Ribbon Thickness/Width)
Standard:	ASTM D2256	Test Method:	Standard Test Method for Tensile Properties of Yarns by the Single Strand Method (Yarn Breaking Strength/Elongation)
Standard:	ASTM F2765	Test Method:	Standard Specification for Total Lead Content in Synthetic Turf Fibers (Lead Content)
Standard:	ASTM D5848	Test Method:	Standard Test Method for Mass Per Unit Area of Pile Yarn Floor Coverings (Weights: Total, Face, Primary, Secondary)
Standard:	ASTM D5823	Test Method:	Standard Test Method for Tuft Height of Pile Floor Coverings (Tuft Height above Backing)
Standard:	ASTM D5793	Test Method:	Standard Test Method for Binding Sites per Unit Length or Width of Pile Yarn Floorcoverings (Stitch & Gauge Count)
Standard:	ASTM D1335	Test Method:	Standard Test Method for Tuft Bind Strength of Pile Yarn Floor Coverings (Tuft Lock)
Standard:	ASTM D5034	Test Method:	Standard Test Method for Breaking Strength of Textile Fabrics (Grab Tear Strength)
Standard:	ASTM F1551	Test Method:	Standard Test Methods for Comprehensive Characterization of Synthetic Turf Playing Surfaces and Materials: Suffix-DIN 18-035, Part 6: Water Permeability of Synthetic Turf Systems and Permeable Bases (Water Permeability)
Standard:	ASTM D2859	Test Method:	Standard Test Method for Ignition Characteristics of Finished Textile Pile Yarn Floorcoverings (Pill Flammability)
Standard:	ASTM F1015	Test Method:	Standard Test Method for Relative Abrasiveness of Synthetic Turf Playing Surfaces (Abrasive Index)

Construction Analysis

Method	Test Description	Test Result	Date Tested
ASTM D5848	Total Product Weight	74.76 oz/yd²	2/23/2024
	Pile Yarn Weight	44.19 oz/yd²	2/23/2024
	Primary Backing Weight	9.20 oz/yd²	2/23/2024
	Secondary Backing Weight	21.37 oz/yd²	2/23/2024
ASTM D5823	Average Tuft Height	2.0"	2/23/2024
ASTM D5793	Stitch Count	2.66 spi	2/23/2024
ASTM D5793	Gauge	3/8"	1/18/2024
ASTM D1335	Average Tuft Bind	11.4 lbs/force	1/15/2024
ASTM D5034	Average Grab Tear Strength: Length Direction	228 lbs/force	1/15/2024
ASTM D5034	Average Grab Tear Strength: Width Direction	192 lbs/force	1/15/2024

Test Results:

Performance Analysis

Method	Test Description	Test Result		Date Tested
ASTM F1551	Water Permeability (1)(2)	123 inches/hour		1/18/2024
ASTM D2859-16	Pill Flammability (1)	8 out of 8 Pass	Meets 16CFR 1630 (FF1-70)	2/29/2024
ASTM F1015-03 (2017)	Relative Abrasiveness	38		2/29/2024

(1)30% Silica Sand + 70% Rubber

Testing Services (TSI) LLC
817 Showalter Avenue
PO Box 1343
Dalton, GA 30721

OUR LETTERS AND REPORTS APPLY ONLY TO THE SAMPLE TESTED AND ARE NOT NECESSARILY INDICATIVE OF THE QUALITIES OF APPARENTLY IDENTICAL OR SIMILAR PRODUCTS. THESE LETTERS AND REPORTS ARE FOR THE USE ONLY OF THE CLIENT TO WHOM THEY ARE ADDRESSED AND THEIR COMMUNICATION TO ANY OTHERS OR THE USE OF THE NAME TESTING SERVICES, INC. MUST RECEIVE OUR PRIOR WRITTEN APPROVAL. OUR REPORTS, LETTERS, NAME, SEALS, OR INSIGNIA ARE NOT UNDER ANY CIRCUMSTANCES TO BE USED IN ADVERTISING TO THE GENERAL PUBLIC.

www.testingservices.us ▪ (706)226-1400
office@testingservices.us

CLIENT:

Company:	*Sprinturf*
Address:	*146 Fairchild Street*
	Suite 150
	Daniel Island, SC 29492

TEST MATERIAL:

Date Material Received:	*February 23 , 2024*
Material Type:	*Synthetic Turf*
Material Condition:	*Excellent, New*
Material ID:	*44 oz UB*
Infill System:	*30% Silica Sand / 70% Rubber* *¼" Reveal*

Test Method	Test Description		Test Result:UB Slit	
ASTM D7138	Fiber ID, Melt Point		Polyethylene	119 °C
ASTM D1907	Yarn Denier		10,708	
ASTM D2256	Avg Yarn Breaking Strength	Elongation	39.32 lbs/force	51.21 %
ASTM D3218	Ribbon Thickness		0.00480"	122 microns
ASTM D3218	Ribbon Width		0.2466"	6263 microns
ASTM F2765	Lead Content		1.40 mg/Kg	

- Under NVLAP guidelines, TS is to report any outsourcing of testing to another laboratory facility. In the ASTM F2765 testing, test was outsourced to: Analytical Industrial Research Laboratories. Their accreditations are on file and available upon request. Acceptable level per test method <300 mg/Kg

PRECISION/BIAS:

Pill Flammability: Level of uncertainty is not possible due to a lack of no standard reference to evaluate the precision of the pass/fail criterion. The only reportable result outlined in the standard is whether the charred portion of the test specimen extends within (1.0") of the edge of the hole in the steel frame. There are no requirements for quantitative measurement of the charred portion of the test specimen. No bias statement can be made since the true value cannot be established.

Test Report Approval:

Erle Miles, III, Lab Director Testing Services (TSI) LLC

TSi Accreditation: *Our Laboratory is accredited by NVLAP (Lab Code 100108-0), which is part of NIST and the US Dept of Commerce. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, and any agency of the U.S. Government. The above testing is under the scope of our NVLAP accreditation.*

100108-0

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817 Showalter Avenue
PO Box 1343
Dalton, GA 30721

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LIMITED 8-YEAR WARRANTY

Sprinturf warrants the synthetic grass turf field at the **XXXXXXX** for a period of eight (8) years from the date of substantial completion or "first use" (whichever comes first) against defects in the materials and workmanship provided including but not limited to, excessive ultraviolet degradation, loss of tensile strength, or excessive fading, as recognized by accepted industry standards. Sprinturf will, at its option, either repair or replace the affected area without charge to the Owner for the duration of the Warranty period. No cash refunds will be made. Sprinturf also warrants that the average G-Max level of its synthetic turf field will not exceed **XXXXXXX** for the duration of the Warranty period.

Failure to follow the recommendations for proper maintenance of the synthetic grass turf field as outlined in our "Maintenance Guidelines" supplied to every customer at time of completion will void this Warranty.

This Limited Warranty does not cover:

- Damage due to external causes including, but not limited to, the application of chemicals or cleaning agents, vandalism, fire, flood, fireworks, contamination, windstorm, acts of God, change in water table and improper care.
- Damage resulting from accidents, force majeure, misuse, abuse, and neglect or from other than normal and ordinary intended use of the Product.
- Damage resulting from failure to maintain the Product in accordance with the Maintenance Guidelines provided to the Owner. It will be the Owner's responsibility to keep a detailed log of the maintenance provided to the field including (a) date and time of maintenance, (b) personnel providing the maintenance and (c) the maintenance action taken.
- All perceived or potential problems must be reported to Sprinturf headquarters in writing within 48 hours of the occurrence. Failure to do so will void this warranty.
- Damage resulting from materials applied or labor performed, including, but not limited to, repair or attempted repair by anyone other than Sprinturf or an authorized Sprinturf third party serviceperson.
- Use of improper footwear such as long spiked track shoes. Standard plastic molded soccer, lacrosse, football, or baseball shoes are recommended.
- Any recommendations by a third party provided to the Owner or its representative without the written approval of Sprinturf, which would alter or change materials or workmanship that were originally supplied or installed by Sprinturf.
- Damage attributable to normal wear and tear, as determined by acceptable standards in the synthetic turf industry.
- Improper design of sub-base or drainage system.

The obligations of Sprinturf under the Warranty are subject to full payment of all monies due Sprinturf for materials and/or labor related to the above referenced project. This Warranty will be voided if any third party, contractor, or turf manufacturer other than Sprinturf performs any labor or service on the subject field.

Sprinturf does not warrant recommendations, drawings, undocumented subgrade for engineer witnessed proof rolls or compaction tests, specifications, or plans made by Owner or its design professionals, architects, or other representatives. This Warranty is limited to the remedies of repair or replacement, which shall constitute the exclusive remedies available, and all other remedies or recourses that might otherwise be available are hereby waived by the Owner. Sprinturf will also not warrant any field where grooming tines have been used.

Sprinturf shall have no other obligations or liability for damages arising out of or in connection with the use or performance of the product including, but not limited to, damages for personal injury or economic losses. Sprinturf disclaims liability for incidental and consequential damages for breach of any express or implied warranty, including any implied Warranty of merchantability, with respect to the product.

This Warranty constitutes Sprinturf's entire obligation. All other prior written or oral agreements or drafts of agreements between the parties pertaining to the subject matter of this Warranty are superseded and of no force and effect and may not be used as evidence in interpreting the provisions of this Warranty. This Warranty is a Supplier's/Manufacturer's warranty. Any surety bond posted by ITS Sprinturf Holdings, LLC and/or Sprinturf, LLC to Owner/Obligee for the securitization of bid, performance and payment obligation does not guarantee any obligation contemplated in the warranty.

Date of Substantial Completion: _____

By: _____ Date: _____

Justin Reddy, President

Witness: _____ Date: _____

SAMPLE

2-YEAR SUPPLEMENTAL WARRANTY

Sprinturf warrants the synthetic grass turf field at the **XXXXXX** for a subsequent period of two (2) years from the expiration date of the original Sprinturf eight (8) year warranty. During this two (2) year period, Sprinturf will make commercially reasonable efforts to repair the turf but will focus on ensuring the playing surface is safe for play as determined by G-Max testing. No cash refunds will be made. All other tests will be the responsibility of the Owner.

The only warranty being provided in this two-year supplemental warranty is that Sprinturf warrants that the average G-Max of the Surface will not exceed two hundred (200) in years 9 through 10, providing the client performs standard infill maintenance, which includes monitoring and adjusting infill levels, so it is approximately equal to levels at time of installation. No other elements covered in the original 8-year warranty are covered in this subsequent two-year period.

Sprinturf does not warrant the percolation rate, long-term planarity, or compaction of the base on which the Surface is installed. Sprinturf disclaims all warranties as to the base. Sprinturf's acceptance of the base is limited to those defects which are visible to the naked eye.

WARRANTY PERIOD: This Warranty shall be in force and effect for a period of twenty-four (24) months (years 9 through 10) from the Effective Date.

All conditions of Manufacture's eight (8) year warranty apply.

Date of Substantial Completion: _____

Effective Date of Supplemental Warranty: _____

By: _____ Date: _____

Justin Reddy, President

Witness: _____ Date: _____

SAMPLE

Design / Build: Wills Park Field Artificial Turf Conversion

Scoring Summary | Reviewer Scores

Scoring Summary

Active Submissions

View Proposal Analysis

Show/Hide | Search...

Supplier	Total / 100 pts	B-1 - Project Team, Resumes, Statement of Qualifications, References and Comparable Projects / 25 pts	B-2 - Technical Proposal, Project Approach, Product Information / 25 pts	C-1 - Cost Proposal / 50 pts
Sprinturf, LLC	98.33 pts	23.33 pts	25 pts	50 pts ($564,286.00)
SportsTurf	70.03 pts	⚠ 18.33 pts	⚠ 15 pts	36.70 pts ($768,871.00)

The Alpharetta Youth Baseball Association ("AYBA") hereby agree as follows:

1. **Project Description**

   AYBA agrees to collaborate with the City of Alpharetta in the funding of improvements to Wills Park baseball field number 5, consisting of conversion of the existing natural grass playing surface to artificial turf (the "Project").

2. **Project Cost and Cost Sharing**

   AYBA agrees that the total cost of the Project is **Five Hundred Sixty-Four Thousand Two Hundred Eight-Six Dollars ($564,286.00)**. AYBA further agrees to share the cost of the Project on an equal basis, with each Party (AYBA and the City of Alpharetta) responsible for **Two Hundred Eighty-Two Thousand One Hundred Forty-Three Dollars ($282,143.00)**. Should unforeseen Project costs arise (e.g., costs more than the original contract value of $564,286.00), the parties will mutually agree on the appropriate funding split for the unforeseen costs before proceeding.

3. **AYBA Funding Obligations and Payment Schedule**

   The City of Alpharetta shall invoice AYBA for the total equitable Project cost of $282,143.00 upon substantial completion of the Project. Payment shall be due from AYBA within forty-five (45) days of AYBA's receipt of the City's invoice.

4. **Equitable Funding Intent**

   AYBA expressly acknowledges that the foregoing payment structure is intended to and does result in an equal 50/50 funding split between the City of Alpharetta and AYBA for the total Project cost.

_____

Matt Pringle, Volunteer Board Member – President & Commissioner
Alpharetta Youth Baseball Association (AYBA)

_____

Date

STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: May 18, 2026

AGENDA ITEM:

Financial Management Report (Month Ending March 31, 2026)
Consideration and approval of the Financial Management Report for the month ending March 31, 2026.

STAFF RECOMMENDATION:

Approve the Financial Management Report for the month ending March 31, 2026.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

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

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

ALTERNATIVES:

ATTACHMENTS:

1. FY 2026 Financial Management Report (9-March)

City of Alpharetta, GA

Finance Department
2 Park Plaza, Alpharetta, GA 30009
Thomas G. Harris, Finance Director
(678) 297-6094 (o)
www.alpharetta.ga.us

Financial Management Reports

THE CITY OF
ALPHARETTA
GEORGIA

for the month ending

March 31, 2026

(period 9 of 12 – unaudited)

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

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

Financial Management Reports
Fiscal Year 2026

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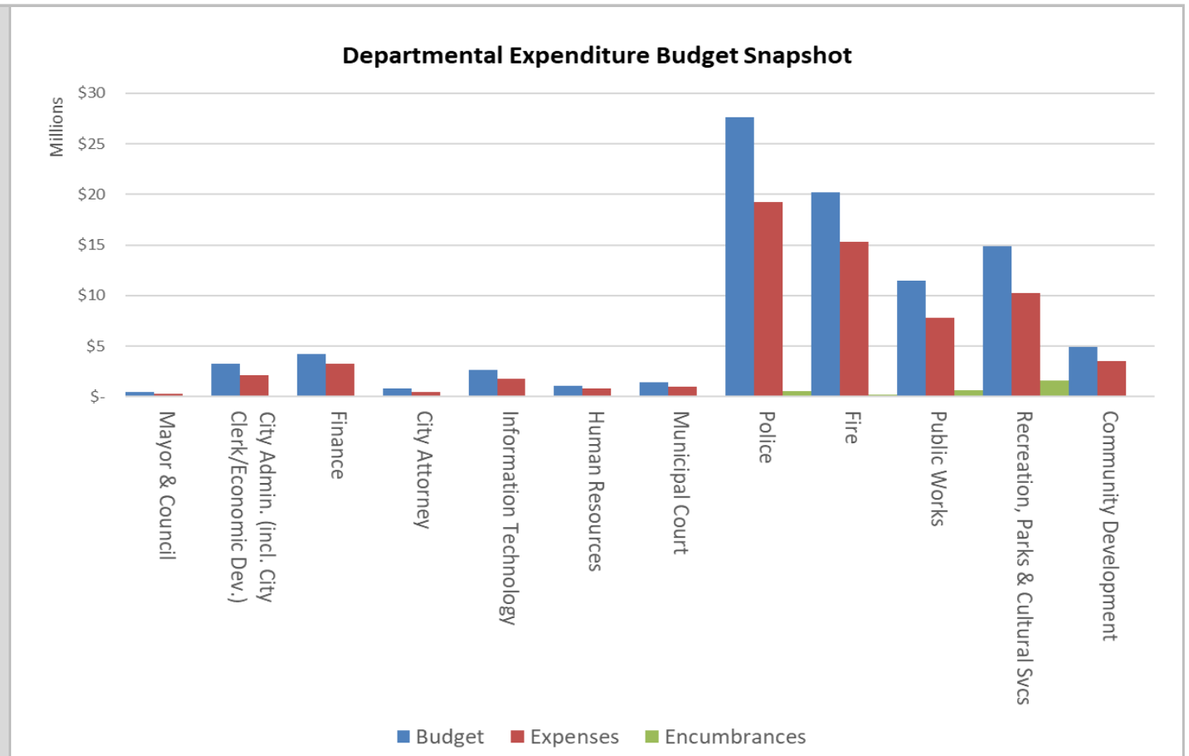
CITY OF ALPHARETTA

Financial Management Reports
Performance Dashboard
For the month ended March 31, 2026

LEGEND	
↑	Positive
↔	Neutral
↓	Negative

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property/Motor Vehicle Taxes	↔	$440,000
Local Option Sales Tax	↔	$259,500
Franchise Tax	↑	$626,691
Insurance Premium Tax	↔	$0
Alcohol Beverage Excise Tax	↔	$50,000
Building Permit Fees	↑	$850,000
Business and Occupational Tax	↔	$0
Court/Traffic Fines	↔	($75,000)
Recreation/Special Event Fees	↔	($148,023)
Hotel/Motel Tax (City portion)	↑	$187,500
Other Revenues	↑	$821,828
Minimum Surplus Goal Needed to Fund Capital: *($15M Annual Capital Need less $1.5M allocated in the annual budget and $4.5M allocated through TSPLOST)*		**$9.0M**
Less: Forecasted Revenue Gain		**$3.0M**
Less: Forecasted Expenditure Savings		**($3.0M)***
Favorable (Unfavorable) Net Surplus vs $15M Capital Need:		**($3.0M)***



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

FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (Contingency)	↔	↔	$1,166,115
Special Revenue Funds			
Confiscated Assets Fund (DEA)	N/A	N/A	$272,406
Opioid Settlement Fund	N/A	N/A	$19,558
Emergency 911 Fund	↓	↔	$0
Impact Fee Fund	N/A	N/A	$1,220,952
Hotel/Motel Fund	↑	↑	$509,435
Hotel/Motel Fund (Debt Svc Reserve)	N/A	N/A	$1,500,000
Debt Service Fund	↔	↔	$856,008
Proprietary Funds			
Solid Waste Fund	↔	↔	$0
Risk Management Fund	↔	↔	$1,843,707
Medical Insurance Fund	N/A	N/A	$91,269

	Non-Allocated
Grant Funds	
Operating Grant Fund	$16,505
Capital Grant Fund	$31,677
Capital Project Funds	
Capital Project Fund	$3,505,072
Capital Project Fund (Grant Matching Reserve)	$0
Stormwater Capital Fund	$225,905
Series 2022 Bond Fund (Parks)	$297,023
Series 2022 Bond Fund (Potential Arbitrage)	$1,106,566
TSPLOST I Capital Fund	$1,939,099
TSPLOST II Capital Fund	$7,676,166
Blended Component Unit	
Development Authority Fund	$296,504

BOND RATING

AAA

strongest rating available

EMERGENCY RESERVE

General Fund	*$24.2M (25%)*
Emergency 911 Fund	*$259K (5%)*
Sanitation Fund	*$70K (1%)*

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

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

To: Honorable Mayor and City Council Members

From: Thomas G. Harris, Finance Director

Date: May 18, 2026

Re: Financial Management Reports as of March 31, 2026

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending March 31, 2026.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2026 revenues are budgeted at $98 million (net of Carryforward Fund Balance totaling $5 million). As of March 31, 2026, actual revenue collections total 87% or $85 million.

Trends (property digest valuations and collection trends) indicate a net gain over budget of $3 million with the following details:

• Property Taxes (current year):	$ 325,000
• Motor Vehicle Tax/Title Fee:	115,000
• Local Option Sales Taxes:	259,500
• Franchise Taxes:	626,691
• Building Permit Fees	850,000
• Hotel Taxes (Alpharetta portion):	187,500
• Other:	648,805
Forecasted Gain:	$3,012,496

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

MAYOR
Jim Gilvin

MAYOR Pro Tem
Dan Merkel

COUNCIL MEMBERS
Fergal M. Brady
Douglas J. DeRito
T. Kirk Driskell
John Hipes
Katie Reeves

CITY ADMINISTRATOR
Chris Lagerbloom

FY 2026 Taxbase statistics:

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

Motor Vehicle Title Fee collections is trending -4% lower than FY 2025 ($3.7 million). Collection estimates for FY 2026 tentatively total $3.75 million ($125,000 greater than budget). Motor Vehicle Taxes are trending -16% lower than FY 2025 ($50,970) and are estimated at $40,000 for FY 2026 (-$10,000 less than budget).

The estimated gain in franchise tax collections includes multiple sources with the largest two variances as follows:

> Franchise taxes for electricity include two collections which are received annually in February (GA Power and Sawnee). FY 2026 collections will be reflected in the monthly reports for February and total $6.3 million consisting of Swanee ($695,239; 11% growth over FY 2025) and GA Power ($5,600,039; 8% growth over FY 2025). Revised collection forecast for FY 2026 totals $6.3 million and approximates a gain over budget of $545,279.
>
> Franchise taxes for natural gas collections is trending 10% higher than FY 2025 ($669,720) and is estimated at $736,412 for FY 2026 ($56,412 greater than budget).

Building Permit Fee collections is trending 28% higher than FY 2025 ($2.5 million). This revenue source is non-standard in that it experiences high variability dependent upon development/construction trends occurring within the City. While the revenue collection trend may change moving forward, staff felt it was prudent to tentatively adjust the FY 2026 collection estimate to $2.75 million ($850,000 greater than budget) pending further trend data.

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

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports. As of March 31, 2026, city departments (not including General Government[1]) have encumbered and expensed 74%, or $69.2 million, of their FY 2026 budget appropriations.

Contingency: The General Fund contingency balance totals $1.2 million.

Other Funds

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

Operating Grant Fund (Fund 220): Unspent/unencumbered project appropriations total $80,589. Remaining appropriations are set aside for a non-allocated reserve ($16,505).

Capital Grants Fund (Fund 340): Unspent/unencumbered project appropriations total $304,781. Remaining appropriations are set aside for a non-allocated reserve ($31,677).

General Capital Project Fund (Fund 301): Unspent/unencumbered project appropriations total $11.2 million. Remaining appropriations are set aside for a non-allocated reserve ($3.5 million).

Stormwater Capital Fund (Fund 302): Unspent/unencumbered project appropriations total $3.1 million. Remaining appropriations are set aside for a non-allocated reserve ($225,905).

Series 2022 Parks Bond Fund (Fund 318): Unspent/unencumbered project appropriations total $5.8 million. Remaining appropriations are set aside for a non-allocated reserve ($297,023) and a reserve for future arbitrage liability ($1.1 million).

TSPLOST 1 Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017, and expired on March 31, 2022. Unspent/unencumbered project appropriations total $6.1 million. Remaining appropriations are set aside for a non-allocated reserve ($1.9 million).

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

Current project funding levels approximate 100% of forecasted revenue collections over the life of the 5-year tax (as provided by Georgia State University). For comparison purposes, TSPLOST 1 collections trended at over 90% of forecasted revenue collections. Life-to-date collections for TSPLOST 2 have trended at 122% of the original forecasted revenue collections.

Unspent/unencumbered project appropriations total $22.7 million. Remaining appropriations are set aside for a non-allocated reserve ($7.7 million).

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

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

Appropriations within the Hotel/Motel Fund are as follows:

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

Hotel tax collections is trending 6% higher than FY 2025 ($9.3 million) with estimates for FY 2026 tentatively totaling $9.6 million ($500,000 greater than budget). Alpharetta's share is $3.6 million ($187,500 increase over budget). However, included in the current year revenue collections is $395,032 from Priceline for the period of November 2021-June 2023. After adjusting for this prior-period revenue, the revised trend is slightly below FY 2025 (-1%).

E911 Fund: FY 2026 revenues are budgeted at $4.4 million (net of carryforward fund balance totaling $53,594 and the General Fund subsidy totaling $564,175). As of March 31, 2026, the city collected 54%, or $2.3 million. E911 Fund collections (non-prepaid) is trending 4% higher than FY 2025 but the collections are volatile. For example, the non-prepaid collections for FY 2025 totaled $2.9 million which is only slightly higher than the collections posted in FY 2019 ($2.7 million). That said, personnel costs in FY 2019 totaled $2.5 million with the estimate for FY 2026 totaling $3.9 million.

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

Furthermore, the FY 2026 mid-year budget proposal, which was approved in February 2026 and reflected herein, as well as the FY 2027 preliminary budget proposal includes subsidy requests to cover operations.

Other Items

Council Member Stipend Activity Listing: The FY 2026 budget includes appropriations of $9,200 for the Mayor and $8,000 for each City Council Post* and the available balances as of March 31, 2026 are as follows:

	Budget	Expenditures	Available Balance
Mayor: Jim Gilvin	$ 9,200	$ 4,385	$ 4,815
Post #1*: T. Kirk Driskell	$ 7,669	$ 2,007	$ 5,663
Post #2*: Katie Reeves	$ 7,669	$ 1,354	$ 6,315
Post #3: Doug DeRito	$ 8,000	$ 1,343	$ 6,657
Post #4: John Hipes	$ 8,000	$ 3,941	$ 4,059
Post #5: Fergal Brady	$ 8,000	$ 775	$ 7,225
Post #6: Dan Merkel	$ 8,000	$ 2,759	$ 5,241

**Post #1 and Post #2 have newly elected City Council Members (T. Kirk Driskell and Katie Reeves, respectively) that began service on January 1, 2026. Stipend expenditures for the period of July 1, 2025, through December 31, 2025, totaled $662 and has been removed from the table above.*

Development Authority[2] (Component Reporting Unit)

As of March 31, 2026, the Development Authority has $296,504 in forecasted resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

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

GENERAL FUND

Revenue Report

CITY OF ALPHARETTA

Financial Management Reports
General Fund (Unaudited)
Revenue Summary and Collection Comparison
As of March 31, 2026

	Current Fiscal Year					Prior Fiscal Year		
	2026 Budget	2026 YTD	% Collected	2026 Estimated	Variance	2025 Actual	2025 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	$ 34,075,000	$ 33,863,217	99.4%	$ 34,400,000	$ 325,000	$ 33,031,495	$ 32,023,464	96.9%
Delinquent	329,000	(7,994)	-2.4%	329,000	-	423,173	186,374	44.0%
Motor Vehicle Tax	50,000	29,641	59.3%	40,000	(10,000)	50,970	35,266	69.2%
Motor Vehicle Title Fee	3,625,000	2,332,340	64.3%	3,750,000	125,000	3,722,481	2,439,252	65.5%
Local Option Sales Tax	22,440,500	15,468,522	68.9%	22,700,000	259,500	22,333,319	15,000,051	67.2%
Franchise Tax	7,130,000	7,225,488	101.3%	7,756,691	626,691	7,194,127	6,635,176	92.2%
Insurance Premium Tax	7,159,239	7,159,239	100.0%	7,159,239	0	6,279,075	6,279,075	100.0%
Alcohol Beverage Excise Tax	2,825,000	1,904,622	67.4%	2,875,000	50,000	2,812,914	1,884,987	67.0%
Building Permit Fees	1,900,000	2,209,897	116.3%	2,750,000	850,000	2,459,028	1,729,010	70.3%
Business and Occupational Tax	2,150,000	1,745,411	81.2%	2,150,000	-	1,162,682	984,209	84.6%
Court/Traffic Fines	2,275,000	1,687,103	74.2%	2,200,000	(75,000)	2,437,798	1,749,793	71.8%
Recreation/Special Event Fees	3,895,190	2,690,850	69.1%	3,747,167	(148,023)	3,666,434	2,667,211	72.7%
Hotel/Motel Tax (City portion)	3,412,500	2,730,497	80.0%	3,600,000	187,500	3,477,779	1,914,159	55.0%
subtotal	$ 91,266,429	$ 79,038,832	86.6%	$ 93,457,097	$ 2,190,668	$ 89,051,276	$ 73,528,027	82.6%
Other Revenues	6,465,869	5,819,397	90.0%	7,287,697	821,828	7,484,244	5,664,487	75.7%
Total Revenues	$ 97,732,298	$ 84,858,228	86.8%	$ 100,744,794	$ 3,012,496	$ 96,535,520	$ 79,192,514	82.0%
Carryforward Fund Balance	5,017,048							

GENERAL FUND

Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Department
As of March 31, 2026

	Current Fiscal Year						Prior Fiscal Year		
	2026 Budget	2026 Encumbrances	2026 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2025 Exp. (Total)	2025 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	$ 443,701	$ 3,129	$ 274,091	$ 166,481	62.5%	61.8%	$ 339,277	$ 253,736	74.8%
City Admin. (incl. City Clerk/Economic Dev.)	3,268,654	122,753	2,098,527	1,047,374	68.0%	64.2%	2,398,858	1,785,745	74.4%
Finance	4,240,525	34,248	3,294,350	911,928	78.5%	77.7%	4,008,240	3,107,242	77.5%
City Attorney	800,000	2,043	482,342	315,615	60.5%	60.3%	719,057	499,080	69.4%
Information Technology	2,636,061	26,252	1,758,090	851,719	67.7%	66.7%	2,355,024	1,836,120	78.0%
Human Resources	1,110,544	26,898	836,999	246,647	77.8%	75.4%	992,950	754,601	76.0%
Municipal Court	1,410,650	20,395	969,119	421,136	70.1%	68.7%	1,264,685	934,583	73.9%
Public Safety	-	-	-	-	-	-	42,214,823	31,701,888	75.1%
Police	27,595,621	585,101	19,281,602	7,728,918	72.0%	69.9%	-	-	-
Fire	20,242,597	232,539	15,316,328	4,693,730	76.8%	75.7%	-	-	-
Public Works	11,483,060	608,892	7,823,947	3,050,221	73.4%	68.1%	10,778,721	7,654,526	71.0%
Recreation, Parks & Cultural Svcs	14,917,142	1,575,464	10,276,842	3,064,837	79.5%	68.9%	14,565,991	9,992,289	68.6%
Community Development	4,884,783	29,590	3,501,769	1,353,424	72.3%	71.7%	4,458,793	3,332,763	74.7%
subtotal	$ 93,033,338	$ 3,267,304	$ 65,914,005	$ 23,852,029	74.4%	70.8%	$ 84,096,420	$ 61,852,574	73.5%
General Government:									
Insurance Premiums (Risk)	$ 1,060,500	$ -	$ 795,375	$ 265,125	75.0%	75.0%	$ 966,800	$ 725,100	75.0%
Gwinnett Tech Bond P&I	291,065	-	33,033	258,033	11.3%	11.3%	286,978	35,989	12.5%
Transfer(s) to other Funds	7,173,628	-	4,618,345	2,555,283	64.4%	64.4%	13,447,780	-	0.0%
Contingency	1,190,815	2,690	22,010	1,166,115	2.1%	1.8%	33,750	27,450	81.3%
subtotal	$ 9,716,008	$ 2,690	$ 5,468,763	$ 4,244,556	56.3%	56.3%	$ 14,735,308	$ 788,539	5.4%
Total Expenditures	$ 102,749,346	$ 3,269,994	$ 71,382,768	$ 28,096,585	72.7%	69.5%	$ 98,831,727	$ 62,641,113	63.4%

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
As of March 31, 2026

	Current Fiscal Year						Prior Fiscal Year		
	2026 Budget	2026 Encumbrances	2026 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2025 Exp. (Total)	2025 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	$ 39,260,192	$ -	$ 27,887,203	$ 11,372,989	71.0%	71.0%	$ 36,765,832	$ 26,104,990	71.0%
Overtime	3,187,532	-	2,885,258	302,274	90.5%	90.5%	3,718,642	2,597,530	69.9%
Group Insurance	10,417,576	-	7,254,568	3,163,008	69.6%	69.6%	8,998,599	6,916,913	76.9%
FICA and Social Security	3,251,722	-	2,247,323	1,004,399	69.1%	69.1%	2,951,904	2,080,636	70.5%
Defined Benefit Pension	3,782,091	-	3,782,091	-	100.0%	100.0%	3,537,725	3,537,725	100.0%
401(A) Retirement/Match	4,413,146	-	2,803,743	1,609,403	63.5%	63.5%	3,586,378	2,723,294	75.9%
(2) Other	1,967,870	-	1,667,602	300,268	84.7%	84.7%	1,846,107	1,614,160	87.4%
subtotal	$ 66,280,129	$ -	$ 48,527,788	$ 17,752,341	73.2%	73.2%	$ 61,405,188	$ 45,575,248	74.2%
Maintenance & Operations:									
Professional Services	$ 4,102,365	$ 920,110	$ 2,476,117	$ 706,139	82.8%	60.4%	$ 3,792,072	$ 2,455,427	64.8%
Legal Services	800,000	2,043	482,342	315,615	60.5%	60.3%	719,057	499,080	69.4%
Vehicle Fuel/Maintenance	1,513,000	2,651	881,846	628,503	58.5%	58.3%	1,445,526	1,088,151	75.3%
Maintenance Contracts	4,771,208	1,384,176	3,030,429	356,603	92.5%	63.5%	3,681,008	2,521,131	68.5%
IT Professional Services	5,484,289	452,626	3,878,144	1,153,519	79.0%	70.7%	3,661,422	3,252,651	88.8%
General Supplies	1,313,366	166,168	814,967	332,231	74.7%	62.1%	1,284,590	927,954	72.2%
Utilities	3,437,875	-	2,498,359	939,516	72.7%	72.7%	3,542,059	2,392,541	67.5%
Insurance Premiums (Risk)	1,060,500	-	795,375	265,125	75.0%	75.0%	966,800	725,100	75.0%
Other	3,998,891	339,530	2,317,378	1,341,983	66.4%	58.0%	3,614,548	2,415,925	66.8%
subtotal	$ 26,481,494	$ 3,267,304	$ 17,174,957	$ 6,039,234	77.2%	64.9%	$ 22,707,081	$ 16,277,960	71.7%
Capital/Leases/Other:									
Fire Vehicle/Equip. Leases	$ 1,005,116	$ -	$ 856,037	$ 149,079	85.2%	85.2%	$ 779,059	$ 629,987	80.9%
Equipment/Capital	319,599	-	141,091	178,508	44.1%	44.1%	160,361	88,381	55.1%
Other	7,500	-	9,509	(2,009)	126.8%	126.8%	11,531	6,098	52.9%
subtotal	$ 1,332,215	$ -	$ 1,006,636	$ 325,579	75.6%	75.6%	$ 950,951	$ 724,466	76.2%
General Government:									
Gwinnett Tech Bond P&I	$ 291,065	$ -	$ 33,033	$ 258,033	11.3%	11.3%	$ 286,978	$ 35,989	12.5%
Transfer(s) to other Funds	7,173,628	-	4,618,345	2,555,283	64.4%	64.4%	13,447,780	-	0.0%
Contingency	1,190,815	2,690	22,010	1,166,115	2.1%	1.8%	33,750	27,450	81.3%
subtotal	$ 8,655,508	$ 2,690	$ 4,673,388	$ 3,979,431	54.0%	54.0%	$ 13,768,508	$ 63,439	0.5%
Total Expenditures	$ 102,749,346	$ 3,269,994	$ 71,382,768	$ 28,096,585	72.7%	69.5%	$ 98,831,727	$ 62,641,113	63.4%

Notes:

(1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.

(2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.

GRANT AND CAPITAL FUNDS

Revenue & Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)

As of March 31, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenues										
Administration										
22013230-371000	C2100	MURAL ART PROJECT	6,786	6,786	$ -	$ -	$ -	$ -		$ -
		subtotal			***$ -***	***$ -***	***$ -***	***$ -***		***$ -***
Public Safety										
22031150-371000	C2310	ALPHA BUS. ASSOC. K-9	17,000	17,000	-	-	-	-		-
22031150-331110	C2317	2023 BULLETPROFF VEST (DOJ)	17,000	14,835	-	2,165	2,165	2,165		0
22031150-331110	G2509	2024 BULLETPROOF VEST (DOT)	13,334	-	-	13,334	13,334	7,326		6,008
		subtotal			***$ -***	***$ 15,499***	***$ 15,499***	***$ 9,491***		***$ 6,008***
Public Works										
22041100-371000	G2512	KEEP AMERICA BEAUTIFUL	10,000	10,000	$ -	$ -	$ -	$ -		$ -
		subtotal			***$ -***	***$ -***	***$ -***	***$ -***		***$ -***
Recreation, Parks & Cultural Services										
22061150-347509	C2039	WIRE & WOOD (ACVB SPONSOR)	391,324	341,324	$ -	$ 50,000	$ 50,000	$ 89,250		$ (39,250)
22061150-371000	C2234	ARTS CENTER (CERAMICS)	5,828	3,627	-	2,201	2,201	2,201		-
22061150-347509	C2308	MUSIC MATCH SPONSORSHIPS	6,090	3,145	-	2,945	2,945	3,137		(192)
22061150-371000	C2308	MUSIC MATCH APPLICATIONS	6,476	6,476	-	-	-	-		-
22061150-371000	C2528	SENIOR TALENT SHOW	2,500	2,500	-	-	-	-		-
22061150-336000	G2508	FC ARTS & CULTURE	9,000	9,000	-	-	-	-		-
22061150-371000	G2604	GRPA ATL HAWKS	2,380	-	-	2,380	2,380	2,380		-
22061150-371000	C2617	COMM AGR FACILITY RENOVATION	978	-	-	978	978	977		1
		subtotal			***$ -***	***$ 58,504***	***$ 58,504***	***$ 97,946***		***$ (39,442)***
General Government										
22090200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 3,586		$ (3,586)
22090200-362000		REALIZED GAIN/LOSS			-	-	-	(41)		41
22090200-363000		UNREALIZED GAIN/LOSS			-	-	-	986		(986)
22090200-395000		CARRYFORWARD FUND BALANCE			-	169,181	169,181	-		169,181
		subtotal			***$ -***	***$ 169,181***	***$ 169,181***	***$ 4,531***		***$ 164,650***
		Total			**$ -**	**$ 243,184**	**$ 243,184**	**$ 111,968**		**$ 131,216**

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)

As of March 31, 2026

			Fiscal Years 2013-2025		FY 2026					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Expenditures										
City Administration										
22013230-521200	C2100	MURAL ART PROJECT	24,002	10,300	$ -	$ 13,702	$ 13,702	$ 13,702	$ -	$ -
		subtotal			***$ -***	***$ 13,702***	***$ 13,702***	***$ 13,702***	***$ -***	***$ -***
Public Safety										
22031150-521200	C2310	ALPHA BUS. ASSOC K-9	17,000	10,560	-	6,440	6,440	-	-	6,440
22031150-542100	C2317	2023 BULLETPROOF VEST (DOJ)	34,000	34,000	-	-	-	-	-	-
22031150-542100	G2509	2024 BULLETPROOF VEST (DOT)	26,669	14,653	-	12,016	12,016	11,229	-	787
		subtotal			***$ -***	***.***	***$ 18,456***	***$ 11,229***	***$ -***	***$ 7,227***
Public Works										
22041100-522240	G2512	KEEP AMERICA BEAUTIFUL	10,001	5,433	$ -	$ 4,568	$ 4,568	$ 387	$ -	$ 4,181
		subtotal			***$ -***	***$ 4,568***	***$ 4,568***	***$ 387***	***$ -***	***$ 4,181***
Recreation, Parks & Cultural Services										
22061159-521200	C2039	WIRE & WOOD (ACVB SPONSOR)	367,515	220,549	$ -	$ 146,966	$ 146,966	$ 57,800	$ 50,000	$ 39,166
22061150-531100	C2212	PARKING PERMIT - FILM	4,000	3,750	-	250	250	250	-	-
22061150-531100	C2234	ARTS CENTER (CERAMICS)	8,894	3,267	-	5,627	5,627	-	5,627	-
22061150-531100	C2237	PARTNERED EVENTS	5,000	4,305	-	695	695	695	-	-
22061150-521200	C2308	MUSIC MATCH APPLICATIONS	12,568	8,315	-	4,253	4,253	-	3,150	1,103
22061150-531100	C2528	SENIOR TALENT SHOW	6,130	-	-	6,130	6,130	2,500	-	3,630
22061150-531100	G2604	GRPA ATL HAWKS	2,380	-	-	2,380	2,380	-	-	2,380
22061150-541300	C2617	COMM AGR FACILITY RENOVATION	978	-	-	978	978	-	-	978
22061150-521200	G2508	FC ARTS & CULTURE	9,000	8,250	-	750	750	750	-	-
		subtotal			***$ -***	***$ 168,029***	***$ 168,029***	***$ 61,995***	***$ 58,777***	***$ 47,257***
Non-Allocated										
22090200-579000		CONTINGENCY			$ -	$ 16,505	$ 16,505	$ -	$ -	$ 16,505
22090200-579011		MATCH (GRANTS UNDER REVIEW)			-	21,924	21,924	-	-	21,924
		subtotal			***$ -***	***$ 38,429***	***$ 38,429***	***$ -***	***$ -***	***$ 38,429***
		Total			**$ -**	**$ 224,728**	**$ 243,184**	**$ 87,313**	**$ 58,777**	**$ 97,094**

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Capital Grant Fund Detail (Fund 340; life-to-date for active projects)

As of March 31, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
Public Works										
34041100-334310	G2600	FY 2026 LRA GRANT (MILLING/RESURFACING)	576,107	-	$ -	$ 576,107	$ 576,107	$ -		$ 576,107
34041100-334310	G2601	FY 2026 LMIG GRANT	781,162	-	-	781,162	781,162	$ 781,162		0
34041100-334310	G2602	FY 2026 LRA GRANT (BRIDGE MAINT.)	275,000	-	-	275,000	275,000	-		275,000
		subtotal			***$ -***	***$ 1,632,269***	***$ 1,632,269***	***$ 781,162***		***$ 851,107***
Recreation, Parks & Cultural Services										
34061150-371000	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	$ -	$ 69,686	$ 69,686			$ 69,686
34061150-331310	G2507	LWCF GRANT (N PARK LIGHTING)	495,000	-	-	495,000	495,000	-		495,000
34061150-331350	G2603	ADA-AAC PARKING LOT CDBG GRANT	110,000	-	-	110,000	110,000	-		110,000
		subtotal			***$ -***	***$ 674,686***	***$ 674,686***	***$ -***		***$ 674,686***
General Government										
34090200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 30,489		$ (30,489)
34090200-362000		REALIZED GAIN/LOSS			-	-	-	(241)		241
34090200-363000		UNRELIZED GAIN/LOSS			-	-	-	5,755		(5,755)
34090200-395000		CARRYFORWARD FUND BALANCE			-	31,677	31,677	-		31,677
		subtotal			***$ -***	***$ 31,677***	***$ 31,677***	***$ 36,003***		***$ (4,326)***
		Total			**$ -**	**$ 2,338,632**	**$ 2,338,632**	**$ 817,165**		**$ 1,521,467**
Expenditures										
Public Works										
34041100-541410	G2600	FY 2026 LRA GRANT (MILLING/RESURFACING)	576,107	-	$ -	$ 576,107	$ 576,107	$ -	$ 576,107	$ -
34041100-541410	G2601	FY 2026 LMIG GRANT	781,162	-	-	781,162	781,162	-	781,162	-
34041100-541410	G2602	FY 2026 LRA GRANT (BRIDGE MAINT.)	275,000	-	-	275,000	275,000	275,000	-	-
		subtotal			***$ -***	***$ 1,632,269***	***$ 1,632,269***	***$ 275,000***	***$ 1,357,269***	***$ -***

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Capital Grant Fund Detail (Fund 340; life-to-date for active projects)

As of March 31, 2026

			Fiscal Years 2013-2025		FY 2026					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Recreation, Parks & Cultural Services										
34061150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	$ -	$ 69,686	$ 69,686	$ -	$ -	$ 69,686
34061150-541500	G2507	LWCF GRANT (N PARK LIGHTING)	495,000	-	-	495,000	495,000	-	369,905	125,095
34061150-541500	G2603	ADA-AAC PARKING LOT CDBG GRANT	110,000	-	-	110,000	110,000	-	-	110,000
		subtotal			***$ -***	***$ 674,686***	***$ 674,686***	***$ -***	***$ 369,905***	***$ 304,781***
Non-Allocated										
34090200-579000		CONTINGENCY			$ -	$ 31,677	$ 31,677	$ -	$ -	$ 31,677
		subtotal			***$ -***	***$ 31,677***	***$ 31,677***	***$ -***	***$ -***	***$ 31,677***
		Total			**$ -**	**$ 2,338,632**	**$ 2,338,632**	**$ 275,000**	**$ 1,727,174**	**$ 336,458**

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of March 31, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrance	FY 2026 Available Budget
Revenue										
30131150-337051	C2421	CAD/RECORDS MGMT (MILTON)	241,538	-	$ -	$ 241,538	$ 241,538	$ -		$ 241,538
30131150-332200	C2526	TESLA FLEET TAX CREDIT FY2025	30,000	-	-	30,000	30,000	-		30,000
30141100-336000	C2104	WBR PH 4 (NPP-GREENWAY)	333,926	217,707	-	116,219	116,219	-		116,219
30141100-371000	C2113	ENCORE GREENWAY GATEWAY	1,930,001	429,981	-	1,500,020	1,500,020	-		1,500,020
30161150-371000	C0922	SYNTHETIC TURF (AMBUSH)	14,100	7,050	-	7,050	7,050	7,050		-
30161150-371000	C1911	EQUESTRIAN CENTER	1,978,374	-	-	1,978,374	1,978,374	1,000,000		978,374
30161150-371000	C1929	COMM AG PROGRAM	134,265	122,164	-	12,101	12,101	12,959		(858)
30161150-371000	C2010	MEMORIAL PAK ENHANCEMENTS	13,000	-	-	13,000	13,000	13,000		-
30161150-371000	C2309	WACKY WORLD 2.0 (DONATIONS)	522,347	224,334	-	298,013	298,013	285,569		12,444
30161150-337052	C2426	MAYFIELD PARK - MILTON IGA	59,555	-	-	59,555	59,555	59,555		1
30174150-337000	C0910	TREE REPLACEMENT FUND	1,383,150	1,383,150	-	-	-	448,060		(448,060)
		subtotal			***$ -***	***$ 4,255,870***	***$ 4,255,870***	***$ 1,826,193***		***$ 2,429,677***
Non-Departmental										
30190200-361000		INTEREST EARNINGS			$ 300,000	$ 130,000	$ 430,000	$ 351,083		$ 78,917
30161150-361000	C1911	INTEREST EARNINGS (EQUESTRIAN CENTER)			-	-	-	14,537		(14,537)
30190200-362000		REALIZED GAIN/LOSS			-	-	-	(4,436)		4,436
30190200-363000		UNREALIZED GAIN/LOSS			-	-	-	96,882		(96,882)
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND			6,208,340	(1,573,887)	4,634,453	3,104,170		1,530,283
30190200-395000		CARRYFORWARD FUND BALANCE			3,405,000.00	15,044,772	18,449,772	-		18,449,772
		subtotal			***$ 9,913,340***	***$ 13,600,885***	***$ 23,514,225***	***$ 3,562,236***		***$ 19,951,989***
		Total			**$ 9,913,340**	**$ 17,856,755**	**$ 27,770,095**	**$ 5,388,429**		**$ 22,381,666**

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of March 31, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrance	FY 2026 Available Budget
Expenditures										
Administration										
30113230-544100	C1300	CITY ECONOMIC DEVELOPMENT INITIATIVES	143,750	-	$ 100,000	$ 43,750	$ 143,750	$ -	$ -	$ 143,750
		subtotal			***$ 100,000***	***$ 43,750***	***$ 143,750***	***$ -***	***$ -***	***$ 143,750***
Information Technology										
30117400-542400	C1103	NETWORK AND VOIP	717,680	496,812	$ -	$ 220,868	$ 220,868	$ 44,237	$ 15,000	$ 161,631
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,003	503,653	-	6,350	6,350	-	-	6,350
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	4,290,171	3,629,910	397,800	262,461	660,261	201,446	29,576	429,239
30117400-542400	C1519	WIRELESS ACCESS POINTS	100,000	-	-	100,000	100,000	100,000	-	-
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	400,145	166,910	-	233,235	233,235	37,795	-	195,440
30117400-544200	C2201	CITY COUNCIL A/V REPLACEMENT	61,000	-	61,000	-	61,000	55,674	-	5,326
30117400-544200	C2300	BUSINESS CONTINUITY STUDY	50,000	-	-	50,000	50,000	35,500	-	14,500
30117400-542400	C2600	DATA CTR SERVER REPLACEMENT	500,000	-	500,000	-	500,000	460,639	3,000	36,361
		subtotal			***$ 958,800***	***$ 872,914***	***$ 1,831,714***	***$ 935,291***	***$ 47,576***	***$ 848,847***
Public Safety										
30131150-542200	C1202	FLEET REPLACEMENT	9,863,578	9,840,237	$ -	$ 23,341	$ 23,341	$ 13,984	$ 2,429	$ 6,928
30131150-541300	C1229	PS ROOF REPAIR/REPLACE	70,000	-	-	70,000	70,000	$ -	$ -	70,000
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	1,513,925	1,497,154	-	16,771	16,771	14,656	-	2,115
30131150-541300	C1706	RAPSTC IMPROVEMENTS	254,542	254,542	-	-	-	-	-	-
30131150-542400	C2052	SECURITY SYSTEM REFRESH	472,060	378,352	-	93,708	93,708	73,727	-	19,981
30131150-542400	C2301	CAD/RECORDS MANAGEMENT SOFTWARE	2,250,001	908,920	-	1,341,081	1,341,081	3,161	1,335,263	2,658
30131150-542100	C2303	2023 OP INITIATIVES EQUIPMENT	449,502	425,736	-	23,766	23,766	22,736	-	1,030
30131150-541300	C2314	FIRE STATION FACILITIES ASSESSMENT	100,850	100,850	-	-	-	-	-	-
30131150-542400	C2406	REAL TIME CRIME CENTER	128,901	44,343	-	84,558	84,558	-	-	84,558
30131150-542200	C2407	ASST FIRE MARSHAL EQUIPMENT	63,382	59,866	-	3,516	3,516	-	-	3,516
30131150-542400	C2421	CAD/RECORDS MGMT (MILTON)	241,538	-	-	241,538	241,538	-	241,537	1
30131150-541300	C2501	FS81 RENOVATIONS	3,096,251	96,358	-	2,999,893	2,999,893	160,657	88,171	2,751,065
30131150-541300	C2502	2972 WB RD RENOVATIONS	234,133	156,920	-	77,213	77,213	70,354	-	6,859

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of March 31, 2026

			Fiscal Years 2013-2025		FY 2026					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30131150-542200	C2504	FY2025 FLEET REPLACEMENT	1,558,689	35,469	-	1,523,220	1,523,220	62,336	1,129,316	331,568
30131150-542200	V2505	FY2025 FIRE LT VEHICLE	50,000	-	-	50,000	50,000	-	50,000	-
30131150-542100	C2506	FIRE TRUCK EQUIPMENT	187,662	75,000	112,662	-	112,662	58,849	-	53,813
30131150-542200	C2526	TESLA FLEET (FY2025)	346,311	345,908	-	403	403	403	-	0
30131150-542200	C2601	FY 2026 FLEET REPLACEMENT	1,600,000	-	1,600,000	-	1,600,000	90,716	-	1,509,284
30131150-542100	C2602	GATE SYSTEM REPAIR	32,000	-	32,000	-	32,000	-	-	32,000
30131150-542100	C2603	EV FAST CHARGER	260,000	-	260,000	-	260,000	260,000	-	-
30131150-542400	C2604	CAMERA MGMT PROGRAM	225,000	-	225,000	-	225,000	-	-	225,000
30131150-542100	C2605	FARO SCANNER	-	-	75,500	(75,500)	-	-	-	-
30131150-542200	C2616	JAIL OPERATIONS FLEET	50,150	-	-	50,150	50,150	-	-	50,150
		subtotal			***$ 2,305,162***	***$ 6,523,658***	***$ 8,828,820***	***$ 831,578***	***$ 2,846,716***	***$ 5,150,526***
Public Works										
30141100-541200	C0910	TREE REPLACEMENT FUND	$ 2,126,303	$ 1,535,636	$ -	$ 590,667	$ 590,667	$ 34,586	$ 19,888	$ 536,193
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE	481,823	266,994	-	214,829	214,829	14,159	21,191	179,479
30141100-541410	C1207	BRIDGE MAINTENANCE	1,115,212	760,840	-	354,372	354,372	256,525	86,328	11,519
30141100-541410	C1208	MAST ARM MAINTENANCE	105,000	34,700	60,000	10,300	70,300	-	37,400	32,900
30141100-541410	C1215	STRIPING & SIGNAGE	2,494,666	2,476,657	-	18,009	18,009	16,678	-	1,331
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP	663,585	577,602	50,000	35,983	85,983	40,647	-	45,336
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE	974,269	954,066	-	20,203	20,203	16,323	3,880	-
30141100-541410	C1219	MILLING AND RESURFACING	28,695,922	28,304,837	-	391,085	391,085	339,596	51,295	194
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT	1,357,079	1,144,002	200,000	13,077	213,077	101,700	18,687	92,690
30141100-541410	C1221	DESIGN SERVICES	1,113,301	1,014,137	45,000	54,164	99,164	45,794	17,037	36,333
30141100-542200	C1223	FLEET REPLACEMENT	2,420,224	1,736,045	395,000	289,179	684,179	568,287	99,006	16,886
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP	1,699,772	1,201,123	165,000	333,649	498,649	24,602	90,826	383,221
30141100-541420	C1801	SIDEWALK MAINTENANCE & REPAIR	240,001	164,811	-	75,190	75,190	44,582	30,000	608
30141100-542100	C1802	PW EQUIPMENT REPLACEMENT	277,374	253,783	-	23,591	23,591	16,052	-	7,539
30141100-541410	C1901	TRAFFIC RESPONSIVE SYSTEM MAINT	550,003	547,546	-	2,457	2,457	-	-	2,457
30141100-541300	C1902	FIRE STATION RENOVATIONS	432,405	432,405	-	-	-	-	-	-
30141100-541300	C1904	PW HQ RENOVATIONS	90,000	-	90,000	-	90,000	76,789	3,895	9,316

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of March 31, 2026

			Fiscal Years 2013-2025		FY 2026					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30141100-541300	C1906	CITY HALL RENOVATIONS	97,500	36,060	32,500	28,940	61,440	19,635	-	41,805
30141100-541300	C2003	HVAC REPLACEMENTS	591,730	491,730	100,000	-	100,000	24,405	75,426	169
30141100-541300	C2004	GENERATOR REPLACEMENT	35,499	-	100,000	(64,501)	35,499	35,499	-	-
30141100-542400	C2026	TCC HARDWARE/SOFTWARE	170,003	112,571	-	57,432	57,432	3,396	-	54,036
30141100-541410	C2048	STREETLIGHT MAINTENANCE	434,080	301,748	-	132,332	132,332	21,718	-	110,614
30141100-541500	C2050	REC FACILITY MAINTENANCE	205,000	155,000	50,000	-	50,000	11,240	7,200	31,560
30141100-541300	C2053	PARKING GARAGE MAINTENANCE	381,308	299,219	50,000	32,089	82,089	9,680	7,000	65,409
30141100-541410	C2104	WEBB BR ROAD PH4 (NPP-GREENWAY)	333,925	229,165	-	104,760	104,760	-	104,760	-
30141100-541410	C2113	ENCORE GREENWAY GATEWAY	1,930,002	639,191	-	1,290,811	1,290,811	50,145	1,240,646	21
30141100-521200	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	365,001	106,191	-	258,810	258,810	-	35,638	223,172
30141100-541200	C2409	SR9 LANDSCAPING	-	-	740,000	(740,000)	-	-	-	-
30141100-542100	C2410	WINTER WEATHER EQUIPMENT	65,000	-	-	65,000	65,000	47,880	-	17,120
30141100-541410	C2509	BRICK PAVER MAINTENANCE/REPAIR	50,001	26,399	-	23,602	23,602	23,051	-	551
30141100-544200	C2510	DOWNTOWN BUS SHELTERS	6,920	3,970	-	2,950	2,950	-	-	2,950
30141100-541300	C2511	FACILITY ASSESSMENT/RENOVATIONS	339,647	-	150,000	189,647	339,647	-	189,647	150,000
30141100-541300	C2512	PS FACILITY MAINTENANCE	174,999	74,999	100,000	-	100,000	46,867	37,200	15,934
30141100-542200	C2513	FY 2025 FORESTRY ASST VEHICLE	50,000	43,915	-	6,085	6,085	1,878	-	4,207
30141100-541410	G2601	FY 2026 LMIG GRANT	234,349	-	-	234,349	234,349	-	234,349	-
30141100-542100	C2611	STAND-ON COMPACT LOADER	50,000	-	50,000	-	50,000	50,000	-	-
		subtotal			***$ 2,377,500***	***$ 4,049,061***	***$ 6,426,561***	***$ 1,941,713***	***$ 2,411,298***	***$ 2,073,550***

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of March 31, 2026

			Fiscal Years 2013-2025		FY 2026					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
Recreation, Parks & Cultural Services										
30161150-541200	C1210	TREE MAINT-PLANTING-REMOVAL	$ 809,757	$ 584,757	$ 225,000	$ -	$ 225,000	$ 146,045	$ 19,809	$ 59,146
30161150-541500	C1221	DESIGN SERVICES	260,425	220,669	25,000	14,756	39,756	3,196	-	36,560
30161150-542200	C1232	FLEET	534,010	520,838	-	13,172	13,172	-	-	13,172
30161150-542100	C1402	RP EQUIPMENT REPLACEMENT	1,195,788	1,019,830	50,000	125,958	175,958	47,354	-	128,604
30161150-544200	C1527	VETERANS MEMORIAL	105,667	75,806	-	29,861	29,861	9,887	-	19,974
30161150-541500	C1614	THE STORIES PROJECT	85,000	78,065	-	6,935	6,935	-	-	6,935
30161150-541510	C1636	GREENWAY REPAIR AND MAINTENANCE	1,438,594	488,071	250,000	700,523	950,523	4,064	-	946,459
30161150-541500	C1804	PARK REPAIRS/IMPROVEMENTS	1,182,213	986,650	146,000	49,563	195,563	88,116	56,060	51,387
30161150-541500	C1806	PARKS PLAYGROUND EQUIPMENT	808,640	738,640	70,000	-	70,000	70,000	-	-
30161150-544100	C1807	PUBLIC ARTS PROGRAM	386,000	303,840	45,000	37,160	82,160	-	13,500	68,660
30161150-541500	C1911	EQUESTRIAN CENTER	1,978,374	-	-	1,978,374	1,978,374	266,207	1,712,167	-
30161150-541500	C1926	NORTHSIDE MOU (PARKS)	149,904	149,500	-	404	404	-	-	404
30161150-541500	C1929	COMMUNITY AGRICULTURE PROGRAM	134,269	104,993	-	29,276	29,276	12,637	-	16,639
30161150-541500	C2010	PARK ENHANCEMENTS	681,218	660,305	-	20,913	20,913	9,421	-	11,492
30161150-541500	C2035	NORTH PARK RESTROOM 1 - 4	271,180	-	255,000	16,180	271,180	-	266,097	5,083
30161150-541500	C2051	FOUNTAIN MAINTENANCE	86,306	81,606	-	4,700	4,700	4,700	-	-
30161150-541500	C2202	ATHLETIC COURTS RESURFACING	198,433	175,655	-	22,778	22,778	-	-	22,778
30161150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	-	69,686	69,686		-	69,686
30161150-541500	C2304	PARK WOOD POLE REPLACEMENT	125,000	-	125,000	-	125,000	-	-	125,000
30161150-541500	C2309	WACKY WORLD 2.0 (DONATIONS)	522,430	7,411	-	515,019	515,019	515,019	-	-
30161150-541500	C2411	PARK TRAIL MAINTENANCE	300,000	194,005	100,000	5,995	105,995	-	96,505	9,490
30161150-541500	C2412	CULTURAL ARTS MASTER PLAN	30,001	29,122	-	879	879	878	-	1
30161150-544100	C2415	PUBLIC ART FUND (CITY LOCATIONS)	82,500	-	25,000	57,500	82,500	2,020	-	80,480
30161150-544100	C2416	PUBLIC ART DEV (CITY PROP)	20,000	-	10,000	10,000	20,000	-	-	20,000
30161150-544100	C2417	PUBLIC ART IN PARKS	40,001	10,111	20,000	9,890	29,890	8,547	-	21,343
30161150-541500	C2426	MAYFIELD PARK - MILTON IGA	124,556	123,962	-	594	594	204	-	390
30161150-541500	C2514	INNOV ACADEMY SOCCER	40,001	36,182	-	3,819	3,819	3,819	-	-
30161150-541500	C2515	PARK SECURITY IMPROVEMENTS	124,000	-	44,000	80,000	124,000	-	-	124,000

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of March 31, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrance	FY 2026 Available Budget
30161150-541500	C2612	WILLS PARK FIELD 5 TURF	100,000	-	100,000	-	100,000	5,289	-	94,712
30161150-541500	C2613	WB MIDDLE - FOOTBALL FIELD	50,000	-	50,000	-	50,000	-	-	50,000
30161150-541500	G2507	LWCF GRANT MATCH (NORTH PARK LIGHTING)	500,001	101,164	-	398,837	398,837	650	369,905	28,282
30161150-541500	G2603	ADA-AAC PARKING LOT-CITY FUNDING	147,359	-	-	147,359	147,359	838	-	146,521
		subtotal			***$ 1,540,000***	***$ 4,350,131***	***$ 5,890,131***	***$ 1,198,891***	***$ 2,534,042***	***$ 2,157,198***
Community Development										
30174150-544100	C0019	DOWNTOWN PARKING FUND	523,552	315,748	$ -	$ 207,804	$ 207,804	$ -	$ -	$ 207,804
30174150-541410	C1603	DESIGN SERVICES	711,108	517,284	63,600	130,224	193,824	28,976	23,208	141,641
30174150-523400	C2402	GARDEN DISTRICT SIGNAGE	12,700	10,838	-	1,862	1,862	-	-	1,862
30174150-544100	C2403	SOUTH MAIN DISTRICT	200,000	36,607	-	163,393	163,393	12,750	3,643	147,000
30174150-544100	C2404	BROOKSIDE PARK GATEWAY	300,000	6,863	-	293,137	293,137	-	21,637	271,500
30174150-541410	C2414	BROOKSIDE PARKWAY LAND DIET	40,001	37,128	-	2,873	2,873	2,241	631	1
30174150-544100	C2500	DWTN WAYFINDING SIGNAGE	33,692	32,538	-	1,154	1,154	-	-	1,154
30174150-544200	C2516	MILTON AVE LIGHTING	50,000	-	-	50,000	50,000		11,375	38,625
30174150-541410	C2517	ENTRY MONUMENTS	50,000	-	-	50,000	50,000	17,951	6,762	25,287
30174150-521200	C2527	NF COMP TRANSPORTATION PLAN	60,000	-	-	60,000	60,000	42,880	-	17,120
30174150-521200	C2614	COMPREHENSIVE PLAN UPDATE	120,000	-	120,000	-	120,000	76,031	41,750	2,219
		subtotal			***$ 183,600***	***$ 960,447***	***$ 1,144,047***	***$ 180,828***	***$ 109,005***	***$ 854,213***
Non-Departmental										
30190200-579000		NON-ALLOCATED			$ 2,448,278	$ 1,056,794	$ 3,505,072	$ -	$ -	$ 3,505,072
30190200-579011		MATCH (GRANTS UNDER REVIEW)			-	-	-	-	-	-
		subtotal			***$ 2,448,278***	***$ 1,056,794***	***$ 3,505,072***	***$ -***	***$ -***	***$ 3,505,072***
		Total			**$ 9,913,340**	**$ 17,856,755**	**$ 27,770,095**	**$ 5,088,302**	**$ 7,948,637**	**14,733,156**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
As of March 31, 2026

Account #	Project	Fiscal Years 2017-2025 Total Project Authorization	Fiscal Years 2017-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS	696,501	596,501	$ 100,000	$ -	$ 100,000	$ 75,167		$ 24,833
30290200-362000	REALIZED GAIN/LOSS			-	-	-	(1,488)		1,488
30290200-363000	UNREALIZED GAIN/LOSS			-	-	-	20,687		(20,687)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH	21,914,364	20,014,364	1,900,000	-	1,900,000	950,000		950,000
30290200-395000	CARRYFORWARD FUND BALANCE	4,863,655	-	-	4,863,655	4,863,655	-		4,863,655
	subtotal			***$ 2,000,000***	***$ 4,863,655***	***$ 6,863,655***	***$ 1,044,366***		***$ 5,819,289***
	Total			**$ 2,000,000**	**$ 4,863,655**	**$ 6,863,655**	**$ 1,044,366**		**$ 5,819,289**
Expenditures									
Public Works									
30241100-541430-C1308	SW PIPE & STRUCTURE R&M	19,039,779	12,472,296	$ 2,000,000	$ 4,567,483	$ 6,567,483	$ 2,207,476	$ 1,220,568	$ 3,139,439
30241100-541430-C2518	MID-BORADWELL CULVERT	177,866	107,599	-	70,267	70,267	59,050	11,216	1
	subtotal			***$ 2,000,000***	***$ 4,637,750***	***$ 6,637,750***	***$ 2,266,525***	***$ 1,231,785***	***$ 3,139,440***
Non-Departmental									
30290200-579000	NON-ALLOCATED			$ -	$ 225,905	$ 225,905	$ -	$ -	$ 225,905
	subtotal			***$ -***	***$ 225,905***	***$ 225,905***	***$ -***	***$ -***	***$ 225,905***
	Total			**$ 2,000,000**	**$ 4,863,655**	**$ 6,863,655**	**$ 2,266,525**	**$ 1,231,785**	**$ 3,365,345**

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

2022 Parks Bond Fund Detail (Fund 318; life-to-date for all projects)

As of March 31, 2026

		Fiscal Years 2022-2025		FY 2026					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
Non-Departmental									
31890200-361000	INTEREST EARNINGS			$ -	$ -	$ -	$ 573,559		$ (573,559)
31890200-395000	CARRYFORWARD FUND BALANCE			-	25,466,891	25,466,891	-		25,466,891
	subtotal			***$ -***	***$ 25,466,891***	***$ 25,466,891***	***$ 573,559***		***$ 24,893,332***
	Total			**$ -**	**$ 25,466,891**	**$ 25,466,891**	**$ 573,559**		**$ 24,893,332**
Expenditures									
31841100-541420 C1712	ALPHALOOP	6,063,896	684,254	$ -	$ 5,379,642	$ 5,379,642	$ 45,161	$ 3,543	$ 5,330,938
31841100-541420 C2520	ALPHALOOP (ROSWELL ST)	617,087	43,675	-	573,412	573,412	2,745	570,667	0
31841100-541420 C2521	ALPHALOOP (DEVORE RD)	51,765	30,644	-	21,121	21,121	21,121	-	0
31841100-541420 C2522	ALPHALOOP (OMP TO THOMPSON)	432,157	47,025	-	385,132	385,132	5,700	379,432	1
31841100-541420 C2523	ALPHALOOP (HBR TO WESTSIDE)	35,095	34,952	-	143	143	143	-	0
31841100-541420 C2619	ALPHALOOP (LAKEVIEW PKWY)	300,000	-	-	300,000	300,000	-	-	300,000
31861150-541500 C0922	SYNTHETIC TURF	1,631,777	1,631,777	-	-	-	-	-	-
31861150-541500 C1911	EQUESTRIAN CENTER (CITY)	4,495,909	1,444,597	-	3,051,312	3,051,312	479,868	2,505,455	65,988
31861150-541500 C2011	WILLS PARK MASTER PLAN IMP	7,625,459	773,415	-	6,852,044	6,852,044	1,688,806	5,152,830	10,408
31861150-541500 C2216	UNION HILL PARK	3,280,002	698,406	-	2,581,596	2,581,596	143,474	2,428,801	9,321
31861150-541500 C2217	MID-BROADWELL PARK	496,021	496,021	-	-	-	-	-	-
31861150-541500 C2218	OLD RUCKER PARK	3,360,000	410,530	-	2,949,470	2,949,470	236,019	2,663,437	50,014
31861150-541500 C2219	FARMHOUSE PARK	2,000,000	30,570	-	1,969,430	1,969,430	-	1,898,860	70,570
31861150-541500 C2220	WATERS ROAD PARK	1,256,501	1,256,501	-	-	-	-	-	-
31861150-541500 C2245	WILLS PARK MAINTENANCE FACILITY	328,634	328,634	-	-	-	-	-	-
31890200-579000	PARKS RESERVE	297,023	-	-	297,023	297,023	-	-	297,023
31890200-579012	RESERVE FOR ARBITRAGE	1,106,566	-	-	1,106,566	1,106,566	-	-	1,106,566
31890200-584000	DEBT ISSUANCE COSTS	368,549	368,549	-	-	-	-	-	-
	Total			**$ -**	**$ 25,466,891**	**$ 25,466,891**	**$ 2,623,037**	**$ 15,603,025**	**$ 7,240,829**

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

TSPLOST I Fund Detail (Fund 335; life-to-date for all projects)

As of March 31, 2026

Account #		Project	Fiscal Years 2018-2025 Total Project Authorization	Fiscal Years 2018-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
Non-Departmental										
33590200-395000		CARRYFORWARD FUND BALANCE			$ 400,000	$ 23,916,756	$ 24,316,756	$ -		$ 24,316,756
33541100-361000		INTEREST EARNINGS			300,000	550,000	850,000	745,390		104,610
		Total			**$ 700,000**	**$ 24,466,756**	**$ 25,166,756**	**$ 745,390**		**$ 24,421,366**
Expenditures										
Administration										
33541100-541410	C1631	MCGINNIS FERRY IGA (FORSYTH)	$ 5,026,415	$ 1,323,437	$ -	$ 3,702,978	$ 3,702,978	$ 650	$ -	$ 3,702,329
33541100-541410	C1713	KIMBALL BR RD OP IMP.	1,359,742	1,297,487	-	62,255	62,255	12,958	48,212	1,085
33541100-541410	C1717	OLD MILTON PKWY CAPACITY IMP.	5,579,476	4,720,172	-	859,304	859,304	137,042	70,622	651,640
33541100-541410	C2054	GA 400 BRIDGES (WEBB; KIMBALL)	4,886,000	2,811,714	-	2,074,286	2,074,286	691,429	1,382,857	0
33541100-541410	C2113	ENCORE GREENWAY GATEWAY	6,678,125	1,356,541	-	5,321,584	5,321,584	141,502	4,966,832	213,250
33541100-541410	C2229	WEBB BRIDGE RD PHASE 2 (ROUNDABOUT-PARK)	6,000,001	4,300,918	-	1,699,083	1,699,083	398,137	274,410	1,026,536
33541100-541410	C2232	WEBB BRIDGE RD PHASE 3 (GREENWAY-ROUNDABOUT)	17,000,002	7,491,835	-	9,508,167	9,508,167	4,056,179	4,988,029	463,959
33590200-579000		CONTINGENCY			700,000	1,239,099	1,939,099	-	-	1,939,099
		Total			**$ 700,000**	**$ 24,466,756**	**$ 25,166,756**	**$ 5,437,896**	**$ 11,730,963**	**$ 7,997,897**

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

TSPLOST II Fund Detail (Fund 336; life-to-date for all projects)

As of March 31, 2026

Account #		Project	Fiscal Years 2022-2025 Total Project Authorization	Fiscal Years 2022-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
Non-Departmental										
33690200-313400		TSPLOST II			$ -	$ 13,132,135	$ 13,132,135	$ 10,445,512		$ 2,686,623
33641100-361000		INTEREST EARNINGS			400,000	700,000	1,100,000	923,762		176,238
33690200-395000		CARRYFORWARD FUND BALANCE			7,000,000	19,276,729	26,276,729	-		26,276,729
		Total			**$ 7,400,000**	**$ 33,108,864**	**$ 40,508,864**	**$ 11,369,275**		**$ 29,139,589**
Expenditures										
33641100-541410	C1215	STRIPING & SIGNAGE	$ 280,000	$ -	$ 280,000	$ -	$ 280,000.00	$ 75,927.10	$ 179,770.00	$ 24,302.90
33641100-541410	C1219	MILLING & RESURFACING	2,788,893	-	2,788,893	-	2,788,893	79,945	2,305,047	403,901
33641100-541410	C1713	KIMBALL BR RD GAP	500,001	204,810	-	295,191	295,191	185,058	36,273	73,860
33641100-541420	C1801	SIDEWALK MAINT/REPAIR	750,000	-	750,000	-	750,000	388,795	159,079	202,126
33641100-541410	C2040	TRADEWINDS PARKWAY	2,000,000	437,015	-	1,562,985	1,562,985	-	-	1,562,985
33641100-541410	C2104	WEBB BRIDGE ROAD (NPP-GREENWAY)	13,500,002	8,215,523	-	5,284,479	5,284,479	859,453	888,313	3,536,713
33641100-541410	C2107	NORTH POINT PARKWAY IMP	703,442	439,207	-	264,235	264,235	-	188,099	76,136
33641100-541410	C2224	RAISED INTSECTION (MARIETTA ST)	350,002	292,706	-	57,296	57,296	32,394	24,901	1
33641100-541410	C2225	CROSSINGS (CITY CTR/ CHURCHES)	750,001	38,061	-	711,940	711,940	-	80,639	631,301
33641100-541410	C2226	PEDESTRIAN BRIDGES (WW PKWY)	4,000,002	2,329,398	-	1,670,604	1,670,604	54,239	1,391,370	224,995
33641100-541410	C2230	CUMMING ST CORRIDOR	4,757,527	340,811	-	4,416,716	4,416,716	1,057,830	163,015	3,195,872
33641100-541420	C2242	NP ALPHALINK	10,000,000	-	-	10,000,000	10,000,000	-	-	10,000,000
33641100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	11,110,929	11,048,736	-	62,193	62,193	58,079	-	4,114
33641100-541410	C2409	SR9 LANDSCAPING	1,665,000	-	-	1,665,000	1,665,000	-	-	1,665,000
33641100-541410	C2427	DRYDEN RD EXTENSION	776,385	1,098	-	775,287	775,287	-	-	775,287
33641100-541430	C2518	MID-BROADWELL CULVERT	1,547,879	-	-	1,547,879	1,547,879	-	1,547,879	1
33641100-521200	C2607	TSPLOST 3 EXHIBITS	100,000	-	100,000	-	100,000	10,153	4,147	85,700
33641100-541410	C2608	MID BROADWELL CROSSWALK	50,000	-	50,000	-	50,000	-	35,137	14,863
33641100-541410	C2609	NORTHWINDS CROSSWALK	300,000	-	300,000	-	300,000	46,939	-	253,061
33641100-541410	C2610	MAST ARMS (KIMBALL/NWINDS)	250,000	-	250,000	-	250,000	1,868	237,965	10,167
33690200-579000		CONTINGENCY	7,676,166	-	2,881,107	4,795,059	7,676,166	-	-	7,676,166
		Total			**$ 7,400,000**	**$ 33,108,864**	**$ 40,508,864**	**$ 2,850,680**	**$ 7,241,633**	**$ 30,416,551**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of March 31, 2026

Account #	Project	Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
27074110-341321	IMPACT FEES STREETS & HIGHWAYS	4,247,405	4,138,766	$ -	$ 108,639	$ 108,639	$ 142,302		$ (33,663)
27074110-341323	IMPACT FEES RECREATION & PARKS	9,500,849	9,121,036	-	379,813	379,813	1,889,910		(1,510,097)
27074110-341324	IMPACT FEES PUBLIC SAFETY	1,156,989	1,132,965	-	24,024	24,024	66,528		(42,504)
27074110-362000	REALIZED GAIN/LOSS			-	-	-	(1,547)		1,547
27074110-363000	UNREALIZED GAIN/LOSS			-	-	-	35,352		(35,352)
27074110-395000	CARRYFORWARD FUND BALANCE	6,079,080	-	575,000	5,504,080	6,079,080	-		6,079,080
27074110-361000	INTEREST EARNINGS	769,478	769,478	-	-	-	129,892		(129,892)
	Total			**$ 575,000**	**$ 6,016,556**	**$ 6,591,556**	**$ 2,262,436**		**$ 4,329,120**
Expenditures									
Public Safety									
27031150-541300 C2501	FS 81 RENOVATIONS	314,000	-	$ -	$ 314,000	314,000	$ -	$ -	$ 314,000
	subtotal			***$ -***	***$ 314,000***	***$ 314,000***	***$ -***	***$ -***	***$ 314,000***
Public Works									
27041100-541410 C2427	DRYDEN RD EXTENSION	2,223,615	-	$ -	$ 2,223,615	$ 2,223,615	$ -	$ -	$ 2,223,615
	subtotal			***$ -***	***$ 2,223,615***	***$ 2,223,615***	***$ -***	***$ -***	***$ 2,223,615***
Recreation, Parks & Cultural Services									
27061150-541500 C2011	WILLS PARK MASTER PLAN	328,634	21,930	$ -	$ 306,704	$ 306,704	$ 306,704	$ -	$ -
27061150-541500 C2035	NORTH PARK RESTROOM 1 - 4 (DESIGN)	528,820	-	345,000	183,820	528,820	177,605	351,215	-
27061150-541410 C2113	ENCORE GREENWAY GATEWAY	2,000,001	201,893	-	1,798,108	1,798,108	687,787	1,110,321	1
27061150-541500 C2612	WILLS PARKL FIELD 5 TURF	150,000	-	150,000	-	150,000	-	-	150,000
27061150-541500 C2615	MARIETTA-ROSWELL ST PARK	20,000	-	20,000	-	20,000	19,000	-	1,000
	subtotal			***$ 515,000***	***$ 2,288,632***	***$ 2,803,632***	***$ 1,191,095***	***$ 1,461,536***	***$ 151,001***

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of March 31, 2026

		Fiscal Years 2013-2025		FY 2026					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Non-Departmental									
27074110-521200	PROFESSIONAL SERVICES			$ -	$ 29,357	$ 29,357		$ 29,356	$ 1
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			-	-	-	-	-	-
27074110-579002	NON-ALLOCATED PARKS				1,220,569	1,220,569	-	-	1,220,569
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			60,000	(59,617)	383	-	-	383
	subtotal			***$ 60,000***	***$ 1,190,309***	***$ 1,250,309***	***$ -***	***$ 29,356***	***$ 1,220,953***
	Total			**$ 575,000**	**$ 6,016,556**	**$ 6,591,556**	**$ 1,191,095**	**$ 1,490,892**	**$ 3,909,569**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
As of March 31, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
27590150-314100		HOTEL/MOTEL TAXES	98,056,554	88,956,554	$ 9,100,000	$ -	$ 9,100,000	$ 6,431,984		$ 2,668,016
27590150-319201		PEALTY/INT HOTEL/MOTEL TAX	4,804	4,804	-	-	-	4,363		(4,363)
27590150-362000		REALIZED GAIN/LOSS			-	-	-	(536)		536
27590150-363000		UNREALIZED GAIN/LOSS			-	-	-	12,517		(12,517)
27590150-361000		INTEREST EARNINGS	197,536	177,536	20,000	-	20,000	43,704		(23,704)
		subtotal			***$ 9,120,000***	***$ -***	***$ 9,120,000***	***$ 6,492,031***		***$ 2,627,969***
Non-Departmental										
27590150-395000		CARRYFORWARD FUND BALANCE	1,752,468	-	$ -	$ 1,752,468	$ 1,752,468	$ -		$ 1,752,468
		subtotal			***$ -***	***$ 1,752,468***	***$ 1,752,468***	***$ -***		***$ 1,752,468***
		Total			**$ 9,120,000**	**$ 1,752,468**	**$ 10,872,468**	**$ 6,492,031**		**$ 4,380,437**
Expenditures										
Alpharetta Convention & Visitors Bureau										
27590150-572002		ALPHA CONV & VISITORS BUREAU DISTRIBUTION	42,748,387	38,767,137	$ 3,981,250	$ -	$ 3,981,250	$ 2,816,500	$ -	$ 1,164,750
		subtotal			***$ 3,981,250***	***$ -***	***$ 3,981,250***	***$ 2,816,500***	***$ -***	***$ 1,164,750***
City of Alpharetta										
27590150-611100		CITY OF ALPHARETTA DISTRIBUTION	36,168,502	32,756,002	$ 3,412,500	$ -	$ 3,412,500	$ 2,414,143	$ -	$ 998,357
		subtotal			***$ 3,412,500***	***$ -***	***$ 3,412,500***	***$ 2,414,143***	***$ -***	***$ 998,357***
Recreation, Parks & Cultural Services										
27590150-541500	C2011	WILLS PARK MASTER PLAN	15,070	-	$ -	$ 15,070	15,070	$ 15,070	$ -	-
		subtotal			***$ -***	***$ 15,070***	***$ 15,070***	***$ 15,070***	***$ -***	***$ -***
Tourism Product Development										
27590150-521200		PROFESSIONAL SERVICES	47,635	42,135	$ 5,500	$ -	$ 5,500	$ -	$ -	$ 5,500
27590150-579000		TPD RESERVE	509,435	-	-	509,435	509,435	-	-	509,435
27590150-579006		DEBT SERVICE RESERVE	1,500,000	-	272,037	1,227,963	1,500,000	-	-	1,500,000
27590151-581100	D1600	PRINCIPAL (2016 CONF CTR BOND)	4,505,000	3,665,000	840,000	-	840,000	-	-	840,000
27590151-582100	D1600	INTEREST (2016 CONF CTR BOND)	7,282,292	6,673,579	608,713	-	608,713	304,356	-	304,357
		subtotal			***$ 1,726,250***	***$ 1,737,398***	***$ 3,463,648***	***$ 304,356***	***$ -***	***$ 3,159,292***
		Total			**$ 9,120,000**	**$ 1,752,468**	**$ 10,872,468**	**$ 5,550,070**	**$ -**	**$ 5,322,398**

CITY OF ALPHARETTA

Financial Management Reports

Special Revenue Funds

Confiscated Assets Fund (Fund 210; life-to-date for active projects)

As of March 31, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
DEA										
21031110-351300		CONFISCATION/FEDERAL SEIZURE	3,556,480	3,556,480	$ -	$ -	$ -	$ 27,787		$ (27,787)
21031110-395000		CARRYFORWARD FUND BALANCE	491,829	-	290,000	201,829	491,829	-		491,829
		Total			**$ 290,000**	**$ 201,829**	**$ 491,829**	**$ 27,787**		**$ 464,042**
Expenditures										
DEA										
21031110-521200		PROFESSIONAL SERVICES	1,618	72	$ -	$ 1,546	$ 1,546	1,546	-	$ (0)
21031110-523500		EMPLOYEE TRAVEL	54,527	32,030	-	22,497	22,497	6,653	-	15,844
21031110-523700		EMPLOYEE TRAINING	68,524	63,779	-	4,745	4,745	2,245	-	2,500
21031110-531100		GENERAL SUPPLIES AND MATERIALS	127,897	107,620	-	20,277	20,277	-	-	20,277
21031110-531600		SMALL EQUIPMENT	24,484	24,484	-	-	-	-	-	-
21031110-531700		EMPLOYEE UNIFORMS	1,950	1,950	-	-	-	-	-	-
21031110-531700		EMPLOYEE UNIFORMS	26,487	-	-	26,487	26,487	24,605	-	1,882
21031110-542100		MACHINERY AND EQUIPMENT	71,589	-	-	71,589	71,589	-	71,589	0
21031110-542100	C2503	ARTIC FURNITURE	25,000	-	-	25,000	25,000	-	-	25,000
21031110-542100	C2507	DRONE 1ST RESPONDER PROGRAM	18,800	-	-	18,800	18,800	-	-	18,800
21031110-542100	C2606	TRUNARC DRUG IDENTIFIER	28,952	-	28,952	-	28,952	-	-	28,952
21031110-579000		CONTINGENCY		-	261,048	10,888	271,936	(470)	-	272,406
		Total			**$ 290,000**	**$ 201,829**	**$ 491,829**	**$ 34,579**	**$ 71,589**	**$ 385,661**

CITY OF ALPHARETTA

Financial Management Reports

Special Revenue Funds

State Confiscated Assets Fund (Fund 211; life-to-date for active projects)

As of March 31, 2026

		Fiscal Years 2013-2025		FY 2026					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
State									
21131120-351301	CONFISCATION/STATE SEIZURE	334,711	334,711	$ -	$ -	$ -	$ 871		$ (871)
21131120-395000	CARRYFORWARD FUND BALANCE	27,136	-	-	27,136	27,136	-		27,136
	subtotal			***$ -***	***$ 27,136***	***$ 27,136***	***$ 871***		***$ 26,265***
	Total			**$ -**	**$ 27,136**	**$ 27,136**	**$ 871**		**$ 26,265**
Expenditures									
State									
21131120-532400	NON-RECURRING EXPENSES	361,486	334,350	$ -	$ 27,136	$ 27,136	$ 17,812	$ -	$ 9,324
	subtotal			***$ -***	***$ 27,136***	***$ 27,136***	***$ 17,812***	***$ -***	***$ 9,324***
	Total			**$ -**	**$ 27,136**	**$ 27,136**	**$ 17,812**	**$ -**	**$ 9,324**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Opioid Settlement Fund (Fund 213; life-to-date for active projects)
As of March 31, 2026

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

OTHER REPORTS

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended March 31, 2026

Vendor	Description	Department	$ Amount
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 14,255.25
AFLAC	VOL SUPP INSURANCE	General Government	$ 13,212.07
ALCALDE & FAY LTD	LOBBY SERVICES RETAINER	City Administration	$ 10,000.00
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Various Departments	$ 483,204.77
ALPHARETTA CONVENTION & VISITORS BUREAU	OCCUPANCY TAX JANUARY FY26	General Government	$ 271,011.01
ALPHARETTA CONVENTION & VISITORS BUREAU	FOR FEB FY26 OCCUPANCY RECEIVED MARCH FY26	General Government	$ 343,963.74
AMERICAN ARCHITECTURE	PLAYGROUND EQUIPMENT (NOT OTHERWISE CLASSIFIED)	Rec., Parks & Cultural Services	$ 73,356.18
AMERICAN FACILITY	CLEANING OF PARK	Rec., Parks & Cultural Services	$ 27,045.62
AT&T/BELLSOUTH @ 85	E911 AT&T SERV FEES	Public Safety	$ 10,105.21
AT&T/BELLSOUTH @ 85	SESSION BOARDER CONTROLLER	Information Technology	$ 14,121.00
AT&T/BELLSOUTH @ 85	911 AT&T SERVICE FEES	Police	$ 17,300.06
ATKINSREALIS USA INC	PROJECT MANAGEMENT SERVICES (VARIOUS PROJECTS)	Public Works	$ 6,671.96
AZIMUTH CONTRACTORS	RETAINAGE PAYABLE: Contract Withholding: 25-006	General Government	$ 35,135.73
AZTECA SYSTEMS	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 99,715.20
BETTER BASEBALL INC	FENCING, CHAIN LINK (INCLUDING FABRIC, GATES, PANE	Rec., Parks & Cultural Services	$ 16,006.14
CARL BLACK BUICK GMC	VEHICLE REPAIR PD5953	Risk Management	$ 8,993.28
CENTRALSQUARE	SOFTWARE MAINTENANCE/SUPPORT	Public Safety	$ 15,697.50
CORELOGIC COMMERCIAL	CURRENT YEAR PROPERTY TAXES	Various Departments	$ 5,113.70
CORNERSTONE DETENTION	JAIL DOOR AND LOCK REPAIRS	Police	$ 16,457.86
CORPORATE BILLING	VEHICLE REPAIR & MAINTENANCE	Police	$ 35,740.57
CRABAPPLE TURF	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 19,876.75
CRABAPPLE TURF	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 9,436.36
CRABAPPLE TURF	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 20,917.09
CSTE INC	SW PIPE & STRUCTURE R&M	Public Works	$ 154,388.25
CUMBERLAND LANDSCAPE	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 5,660.16
CUMBERLAND LANDSCAPE	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 5,660.16
DC POOL SERVICE LLC.	FOUNTAINS, DECORATIVE	Rec., Parks & Cultural Services	$ 5,390.00
DELL MARKETING LP	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 5,562.25
DELL MARKETING LP	MICROCOMPUTERS, HANDHELD, LAPTOP, AND NOTEBOOK	Information Technology	$ 143,164.20

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended March 31, 2026

Vendor	Description	Department	$ Amount
DREAM HOUSE PAINTING	CLEANING SERVICES, STEAM AND PRESSURE	Public Works	$ 10,495.00
DRUMMOND PRESS	PRINTING AND TYPESETTING SERVICES	Rec., Parks & Cultural Services	$ 5,803.80
ED'S PUBLIC SAFETY	GLOCK 48S & 45S	Public Safety	$ 14,553.60
ESIS INC	MONTHLY WC PAYMENT	Risk Management	$ 14,622.23
ESIS INC	WC PPD SETTLEMENT	Risk Management	$ 10,800.00
FC BOARD OF COMMISSIONERS TREASURY DIVISIO	MUNICIPAL COURT FINES FEBRUARY 2026 REPORTING	Police	$ 6,640.72
FIVE OAKS FENCE COMP	FENCE INSTALLATION, MAINTENANCE AND REPAIR	Rec., Parks & Cultural Services	$ 7,470.00
FORENSIC LOGIC	CRIME TRACER ANNUAL SUBSCRIPTION RENEWAL	Police	$ 24,999.00
FULTON COUNTY BOARD OF EDUCATION	JANUARY FUEL BILL	Various Departments	$ 38,970.55
FULTON COUNTY BOARD OF EDUCATION	FUEL PAYMENTS	Various Departments	$ 36,150.33
FULTON COUNTY CLERK OF SUPERIOR COURT	MID BROADWELL RD PARCEL 6	Public Works	$ 5,750.00
FULTON COUNTY-DEPT OF FINANCE	WATER AND SEWER UTILITIES	Various Departments	$ 7,334.70
GA SUPERIOR COURT CLERK'S CO-OP AUTHORITY	FEBRUARY 2026 REPORTING	Police	$ 30,424.65
GEORGIA GREEN GROUND	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	$ 15,517.80
GEORGIA POWER	EQUESTRIAN CTR UTILITY RELOCATIONS	Rec., Parks & Cultural Services	$ 57,355.65
GEORGIA POWER CO	ELECTRICITY UTILITIES	Various Departments	$ 217,158.54
GESSNER	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 12,000.41
GREATER NORTH FULTON CHAMBER OF COMMERC	SPONSORSHIPS (ALL TYPES)	City Administration	$ 5,500.00
HEWLETT PACKARD	CURRENT YEAR PROPERTY TAXES	Various Departments	$ 22,138.65
HUIE DE-SIGN, INC.	DESIGNING SERVICES (SOUTH MAIN DISTRICT GATEWAY)	Community Development	$ 6,300.00
IMT CAPITAL IV ALPHA	DELINQUENT PROPERTY TAXES	General Government	$ 9,821.00
INTEGRATED CONSTRUCTION	PARK AREA CONSTRUCTION/RENOVATION	Rec., Parks & Cultural Services	$ 1,355,940.97
INTEGRATED SCIENCE	SW PIPE & STRUCTURE R&M	Public Works	$ 13,614.50
ITS MY PARTY RENTALS	TENTS, TARPAULINS AND SUPPLIES RENTAL OR LEASE	Rec., Parks & Cultural Services	$ 5,943.12
JARRARD & DAVIS	LEGAL SERVICES	Legal Services	$ 54,993.31
JERICHO DESIGN GROUP	DESIGNING SERVICES-FIRE STATION 81	Fire	$ 36,513.00
KIMBROUGH INDUSTRIAL	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	Public Works	$ 11,870.89
KIMBROUGH INDUSTRIAL	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	Public Works	$ 7,438.16

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended March 31, 2026

Vendor	Description	Department	$ Amount
KRISTEN THIGPEN ORR	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 5,250.00
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 41,454.01
MASSANA CONSTRUCTION	CONSTRUCTION, BRIDGE AND DRAWBRIDGE	Public Works	$ 261,956.00
MEER ELECTRIC	ELECTRICAL	Various Departments	$ 6,219.41
MEER ELECTRIC	ELECTRICAL	Various Departments	$ 11,623.72
MET LIFE	CURRENT YEAR PROPERTY TAXES	Various Departments	$ 5,727.69
MGT IMPACT SOLUTIONS	COMMUNICATIONS: NETWORKING, LINKING, FIBER MODEMS,	Information Technology	$ 118,353.50
MKSK INC.	CONSULTING SERVICES	Community Development	$ 18,750.00
N.S.E.W INC.	CONSTRUCTION, SIDEWALK AND DRIVEWAY	Public Works	$ 128,275.00
NGT GROUP LLC	CONSTRUCTION, STREET LIGHTING (KIMBALL BR RD GAP)	Public Works	$ 61,518.07
OHMSHIV	CONSTRUCTION, SIDEWALK (WBR PH3 (GREENWAY-ROUNDABOUT)	Public Works	$ 515,335.81
PEACE OFFICER'S ANNUITY BENEFIT FUND OF GA	FEBRUARY 2026 REPORTING	Police	$ 14,465.64
PREMIER EVENTS LLC	TOA 2026 EVENT MGMT FEE PYMT 2 OF 3	Rec., Parks & Cultural Services	$ 17,500.00
PRIME CONTRACTORS	DESIGN BUILD SERVICES (RESTROOM (N PARK 1-4))	Rec., Parks & Cultural Services	$ 13,850.00
PRIME CONTRACTORS	DESIGN BUILD SERVICES	Rec., Parks & Cultural Services	$ 132,850.49
QUEEN WOOD PRODUCTS	BEDDING (ALL TYPES)	Rec., Parks & Cultural Services	$ 6,796.80
RHYTHM N SHOES LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 6,292.45
RURAL METRO	MONTHLY SUBSIDY FEE - MARCH 2026	Fire	$ 31,317.99
RUSSELL LANDSCAPE	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Various Departments	$ 58,929.16
SAWNEE ELECTRIC MEMBERSHIP	ELECTRICITY UTILITIES	Various Departments	$ 36,239.42
SEWELL CHEVROLET	2026 EQUINOX VIN# 7406, VIN#7153	Police	$ 62,335.60
SHI INTERNATIONAL CO	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 26,088.30
SOL CONSTRUCTION LLC	CONSTRUCTION, SIDEWALK (CUMMING ST CORRIDOR)	Public Works	$ 226,484.93
SOL CONSTRUCTION LLC	CONSTRUCTION, SIDEWALK (CUMMING ST CORRIDOR)	Public Works	$ 349,503.22
SOUTHERN HEALTH	INMATE HEALTH CARE SERVICES	Police	$ 17,642.86
TEN 8 FIRE & SAFETY	VEHICLE REPAIR & MAINTENANCE	Fire	$ 9,220.55
TEN 8 FIRE & SAFETY	ROPE RESCUE EQUIPMENT	Fire	$ 5,388.45
THE DUMPSTER CO	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 11,401.80

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended March 31, 2026

Vendor	Description	Department	$ Amount
THE F. A. BARTLETT T	TREE MAINT-PLANTING-REMOVAL	Rec., Parks & Cultural Services	$ 15,404.00
THE F. A. BARTLETT T	SW PIPE & STRUCTURE R&M / TREE MAINT-PLANTING-REMOVAL	Various Departments	$ 10,775.50
TIOMAN CONSTRUCTION	STRIPING STREETS, PARKING FACILITIES, LANE DIVISIO	Public Works	$ 24,000.00
TRI SCAPES	ROADSIDE MAINTENANCE SERVICES (INCLUDING MOWING)	Rec., Parks & Cultural Services	$ 56,277.40
TRI SCAPES	ROADSIDE MAINTENANCE SERVICES	Rec., Parks & Cultural Services	$ 47,475.50
TROUTMAN PEPPER LOCK	LEGAL SERVICES	Legal Services	$ 14,372.10
TRUIST BANK	PCARD LIABILITY	Various Departments	$ 185,544.92
VERIZON WIRELESS SER	TELECOMMUNICATION SERVICES	Various Departments	$ 6,731.40
VERIZON WIRELESS SER	TELEPHONE SERVICES, CELLULAR	Various Departments	$ 14,078.78
VERIZON WIRELESS SER	TELECOMMUNICATION SERVICES	Various Departments	$ 6,628.69
VERIZON WIRELESS SER	TELEPHONE SERVICES, CELLULAR	Various Departments	$ 13,924.24
WATT COMMERCIAL SWEEPING	STREET SWEEPING SERVICES	Public Works	$ 8,776.50

CITY OF ALPHARETTA

Financial Management Reports

Listing of PO's between $5,000.01 and $50,000.00

for the month ended March 31, 2026

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
26000644	ED'S PUBLIC SAFETY	POLICE	14,553.60	(44) GLOCK 48, INCLUDING (34) 2 MAGAZINES AND (10) WITH 3 MAGAZINES
26000646	RUSSELL LANDSCAPE, LLC	PUBLIC WORKS	23,199.50	LANDSCAPE SERVICES ALONG ALPHA LOOP AT KINGREY LOCATION
26000647	SUPERION, LLC	POLICE	15,697.50	CAD-TO-CAD UNIFY ANNUAL SUBSCRIPTION RENEWAL
26000649	THE F. A. BARTLETT TREE EXPERT COMPANY	REC, PARKS & CULTURAL SERVICES	10,080.00	TREE REMOCAL AND PRUNING SERVICES AT NORTH POINT PARK
26000654	GTG TRAFFIC SIGNALS	PUBLIC WORKS	43,885.00	TRAFFIC SIGNAL INSTALLATION AT WINDWARD PKWY AT NORTH POINT PKWY (ACCIDENT)
26000655	GTG TRAFFIC SIGNALS	PUBLIC WORKS	49,920.00	TRAFFIC SIGNAL INSTALLATION AT MANSELL RD AT 400 SOUTHBOUND RAMP (ACCIDENT)
26000660	IT'S MY PARTY RENTALS LLC	REC, PARKS & CULTURAL SERVICES	5,943.12	TENT RENTAL FOR WACKY WORLD PLAYGROUND CONSTRUCTION
26000664	HIS MAJESTY COACHES INC	REC, PARKS & CULTURAL SERVICES	26,092.50	TRANSPORTATION SERVICES FOR SUMMER CAMPS FOR JUNE 2026
26000665	UTILICOM SUPPLY ASSOCIATES	PUBLIC WORKS	35,136.84	(3) 332I TRAFFIC SIGNAL CABINETS
26000667	WISS JANNEY ELSTNER ASSOC., INC.	PUBLIC WORKS	7,000.00	CITY CENTER PARKING STRUCTURAL CONDITION ASSESSMENT
26000668	PRIME CONTRACTORS INC.	REC, PARKS & CULTURAL SERVICES	19,166.00	CONCRETE WORK AT NORTH PARK
26000669	AMERICAN CITY BUSINESS JOURNALS, INC.	ADMINISTRATION	5,200.00	COA BANNER AD ON ATLANTA BUSINESS CHRONICLE WEBSITE
26000670	CLAY-KING.COM	REC, PARKS & CULTURAL SERVICES	13,007.25	KILN FOR ART CENTER
26000673	THE F. A. BARTLETT TREE EXPERT COMPANY	REC, PARKS & CULTURAL SERVICES	9,180.00	TREE REMOVAL AND STUMP GRINDING SERVICES AT LOG CABIN
26000674	LOWE ENGINEERS, LLC	PUBLIC WORKS	17,400.00	2026 STORMWATER FEASIBILITY STUDY
26000675	TIOMAN CONSTRUCTION	PUBLIC WORKS	45,770.00	REFRESH CROSSWALKS AND STOP BARS AT (11) INTERSECTIONS FOR PEDESTRIAN SAFETY
26000677	RUSSELL LANDSCAPE, LLC	PUBLIC WORKS	19,887.50	TREE INSTALLATION, INCLUDING WATERING SERVICES, AT KINGRY LN
26000682	CSTE INC	PUBLIC WORKS	49,366.00	MAYFIELD AND BATES ROUNDABOUT REPAIR
26000683	UNIVERSITY OF GEORGIA	ADMINISTRATION	23,821.00	STRATEGIC PLAN CONSULTING SERVICES
26000684	DREAM HOUSE PAINTING INC	PUBLIC WORKS	7,200.00	EXTERIOR PAINTING AND WOOD REPAIR SERVICES FOR WILLS PARK ANNEX BUILDING
26000687	SUPERHERO FIRE PROTECTION LLC	PUBLIC WORKS	16,994.00	ANNUAL FIRE ALARM, SPRINKLER, AND FIRE EXTINGUISHER INSPECTIONS
26000688	ANCHOR MARKETING SERVICES, INC.	ADMINISTRATION	7,445.86	UMBRELLA FOR EMPLOYEE APPRECIATION EVENT
26000689	MAXINE F. KENN	REC, PARKS & CULTURAL SERVICES	5,168.48	ART INSTRUCTOR
26000693	CRABAPPLE TURF MANAGEMENT INC	REC, PARKS & CULTURAL SERVICES	40,680.81	IRRIGATION SYSTEM INSTALLATION FOR BROOKE STREET PARK
26000694	ELENA VICTORIA LLC	REC, PARKS & CULTURAL SERVICES	11,704.50	ART INSTRUCTOR
26000696	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	9,830.88	HVAC COMPRESSION/CONTRACTOR REPLACEMENT AT ALPHARETTA COMMUNITY CENTER GYM

City of Alpharetta
Balance Sheet
Governmental Funds
March 31, 2026

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	2022 Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
ASSETS								
Cash / Cash Equivalents / Investments	$ 50,182,507	$ 17,662,351	$ 1,509,489	$ 23,539,760	$ 20,667,437	$ 35,351,442	$ 20,886,847	$ 169,799,834
Receivables (net of allowance for uncollectibles)								
Taxes Receivable								
Property Taxes	1,067,211	-	-	-	-	-	-	1,067,211
Other Taxes	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Accounts	677,957	-	-	-	-	-	167,111	845,068
Due from Other Funds	1,676,336	-	-	-	-	-	-	1,676,336
Intergovernmental Receivable	-	25,250	-	-	-	-	316,354	341,604
Cash - Restricted	289,722	1,464,766	-	-	-	-	-	1,754,488
Total Assets	**53,893,733**	**19,152,366**	**1,509,489**	**23,539,760**	**20,667,437**	**35,351,442**	**21,370,312**	**175,484,540**
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	257,394	283,502	-	-	493,891	32,186	520,249	1,587,222
Retainage Payable	-	81,333	13,750	122,348	549,296	523,932	81,492	1,372,151
Intergovernmental Payable	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-
Payroll Payable	1,290,788	-	-	-	-	-	81,469	1,372,257
Due to Other Funds	-	-	-	-	-	-	354,688	354,688
Deferred Revenue	3,104,108	25,250	-	-	-	-	167,111	3,296,469
Unearned Revenue	181,094	-	920,792	-	-	-	-	1,101,886
Non-Current								
Unclaimed Property	105,106	-	-	-	-	-	-	105,106
Claims Payable	-	-	-	-	-	-	-	-
Total Liabilities	**4,938,490**	**390,084**	**934,542**	**122,348**	**1,043,187**	**556,118**	**1,205,009**	**9,189,779**
Fund Balances:								
Restricted for:								
Capital Projects	-	7,308,573	(1,183,904)	6,410,799	5,954,189	19,877,525	6,624,821	44,992,003
Law Enforcement	-	-	-	-	-	-	265,482	265,482
Emergency Telephone Activities	-	-	-	-	-	-	(474,340)	(474,340)
Debt Service	-	-	-	-	-	-	5,198,384	5,198,384
Promotion of Tourism	-	-	-	-	-	-	1,196,321	1,196,321
Assigned for:								
Grant Projects	-	-	-	-	-	-	123,510	123,510
Arbitrage	-	-	-	1,106,566	-	-	-	1,106,566
Encumbrances	3,269,994	7,948,637	1,727,174	15,603,025	11,730,963	7,241,633	3,119,792	50,641,216
Unallocated	45,685,249	3,505,072	31,677	297,023	1,939,099	7,676,166	4,111,334	63,245,620
Total Fund Balances	48,955,243	18,762,282	574,947	23,417,412	19,624,251	34,795,324	20,165,303	166,294,762
Total Liabilities and Fund Balances	**$ 53,893,733**	**$ 19,152,366**	**$ 1,509,489**	**$ 23,539,760**	**$ 20,667,437**	**$ 35,351,442**	**$ 21,370,312**	**$ 175,484,540**

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended March 31, 2026

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	S2022 Const Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
REVENUES								
Taxes:								
Property Tax	$ 36,489,795	$ -	$ -	$ -	$ -	$ -	$ 6,260,299	$ 42,750,094
Local Option Sales Tax	15,468,522	-	-	-	-	-	-	15,468,522
Transportation SPLOST	-	-	-	-	-	10,445,512	-	10,445,512
Other Taxes	19,032,814	-	-	-	-	-	6,436,347	25,469,161
Licenses and permits	3,700,968	-	-	-	-	-	-	3,700,968
Intergovernmental	160,685	507,615	781,162	-	-	-	14,303	1,463,764
Charges for services	4,341,890	-	-	-	-	-	2,442,706	6,784,596
Impact Fees	-	-	-	-	-	-	2,098,740	2,098,740
Fines/Forfeitures	1,687,103	-	-	-	-	-	127,750	1,814,853
Investment earnings (Loss)	907,329	470,449	37,108	573,559	745,390	923,762	391,972	4,049,570
Contributions and Donations	116,309	1,318,578	-	-	-	-	8,696	1,443,583
Misc Revenue	43,754	-	-	-	-	-	-	43,754
Other	-	-	-	-	-	-	15,151	15,151
Total revenues	**81,949,168**	**2,296,642**	**818,270**	**573,559**	**745,390**	**11,369,275**	**17,795,964**	**115,548,268**
EXPENDITURES								
Current:								
Unallocated	-	-	-	-	-	-	-	-
General government	10,566,574	935,291	-	-	-	-	3,152,129	14,653,994
Public safety	34,633,910	831,578	-	-	-	-	3,549,269	39,014,758
Public works	7,839,998	1,941,713	275,000	74,870	5,437,896	2,850,680	2,266,913	20,687,070
Economic and community development	3,511,289	180,828	-	-	-	-	-	3,692,117
Alpharetta Business Community	-	-	-	-	-	-	-	-
Culture and recreation	10,315,994	1,198,891	-	2,548,167	-	-	1,253,090	15,316,142
Contingency	-	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-
Debt service:								-
Principal	-	-	-	-	-	-	-	-
Interest	33,033	-	-	-	-	-	1,535,273	1,568,305
Other Costs		-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	**66,900,797**	**5,088,302**	**275,000**	**2,623,037**	**5,437,896**	**2,850,680**	**11,756,673**	**94,932,387**
Excess (deficiency) of revenues over (under) expenditures	15,048,371	(2,791,660)	543,270	(2,049,479)	(4,692,506)	8,518,594	6,039,291	20,615,881
OTHER FINANCING SOURCES (USES)								
Transfers in	2,783,945	3,104,170	-	-	-	-	1,514,175	7,402,290
Transfers out	(4,618,345)	-	-	-	-	-	(2,414,143)	(7,032,488)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	51,832	-	-	-	-	-	-	51,832
Sale of non-capital assets	820	-	-	-	-	-	-	820
Land Sale	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(1,781,748)	3,104,170	-	-	-	-	(899,968)	422,454
Net change in fund balances	13,266,623	312,510	543,270	(2,049,479)	(4,692,506)	8,518,594	5,139,323	21,038,335
Fund balances - beginning	**35,688,620**	**18,449,772**	**31,677**	**25,466,891**	**24,316,756**	**26,276,729**	**15,025,981**	**145,256,427**
Fund balances - ending	**$ 48,955,243**	**$ 18,762,282**	**$ 574,947**	**$ 23,417,412**	**$ 19,624,251**	**$ 34,795,324**	**$ 20,165,303**	**$ 166,294,762**

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
March 31, 2026

	Special Revenue									Total Non-major
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911	Opioid Settlement Fund	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS										
Cash / Cash Equivalents / Investments	$ 2,725,315	$ 7,380,476	$ 585,760	$ 10,195	$ 198,792	$ 229,024	$ 34,710	$ 6,060,403	$ 3,662,172	$ 20,886,847
Taxes Receivable	-	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Property Taxes	2,436	-	-	-	-	-	-	164,675	-	167,111
Intergovernmental Receivable	-	-	-	-	-	-	-	-	-	-
Due From Other Funds	316,354									316,354
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	**3,044,105**	**7,380,476**	**585,760**	**10,195**	**198,792**	**229,024**	**34,710**	**6,225,078**	**3,662,172**	**21,370,312**
LIABILITIES										
Accounts Payable	344,594	157,355	1,631	-	-	459	-	6,011	10,200	520,249
Retainage Payable	754	67,325	-	-	-	-	-	-	13,414	81,492
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	81,469	-	-	-	81,469
Due to Other Fund	-	-	-	-	-	354,688	-	-	-	354,688
Deferred Revenue	2,436	-	-	-	-	-	-	164,675	-	167,111
Unearned Revenue	-	-	-	-	-	-	-	-	-	-
Total Liabilities	**347,784**	**224,680**	**1,631**	**-**	**-**	**436,615**	**-**	**170,685**	**23,614**	**1,205,009**
FUND BALANCES										
Restricted:										
Capital Projects	-	4,443,952	-	-	-	-	-	-	2,180,869	6,624,821
Law Enforcement	-	-	240,135	10,195	-	-	15,152	-	-	265,482
Promotion of Tourism	1,196,321	-	-	-	-	-	-	-	-	1,196,321
Emergency Telephone Activities	-	-	-	-	-	(474,340)	-	-	-	(474,340)
Debt Service	-	-	-	-	-	-	-	5,198,384	-	5,198,384
Assigned for: Grant Projects	-	-	-	-		-	-	-	-	-
Grant Projects	-	-	-	-	123,510	-	-	-	-	123,510
Encumbrances	-	1,490,892	71,589	-	58,777	266,750	-	-	1,231,785	3,119,792
Unallocated	1,500,000	1,220,952	272,406	-	16,505	-	19,558	856,008	225,905	4,111,334
Total Fund Balances	2,696,321	7,155,796	584,130	10,195	198,792	(207,591)	34,710	6,054,392	3,638,559	20,165,303
Total Liabilities and Fund Balances	**$ 3,044,105**	**$ 7,380,476**	**$ 585,760**	**$ 10,195**	**$ 198,792**	**$ 229,024**	**$ 34,710**	**$ 6,225,078**	**$ 3,662,172**	**$ 21,370,312**

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended March 31, 2026

	Special Revenue									Total Non-major
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911 Fund	Opioid Settlement Fund	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:										
Hotel Motel Tax	$ 6,436,347	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,436,347
Property tax	-	-	-	-	-	-	-	6,260,299	-	6,260,299
Charges for Service	-	-	-	-	89,250	2,353,456	-	-	-	2,442,706
Impact Fees	-	2,098,740	-	-	-	-	-	-	-	2,098,740
Forfeiture Income	-	-	126,879	871	-	-	-	-	-	127,750
Intergovernmental	-	-	-	-	14,303	-	-	-	-	14,303
Contributions & Donations	-	-	-	-	8,696	-	-	-	-	8,696
Investment Earnings (Loss)	57,575	169,071	-	-	4,676	(11,634)	-	80,857	91,429	391,972
Other	-	-	-	-	-	-	15,151	-	-	15,151
Total revenues	**6,493,921**	**2,267,811**	**126,879**	**871**	**116,924**	**2,341,822**	**15,151**	**6,341,157**	**91,429**	**17,795,964**
EXPENDITURES:										
Tourism	3,135,927	-	-	-	-	-	-	-	-	3,135,927
Community Development	-	-	-	-	-	-	-	-	-	-
Culture/Recreation	-	1,191,095	-	-	61,995	-	-	-	-	1,253,090
Public Safety	-	-	34,579	17,812	11,229	3,426,249	59,400	-	-	3,549,269
Public Works	-	-	-	-	387	-	-	-	2,266,525	2,266,913
General Government	-	-	-	-	13,702	-	-	2,500	-	16,202
Debt Service:	-	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	1,535,273	-	1,535,273
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-
Total expenditures	**3,135,927**	**1,191,095**	**34,579**	**17,812**	**87,313**	**3,426,249**	**59,400**	**1,537,773**	**2,266,525**	**11,756,673**
Excess (deficiency) of revenues over expenditures	3,357,995	1,076,715	92,300	(16,941)	29,610	(1,084,428)	(44,249)	4,803,384	(2,175,097)	6,039,291
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	(2,414,143)	-	-	-	-	564,175	-	-	950,000	(899,968)
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-	-
Total other financing sources	(2,414,143)	-	-	-	-	564,175	-	-	950,000	(899,968)
Net change in fund balances	943,852	1,076,715	92,300	(16,941)	29,610	(520,253)	(44,249)	4,803,384	(1,225,097)	5,139,323
Fund balances - beginning	**1,752,469**	**6,079,081**	**491,830**	**27,136**	**169,182**	**312,662**	**78,958**	**1,251,008**	**4,863,655**	**15,025,981**
Fund balances - ending	**$ 2,696,321**	**$ 7,155,796**	**$ 584,130**	**$ 10,195**	**$ 198,792**	**$ (207,591)**	**$ 34,710**	**$ 6,054,392**	**$ 3,638,559**	**$ 20,165,303**

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
March 31, 2026

.	Solid Waste
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	$ 1,799,914
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	236,937
Prepaid Insurance Expenses	-
Total Current Assets	2,036,851
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	-
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	-
Total Noncurrent Assets	-
Total Assets	**2,036,851**
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
Accounts Payable/ Customer Credit Balances	11,754
Accounts Payable/ Customer Pre-Paid Service	-
Payroll Liabilities	805
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	12,559
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	-
Total Liabilities	**12,559**
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	2,024,292
Total Net Assets	2,024,292
Total Liabilities & Net Assets	**$ 2,036,851**

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended March 31, 2026

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	$ 5,809,626
Misc Revenue	-
Total operating revenues	5,809,626
Operating expenses:	
Administration	6,039,997
Non-departmental	-
Total operating expenses	6,039,997
Operating Gain (loss)	(230,372)
Non-operating revenues (expenses):	
Investment earnings (Loss)	40,846
Total non-operating revenue (expenses)	40,846
Income (loss) before transfers	(189,526)
Transfers In	-
Transfers Out	-
Change In Net Assets	(189,526)
Total net assets-beginning	**69,563**
Total net assets-ending (net of encumbrances)	**(119,964)**
Adjustments to GAAP basis:	
Encumbrances	2,144,255
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	**$ 2,024,292**

DEVELOPMENT AUTHORITY

Revenue & Expenditure Report
GAAP Financial Statements

ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of March 31, 2026 (unaudited)

	Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues						
	99575100-346900	Bond Application Fee	$ -	$ 46,250		$ (46,250)
	99575100-361000	Investment Earnings	-	10,167		(10,167)
		subtotal	***$ -***	***$ 56,417***		***$ (56,417)***
(1)	99575100-395000	Carryforward Fund Balance	$ 486,587	$ -		$ 486,587
		subtotal	***$ 486,587***	***$ -***		***$ 486,587***
		Total	**$ 486,587**	**$ 56,417**		**$ 430,170**
Expenditures						
	99575100-521200-C2529	Market Feasibility Study	$ 123,053	$ 91,357	$ 31,695	$ 1
	99575100-544100-C2422	Connect Forward Grant Program	50,000	-	-	50,000
	99575100-544100-C2618	Lights on the Loop	20,000	20,000	-	-
	99575100-611100	Transfer to City (return of unused program funding)	53,448	53,448	-	-
		subtotal	***$ 246,501***	***$ 164,805***	***$ 31,695***	***$ 50,001***
	99575100-579000	Reserve	$ 240,086	$ -	$ -	$ 240,086
		Total	**$ 486,587**	**$ 164,805**	**$ 31,695**	**$ 290,087**

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

Fund Balance Reconciliation

Fund Balance (beginning of Fiscal Year)	**$**	**486,588**
Revenues collected to date		56,417
Expenditures incurred to date		(164,805)
Fund Balance*	**$**	**378,199**
Fund Balance Allocation (forecasted):		
Non-Spendable (unspent/remaining project allocations)	$	81,696
Spendable (available for investment by the Board)		296,504
	$	**378,199**

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

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
March 31, 2026

ASSETS		
Current Assets:		
Cash and Cash Equivalents	$	378,199
Investments		-
Receivables		-
Restricted Cash for Bond Issuance Costs		-
Total Assets		**378,199**
LIABILITIES		
Current Liabilities:		
Accounts Payable		-
Deferred Revenue		-
Due to Other Funds		-
Total Current Liabilities		-
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		-
Noncurrent Liabilities:		
		-
Total Noncurrent Liabilities		-
Total Liabilities		-
Fund Balance		
Restricted		81,696
Unallocated		296,504
Total Fund Balance		378,199
Total Liabilities & Fund Balance	**$**	**378,199**

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended March 31, 2026

	Actual Amounts
Revenues	
Rent/Royalties	$ 46,250
State Grant	-
Fees	-
Contributions & Donations	-
Miscellaneous Income-Interest	10,167
Miscellaneous Revenue	-
Total Revenues	**56,417**
Expenditures	
Economic Development	196,500
Maintenance Contracts	-
Donation to private source	-
Utilities - Miscellaneous	-
Debt Service:	
Principal	-
Interest	-
Total Expenditures	**196,500**
Excess (deficiency) of revenues over (under) expenditures	(140,084)
Other Financing Sources (Uses)	
Sale of capital assets	-
Net Change in Fund Balances	(140,084)
Fund Balance, Beginning of Year	**486,588**
Encumbrances	31,695
Fund Balance, End of Year	**378,199**

THE CITY OF

ALPHARETTA

GEORGIA

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: May 18, 2026

AGENDA ITEM: V-26-05 DEBACCO/12385 CHARLOTTE DRIVE FENCE VARIANCE

The applicant, Steve DeBacco, is requesting consideration of a variance to allow a four-foot (4'), four (4) rail horse fence within the ten-foot (10') landscape strip along Charlotte Drive. A variance is requested to Unified Development Code (UDC) Subsection 2.3.6(B) to allow the fence to remain on the front property line. The subject property is located at 12385 Charlotte Drive at the southeast corner of Charlotte Drive and Pruitt Drive.

STAFF RECOMMENDATION:

Approve V-26-05 DeBacco/12385 Charlotte Drive Fence Variance, subject to the following conditions:

1. A 4-board horse fence (painted black) with a 0' setback from the front property line along Charlotte Drive shall be permitted with the required landscape strip behind the fence, as depicted on the submitted exhibits and site plan.

ITEM DESCRIPTION:

The submitted request, if approved, would allow a four-foot (4'), four (4) rail horse fence within the ten-foot (10') landscape strip along Charlotte Drive. A variance is requested to Unified Development Code (UDC) Subsection 2.3.6(B) to allow the fence to remain on the front property line. The subject property is located at 12385 Charlotte Drive at the southeast corner of Charlotte Drive and Pruitt Drive.

The 0.96-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and was recently redeveloped with a two (2) story, 5,084 square foot single-family detached home. A four-foot (4') horse fence was installed along Pruitt Drive and Charlotte Drive in conjunction with the redevelopment of the home. The City's land development inspector notified the property owner of the code violation related to placing the fence on the property line along Charlotte Drive. Surrounding properties are zoned R-15, except that the property to the west is located in the City of Milton.

Unified Development Code (UDC) Subsection 2.3.6(B) Fence and wall, requires fences and walls to be placed a minimum five feet (5') from required landscape strips or buffers to accommodate construction and maintenance unless approved otherwise at a public hearing. With a ten-foot (10') landscape strip required along Charlotte Drive, the UDC would require that the fence be set back fifteen-foot (15') from the front property line. The applicant requests a variance to allow the four (4) rail horse fence to remain on the front property line along Charlotte Drive with a zero-foot (0') setback. The applicant states that the variance is necessary to avoid impacting two (2) existing drains associated with an infiltration system located in the front yard. The drains are approximately fifteen feet (15') from the front property line. The required landscape strip material (trees and shrubs) has been planted behind the existing fence.

City Staff conducted a site visit to measure sight distance in order to verify if the fence obstructed sight lines. Using the City's sight distance methodology, which measures sight lines from a distance of eighteen feet (18') back from the edge of Charlotte Drive and looking south at a height of three and a half feet (3.5'), it was determined that the fence does not obstruct sight lines. The photograph below was taken using the methodology described above.

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 does not have exceptional conditions due to its size, shape or topography. However, the presence of an underground infiltration system in the front yard would push the fence back closer to the home leaving the fence in the middle of the front yard. In addition, Staff has determined that the fence does not obstruct sight lines.

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

Response: Application of the ordinance would require the property owner to place the fence in the middle of the front yard. Due to the presence of an underground infiltration system, the fence would have to be pushed back closer to the home leaving the fence in the middle of the front yard.

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 has peculiar conditions which adversely affect its reasonable use. Placement of the fence in compliance with the UDC would result in the fence being located in the middle of the front yard due to an existing infiltration system located in the front yard. In addition, Staff has determined that the fence does not obstruct sight lines.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a variance. Application of the ordinance would create an unnecessary hardship, and the property has peculiar conditions which adversely affect its reasonable use. The presence of an underground infiltration system in the front yard of the property would push the fence back closer to the home leaving the fence in the middle of the front yard. The applicant provided several examples of horse fencing along Charlotte Drive with fencing placed on or near the front property line. Also, Staff has determined that the fence does not obstruct sight lines.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and intent for the property. The report states that comments were received with concerns that the fence may block visibility on Charlotte Drive from Pruitt Drive.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on April 8, 2026. There was one (1) public comment that the fence partially blocks visibility on Charlotte Drive.

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

V-26-05

Future Land Use Map

V-26-05

DeBacco/12385 Charlotte Drive Fence Variance

D/LL: 2/2/1205
BZA: 2/19/2025

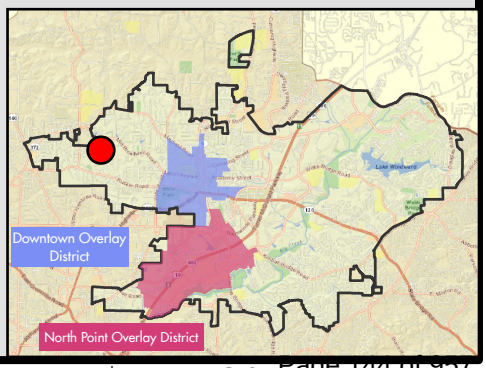
Legend

- V-26-05
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Low Density Residential
- Very Low Density Residential

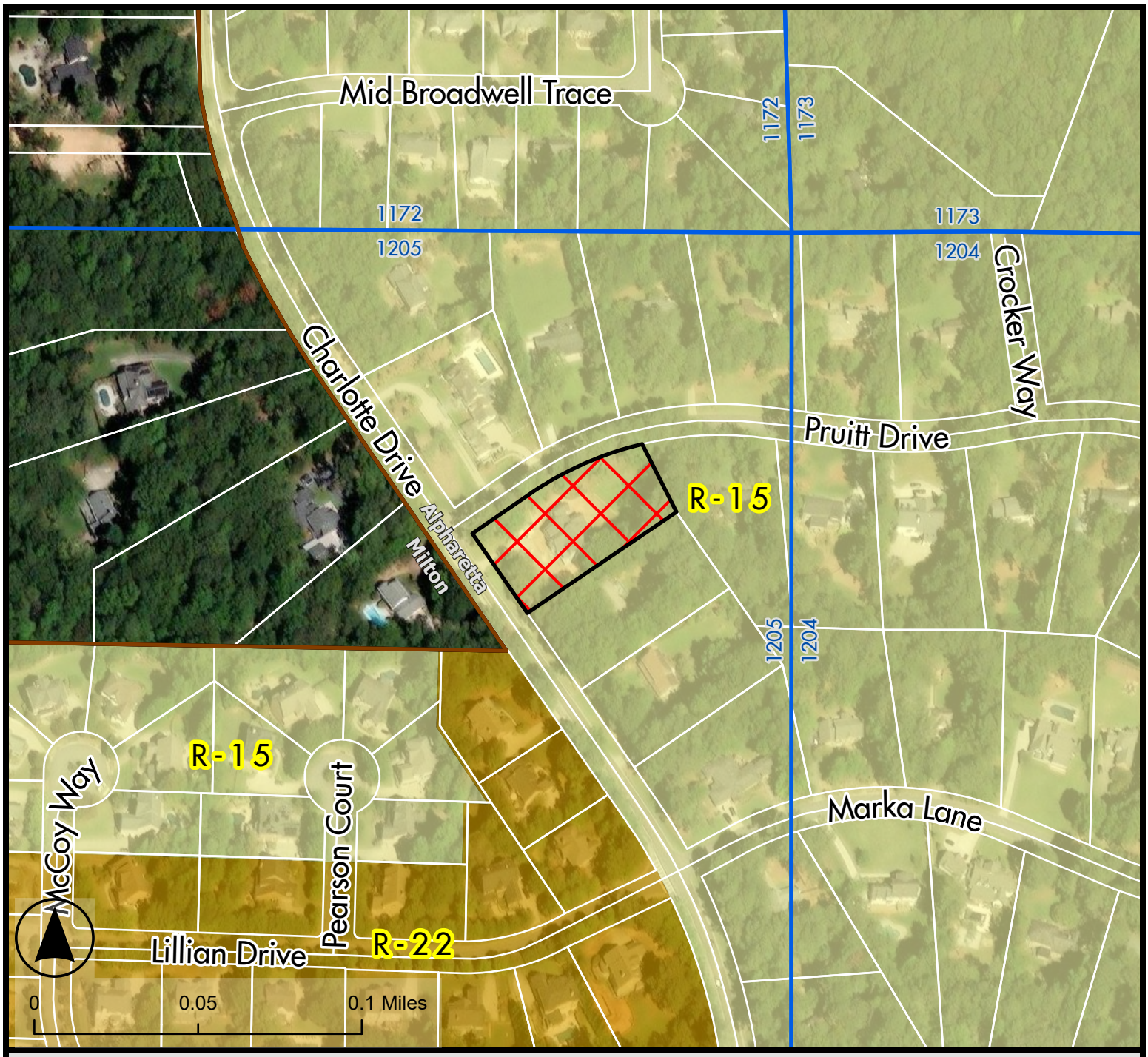
THE CITY OF ALPHARETTA GEORGIA



Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

V-26-05



Zoning Map

V-26-05

DeBacco/12385 Charlotte Drive Fence Variance

D/LL: 2/2/1205
BZA: 2/19/2025

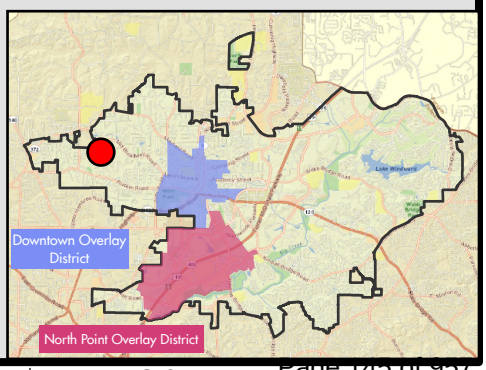
Legend

- V-26-05
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential

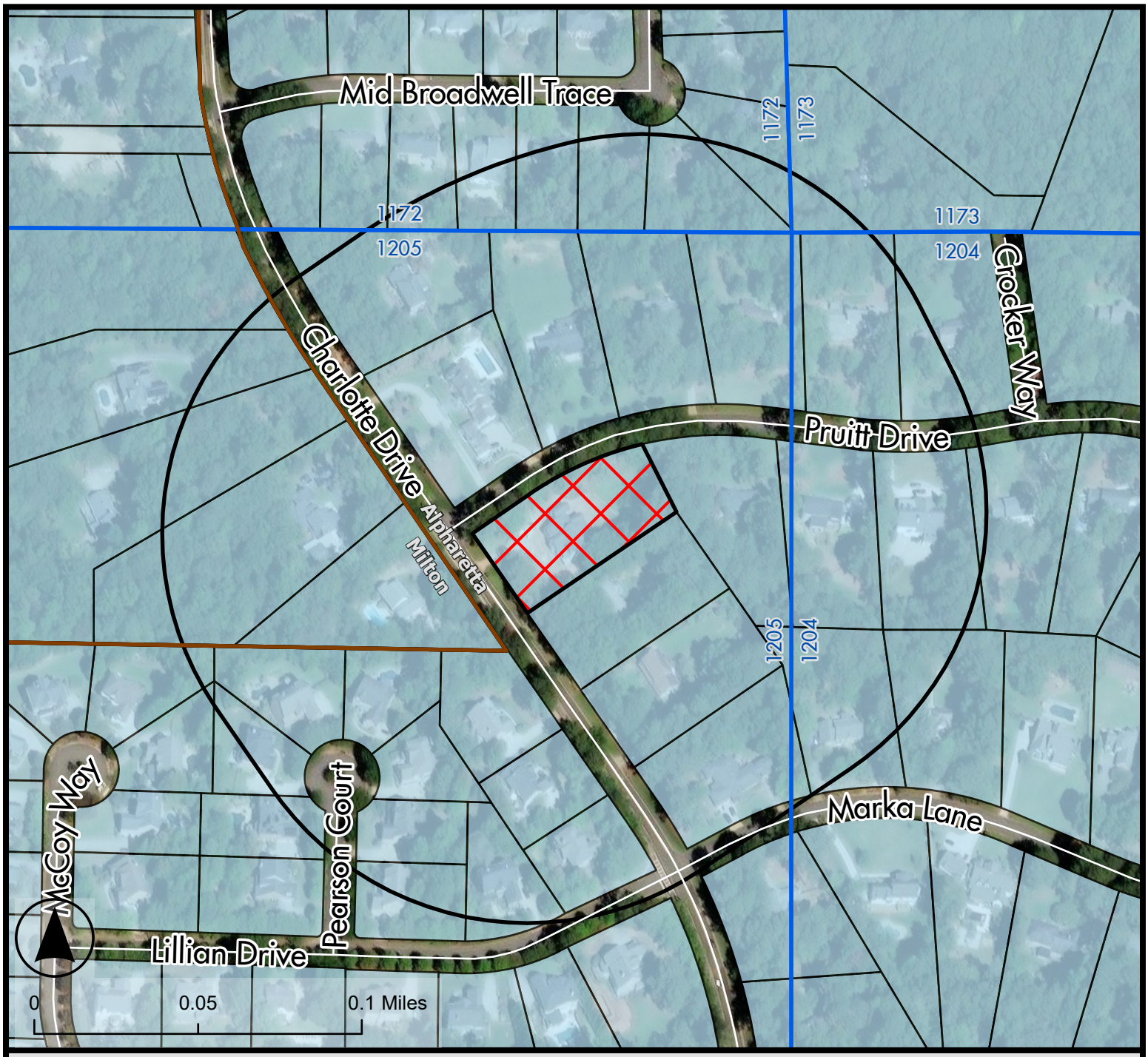
THE CITY OF ALPHARETTA GEORGIA



Credit: Microsoft, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

V-26-05



Location Map

V-26-05

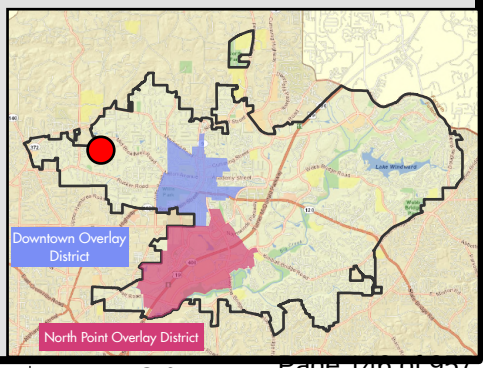
DeBacco/12385 Charlotte Drive Fence Variance

D/LL: 2/2/1205
BZA: 2/19/2025

Legend

- V-26-05
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

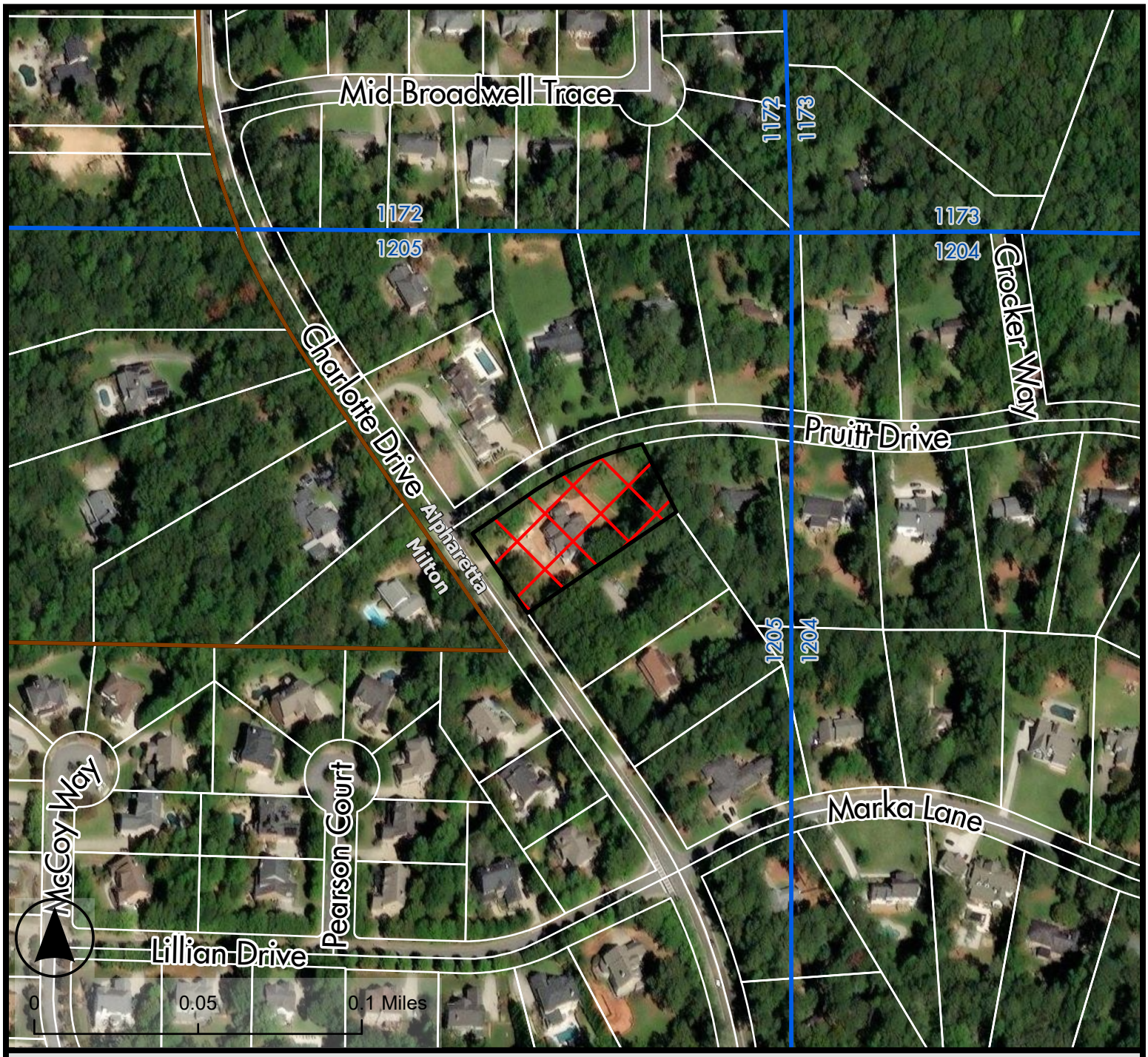
THE CITY OF ALPHARETTA GEORGIA



Credit: Microsoft, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

V-26-05



Aerial Map

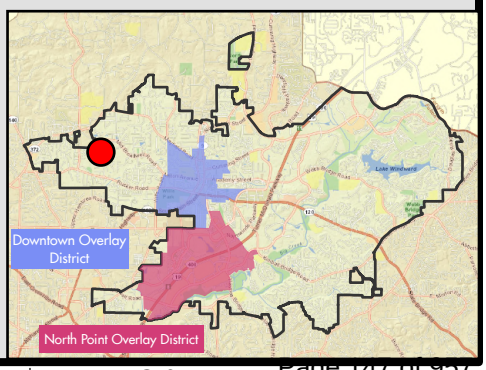
V-26-05

DeBacco/12385 Charlotte Drive Fence Variance

D/LL: 2/2/1205
BZA: 2/19/2025

Legend

- V-26-05
- Land Lots
- Tax Parcels
- Alpharetta City Limits



THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

Community Zoning Information Meeting (CZIM) April 8, 2026

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

V-26-05 / DeBacco/12385 Charlotte Drive Fence Variance

NAME	ADDRESS	COMMENTS
Michael & Teresa Dean	208 Pritts Dr	Fence as-built partially blocks view of on-coming traffic on Charlotte Drive when leaving Pritts.

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: 12385 Charlotte Drive - Fence Variance Request

Contact Name: Stephen DeBacco Telephone: 770-335-3738

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 received comments/concerns from the following individuals:

1. Philip Daniels - 12405 Charlotte Drive
Expressed concern that the fence along the corner of Charlotte Drive may obstruct the view when entering Charlotte Drive from Pruitt Drive. After our discussion, when he learned that the existing fence was not gong to be moved any closer to Charlotte Drive, he was fine with the current placement of the fence. See attached text messaging communication.

2. Michael Dean - 200 Pruitt Drive
Expressed concern that the fence along the corner of Charlotte Drive may obstruct the view when entering Charlotte Drive from Pruitt Drive. His primary concern was with any shrubs/landscaping planted along the fence that may grow taller than the fence. After our discussion, he was fine with the current location of the fence as long as any landscaping along the fence did not grow too tall to further obstruct the view of Charlotte Drive when looking left from Pruitt Drive.

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

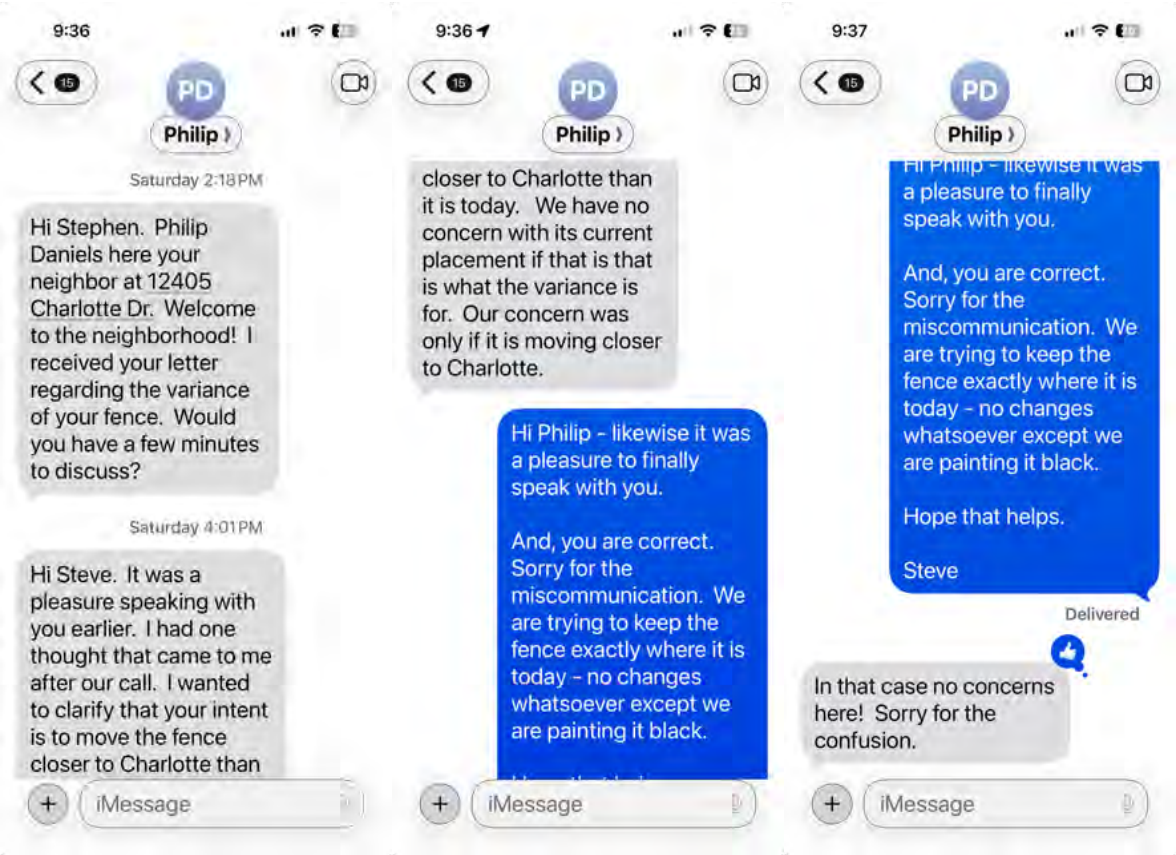
- [ ] Letter
- [ ] Personal Visits
- [x] Telephone
- [x] Group Meeting
- [ ] Email
- [x] Other *(Please Specify)* Text

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

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

Signature of Authorized Agent: Date: 4/9/26

Print Form


9:36
PD
Philip
Saturday 2:18 PM
Hi Stephen. Philip Daniels here your neighbor at 12405 Charlotte Dr. Welcome to the neighborhood! I received your letter regarding the variance of your fence. Would you have a few minutes to discuss?
Saturday 4:01 PM
Hi Steve. It was a pleasure speaking with you earlier. I had one thought that came to me after our call. I wanted to clarify that your intent is to move the fence closer to Charlotte than
iMessage
9:36
PD
Philip
closer to Charlotte than it is today. We have no concern with its current placement if that is that is what the variance is for. Our concern was only if it is moving closer to Charlotte.
Hi Philip - likewise it was a pleasure to finally speak with you.
And, you are correct. Sorry for the miscommunication. We are trying to keep the fence exactly where it is today - no changes whatsoever except we are painting it black.
iMessage
9:37
PD
Philip
Hi Philip - likewise it was a pleasure to finally speak with you.
And, you are correct. Sorry for the miscommunication. We are trying to keep the fence exactly where it is today - no changes whatsoever except we are painting it black.
Hope that helps.
Steve
Delivered
In that case no concerns here! Sorry for the confusion.
iMessage

S T E P H E N A D E B A C C O

[Insert Date]

[Your Name]
[Your Address]
[City, State Zip]

RE: **V-26-05 DeBacco/12385 Charlotte Drive**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance request to allow a fence in a landscape strip along Charlotte Drive. A variance is requested to Unified Development Code (UDC) Subsection 2.3.6(B) to eliminate the 5' setback of a fence from a landscape strip and to allow the fence on the front property line. The property is located at 12385 Charlotte Drive and is legally described as being located in Land Lot 1205, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, April 8, 2026, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA, 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the **City Council on May 18, 2026 at 5:30 p.m**. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached via email at sadebacco@aol.com or feel free to call me at 770-335-3738.

Sincerely,

12385 Charlotte Drive
Alpharetta, GA 30004
770-335-3738

Stephen A. DeBacco

12385 Charlotte Drive
Alpharetta, GA 30004
770-335-3738

DUFFIE PHILIP & HEATHER
12400 CHARLOTTE DR
ALPHARETTA GA 30004

PALAIO PACE S & LAURIE A
820 SMOKEHOUSE CT
ALPHARETTA GA 30009

SHEARA ERIC & SHEARA CHRISTINA
12445 CHARLOTTE DR
ALPHARETTA GA 30004

CRENSHAW SCOTT & REBEKAH
125 PRUITT DR
ALPHARETTA GA 30004

FORESTER EVAN & MORGAN
7411 MID BROADWELL TRC
ALPHARETTA GA 30004

OWENS CHRISTOPHER & JENNIFER
7425 MID BROADWELL TRC
ALPHARETTA GA 30004

SAND MARK L & ELENA
7435 MID BROADWELL TRC
ALPHARETTA GA 30004-6705

MASTERS GEORGE W & BLYNN H
155 PRUITT DR
ALPHARETTA GA 30004-1415

KIMPEL PAUL A & RHONDA R
12365 CHARLOTTE DR
ALPHARETTA GA 30004

DANIELS PHILIP
12405 CHARLOTTE DR
ALPHARETTA GA 30004

HOFFMAN JULIE POLLAK
12390 CHARLOTTE DR
ALPHARETTA GA 30004-1406

HULAK JASON & CAMILLE
135 PRUITT DR
ALPHARETTA GA 30004

DANIELS PHILIP & DANIELS MEREDITH ASHLEY
12405 CHARLOTTE DR
ALPHARETTA GA 30004

BALABAN ROBERT & BALABAN JESSICA
7405 MID BROADWELL TRC
ALPHARETTA GA 30004

GOSS JOHN R & LAPPE JILL S
7415 MID BROADWELL TRC
ALPHARETTA GA 30004

COHAN JEFFREY D & MARGERIE G
7429 MID BROADWELL TRC
ALPHARETTA GA 30004

INGRAM CHRISTOPHER & ULRIKE
150 PRUITT DR
ALPHARETTA GA 30004

GUINEY CHRISTOPHER G & WRIGHT COUNTER KIMBERLY
145 PRUITT DR
ALPHARETTA GA 30004

JULIE R DEBACCO REVOCABLE LIVING TR THE
12385 CHARLOTTE DR
ALPHARETTA GA 30004

JONES STEPHEN C & JONES LINDA O
7419 MID BROADWELL TRCE
ALPHARETTA GA 30004

RAINEY LUCINDA D & CLIFFORD W SR
12335 CHARLOTTE DR
ALPHARETTA GA 30004

CARROLL VICTORIA MORGAN & YAVINSKY MARK S
12330 CHARLOTTE DR
ALPHARETTA GA 30004

GEORGE PEACE COTTAGE VARGHESE & JESSY VARGHESE
LIVING TRUST THE
12320 PEARSON CT
ALPHARETTA GA 30004

METHERELL DARREN & METHERELL JENNIFER
12310 PEARSON CT
ALPHARETTA GA 30004

WEISER CHRISTOPHER G & WEISER TAMMY ROBINSON
12285 MCCOY WAY
ALPHARETTA GA 30004

VORP MICHAEL E & KRISTA M
12275 MCCOY WAY
ALPHARETTA GA 30004

REIDA SCOTT & REIDA SARAH
12295 PEARSON CT
ALPHARETTA GA 30004

AGHAGHIRI TORANJ
1050 LILLIAN DR
ALPHARETTA GA 30004

BORGERSON MICHAEL J & MICHELLE H
12335 PEARSON CT
ALPHARETTA GA 30004

MARTIN WILLIAM D & PEGGY T
12345 CHARLOTTE DR
ALPHARETTA GA 30004-6703

BURKHART JAMES M & CAROL L
1060 MARKA LN
ALPHARETTA GA 30004-1412

BRENNAN FRANCIS X
12350 CHARLOTTE DR
ALPHARETTA GA 30004

FUHRER ANDREW J & AMY J
12315 PEARSON CT
ALPHARETTA GA 30004

ALLISON BRYAN & ALLISON ELIZABETH
12330 PEARSON CT
ALPHARETTA GA 30004

DIONAS EFTHIMIOS M & DIONAS TAMMY J
1070 MARKA LANE
ALPHARETTA GA 30004

BOLDAN JEAN E
130 PRUITT DR
ALPHARETTA GA 30004

MAGEE CHARLES M & STACEY
12325 PEARSON CT
ALPHARETTA GA 30004

NAVA ALAN W & KATHERINE C
153 CROCKER WAY
ALPHARETTA GA 30004-1410

PATEL HEMANT & PARUL
12370 CHARLOTTE DR
ALPHARETTA GA 30004

THOMAS C SAM
140 PRUITT DR
ALPHARETTA GA 30004-1416

ABRY AUSTIN
12410 CHARLOTTE DR
ALPHARETTA GA 30004

PETROS MICHAEL J PETROS APRIL B
12430 CHARLOTTE DR
ALPHARETTA GA 30004

VAUGHAN VIRGINIA STALLWORTH & DOUGLAS A
120 PRUITT DR
ALPHARETTA GA 30004

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: V-26-07 Debacco
PH #: PHA200004
☐ Property Taxes & Code Violations Verified
☑ Fee Paid Initial: PC

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Stephen DeBacco Telephone: 770-335-3738

Address: 12385 Charlotte Drive Suite:

City Alpharetta State: GA Zip: 30004 Fax:

Mobile Tel: 770-335-3738 Email: sadebacco@aol.com

Subject Property Information:

Address: 12385 Charlotte Drive Current Zoning:

District: Section: Land Lot: Parcel ID:

Proposed Zoning: Current Use:

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

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

Applicant Request And Intent

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

Primary Residence

Applicant's Request (Please itemize the proposal):

Applicant requests a fence variance along Charlotte Drive. This variance request would allow the applicant to locate a proposed 4-rail horse fence on the property line along Charlotte Drive.

See attached drawing #1 of proposed fence type that will be installed and painted black - this is a picture of the fence currently on the property along Charlotte Drive. See attached drawing #2 which shows the corner set back.

See attached drawing #3 that shows the proposed fence location drawn as a red line along Charlotte Drive.

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

The proposed location will facilitate consistency and congruency along Charlotte Drive. In addition

1 The location will not interfere with the existing infiltration system located in the front yard that includes drains that are located approximately 15 feet from the Charlotte Drive property line

See attached drawings #4 and #5 that show the drainage grates that are approximately 15 feet from the property line along Charlotte Drive

2 The fence location will be consistent with numerous other similar fences along Charlotte Drive and Mayfield Road

See attached drawings #7-#20. #7-#11are fences along Charlotte Drive located one block away from 12385 Charlotte Drive. #12-#20 are fences along Mayfield Road located less than 1 mile from 12385 Charlotte Drive. These are examples of consistent/identical fences located similarly to my request include:

a. 12150 Charlotte Drive - horse fence on the property line, no landscaping and approximately ten feet from sidewalk
b. 12220 Charlotte Drive - horse fence on the property line, minimal landscaping and less than ten feet from sidewalk
c 12285 Charlotte Drive - horse fence on the property line, no landscaping and less than ten feet from Charlotte Drive
d. 12315 Charlotte Drive - horse fence on the property line, no landscaping and less than ten feet from Charlotte Drive, fence installed after Apr 2024
f. 1475 Mayfield Road - horse fence on the property line, no landscaping and less than three feet from sidewalk
g. 1545 Mayfield Road - horse fence on the property line, no landscaping and less than three feet from sidewalk
h. 1615 Mayfield Road - horse fence on the property line, no landscaping and less than three feet from sidewalk
i. 1645 Mayfield Road - horse fence on the property line, no landscaping and less than eight feet from sidewalk, home built, sold and fence installed after 2/15/25 (over four months after our property)
j. 1745 Mayfield Road - horse fence on the property line, no landscaping and less than two feet from sidewalk
k. corner of Mayfield Road and Sherry- horse fence on the property line, no landscaping and less than three feet from sidewalk
l 1765 Mayfield Road - aluminum fence on the property line, no landscaping and less than three feet from sidewalk
m corner of Mayfield Road and Dania - horse fence on the property line, no landscaping and less than two feet from sidewalk
n 1905 Mayfield Road - aluminum fence on the property line, no landscaping and less than eight feet from sidewalk

3 The proposed fence location will leave ample room between the existing sidewalk and the fence to landscape appropriately. See drawing #21 and drawing #22 that show the landscaping/planting we did along our side property line (Pruitt Drive) which we will match along Charlotte Drive

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Stephen DeBacco Telephone: 770-335-3738

Address: 12385 Charlotte Drive Suite:

City Alpharetta State: GA Zip: 30004

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Stephen DeBacco Telephone: 770-335-3738

Address: Suite:

City Alpharetta State: GA Zip: 30004

So Sworn and Attested:

Owner Signature: Date: 3/11/26

KELLI E MICHIE NOTARY PUBLIC CHEROKEE COUNTY, GA Exp. May 18, 2027

Notary:

Notary Signature: Kelli E. Michie Date: 03/11/2026

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: Stephen DeBacco / 12385 Charlotte Drive

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: _____ Position: _____

Description of Contribution: NONE Value: _____

Description of Contribution: NONE Value: _____

Description of Contribution: NONE Value: _____

Description of Contribution: NONE Value: _____

Description of Contribution: NONE 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: 3/11/26

Alpharetta

Real Estate

View Bill

As of	3/12/2026
Bill Year	2025
Bill	2514842
Owner	JULIE R DEBACCO REVOCABLE LIVI
Parcel ID	22 -4171-1205-003-4

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	$2,089.29	$2,089.29	$0.00	$0.00	$0.00
TOTAL		$2,089.29	$2,089.29	$0.00	$0.00	$0.00

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.

Possibly. We have a large infiltration system located in our front yard. There are two large drains located in the front yard that drain into to the infiltration system. The two large drains are located approximately 15 feet from the property line and would possibly interfere with the placement of the fencing in that location. Please see drawings #4, #5 and #6 that show the location of the infiltration drains and a site plan with the infiltration system, respectively.

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

Possibly. Please see above regarding the infiltration system.

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

Yes. Please see above regarding the infiltration system.

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. The variance/relief being requested will not impair the intent of the Zoning Code. There are numerous, identical 4-rail, 4-foot horse fences located along Charlotte Drive and throughout Alpharetta and the fencing is not solid, does not obscure traffic, and will avoid obstructions to line of sight distance measurements looking left/right in public ROW from adjacent Pruitt Drive.

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.

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.

Background:

On October 3, 2024 we purchased the property located at 12385 Charlotte Drive. For the past 17 months we have been renovating the property including the addition of a pool and a 4-rail horse fence. Based upon the surrounding properties and other new homes in the area, our fence company installed the front fence (along Charlotte Drive) on the property line. They did the same along our side property line (along Pruitt Drive); however, they moved that fence as required since it was only about 25% complete. It was purely on oversight on their part that they did not research the Zoning Code and installed our fence similarly to other fences along Charlotte Drive.

After installation, they/we were informed that we were not allowed to place the fence on the property line along Charlotte Drive and we must move the fence 15 feet from the property line. To move the fence a full 15 feet from the property line would possibly interfere with two large drains that were installed as part of a water infiltration system located in the front yard.

Request:

Based upon the location of the infiltration system and the fact that there are numerous other properties in the general vicinity (along Mayfield Road and along Charlotte Drive) with similar fencing located on the property lines, I am requesting a variance to allow us to place our fence along our front property line. Even with the fence installed on the property line there is ample room (ten feet or more) for landscaping/plantings. Also, the installed fencing does adhere to the sight distance requirements for a corner lot. I don't believe that the fence as installed poses any risk nor obscures driver visibility along Pruitt Drive or Charlotte Drive.

Thank you,

Stephen A DeBacco
12385 Charlotte Drive
Alpharetta, GA 30004

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: 12385 Charlotte Drive - Fence Variance Request

Contact Name: Stephen DeBacco Telephone: 770-335-3738

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.

see attached 2 pages

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

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

Email - sadebacco@aol.com
Telephone - 770.335.3738
Personal visit

DUFFIE PHILIP & HEATHER
12400 CHARLOTTE DR
ALPHARETTA GA 30004

RAINEY LUCINDA D & CLIFFORD W SR
12335 CHARLOTTE DR
ALPHARETTA GA 30004

NAVA ALAN W & KATHERINE C
153 CROCKER WAY
ALPHARETTA GA 30004-1410

HOFFMAN JULIE POLLAK
12390 CHARLOTTE DR
ALPHARETTA GA 30004-1406

CARROLL VICTORIA MORGAN & YAVINSKY MARK S
12330 CHARLOTTE DR
ALPHARETTA GA 30004

PATEL HEMANT & PARUL
12370 CHARLOTTE DR
ALPHARETTA GA 30004

DANIELS PHILIP & DANIELS MEREDITH ASHLEY
12405 CHARLOTTE DR
ALPHARETTA GA 30004

WEISER CHRISTOPHER G & WEISER TAMM Y ROBINSON
12285 MCCOY WAY
ALPHARETTA GA 30004

THOMAS C SAM
140 PRUITT DR
ALPHARETTA GA 30004-1416

CRENSHAW SCOTT & REBEKAH
125 PRUITT DR
ALPHARETTA GA 30004

VORP MICHAEL E & KRISTA M
12275 MCCOY WAY
ALPHARETTA GA 30004

ABRY AUSTIN
12410 CHARLOTTE DR
ALPHARETTA GA 30004

BALABAN ROBERT & BALABAN JESSICA
7405 MID BROADWELL TRC
ALPHARETTA GA 30004

REIDA SCOTT & REIDA SARAH
12295 PEARSON CT
ALPHARETTA GA 30004

PALAIO PACE S & LAURIE A
820 SMOKEHOUSE CT
ALPHARETTA GA 30009

SAND MARK L & ELENA
7435 MID BROADWELL TRC
ALPHARETTA GA 30004-6705

AGHAGHIRI TORANJ
1050 LILLIAN DR
ALPHARETTA GA 30004

HULAK JASON & CAMILLE
135 PRUITT DR
ALPHARETTA GA 30004

KIMPEL PAUL A & RHONDA R
12365 CHARLOTTE DR
ALPHARETTA GA 30004

BORGERSON MICHAEL J & MICHELLE H
12335 PEARSON CT
ALPHARETTA GA 30004

SHEARA ERIC & SHEARA CHRISTINA
12445 CHARLOTTE DR
ALPHARETTA GA 30004

JULIE R DEBACCO REVOCABLE LIVING T R THE
12385 CHARLOTTE DR
ALPHARETTA GA 30004

MARTIN WILLIAM D & PEGGY T
12345 CHARLOTTE DR
ALPHARETTA GA 30004-6703

FORESTER EVAN & MORGAN
7411 MID BROADWELL TRC
ALPHARETTA GA 30004

DANIELS PHILIP
12405 CHARLOTTE DR
ALPHARETTA GA 30004

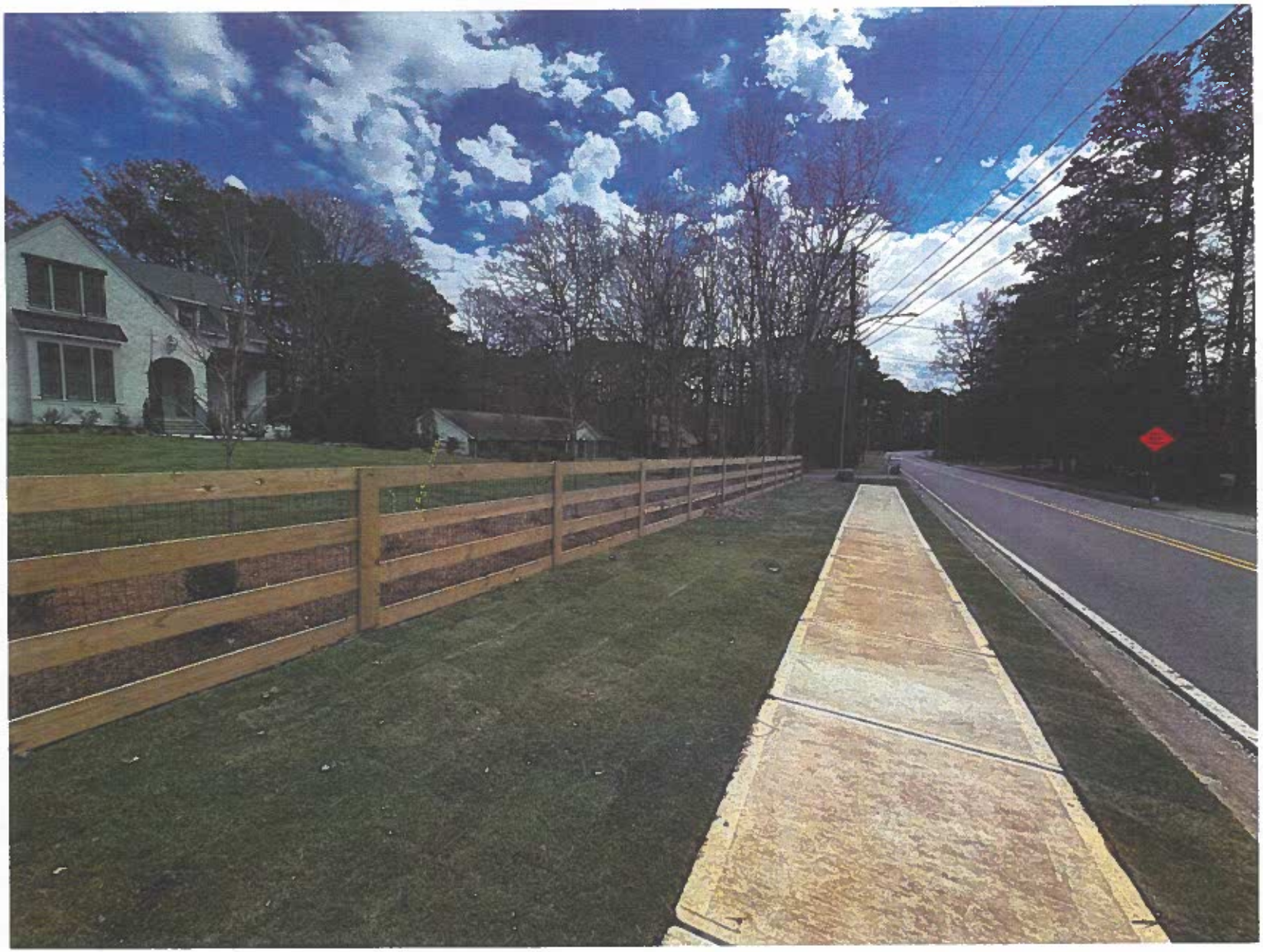
BRENNAN FRANCIS X
12350 CHARLOTTE DR
ALPHARETTA GA 30004

GOSS JOHN R & LAPPE JILL S
7415 MID BROADWELL TRC
ALPHARETTA GA 30004

JONES STEPHEN C & JONES LINDA O
7419 MID BROADWELL TRCE
ALPHARETTA GA 30004

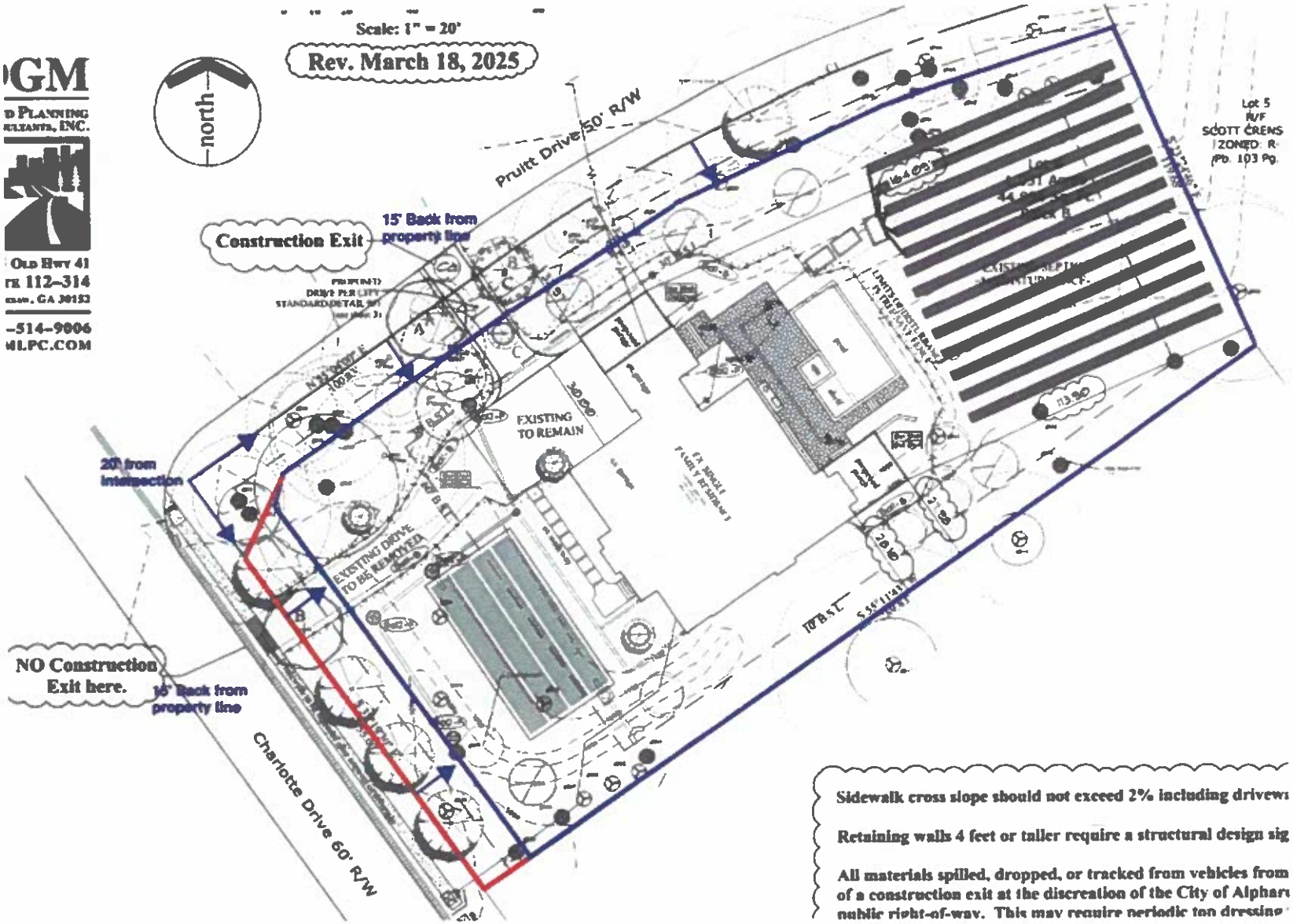
FUHRER ANDREW J & AMY J
12315 PEARSON CT
ALPHARETTA GA 30004

OWENS CHRISTOPHER & JENNIFER
7425 MID BROADWELL TRC
ALPHARETTA GA 30004



Drawing #1 - existing fence 12385 Charlotte Drive (to be paintec

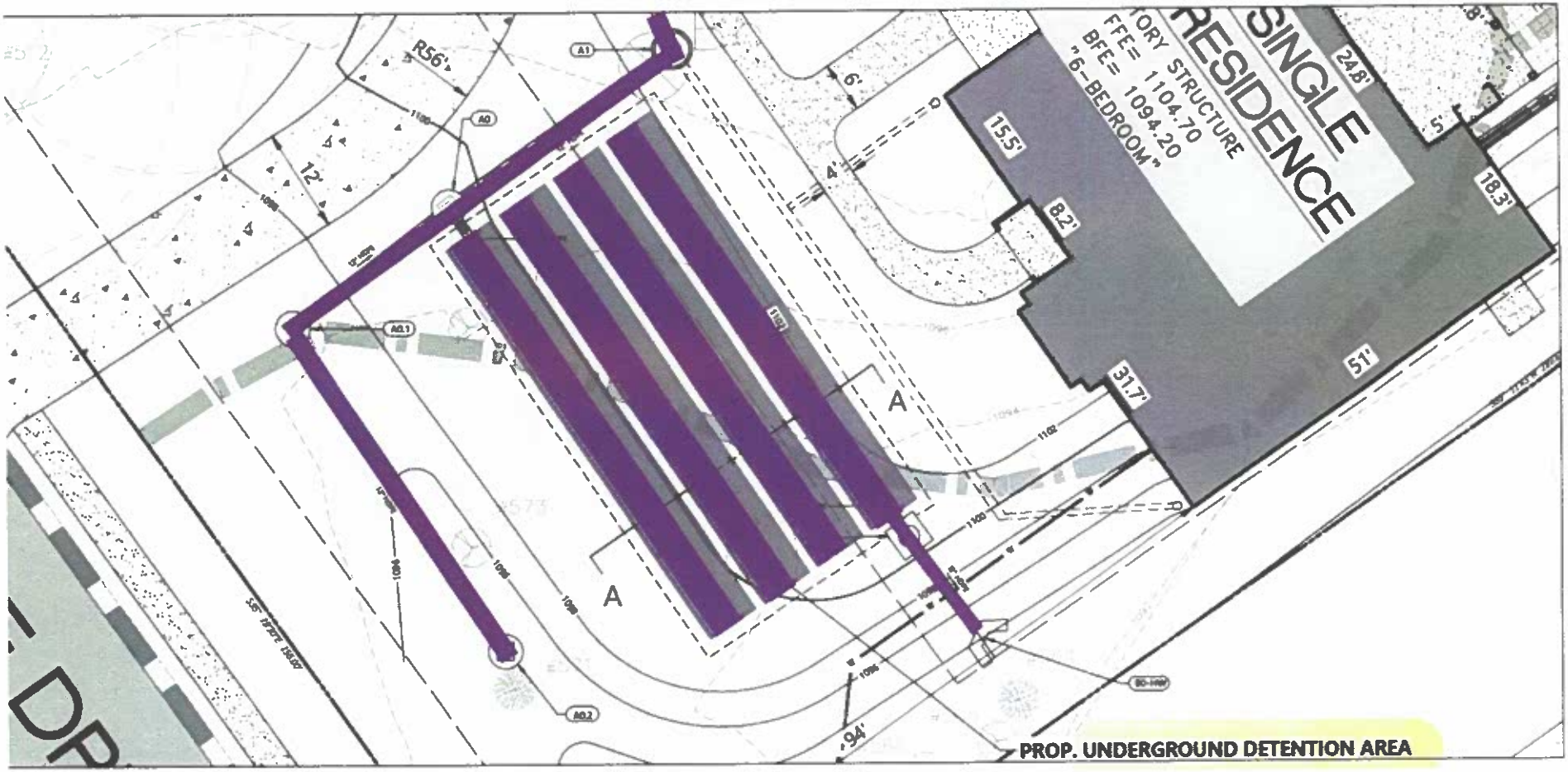
Drawing #2 - existing fence showing corner setback (12385 Charl



Drawing #3 - proposed fence location

Drawing #4 - infiltration drain

Drawing #5 - infiltration drains



Drawing #6 - infiltration location; 4 drains in front yard

Drawing #7 - 12150 Charlotte Drive

Drawing #8 - 12220 Charlotte Drive

Drawing #9 - 12285 Charlotte Drive

Drawing #10 - 12315 Charlotte Drive

Drawing #10 - 12315 Charlotte Drive

Drawing # - miscellaneous Charlotte Drive

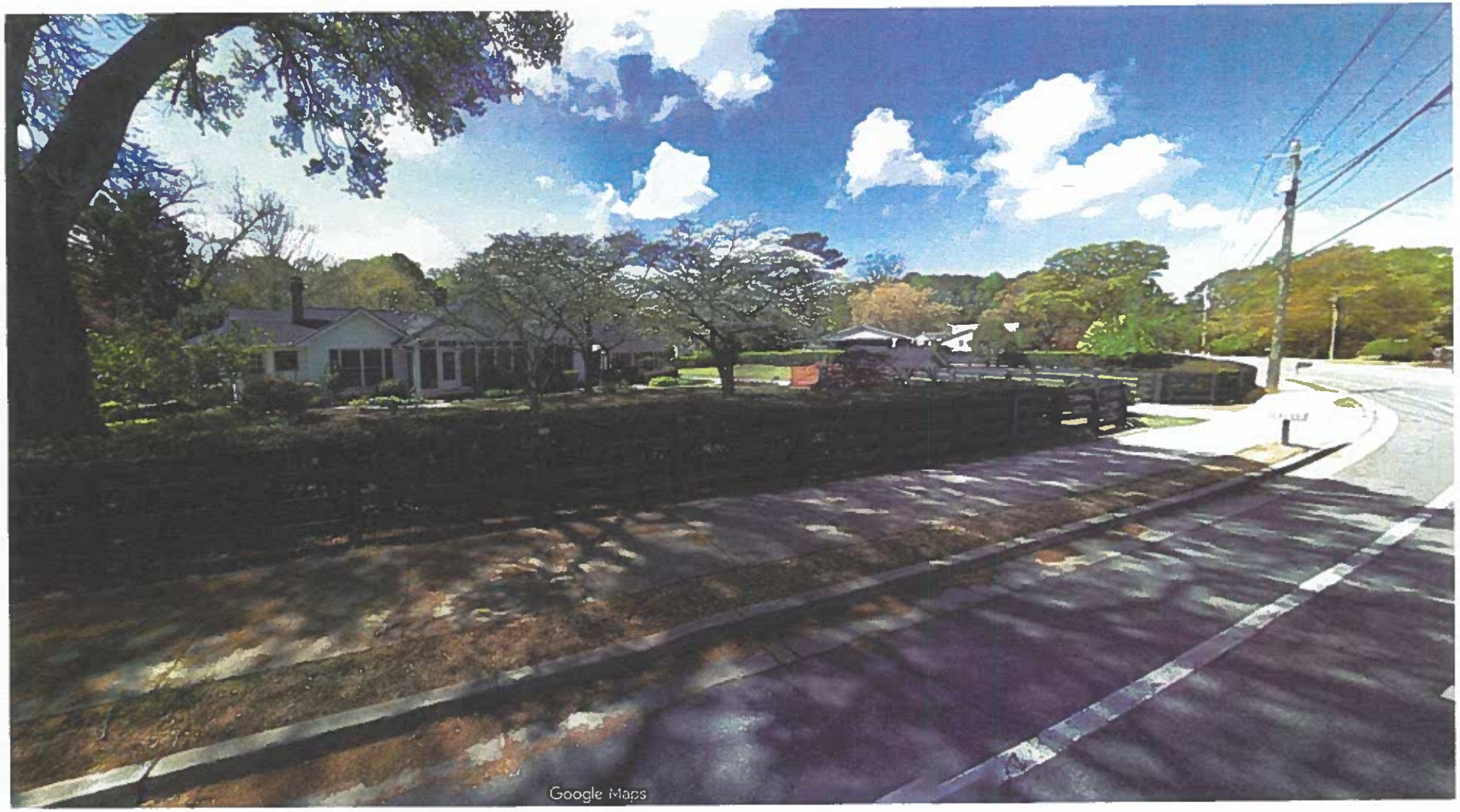
Drawing - 1255 Mayfield Road

Drawing - 1255 Mayfield Road

Drawing #11 - 1475 Mayfield Road

Drawing #12 - 1545 Mayfield Road

Drawing #12 - 1545 Mayfield Road



Drawing #13 -1615 Mayfield Road

Drawing #13 -1615 Mayfield Road

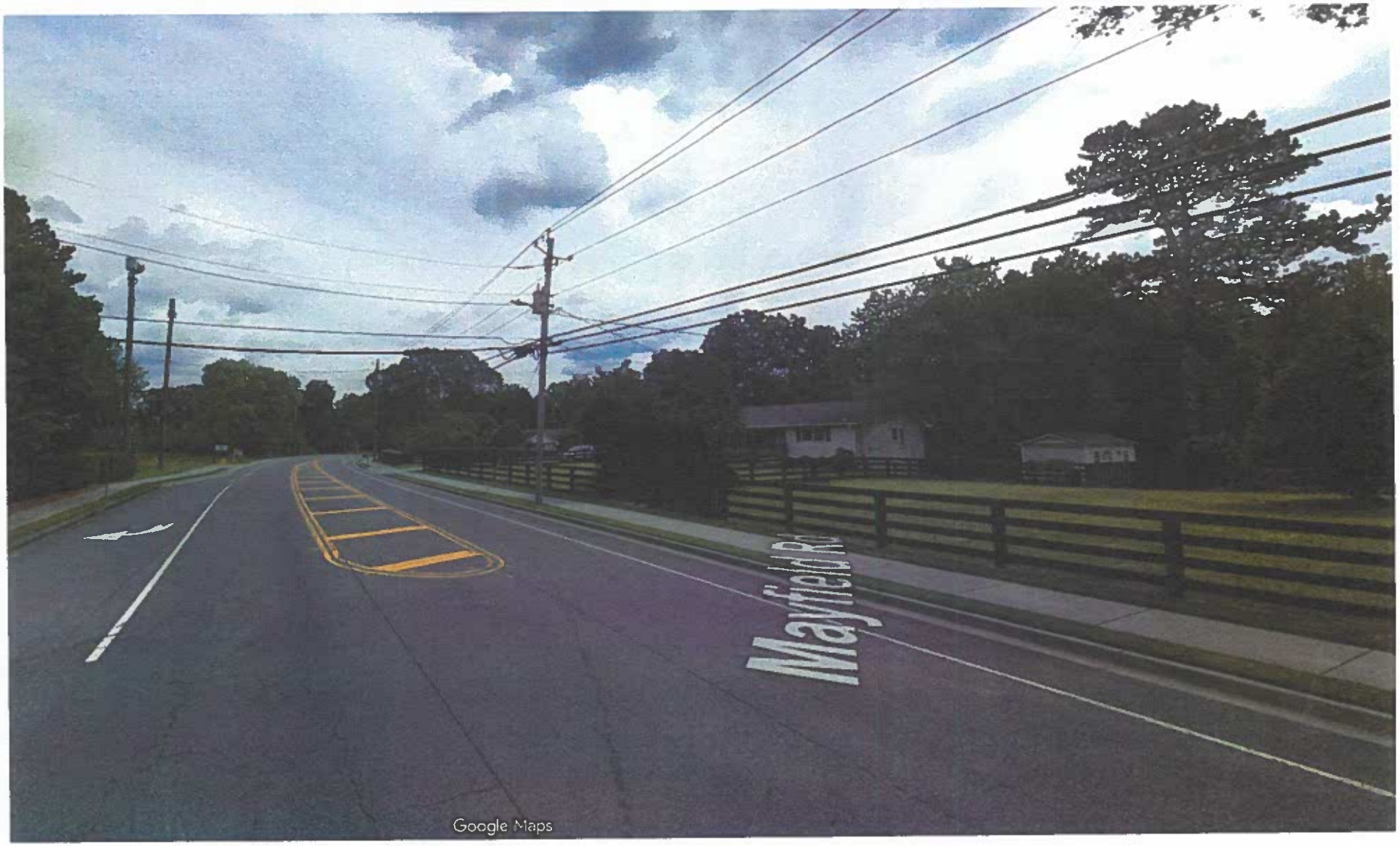
Drawing #14 - 1645 Mayfield Road

Drawing #14 - 1645 Mayfield Road

Drawing #14 - 1645 Mayfield Road

Drawing #15 - 1745 Mayfield Road

Drawing #16 - Mayfield Road and Sherry Drive

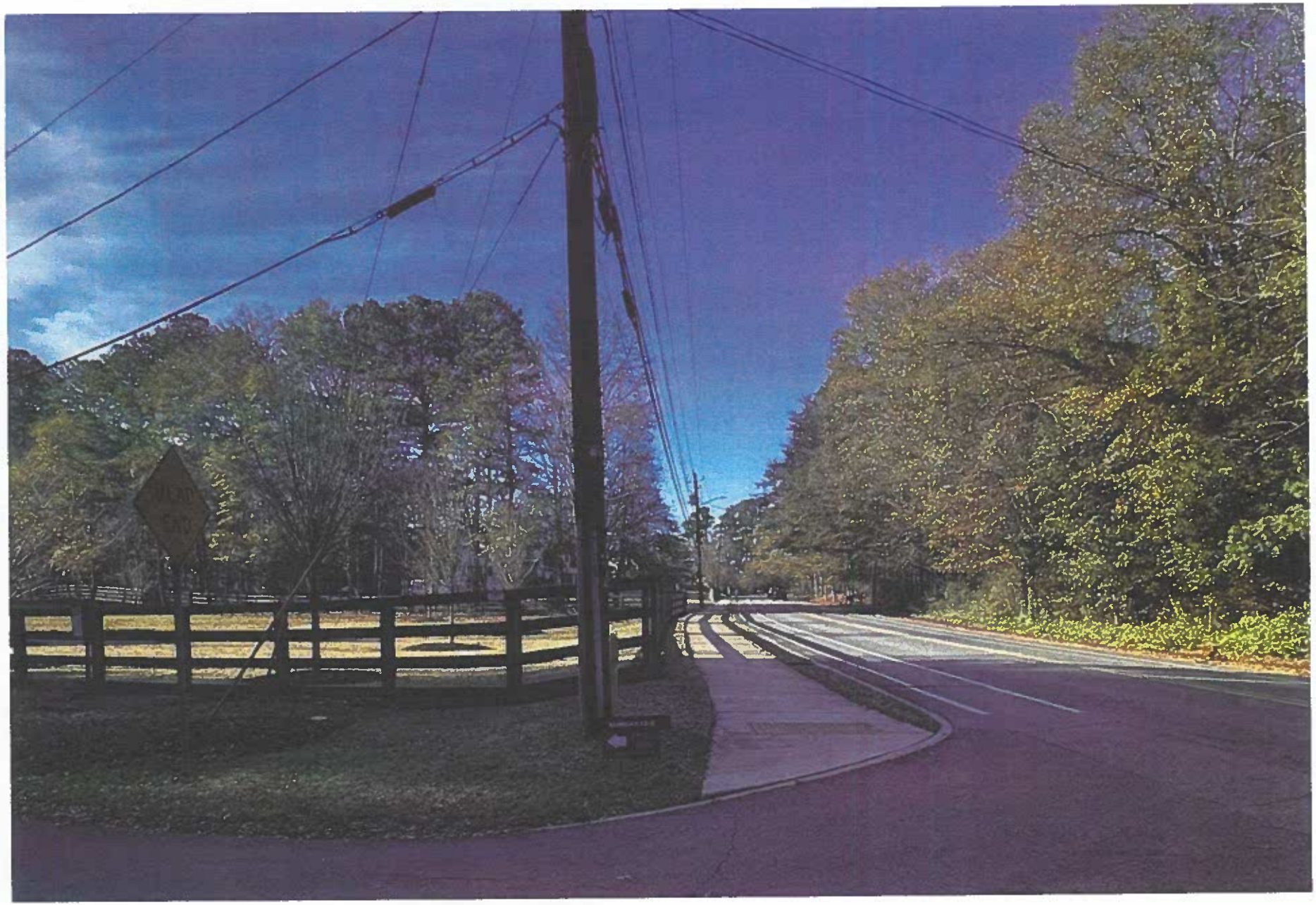


Drawing #16 - Mayfield Road and Sherry Drive

Drawing #17 - 1765 Mayfield Road

Drawing #17 - 1765 Mayfield Road

Drawing #18 - Mayfield Road and Dania Drive



Drawing #18 - Mayfield Road and Dania Drive

Drawing #19 - 1905 Mayfield Road

Drawing #19 - 1905 Mayfield Road

Drawing #20 - miscellaneous Mayfield Road

Drawing #21 - 12385 Charlotte Drive Landscaping

Drawing #22 - 12385 Charlotte Drive Landscaping

CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-26-10 PORTMAN BROOKSIDE – CHANGE OF CONDITION

CITY COUNCIL: MAY 18, 2026

II. RECOMMENDATION:

Approve PH-26-10 Portman Brookside – Change of Condition, subject to the following conditions related to MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Holdings/Brookside MP Pod A, (Original 2025 conditions are included below with amended conditions depicted in RED):

1. The 19.68-acre property shall be zoned MU, and the site shall be developed substantially similar to the site plan by Kimley Horn, revised 4/16/26, 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 comprehensive land use designation of the property shall be 'Mixed Use'.
3. Architectural style shall be representative of the submitted renderings prepared by SK+I, dated 3/20/25, with final approval by DRB.
4. Development regulations shall be as follows (The entitlements below shall be deducted from the Brookside Master Plan non-residential density, including an exchange rate of 800 square feet of non-residential density for each residential unit):
   a. Office – Office use shall be limited to no more than 130,000 square feet, which shall include the existing office building. Office uses shall be permitted in the ground floor space along the storefront street in the For-Rent building and shall not count against the maximum office area above. Office building shall have a maximum height of 5 stories or 85'.
   b. Commercial – Retail and restaurant (no drive-through) uses shall be limited to no more than 60,000 square feet, of which no more than 40,000 square feet shall be used for restaurant (no drive-through) use. Retail uses shall be limited to service retail incidental to office and residential uses. Retail/restaurant buildings shall have a maximum height of 2 stories or 40'.
   c. 'For-Sale' Residential – Up to 75 'For-Sale' Townhome units shall be permitted with a maximum height of 4 stories or 50'. No more than 10% shall be rented as stated in the HOA documents.
   d. 'For-Rent' Residential – After January 1, 2027, 335 'Dwelling, 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units shall be limited to no more than 3 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 5 stories or 72'. Units shall be 1, 2, and 3 bedrooms with no more than 40% of the units being 2-bedroom and no more than 5% being 3-bedroom. A CO shall not be issued for rental units until the street level exterior of the existing office building has been renovated or is substantially under construction to facilitate the proposed commercial conversion of the 7,000 square feet of ground floor space in the existing office building and the retail village (free-standing buildings) is substantially under construction, as determined by Staff. The exterior improvements shall include creation of a pedestrian approach from the exterior of the building into the proposed commercial space with sidewalks and awning improvements. 'For-Rent' units shall be part of a mixed-use development containing a minimum 19 acres and incorporating retail/restaurant uses, 'For-Sale' residential uses, a neighborhood grocery, and the existing office building depicted on the site plan to be saved. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by April 28, 2028, residential units shall revert to 'For-Sale' only.
   e. Parking Deck – Maximum 6 levels, substantially as depicted on the site plan prepared by Kimley Horn, revised 4/16/26. Parking decks visible from Old Milton Parkway and Brookside Parkway shall be treated with comparable materials and finishes as the buildings they serve or art such as a mural, as approved by Staff.

Screening of parking decks with evergreen landscaping of sufficient size shall be required, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.

5. Brookside Master Plan Pod A shall be limited to the following uses and further restricted by conditions of zoning:
   a. Office
   b. Service Retail
   c. Restaurant (no drive thru)
   d. Residential – 'For-Sale' and 'For-Rent'
6. Service retail uses shall be those customarily accessory to or amenities for office and residential uses, restricted to the following:
   a. Art Gallery
   b. Bakery
   c. Barber Shop/Beauty Shop
   d. Book Store
   e. Brewery
   f. Computer Supply Store
   g. Copy Center/Print Shop
   h. Dance Studio
   i. Drug Store (not to exceed 2,000 SF)
   j. Dry Cleaning Pick-up Station
   k. Fitness Studio
   l. Florist, Retail without Greenhouse
   m. Nail Salon (subject to approval of a conditional use)
   n. Neighborhood Grocery (min. 3,000 SF)
   o. Office Supply Store (not to exceed 2,000 SF)
   p. Package Shipping Store
   q. Recreation Facilities (Indoor)
   r. Restaurant (no drive-through)
   s. Retail Sales and Services Establishment
   t. Shop or Studio, Craftsman/Artist
   u. School, Commercial
   v. Spa Services (subject to approval of a conditional use)
7. Minimum setbacks shall be 20' on Old Milton Parkway and Brookside Parkway and 10' on the private street to the south. Side and rear setbacks shall be 15' and shall be in addition to required buffers. Building setbacks along new streets shall be as depicted on the site plan prepared by Kimley Horn, revised 4/16/26.
8. Property owner shall provide a public access easement over the existing sidewalk along Old Milton Parkway.
9. It is anticipated that the Brookside Parkway Lane Diet project to reduce the existing 4-lane road section and add enhanced bicycle and pedestrian facilities on one side of Brookside Parkway will be accomplished within the existing right-of-way. If it is determined that right-of-way is needed for the project, developer shall provide right-of-way and/or construction easements.
10. Minimum parking requirements shall be as depicted on the site plan and parking study prepared by Kimley Horn, revised 4/16/26 and dated 3/10/25, respectively. The proposed development shall incorporate parking management plans, standard operating procedure plans, as well as other related plans and/or infrastructure that support the shared parking efforts identified for the site, as approved by Staff.
11. New streets shall be private and substantially similar to the submitted Roadway Section plans prepared by CORE, dated 4/22/26, except for modifications required to comply with the conditions below. Roadway Section B planter (bump outs at the beginning and end of on-street parking) shall be planted with trees. ~~Roadway Section E drive aisle width shall be reduced to 10' with the additional area split between the planter and landscape strip on both sides of the street. Planter and landscape strips shall be planted with trees.~~
12. Minimum 20' landscape strip (not including sidewalk) shall be provided along Old Milton Parkway and minimum 10' landscape strip shall be provided along Brookside Parkway. Existing landscape strip and planter trees along Old Milton Parkway and Brookside Parkway, determined to be healthy, shall be preserved, except at relocated curb cuts along Old Milton Parkway and Brookside Parkway and as needed to install a deceleration lane on Old Milton Parkway (if required by GDOT), as approved by Staff. A row of shrubs, minimum 2' at planting, shall be planted in the planter adjacent to the deceleration lane along Old Milton Parkway, as permitted by GDOT.

13. Minimum 10' natural or landscaped buffer shall be provided along the private street to the south, except where the proposed new local street comes within 5' of the southern property line the buffer may be reduced to 5'. Developer shall make reasonable efforts to save the existing trees along the private street to the south.
14. Site landscaping shall be substantially similar to the Landscape Strategy prepared by CORE, dated 3/20/25, with final approval by DRB. A detailed landscape plan shall be approved prior to issuance of a LDP.
15. Storefront streets shall include foundation plantings and/or planted decorative pots, as approved by DRB.
16. In order to obscure parking lots, surface parking shall be screened from Old Milton Parkway and Brookside Parkway with architectural features and/or landscaping, with final approval by DRB.
17. Parking lot islands shall be planted with trees, shrubs and ground covers.
18. Developer shall save healthy trees in the area adjacent to Brookside Park, except where to grade and install pedestrian amenities, as depicted on the site plan prepared by Kimley Horn, revised 4/16/26.
19. Minimum 13.72 acres of open space shall be provided which shall include the off-site Big Creek Greenway trail connection, as depicted on the site plan prepared by Kimley Horn, revised 4/16/26.
20. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development. Pedestrian crossings within the development shall be ramped and surface materials shall be brick pavers, cobblestones, or architecturally treated concrete, as approved by DRB. Pedestrian bridges, stairs, elevators, and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety. Bicycle facilities shall be provided throughout the development, including a bicycle-share station.
21. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff.
22. Runoff reduction and water quality treatment measures shall add to the decorative or aesthetic nature of the development. Features like bioretention, tree wells, pervious pavers, etc. shall be prioritized in the design.
23. The 2 main entrances off Old Milton Parkway and Brookside Parkway shall include a minimum 750 square feet greenspace incorporating an entrance monument and decorative landscaping, as approved by DRB. Installation shall be required prior to the 1st CO for the development.
24. Developer is encouraged to work with the Brookside Association to improve the corner of Old Milton Parkway and Brookside Parkway as a decorative greenspace incorporating landscaping and entrance monumentation.
25. Developer shall provide a minimum 1 original sculpture, a minimum 1 alternative art installation utilizing light or sound, and minimum 4 murals, as well as entry monumentation as depicted on the Site Program + Amenities Exhibit prepared by CORE, dated 4/22/26, with final locations approved by Staff. Sculptures and murals are subject to final approval by the Cultural Arts Commission. Completion of sculptures shall be required concurrent with the CO for the 'For-Rent' building and murals shall be completed concurrent with the CO for the building where they are located.
26. Parking decks and retaining walls shall have architectural façade treatment or be heavily landscaped, as approved by DRB. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
27. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks, and other street furniture, where appropriate, throughout the development. Existing MARTA bus shelter along Brookside Parkway shall be replaced with a new bus shelter with design subject to final approval by Staff.
28. Developer shall improve a multi-use trail connection through Brookside Park connecting the subject property to the Big Creek Greenway, as depicted on the Connectivity + Pedestrian Circulation Exhibit prepared by CORE, dated 3/20/25, including a minimum 12' concrete (or similar), accessible multi-use trail and bridge with final alignment, design and materials, as approved by Staff. Trail connection shall include lighting (pedestrian and bollard), landscape, hardscape, and amenities. Trail entrance gateways shall be provided in the southwest and northwest corners of the property. Developer shall promote the use of the Big Creek Greenway trail connection by providing a min. 5 shared parking spaces for the public. Wayfinding signage shall be provided at key locations along the trail, as approved by Staff. The trail connection shall be completed prior to a CO for the For-Rent building. Impact fee credits will be provided for the off-site trail connection improvements, as approved by Staff. Developer's financial obligation to implement the improvements in this condition 28 shall be limited to the amount of the impact fees generated for the development project.
29. Backside of buildings or 'back of house' functions (such as loading, trash, utilities, and similar) shall be screened from the public or private right-of-way or Brookside Park. Parapet walls shall be used as needed to screen rooftop mechanical equipment and views.
30. Min.1 rooftop amenity shall be provided in the development. Restaurants shall include outdoor dining areas.
31. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Portman Brookside Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, focal point features, bicycle racks, bus shelter, signage,

landscaping themes, and entrance treatments and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval.

32. Plans for buildings, landscaping, and signage shall be subject to review and approval by the DRB.
33. Prior to the first LDP, applicant shall submit a revised master plan for the property incorporating the approved conditions, as well as the following:
    a. Approved specifications and standards identified for each use within the total development.
    b. Pedestrian/bicycle network; and
    c. Overall planned green space areas.
34. Every plan submitted for an LDP shall include an on-going density, open space, and acreage tabulation.
35. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Brookside."

GRTA Notice of Decision General Conditions of Approval (Conditions recommended by the Georgia Regional Transportation Authority and incorporated into a document, dated May 4, 2026, RE: DRI 4317 – Brookside West Alpharetta DRI):

Pedestrian, Bicycle and Transit Facilities

36. Provide pedestrian connectivity between all buildings, uses, and existing/future pedestrian access points.
37. Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.
38. Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway Improvements

39. Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

Old Milton Parkway (SR 120) at Site Driveway A

40. Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway and Adjacent Roadway Site Access

41. Provide up to 2 new driveways along Brookside Parkway or along the Private Rd. South of the site, as approved by the City of Alpharetta.
42. Work with the City of Alpharetta to identify best practices for access configuration and make considerations for roadway and site safety.

~~Brookside Parkway at Site Driveway B (North Driveway)~~

~~43. Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.~~

~~Brookside Parkway at Site Driveway C (South Driveway)~~

~~44. Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.~~

~~45. Applicant will connect the parking lot on the south side of building marked R7 and connect that parking lot to the ingress from the curb cut that is to the south and east of the building currently shown as R7, leaving it to the applicant discretion to adjust the size of building R7 as they determine or find an alternative cut through to Brookside Parkway (either/or).~~

46. The townhomes will have a total of 15 street parking spots, the placement to be determined by the applicant, with agreement of staff.

III. REPORT IN BRIEF:

The applicant, Portman Holdings, is requesting changes to conditions of zoning related to the Portman Brookside mixed-use development located in Pod A of the Brookside Master Plan. Changes to conditions of zoning are requested to amend the site plan, to increase restaurant use from 32,000 square feet to 40,000 square feet, to modify roadway section plans,

to modify site program and amenities plan, and to delete a condition related to access to the retail area. The subject property is located at 3625 & 3655 Brookside Parkway near the southwest corner of Old Milton Parkway and Brookside Parkway.

DISCUSSION

The submitted request, if approved, would allow for changes to conditions of zoning related to the Portman Brookside mixed-use development located in Pod A of the Brookside Master Plan. Changes to conditions of zoning are requested to amend the site plan, to increase restaurant use from 32,000 square feet to 40,000 square feet, to modify roadway section plans, to modify site program and amenities plan, and to delete a condition related to access to the retail area. The subject property is located at 3625 & 3655 Brookside Parkway near the southwest corner of Old Milton Parkway and Brookside Parkway.

The property is developed with two (2) office buildings, consisting of approximately 289,720 square feet, and 1,136-space surface parking lot. The property was rezoned to MU (Mixed Use) in 2025 to allow for a 19.68-acre mixed-use development consisting of 130,000 square feet of office (existing), 60,000 square feet of retail/restaurant use, 75 'For-Sale' townhome units, and 335 'For-Rent' units. Surrounding properties are zoned O-I to the west, south, east, and north and O-P (Office-Professional) and CUP (Community Unit Plan) to the north. Olde Milton Commons, a strip shopping center, and Touchmark National Bank are located to the north, Brookside Park is located to the west, Georgia State University is located to the south, and a five (5) story office building is located to the east. The property has a comprehensive land use plan designation of 'Mixed Use'.

The applicant requests the following changes to conditions of zoning related to MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Holdings/Brookside MP Pod A:

- Revisions to Conditions 1, 4(e), 7, 10, 18 and 19 to replace the referenced site plan by Kimley-Horn with the site plan enclosed with the application;
- Revision to the first sentence of Condition 4.b to increase the 32,000 square feet of restaurant (no drive-through) use allowed to 40,000 square feet;
- Revision to Condition 11 to replace the referenced Roadway Section plans prepared by CORE with the revised Roadway Sections enclosed in this application;
- Revision to Condition 11 to delete the third sentence requiring a 10' drive aisle width to align with the updated Roadway Sections and the cohesive roadway widths within the project;
- Deletion of Condition 43 because the required parking lot connections are no longer applicable based on the modified commercial design area; and
- Revision to Condition 25 to replace the referenced Site Program and Amenities Exhibit prepared by CORE.

The applicant had the NOD (Notice of Decision) for DRI 4317 Brookside Mixed-Use revised to allow for the proposed change to the configuration of site access along Brookside Parkway.

SITE PLAN

The submitted site plan depicts changes primarily to the retail area of the site plan. The retail buildings have been condensed into a more walkable area with parking shifted to the edges of the retail area, instead of located between the retail buildings. In the proposed condition, the access from Brookside Parkway has been shifted south away from the intersection at Old Milton Parkway and Brookside Parkway.

Approved Plan (2025) **Proposed Plan (2026)**

CONCURRENCES

Staff has reviewed the applicant's proposal for changes to conditions of zoning. The proposed changes would result in a more thoughtful site layout for the retail environment, which places a focus on walkability and gathering space. If approved, the conditions of zoning should be updated to reflect GRTA's revised NOD, dated May 4, 2026.

CITIZEN PARTICIPATION PLAN

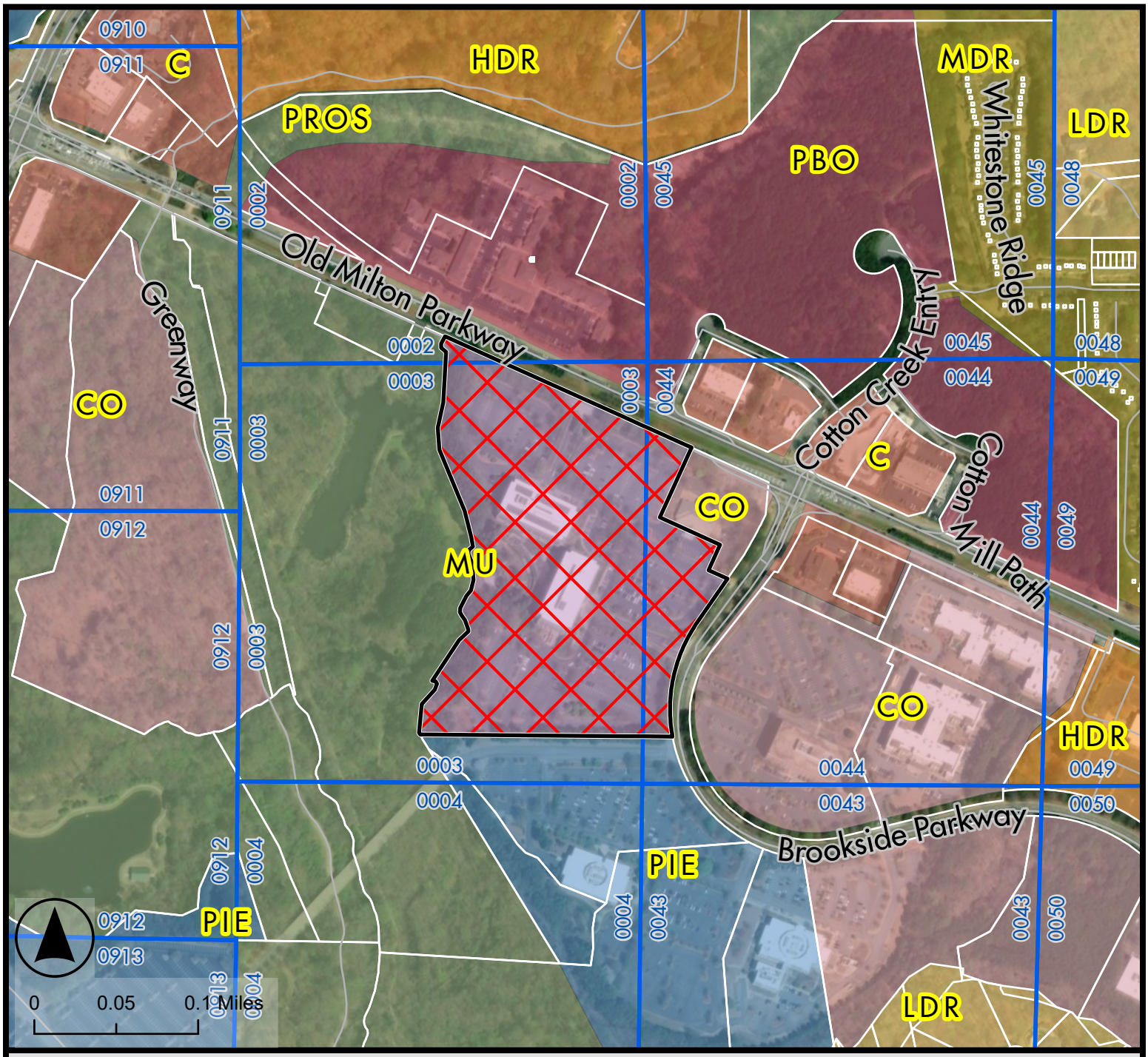
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no public comment were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on May 13, 2026. There were no public comments.

IV. ATTACHMENTS:

- Map Series
- Notice of Decision (revised)
- CZIM
- Citizen Part B
- Amended Application
- Application



Future Land Use Map

PH-26-10

Portman Brookside Change of Conditions Brookside MP

D/LL: 1/2/2,3,44

CC: 6/22/2026

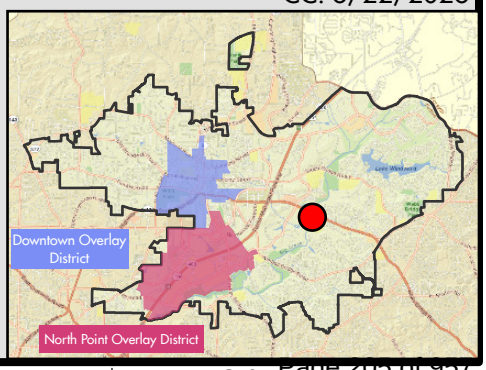
Legend

- PH-26-10
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Commercial
- Corporate Office
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education

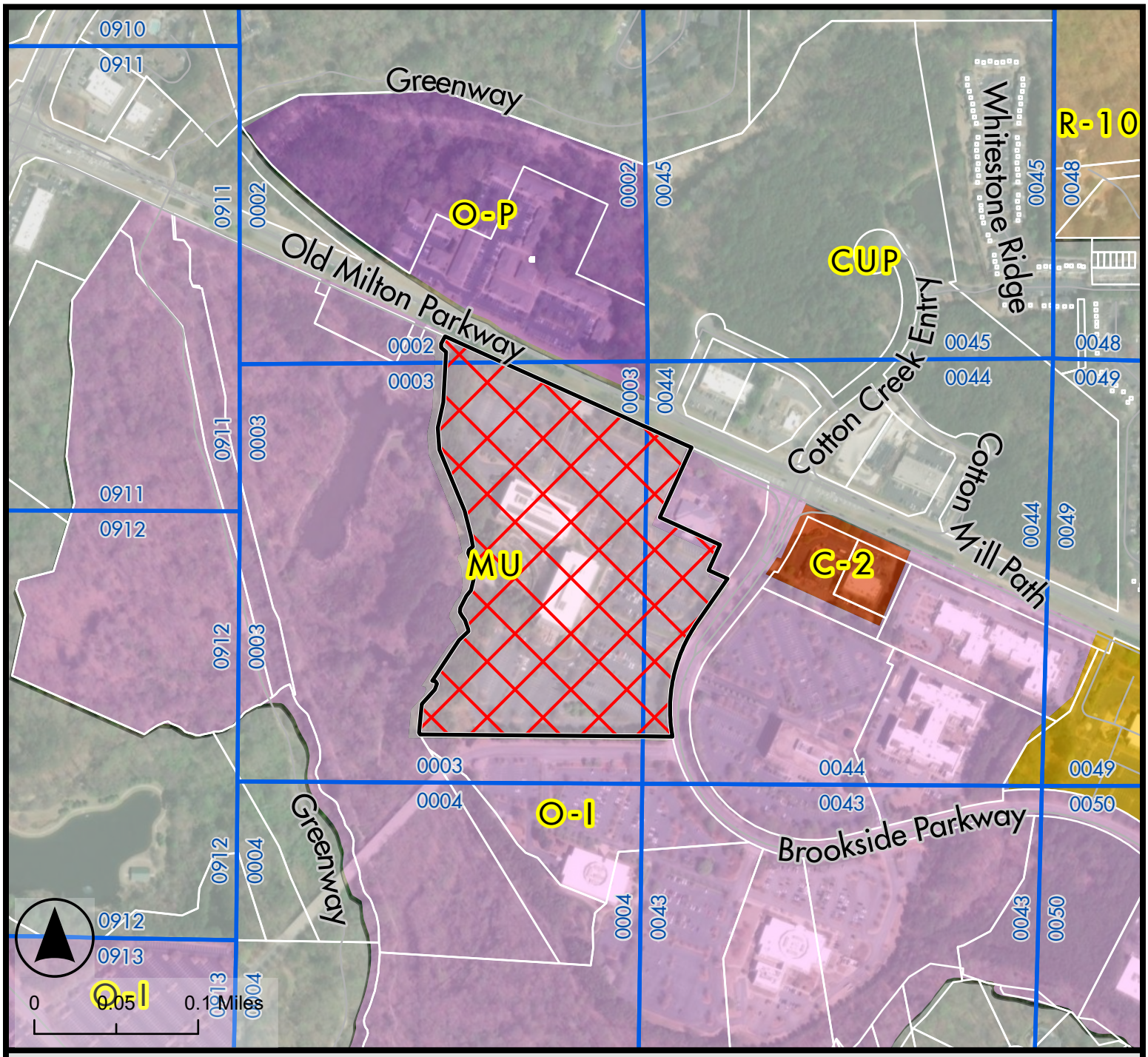
THE CITY OF ALPHARETTA GEORGIA



Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

PH-26-10



Legend

- PH-26-10
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

- General Commercial
- CUP Community Unit Plan
- MU Mixed Use
- O-I Office Institutional
- O-P Office Professional
- R-10 Single Family Detached Residential
- R-10M Multi Family Residential (HDR)

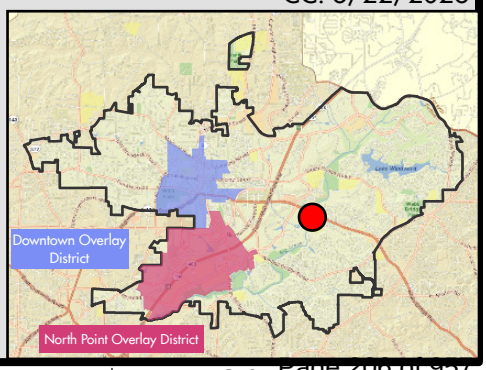
Zoning Map

Portman Brookside Change of Conditions Brookside MP

PH-26-10

D/LL: 1/2/2,3,44

CC: 6/22/2026

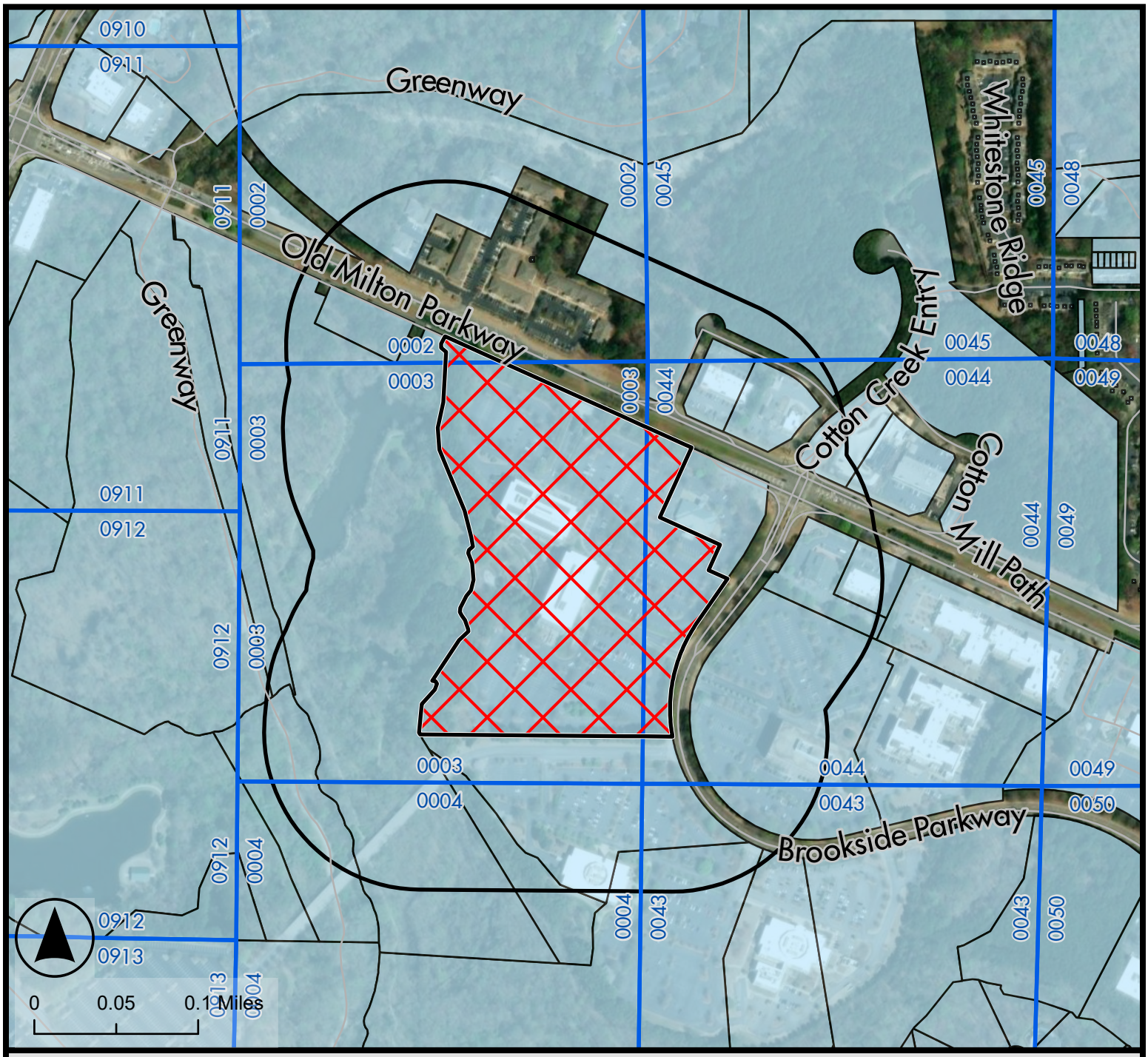


THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

PH-26-10



Legend

- PH-26-10
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

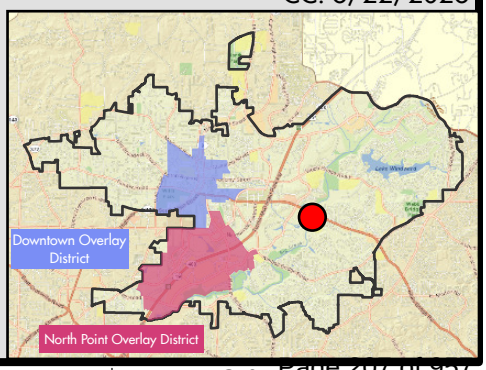
Location Map

Portman Brookside Change of Conditions Brookside MP

PH-26-10

D/LL: 1/2/2,3,44

CC: 6/22/2026

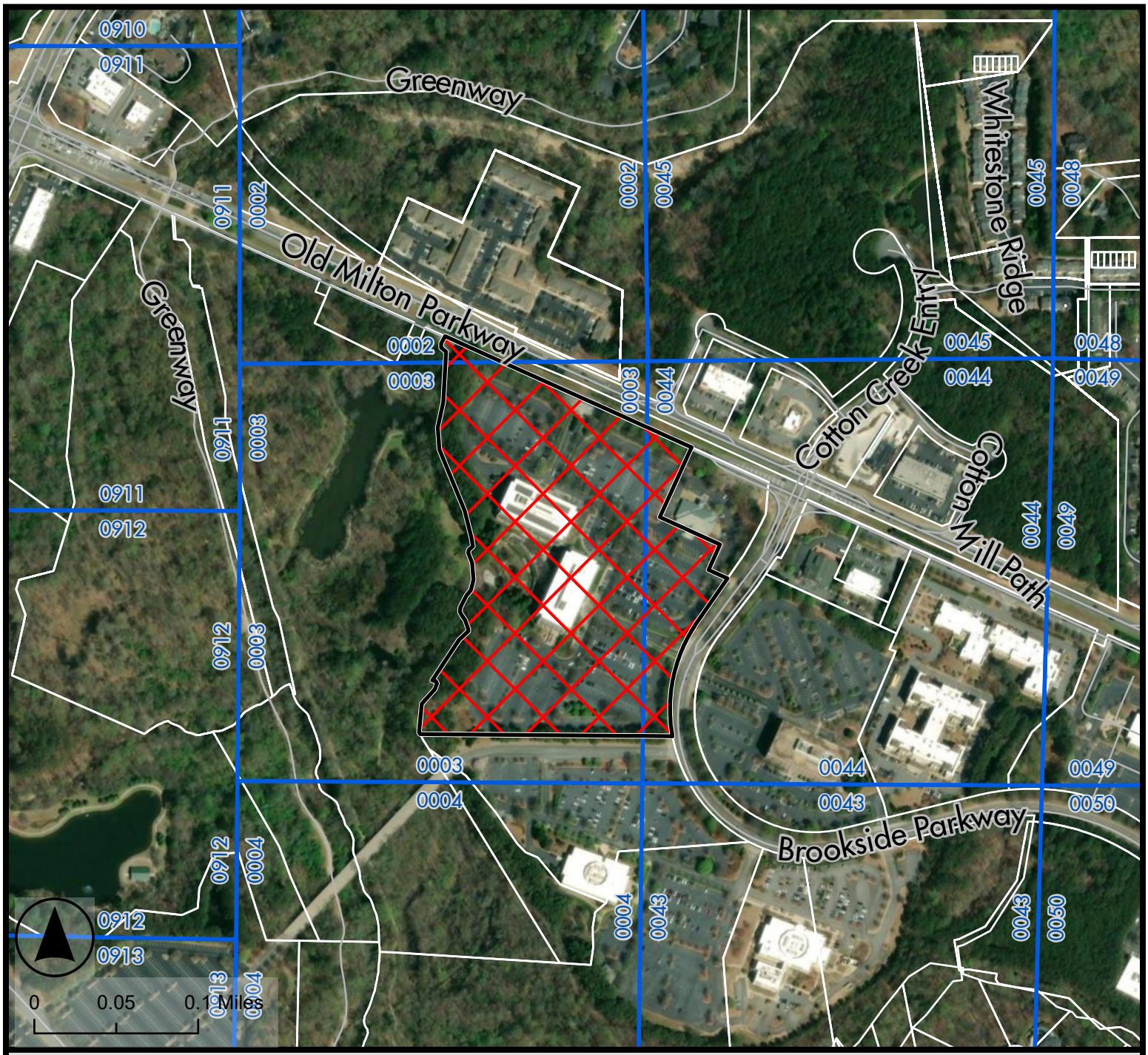


THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

PH-26-10



Legend

- PH-26-10
- Land Lots
- Alpharetta City Limits

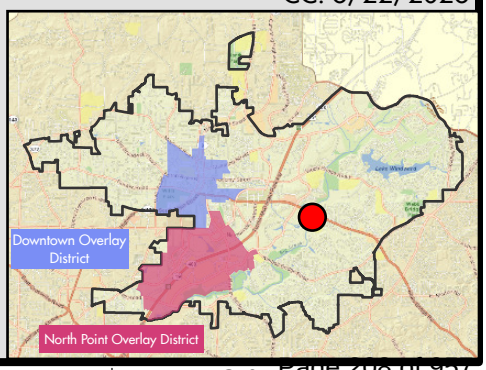
Aerial Map

Portman Brookside Change of Conditions Brookside MP

PH-26-10

D/LL: 1/2/2,3,44

CC: 6/22/2026



THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

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NOTICE OF DECISION

To: (via electronic mail)
Anna Roach, ARC
Bob Voyles, GRTA
Dick Anderson, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA
Christian Schoen, GRTA
Kirk Fjelstul, GRTA

To: (via electronic mail and certified mail)
City of Alpharetta
Mike Greene

From: Jannine Miller, GRTA Executive Director

Copy: (via electronic mail)
Zane Grennell, DCA
Rachel Bowdler, SRTA/GRTA
Graham Foster, SRTAGRTA
~~Brittany Williams, SRTA/GRTA~~
~~Derrick Peevy, SRTA/GRTA~~
Donald Shockey, ARC
George Doyle, City of Alpharetta
Brenden Pair, GDOT Planning
Megan Wilson, GDOT D7
~~Landon Perry, GDOT D7~~
Mike Greene, Applicant. Portman Holdings
Jessica Hill, Troutman, Attorney
Mark Putman, Kimley-Horn
Jim Hamilton, Kimley-Horn
Ana Eiseman, Kimley-Horn
Brianna Saez, Kimley-Horn

Date: ~~March 18th, 2025~~ May 4, 2026

RE: Notice of Decision for DRI 4317 Brookside Mixed-Use
Revised to allow for the Applicant and the City of Alpharetta to change the configuration of site access along Brookside Parkway and/or the private road south of the site.

Having been approved by all parties, this NOD, shall supersede the original NOD dated March 18, 2025, for all intents and purposes.

Revised Notice of Decision for Request for Non-Expedited Review of DRI 4317 Brookside Mixed-Use

The purpose of this notice is to inform Mike Greene (the Applicant) and City of Alpharetta (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding Development of Regional Impact (DRI) 4317 Brookside Mixed-Use (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on February 7th, 2025. The review package includes: the site development plan (Site Plan) dated December 2nd, 2024 titled "Brookside West Redevelopment" prepared by Kimley-Horn, the Transportation Study dated February 2025 prepared by Kimley-Horn received by GRTA on February 7th, 2025 and the DCA Initial and Additional forms filed on December 9th, 2025 and February 6th, 2025.

This Revised Notice of Decision is based on a review of the Applicant's DRI Review Package received by GRTA on February 7, 2025, the revision request received by GRTA on May 2, 2026 from the City of Alpharetta, and the submission revision materials received by GRTA on May 2, 2026 from the City of Alpharetta.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures.*

DocuSigned by:

Jannine Miller

C2ABEB312926471...

Jannine Miller
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.
- Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Roadway Improvements

- Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

Old Milton Parkway (SR 120) at Site Driveway A

- Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway and Adjacent Roadway Site Access

- Provide up to 2 new driveways along Brookside Parkway or along the Private Rd. South of the site, as approved by the City of Alpharetta.
- Work with the City of Alpharetta to identify best practices for access configuration and make considerations for roadway and site safety.

~~Brookside Parkway at Site Driveway B (Intersection 8)~~

- ~~Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.~~

~~Brookside Parkway at Site Driveway C (Intersection 9)~~

- ~~Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.~~

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures,* a "Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI."

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.
- Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Roadway Improvements

- Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

Old Milton Parkway (SR 120) at Site Driveway A

- Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway and Adjacent Roadway Site Access

- Provide up to 2 new driveways along Brookside Parkway or along the Private Rd. South of the site, as approved by the City of Alpharetta.
- Work with the City of Alpharetta to identify best practices for access configuration and make considerations for roadway and site safety.

~~Brookside Parkway at Site Driveway B (Intersection 8)~~

- ~~Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.~~

~~Brookside Parkway at Site Driveway C (Intersection 9)~~

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- ~~Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.~~

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

- None

Community Zoning Information Meeting (CZIM) May 13, 2026

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

PH-26-10 / Portman Brookside Change of Condition

NAME	ADDRESS	COMMENTS
	No	Comments

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

May 14, 2026

City of Alpharetta Planning & Zoning Division
2 Park Plaza
Alpharetta, GA 30009
Attn: Michael Woodman, Planning and Development Services Manager

RE: PH-26-10 / Portman Brookside Change of Condition

Dear Michael,

Enclosed is the completed Citizen Participation Form B. Please amend the above captioned application with the enclosed materials.

Sincerely,

Jessica L. Hill

Enclosure

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: Brookside West Redevelopment

Contact Name: Mike Greene

Telephone: (404) 614-5416

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.

The property owners within 500 feet of the property were contacted by letter regarding the application. Attached is a copy of the letter sent and the certificate of mailing confirming the parties received the letter.

The applicant participated in the Community Zoning Information meeting held on May 13, 2026.

Representatives from Touchmark National Bank attended and provided positive feedback on the proposal. No other neighbors attended the meeting to discuss the project with the applicant.

Enclosed in is a copy of the sign in sheet from the May 13, 2026 CZIM.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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

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

Signature of Authorized Agent: Jennical. Hill
Attorney for Applicant

Date: 5/14/26

Print Form

April 17, 2026 Letter
And
Certificate of Mailing

Troutman Pepper Locke LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308-2216

troutman.com

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

April 17, 2026

VIA U.S. MAIL

RE: PH-26-10-Public Hearing Application for Amending Zoning Conditions (3625 and 3655 Brookside Parkway – Fulton County Tax Parcel ID 11 002000440365)

Dear Property Owner

My client, Brookside A Owner (GA), LLC, has filed a public hearing application with the City of Alpharetta to modify four (4) conditions included as part of the approval of MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 on April 28, 2025, which rezoned the 19.68 acre property located at 3625 and 3655 Brookside Parkway (the "Property"). This letter provides public notice of the application submittal. You are receiving this letter because you own property within 500 feet of the Property. All of the requested revisions relate to a reconfiguration of the proposed commercial area in the project. The filed application requests (1) a revision to Condition 1 to replace the referenced site plan by Kimley-Horn with the site plan enclosed with the application; (2) a revision to the first sentence of Condition 4.b to increase the 32,000 square feet of restaurant (no drive-through) use allowed to 40,000 square feet; (3) a revision to the first sentence of Condition 11 to replace the referenced Roadway Section plan prepared by CORE with a revised Roadway Section plan to align with the new configuration; and (4) a deletion of Condition 43 because the required parking lot connections referenced are no longer applicable based on the modified commercial area design area.

A Community Zoning Information Meeting (CZIM) will be held on **Wednesday, May 13th @ 6pm** in the Community Room at Alpharetta City Hall located at 2 Park Plaza, Alpharetta, GA 30009. A public hearing regarding the application will be held on **Monday, May 18th @ 6:30pm** before the City Council. The City Council hearing is also held at Alpharetta City Hall in the Council Chambers. If you have any questions about the application or proposal, please contact me at jessica.hill@troutman.com or (404) 885-3925.

Sincerely yours,

Jessica L. Hill

327216778v1

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Jessica Lee Hill, Esq.
Troutman Pepper Locke LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308

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2.	UNICENTRO 61 LLC 5025 BRIARSTONE RIDGE WAY ALPHARETTA GA 30022-7817				
3.	WALTERS PROPERTIES LLC 2435 OLD ALABAMA RD ROSWELL GA 30076				
4.	YANEZ NILTON 3514 OLD MILTON PKWY ALPHARETTA GA 30005				
5.					
6.					

PS Form **3665**, January 2017 (Page ___ of ___) PSN 7530-17-000-5549

See Reverse for Instructions

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Jessica Lee Hill, Esq.
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Atlanta, GA 30308

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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	GEORGIA STATE UNIVERSITY FOUNDATION 1 PARK PL S # 533 ATLANTA GA 30303				
2.	GHOSH ROBIN 105 CLUB FALLS DR ALPHARETTA GA 30022				
3.	GOETHE JANET 48 E 48TH ST SAVANNAH GA 31405				
4.	HEALTH CARE PARTNERS OF GEORGIA LLC 2006 HUNTERS GREEN CIR LAWRENCEVILLE GA 30043				
5.	SWNC ASPEN STATION LLC 1616 2ND AVE S STE 100 BIRMINGHAM AL 35233				
6.	TAIBIO PROPERTIES LLC 3156 ST IVES COUNTRY CLUB PKWY JOHNS CREEK GA 30097				

PS Form **3665**, January 2017 (Page ___ of ___) PSN 7530-17-000-5549

See Reverse for Instructions

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043M31244940
US POSTAGE

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	COMPASS REAL ESTATE SERVICES LLC 6035 SOUTHHARD TRC CUMMING GA 30040				
2.	DELOS REAL INVESTMENTS LLC 1065 BUXTON WAY ALPHARETTA GA 30004				
3.	DIVAGNO ALBERT J JR & SELENA E 3502 OLD MILTON PKY ALPHARETTA GA 30005				
4.	EMPYREAN LLC 178 SOUTH MAIN ST STE 250 ALPHARETTA GA 30009				
5.	EXCEL REALTY ASSOCIATES LLC 5455 MCGINNIS VILLAGE PL SUITE 102 ALPHARETTA GA 30005				
6.	FOAMWORKS ALPHARETTA LLC P O BOX 368 ROSWELL GA 30077				

PS Form **3665**, January 2017 (Page ___ of ___) PSN 7530-17-000-5549

See Reverse for Instructions

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1.	CARIZ ENTERPRISE LLC 8930 INDIAN WELLS CT DULUTH GA 30097				
2.	CH RETAIL FUND II ATLANTA OLD MILTON FESTIVAL LLC 3819 MAPLE AVE DALLAS TX 75219				
3.	CHAMRAIL INVESTMENT L P 540 LAUREL OAKS LANE ALPHARETTA GA 30004				
4.	CITY OF ALPHARETTA 287 SOUTH MAIN ST ALPHARETTA GA 30004				
5.	CJ & LJ LLC 8050 BROOKWOOD WAY CUMMING GA 30041				
6.	COLLEDGE ROAD LLC 2310 HOPEWELL PLANTATION DR ALPHARETTA GA 30004				

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1.	SG MOB HOLDINGS LLC 5887 GLENRIDGE DR NE STE 350 ATLANTA GA 30328				
2.	SINGH & PATEL PROPERTIES LLC 3518 OLD MILTON PKWY ALPHARETTA GA 30005				
3.	ACTION OUTDOOR ADVERTISING JV L L C 3512 OLD MILTON PKY ALPHARETTA GA 30005				
4.	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA 270 WASHINGTON ST SW STE 6122 ATLANTA GA 30334				
5.	BOF II GA BROOKSIDE LLC FIVE CONCOURSE DR SUITE 3100 ATLANTA GA 30328				
6.	BUCHANAN WILLIAM L 3534 OLD MILTON PKWY ALPHARETTA GA 30005				

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1.	OMC ENTERPRISES LLC 3592 OLD MILTON PKWY ALPHARETTA GA 30005				
2.	ORTON STEPHEN A 1125 LIBERTY GROVE RD ALPHARETTA GA 30004				
3.	PAXIN SEBASTIAN SAM 3540 OLD MILTON PKWY ALPHARETTA GA 30005-4459				
4.	PINKERTON FINANCIAL RESOURCES LLC 3548 OLD MILTON PKWY ALPHARETTA GA 30005				
5.	PRIMESOFT AMERICA INC 3510 VAUGHAN DR CUMMING GA 30041				
6.	PSC HOLDINGS ALPHARETTA LLC 11745 BENTHAM CT ALPHARETTA GA 30005				

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1.	LOYALTY OLD MILTON PROPERTY LLC 3324 PEACHTREE RD # 3005 ATLANTA GA 30326				
2.	LSC CAPITAL LLC 1030 CAMBRIDGE SQ STE C ALPHARETTA GA 30009				
3.	MARINETTE BOGERT REVOCABLE LIVING TRUST THE 574 VAILL POINT RD SAINT AUGUSTINE FL 32086				
4.	NORTH ATLANTA PSYCHIATRY INC 7902 AMAWALK CIR DULUTH GA 30097				
5.	OLIVAE LLC 565 HANLON WAY ALPHARETTA GA 30009				
6.	OMC ENTERPRISES LLC 3590 OLD MILTON PKWY ALPHARETTA GA 30005				

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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	HEALTH CARE PARTNERS OF GEORGIA LLC 3584 OLD MITLON PKWY ALPHARETTA GA 30005				
2.	HIGH HOPES PROPERTIES LLC 6435 LAKEAIRES DR CUMMING GA 30040				
3.	JD LD ATLANTA LLC P.O. BOX 7555 REDLANDS CA 92375-0555				
4.	JTK III LLC 3570 OLD MILTON PKWY ALPHARETTA GA 30009				
5.	KATHRYN C REEDER LIVING TRUST THE 1465 BADINGHAM DR CUMMING GA 30041				
6.	KEW RAY LLC 3568 OLD MILTON PKWY ALPHARETTA GA 30005				

PS Form **3665**, January 2017 (Page ___ of ___) PSN 7530-17-000-5549

See Reverse for Instructions

CZIM SIGN IN SHEET

Community Zoning Information Meeting (CZIM) May 13, 2026

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

PH-26-10 / Portman Brookside Change of Condition

NAME	ADDRESS	COMMENTS
	No	Comments

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

April 23, 2026

City of Alpharetta
c/o Planning & Zoning Division
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent for Application for Amending Zoning Conditions
Brookside Redevelopment – 3625 and 3655 Brookside Parkway

Dear City of Alpharetta,

Brookside A Owner (GA), LLC (the "Applicant") is requesting to modify conditions included as part of the approval of MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 on April 28, 2025, which rezoned the 19.68 acre property located at 3625 and 3655 Brookside Parkway in the City of Alpharetta (the "Property"). This application requests a modification to the commercial area configuration along the Brookside Parkway frontage to accommodate an improved design and accommodate additional food and beverage uses. The proposed uses of the Property are not changing. The proposed revisions to the conditions to facilitate the modified commercial area are:

- A revision to Conditions 1, 4(e), 7, 10, 18 and 19 to replace the referenced site plan by Kimley-Horn with the site plan enclosed with the application;
- A revision to the first sentence of Condition 4.b to increase the 32,000 square feet of restaurant (no drive-through) use allowed to 40,000 square feet;
- A revision to Condition 11 to replace the referenced Roadway Section plans prepared by CORE with the revised Roadway Sections enclosed in this application;
- A revision to Condition 11 to delete the third sentence requiring a 10' drive aisle width to align with the updated Roadway Sections and the cohesive roadway widths within the project;
- A deletion of Condition 43 because the required parking lot connections are no longer applicable based on the modified commercial design area; and
- A revision to Condition 25 to replace the referenced Site Program and Amenities Exhibit prepared by CORE with the revised Site Program and Amenities Exhibit enclosed in this application.

Attached hereto as Exhibit "A" is a preservation of rights on behalf of the Applicant. Thank you for your consideration of this application.

Sincerely,

Jessica L. Hill

EXHIBIT A TO LETTER OF INTENT
Preservation of Rights

It is the position of the Applicant that The Unified Development Code of the City of Alpharetta, in limiting the property to the uses allowed in the current Master Plan, the Future Land Use Map and its current zoning is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983).

Further, a denial of this application would constitute an arbitrary and capricious act by the City without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the state of Georgia of 1983, and the Due Process Clause of the 14th Amendment to the Constitution of the United States of America.

To zone this property with any intervening conditions other than those requested or otherwise agreed to by the Applicant would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

Applicant Request And Intent

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

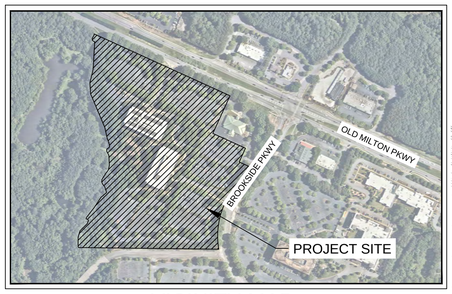
The proposed use of the property is office, residential use, including for sale attached dwellings and for rent multifamily dwellings and commercial and semi-public uses such as restaurant and retail uses.

Applicant's Request (Please itemize the proposal):

1. Modify conditions 1, 4(e), 7, 10, 18 and 19 to replace the referenced site plan by Kimley-Horn with the revised site plan enclosed with this application.
2. Modify the first sentence of condition 4.b to increase the 32,000 square feet of restaurant (no drive-through use) allowed to 40,000 square feet.
3. Modify the first sentence of condition 11 to replace the referenced Roadway Section plans prepared by CORE with the revised Roadway Section plans enclosed with this application.
4. Delete the third sentence of condition 11 requiring a 10 foot drive aisle to align with the Roadway Sections and create cohesive roadway widths in the project.
5. Delete condition 43 entirely because the required parking lot connections a no longer applicable based on the updated commercial area design.
6. Revise condition 25 to replace the referenced Site Program and Amenities Exhibit prepared by CORE with the revised Site Program and Amenities Exhibit enclosed in this application.

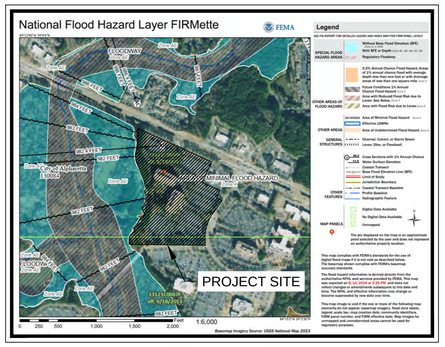
Applicant's Intent *(Please describe what the proposal would facilitate)*:

The proposal would modify the commercial area configuration along the Brookside Parkway frontage to accommodate an improved design.



VICINITY MAP

NOT TO SCALE



FEMA MAP

THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

STORMWATER MANAGEMENT NOTE:

THE SITE WILL CONTAIN ONSITE AND OFFSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE USE OF SEVERAL COMPONENTS STRATEGICALLY LOCATED THROUGHOUT THE SITE IN ORDER TO PROVIDE RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), INCLUDING: PERMEABLE PAVERS, GRASS PAVE, INFILTRATION FIELDS, BIORETENTION AREAS, AND OTHERS. WHERE RUNOFF REDUCTION IS NOT FEASIBLE, WATER QUALITY ALTERNATIVES WILL BE APPLIED.

EXISTING CONDITIONS SURVEY NOTE:

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY ALTA/NSPS SURVEY, DATED 03/17/2026.

Tag Number	DBH	Species	Common Name	Condition	Notes	Type
8000	12	Liquidambar st.	Sweet gum	Good		Specimen
8001	12	Liquidambar st.	Sweet gum	Good	Multi-trunk. Base	Specimen
8002	12	Liquidambar st.	Sweet gum	Good		Specimen
8003	12	Liquidambar st.	Sweet gum	Good	Multi stem. DBH	Specimen
8004	12	Liquidambar st.	Sweet gum	Good	Multi stem. DBH	Specimen
8005	12	Liquidambar st.	Sweet gum	Good	Multi stem. DBH	Specimen
8006	12	Liquidambar st.	Sweet gum	Good	Multi stem. DBH	Specimen
8007	12	Liquidambar st.	Sweet gum	Good		Specimen
8008	12	Cornus florida	Dogwood	Good	Multi stem. DBH	Specimen
8009	12	Liquidambar st.	Sweet gum	Good	Multi stem. DBH	Specimen
8010	12	Liquidambar st.	Sweet gum	Good	Multi stem. DBH	Specimen
8011	12	Liquidambar st.	Sweet gum	Good	Multi stem. DBH	Specimen

PORTMAN

Brookside Village Redevelopment Amendment

97453
04.22.2026

1500 MARIETTA ROAD NW SUITE 1, ATLANTA, GA 30318 **P:** 770.951.5500 **W:** COREATLANTA.COM

01

Overall Master Plan Amendment

SITE PLAN

Overall Master Plan Amendment

LEGEND

MF	Multi-Family
LB	Multi-Family Lobby
P	Parking Deck
RX	Commercial 1-8
OF	Existing Office
TH	Townhomes

**This preliminary Site Plan is intended for City of Alpharetta rezoning purposes only. It does not guarantee the final design.*

0' 30' 60' 120'

SCALE: 1" = 60'-0"

SITE PLAN

Site Program + Amenities Amendment

LEGEND

- Park Gateway / Entry Portal
- Entry Monumentation / Signage
- Outdoor Amphitheater
- Sculpture Location
- Mural Location
- Multi-Use Trail
- Focal Point / Pergola
- Community Greenspace
- Multi-Family Pool Amenity
- Fire Pits
- Outdoor Dining
- Outdoor Patio
- Dog Park
- Community Garden
- Retail Experience

0' 30' 60' 120'

SCALE: 1" = 60'-0"

SITE PLAN

Overall Master Plan Comparison

AMENDED SITE PLAN (03.31.2026)

PREVIOUS SITE PLAN (03.20.2025)

0' 30' 60' 120'
SCALE: 1" = 60'-0"

02

Enlargement Amendment

SITE PLAN ENLARGEMENT

Retail Amenities + Brookside Parkway Entrance Amendment

LEGEND

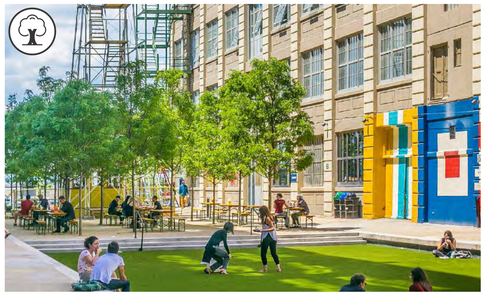
SITE ELEMENTS

1. Sidewalk
2. Open Lawn
3. Pedestrian Crossing
4. Asphalt Drive
5. On-Street Diagonal Parking
6. Parallel Parking
7. Parking Lot
8. Trash Enclosure
9. Plaza / Entry
10. Roadway Paver

- Entry Monumentation / Signage
- Sculpture Location
- Mural Location
- Outdoor Dining / Patio
- Community Greenspace

0' 10' 20' 40'
SCALE: 1" = 20'-0"

LOOK + FEEL IMAGERY

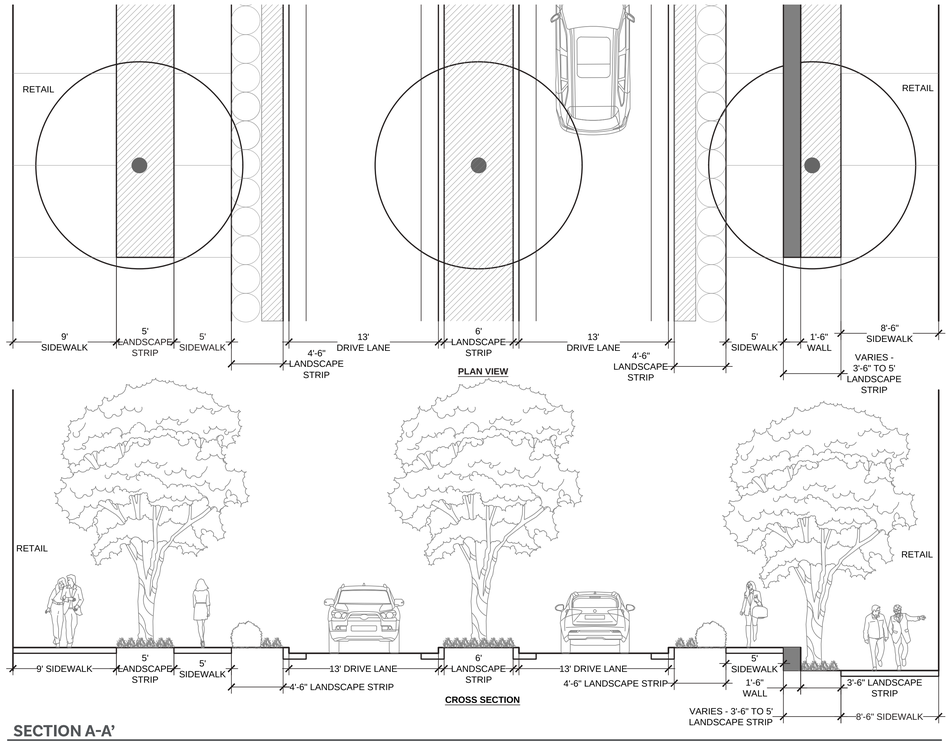


03

Roadway Section Amendment

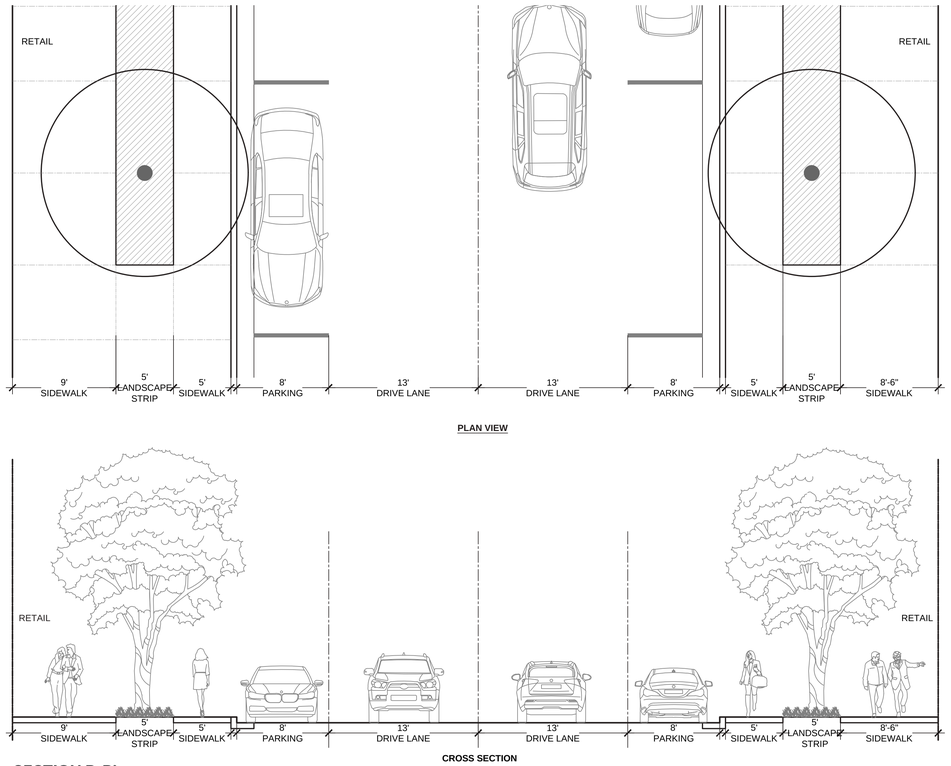
ROADWAY SECTIONS

Sections A & B



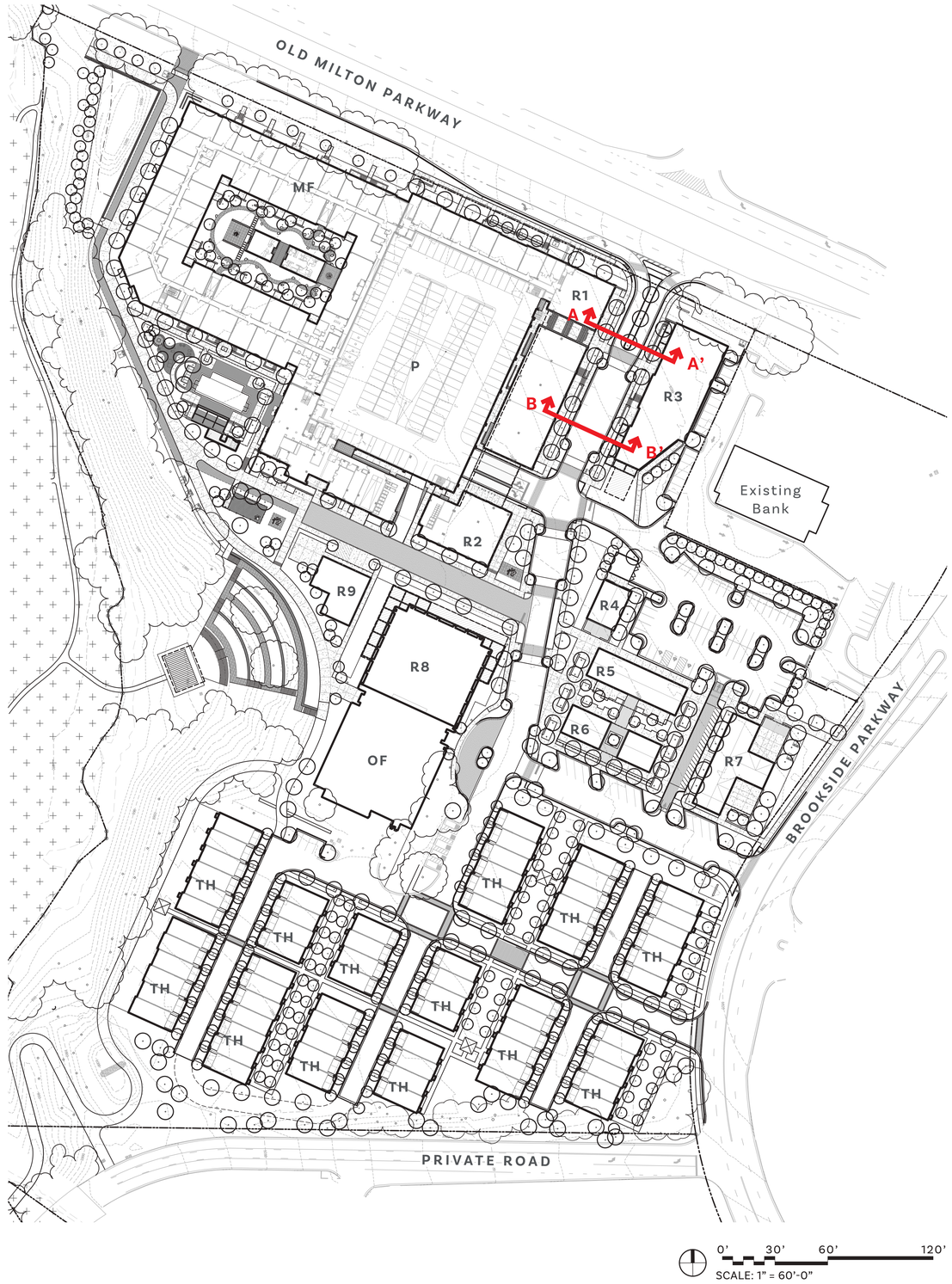
SECTION A-A'

3/16" = 1'-0"



SECTION B-B'

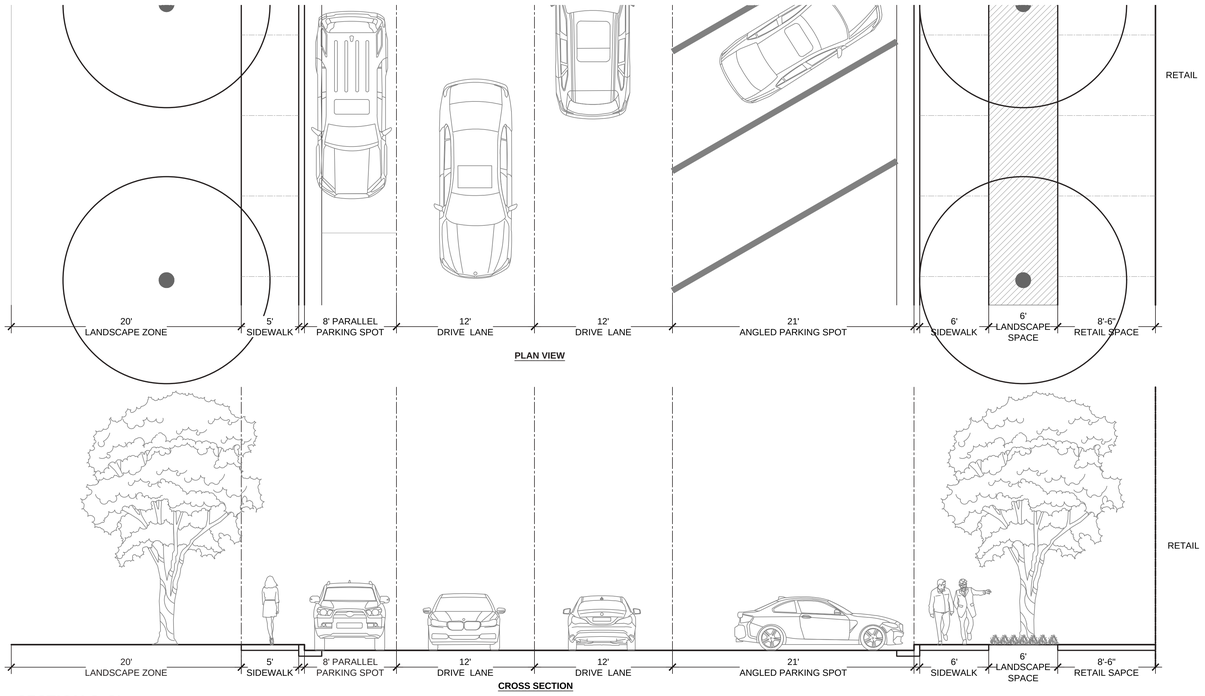
3/16" = 1'-0"



ROADWAY KEY MAP

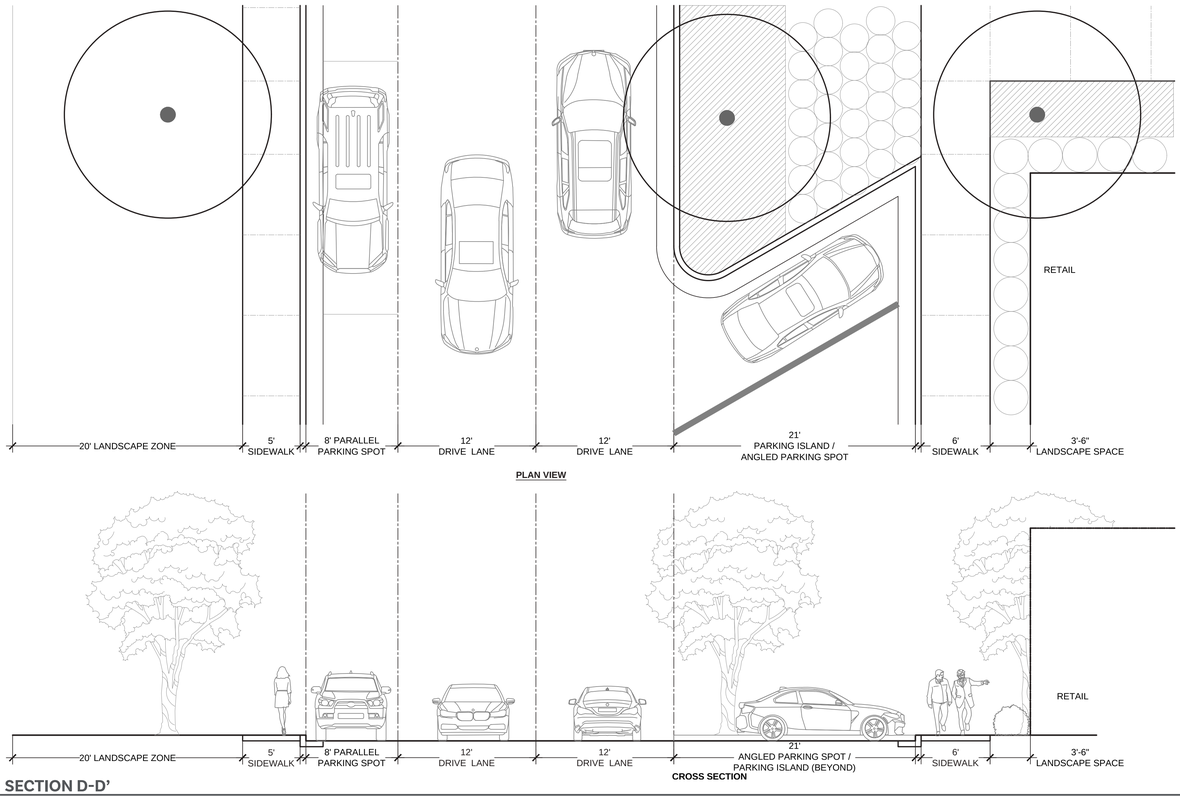
ROADWAY SECTIONS

Sections C & D



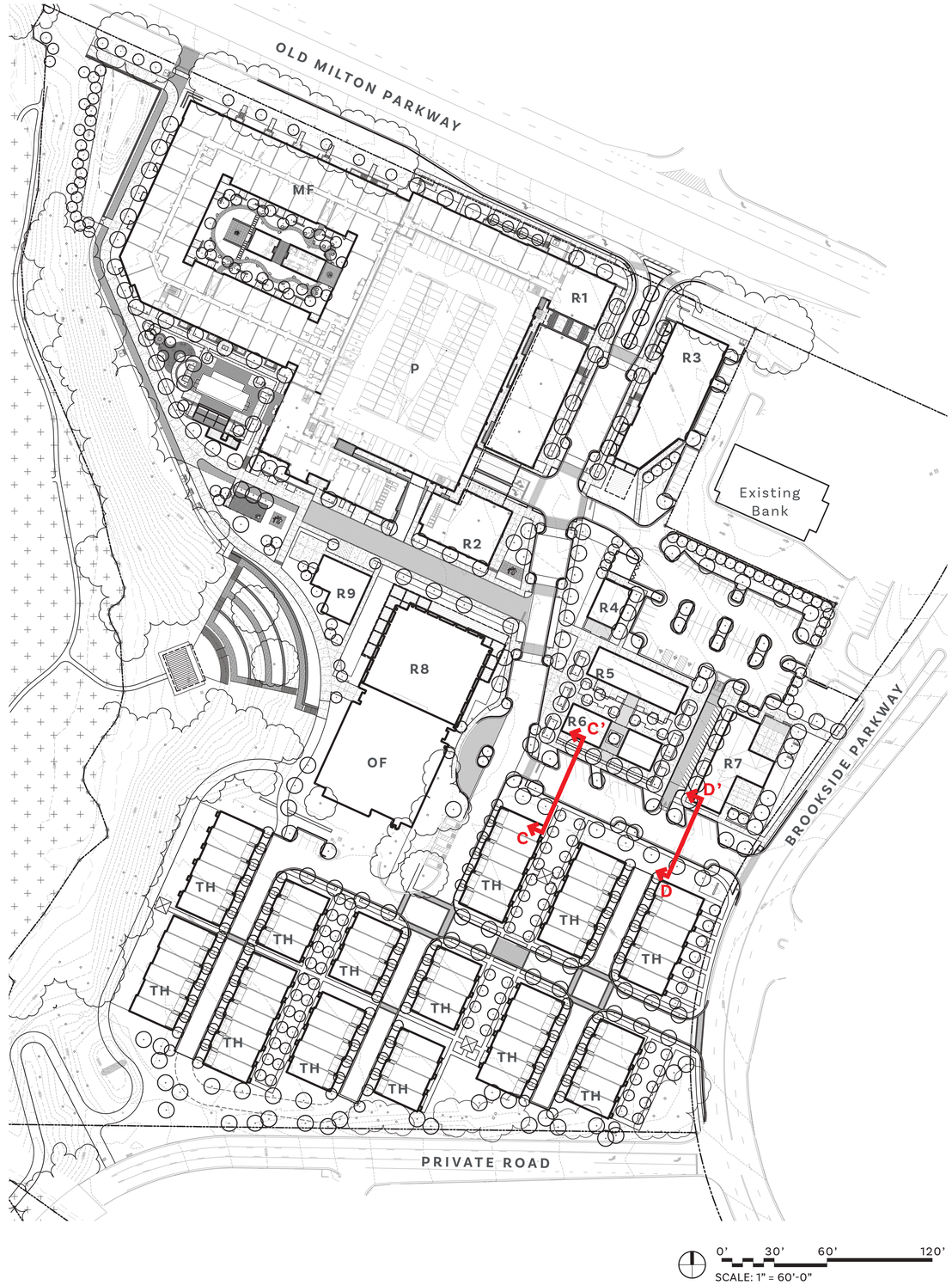
SECTION C-C'

3/16" = 1'-0"



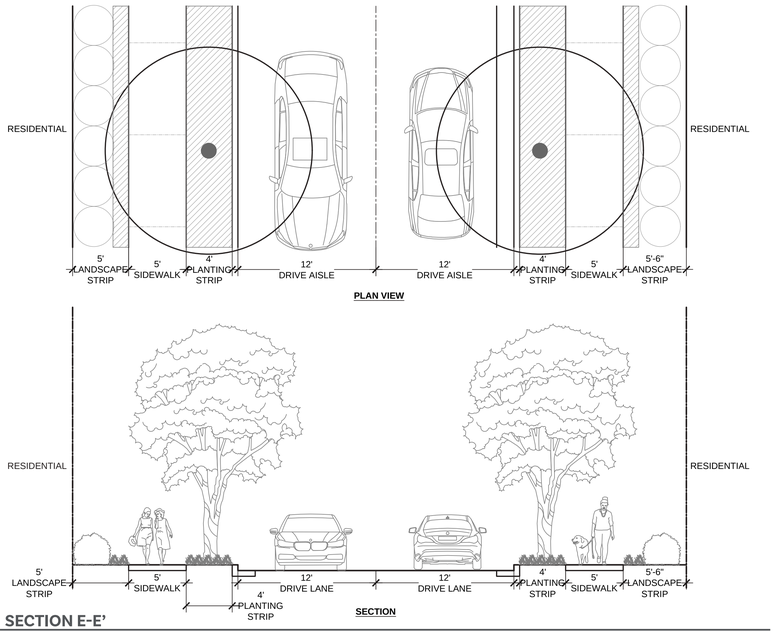
SECTION D-D'

3/16" = 1'-0"



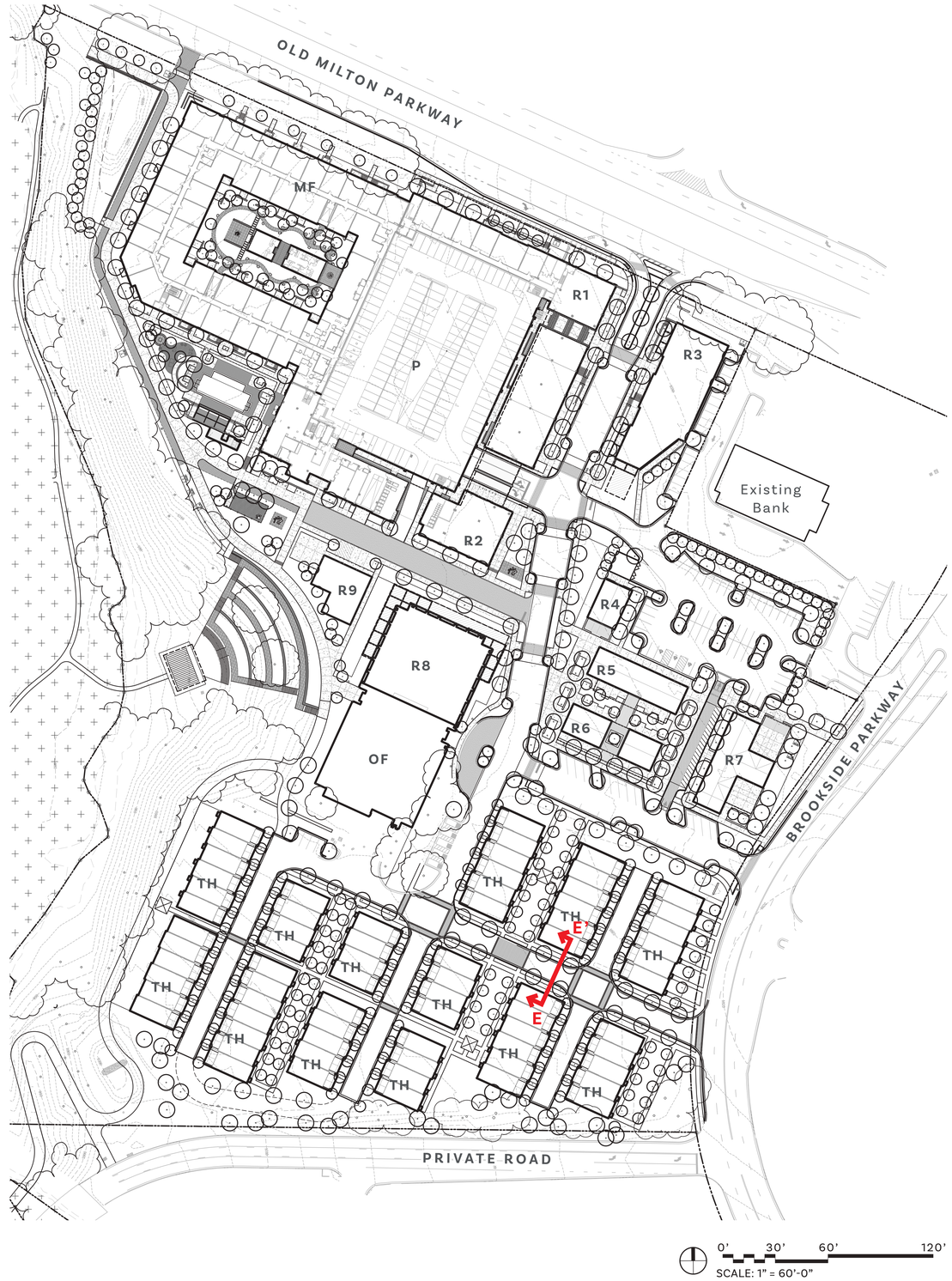
ROADWAY KEY MAP

Section E



SECTION E-E'

3/16" = 1'-0"



ROADWAY KEY MAP

04

Previous Redevelopment Package 03.20.2025

SITE PLAN

Overall Master Plan

LEGEND

- MF — Multi-Family
- LB — Multi-Family Lobby
- P — Parking Deck
- RX — Commercial 1-8
- OF — Existing Office
- TH — Townhomes
- JB — Commercial Jewel Box

**This preliminary Site Plan is intended for City of Alpharetta rezoning purposes only. It does not guarantee the final design.*

0' 30' 60' 120'

SCALE: 1" = 60'-0"

SITE PLAN

Site Program + Amenities

LEGEND

- Park Gateway / Entry Portal
- Entry Monumentation / Signage
- Outdoor Amphitheater
- Sculpture Location
- Mural Location
- Multi-Use Trail
- Focal Point / Pergola
- Community Greenspace
- Pickleball Courts
- Multi-Family Pool Amenity
- Multi-Family: Outdoor Dining / Grills
- Fire Pits
- Outdoor Dining
- Outdoor Patio
- Dog Park
- Community Garden
- Retail Experience

0' 30' 60' 120'
SCALE: 1" = 60'-0"

SITE PLAN

Connectivity + Pedestrian Circulation

SITE PLAN ENLARGEMENT

Old Milton Parkway Entrance

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Event Lawn
3. Stage / Platform
4. Pedestrian Crossing
5. Asphalt Drive
6. On-Street Parallel Parking

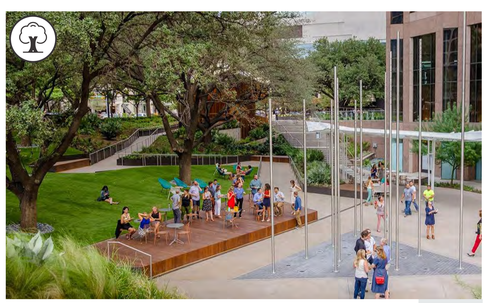
- Entry Monumentation / Signage
- Sculpture Location
- Mural Location
- Community Greenspace
- Outdoor Dining
- Retail Experience

LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0' 10' 20' 40'
SCALE: 1" = 20'-0"

LOOK + FEEL IMAGERY



SITE PLAN ENLARGEMENT

Retail Amenities + Brookside Parkway Entrance

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Gravel Bosque
3. Water Feature
4. Open Lawn
5. Tiered Deck
6. Overhead Structure
7. Pedestrian Crossing
8. Asphalt Drive
9. On-Street Diagonal Parking

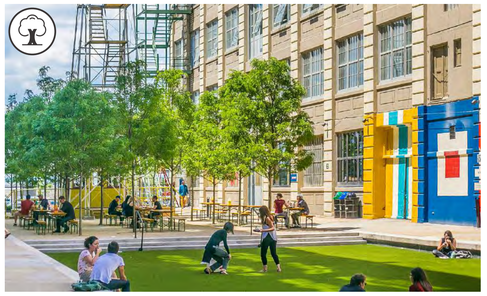
- Entry Monumentation / Signage
- Sculpture Location
- Mural Location
- Focal Point / Pergola
- Community Greenspace
- Outdoor Dining
- Outdoor Patio

LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0' 10' 20' 40'
SCALE: 1" = 20'-0"

LOOK + FEEL IMAGERY



SITE PLAN ENLARGEMENT

Multi-Family Amenities + Multi-Use Trail

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Fire Lane: Multi-Use Trail with Landscape Strip
3. Pool Lounger Area
4. Cabana
5. Pool Enclosure
6. Overhead Structure at Pickelball
7. Open Lawn
8. Multi-Use Trail Raised Boardwalk
9. Fire Lane: Grassed
10. Recommended Future Big Creek Greenway Connector Trail

- Park Gateway / Entry Portal
- Multi-Use Trail
- Mural Location
- Pickelball Courts
- Multi-Family Pool Amenity
- Multi-Family: Outdoor Dining / Grills
- Fire Pits
- Outdoor Patio

LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

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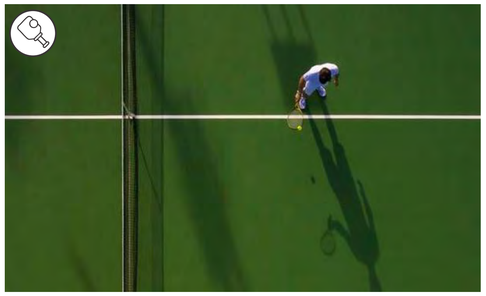


SITE PLAN ENLARGEMENT

Park Space + Amphitheater

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Fire Lane: Multi-Use Trail with Landscape Strip
3. Retractable Bollards
4. Overlook Area with Overhead Structure
5. Stage / Platform
6. New Amphitheater and Stairs
7. Hillside Slide
8. Paver Area
9. Existing Wall to Remain
10. Existing Walkway
11. Asphalt Drive
12. Multi-Use Trail

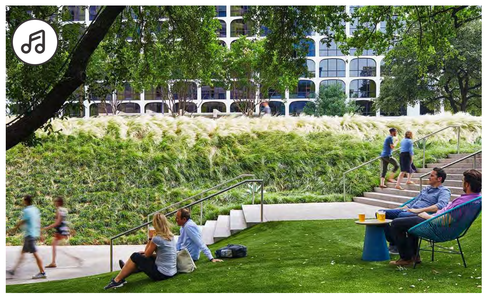
- Park Gateway / Entry Portal
- Outdoor Amphitheater
- Sculpture Location
- Mural Location
- Multi-Use Trail
- Community Greenspace
- Outdoor Dining
- Outdoor Patio
- Dog Park

LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0' 10' 20' 40'
SCALE: 1" = 20'-0"

LOOK + FEEL IMAGERY



SITE PLAN ENLARGEMENT

Townhomes

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Pedestrian Crossing
3. Existing Park Connection
4. Fire Lane: Grass
5. Trail Expansion Pending Agreement with North Point Church
6. Asphalt Drive

- Park Gateway / Entry Portal
- Outdoor Amphitheater
- Sculpture Location
- Mural Location
- Multi-Use Trail
- Focal Point / Pergola
- Community Greenspace
- Fire Pits
- Community Garden

LANDSCAPE ELEMENTS

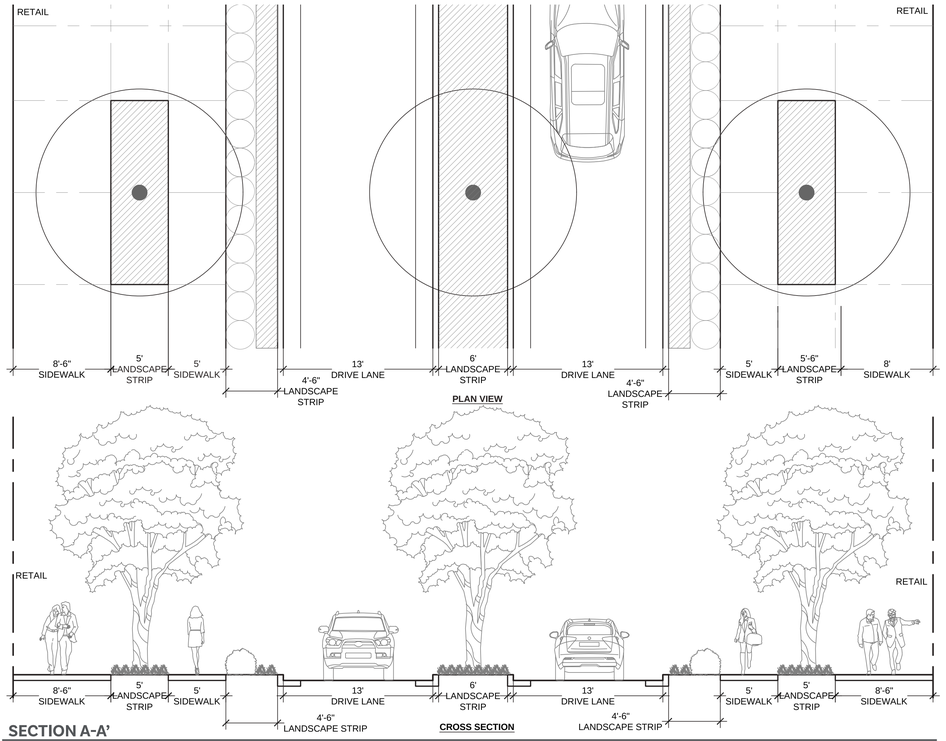
- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0' 15' 30' 60'
SCALE: 1" = 30'-0"

LOOK + FEEL IMAGERY

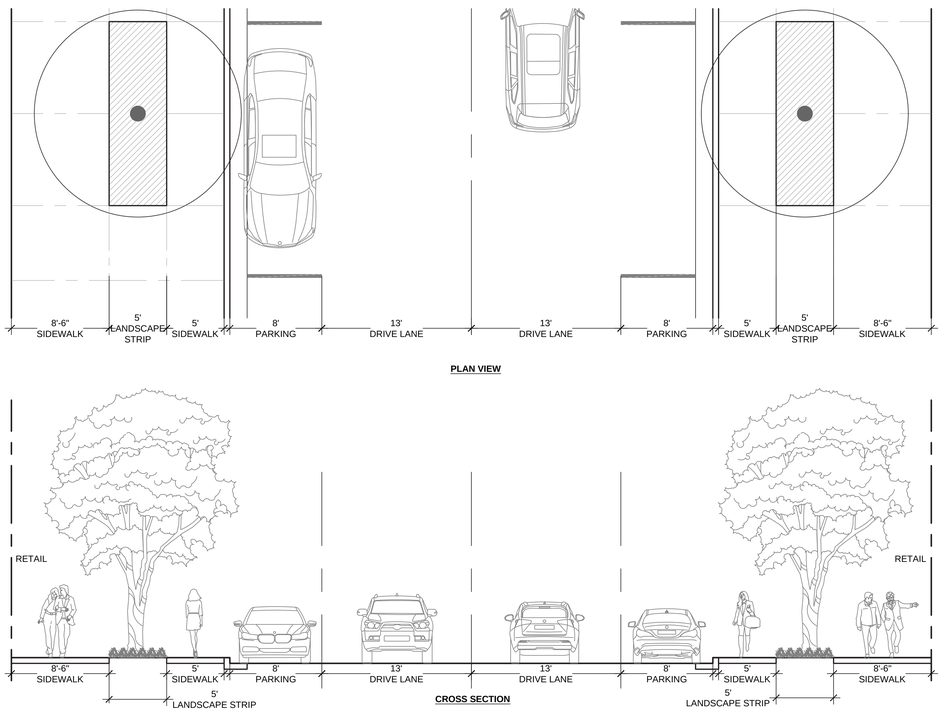
ROADWAY SECTIONS

Sections A & B



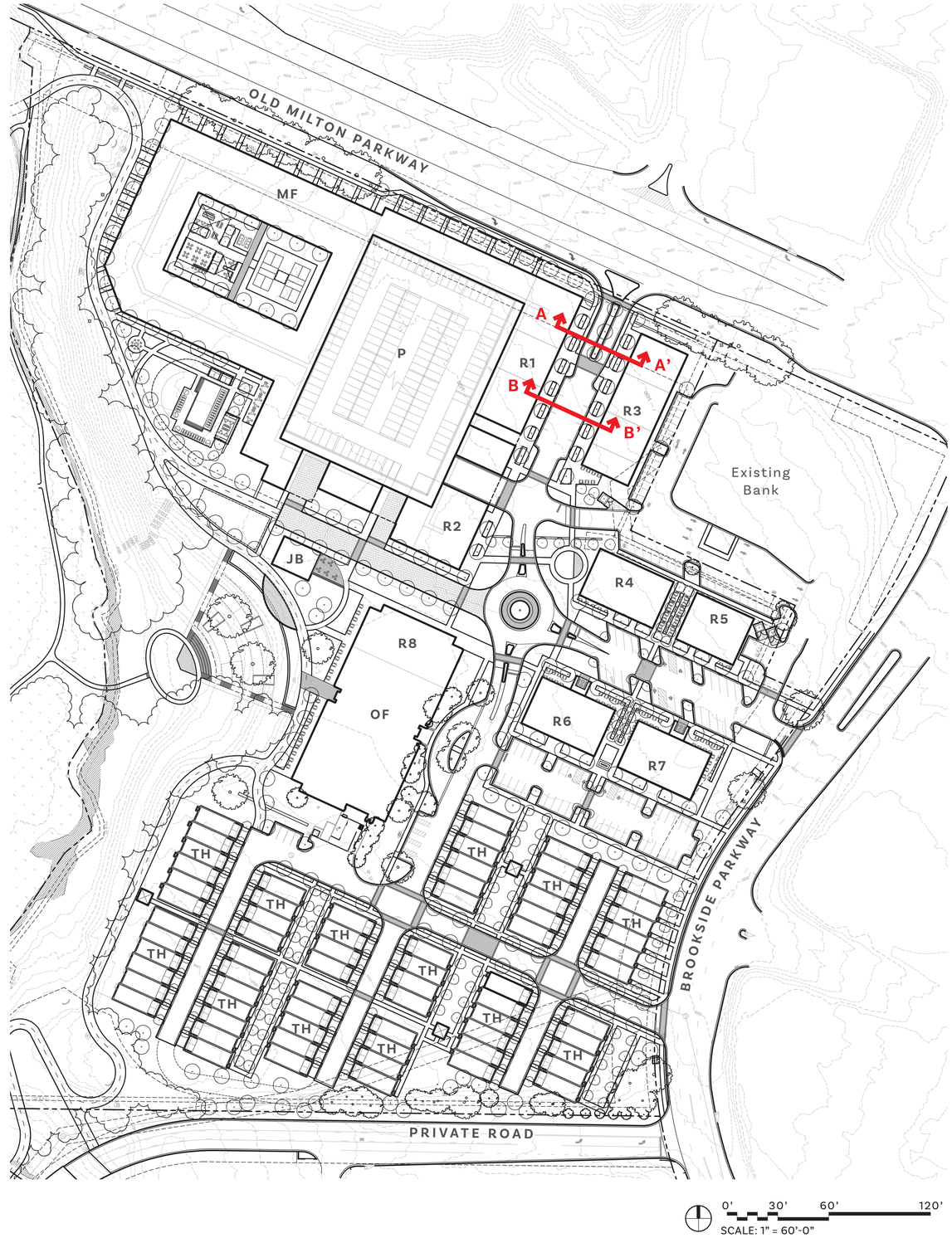
SECTION A-A'

3/16" = 1'-0"



SECTION B-B'

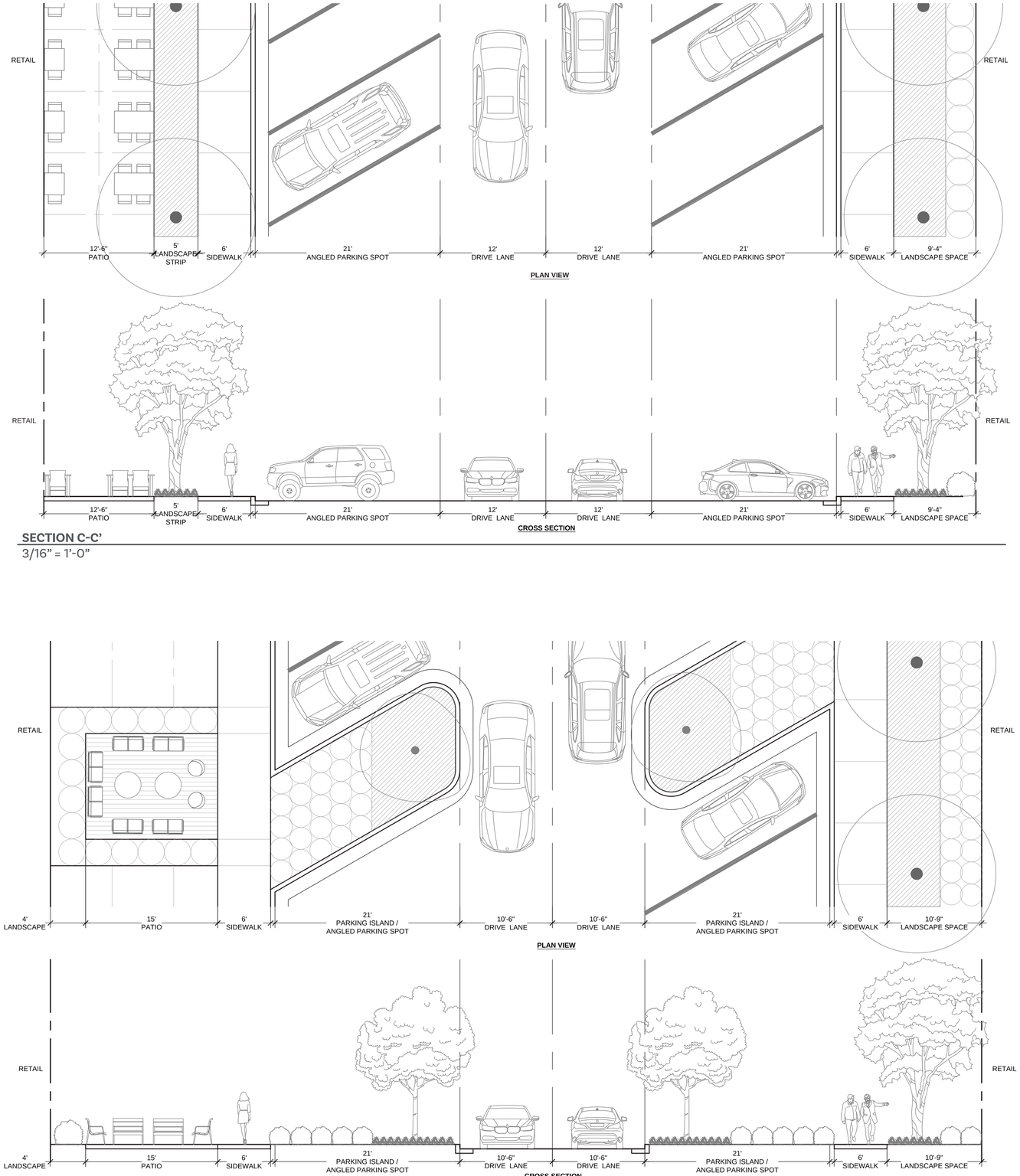
3/16" = 1'-0"



ROADWAY KEY MAP

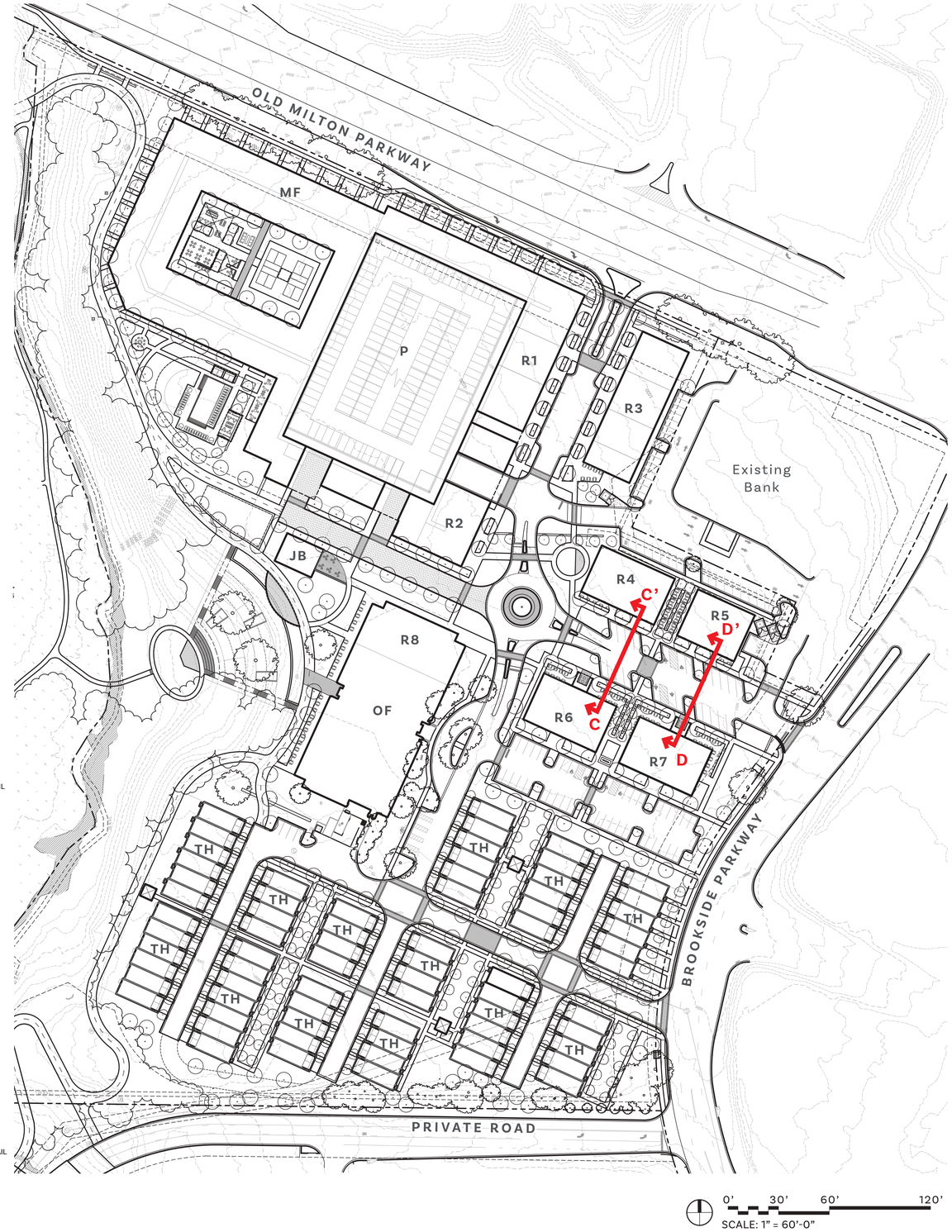
ROADWAY SECTIONS

Sections C & D



SECTION C-C'
3/16" = 1'-0"

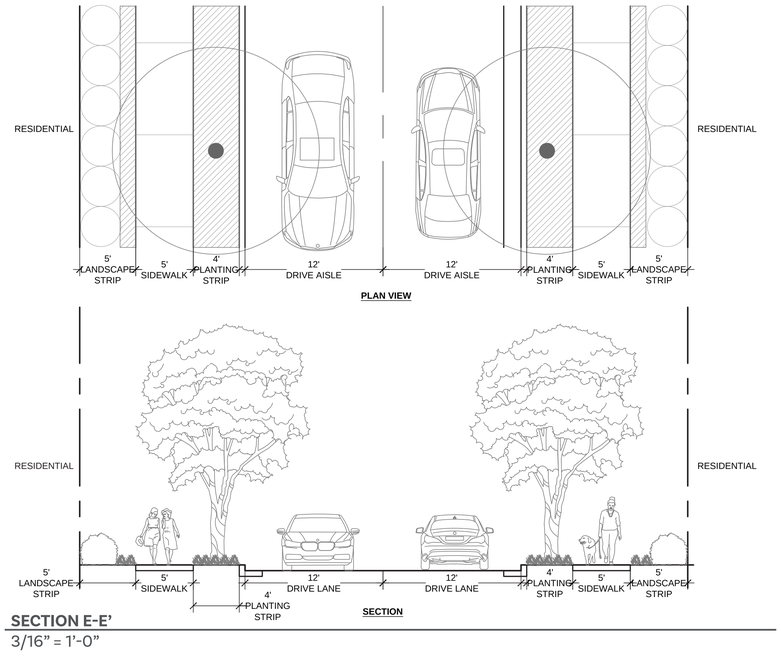
SECTION D-D'
3/16" = 1'-0"



ROADWAY KEY MAP

ROADWAY SECTIONS

Section E

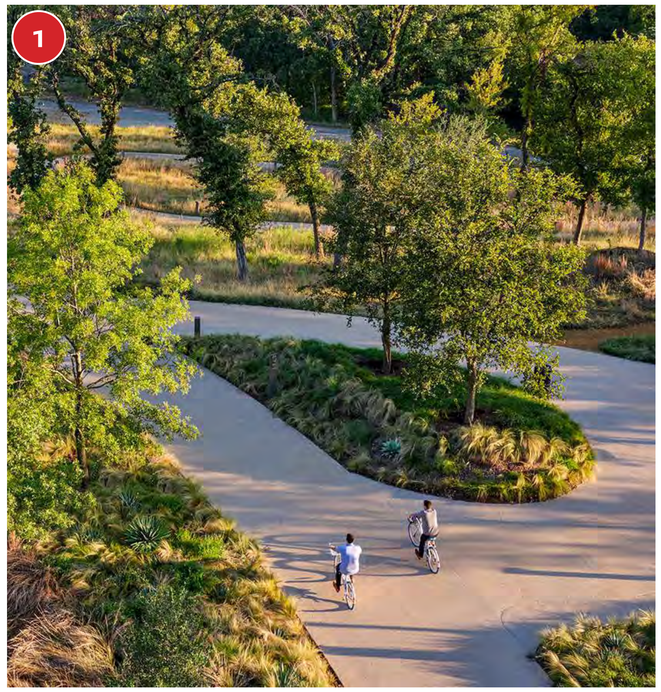


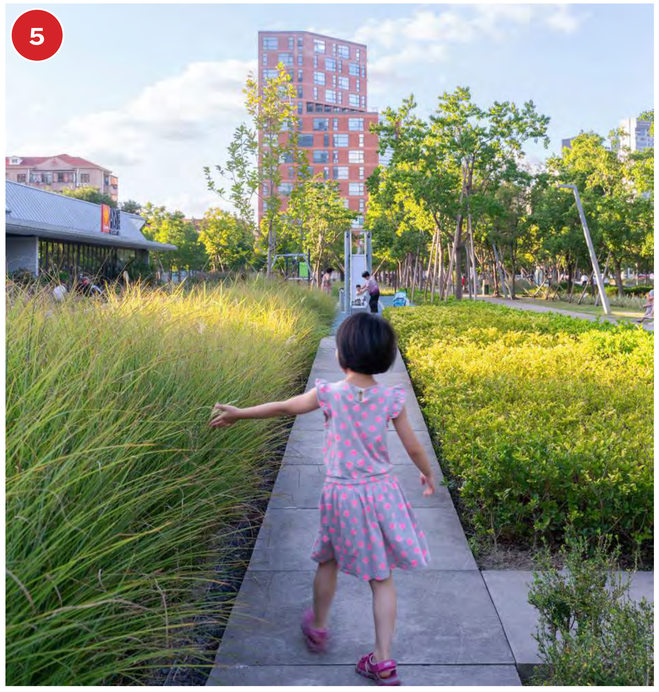
SECTION E-E'

3/16" = 1'-0"

ROADWAY KEY MAP

Landscape





Native Plant Pallet

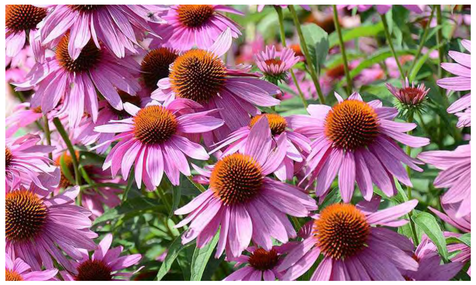
PERENNIALS

Carex
Carex spp.

Black-Eyed Susan's
Rudbeckia spp

Gaura
Oenothera lindheimeri

Joe Pye Weed
Eutrochium maculatum



Purple Coneflower
Echinacea purpurea

ORNAMENTAL GRASSES

Tickleseed
Coreopsis spp.

Northern Sea Oats
Chasmanthium latifolium

Little Bluestem
Schizachyrium scoparium

Pink Muhley Grass
Muhlenbergia capillaris

Switch Grass
Panicum virgatum

SHRUBS

Azalea
Rhododendron spp.

Dwarf Fothergilla
Fothergilla gardenii

Itea
Itea virginica

Oakleaf Hydrangea
Hydrangea quercifolia

Wax Myrtle
Myrica cerifera

Native Plant Pallet

TREES

Witchhazel
Hamamelis virginiana

Yucca
Yucca aloifolia

Black Gum
Nyssa sylvatica

Bald Cypress
Taxodium distichum

Dogwood
Cornus kousa

Loblolly Pine
Pinus palustris

Maple
Acer spp.

Oak
Quercus spp.

Holly
Ilex spp.

Redbud
Cercis canadensis

River Birch
Betula nigra

Serviceberry
Amelanchier arborea

THANK YOU!

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Brookside A Owner (GA), LLC Telephone: (404) 614-5416

Address: 303 Peachtree Center Avenue Suite: 575

City Atlanta State: GA Zip: 30303 Fax:

Mobile Tel: (404) 702-9111 Email: mgreene@portmanholdings.com

Subject Property Information:

Address: 3625 and 3655 Brookside Parkway Current Zoning: MU

District: 1st Section: 2nd Land Lot: 2, 3, 44 Parcel ID: 11 002000440365

Proposed Zoning: MU (no change) Current Use: Office and Accessory Parking

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

☐ Conditional Use
☐ Rezoning
☐ Variance
☐ Exception
☐ Master Plan Amendment
☐ Master Plan Review
☐ Public Hearing
☐ Comprehensive Plan Amendment
☒ Other *(Specify)*: Change of Zoning Conditions (Site Plan Amendment)

Applicant Request And Intent

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

The proposed use of the property is office, residential use, including for sale attached dwellings and for rent multifamily dwellings and commercial and semi-public uses such as restaurant and retail uses.

Applicant's Request (Please itemize the proposal):

1. Modify condition 1 to replace the referenced site plan by Kimley-Horn with the revised site plan enclosed with this application.

2. Modify the first sentence of condition 4.b to increase the 32,000 square feet of restaurant (no drive-through use) allowed to 40,000 square feet.

3. Modify the first sentence of condition 11 to replace the referenced Roadway Section plans prepared by CORE with the revised Roadway Section plans enclosed with this application.

4. Delete condition 43 entirely because the required parking lot connections a no longer applicable based on the updated commercial area design.

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

The proposal would modify the commercial area configuration along the Brookside Parkway frontage to accommodate an improved design.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Brookside A Owner (GA), LLC Telephone: (404) 614-5416

Address: 303 Peachtree Center Ave Suite: 575

City Atlanta State: GA Zip: 30303 -

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 Change of Zoning Conditions (Site Plan Amendment)

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Brookside A Owner (GA), LLC (c/o Troutman Pepper Locke, LLP) Telephone: (404) 614-5416

Address: 303 Peachtree Center Avenue Suite: 575

City Atlanta State: GA Zip: 30303 -

So Sworn and Attested:

Owner Signature: J Greenway Date: 3/26/24

Notary:

Notary Signature: Kristen Presutti Date: 3/26/24

KRISTEN PRESUTTI
My Commission Expires
NOTARY PUBLIC
June 6, 2028
FULTON COUNTY, GEORGIA

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: Brookside A Owner (GA), LLC (Property Owner)

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: _____ 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: J Greenway Date: 3/26/26

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: Troutman Pepper Locke, LLP (Counsel for Applicant)

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: _____ 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: C. Conerley Date: 3/31/2026

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

To the north of the property on the other side of Old Milton Parkway is the Olde Milton Commons, Kimchi Red restaurant, Valvoline Instant Oil Change, and Andy's Frozen Custard. To the west is Brookside Park. South of the property is Georgia State University's Alpharetta Campus. To the east is Touchmark bank. The proposed modifications will complement the commercial uses that surround the proposed development. The proposal is suitable.

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

This proposal contemplates altering the proposed commercial area configuration along the Brookside Parkway frontage to accommodate an improved design. These improvements will help activate the area south of Old Milton Parkway with uses that are compatible with the mix of uses in the area. The location and proximity of the property to the Brookside Park and Georgia State University make it well suited for this scale of development. The proposal will not adversely affect the existing use or value of adjacent or nearby property.

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

Shifts in market demand have impaired the reasonable economic use as currently zoned. Additional restaurant space is appropriate due to market conditions and demands for a mix of commercial uses in the immediate area. The updated commercial area design will help to facilitate the property's transition into a true mixed-use development. Additionally, the Brookside Small Area Plan identifies Pod A, the pod where this site is located, as underdeveloped supporting a modification to the zoning conditions.

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

The proposed modifications will not cause an excessive or burdensome use of existing streets, transportation facilities or utilities. No change in population is expected because the proposal does not change the residential use permitted to be developed on the property. No adverse impact on traffic is expected from the additional accommodation for restaurant space within the approved 60,000 square feet of commercial use.

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

The proposed modifications do not include additional residential space so there will not be an impact to schools.

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

The proposal is consistent with many of the goals in the Brookside Small Area Plan which was incorporated into the Comprehensive Plan. Specifically, the Small Area Plan recommends partnering with land owners to redevelop parking lots, front roadways with new buildings to create a more pedestrian oriented development, facilitate access to and connect Brookside Park, provide outdoor amenity space and create a more activated, revived activity center. The proposal seeks to modify the commercial area to better activate the activity center.

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

As previously noted, the proposal will facilitate and accomplish many of the individual goals outlined for the area within the Brookside Small Area Plan. Reconfiguring the commercial area along the Brookside Parkway frontage with an improved design will help further activate an underutilized property into a pedestrian oriented, mixed-use campus that directly connects to Brookside Park.

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.

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

March 31, 2026

City of Alpharetta
c/o Planning & Zoning Division
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent for Application for Amending Zoning Conditions
Brookside Redevelopment – 3625 and 3655 Brookside Parkway

Dear City of Alpharetta,

Brookside A Owner (GA), LLC (the "Applicant") is requesting to modify four (4) conditions included as part of the approval of MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 on April 28, 2025, which rezoned the 19.68 acre property located at 3625 and 3655 Brookside Parkway in the City of Alpharetta (the "Property"). This application requests a modification to the commercial area configuration along the Brookside Parkway frontage to accommodate an improved design and accommodate additional food and beverage uses. The proposed uses of the Property are not changing. The proposed revisions to the conditions to facilitate the modified commercial area are:

- A revision to Condition 1 to replace the referenced site plan by Kimley-Horn with the site plan enclosed with the application;
- A revision to the first sentence of Condition 4.b to increase the 32,000 square feet of restaurant (no drive-through) use allowed to 40,000 square feet;
- A revision to the first sentence of Condition 11 to replace the referenced Roadway Section plans prepared by CORE with the revised Roadway Section enclosed with updated CORE plans included in this application; and
- A deletion of Condition 43 because the required parking lot connections are no longer applicable based on the modified commercial design area.

Attached hereto as Exhibit "A" is a preservation of rights on behalf of the Applicant. Thank you for your consideration of this application.

Sincerely,

Jessica L. Hill

327146534v1

EXHIBIT A TO LETTER OF INTENT
Preservation of Rights

It is the position of the Applicant that The Unified Development Code of the City of Alpharetta, in limiting the property to the uses allowed in the current Master Plan, the Future Land Use Map and its current zoning is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983).

Further, a denial of this application would constitute an arbitrary and capricious act by the City without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the state of Georgia of 1983, and the Due Process Clause of the 14th Amendment to the Constitution of the United States of America.

To zone this property with any intervening conditions other than those requested or otherwise agreed to by the Applicant would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

City Council Meeting & Public Hearing
APRIL 28, 2025
OFFICIAL MINUTES
Office of the City Clerk

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

OFFICIAL MINUTES
The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the video recording for said meeting is a matter of public record and is available to be viewed at the City Clerk's office during normal business hours or viewed online at https://www.youtube.com/user/*alpharettagov.*

1. CALL TO ORDER
   - Mayor Gilvin called the meeting to order at 6:30 p.m.
   - Mayor Gilvin announced that Public Hearing Item MP-25-01/CU-25-05 Fulton Science Academy/Cousins Westside MP Pod R has been deferred by the applicant to the June 23, 2025 City Council Meeting and Public Hearing.

2. ROLL CALL
   - Council Members
     - Mayor Jim Gilvin
     - Donald F. Mitchell
     - Brian Will
     - John Hipes
     - Fergal M. Brady
     - Douglas J. DeRito
   - Council Members Absent
     - Mayor Pro Tem Dan Merkel
   - Staff
     - Chris Lagerbloom, City Administrator
     - Molly Esswein, City Attorney
     - Lauren Shapiro, City Clerk
     - Charlie Jewell, Director of Economic Development
     - John Robison, Director of Public Safety
     - Kathi Cook, Director of Community Development
     - Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
     - Tom Harris, Director of Finance

- Council Member Mitchell offered a motion to approve PH-24-04 John C. Weatherford House/193 Canton Street – Historic Designation.
  - Council Member Hipes seconded the motion.
  - The motion was approved unanimously (6-0).

D. MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Holdings/Brookside MP Pod A

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance to allow for the redevelopment of two (2) office buildings with a mixed-use development consisting of 335 'For-Rent' units, 75 'For-Sale' townhomes, 130,000 square feet of office, and 60,000 square feet of commercial on 19.68 acres in the Brookside. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed mixed-use development scheme. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'For-Sale' and variances are requested to Unified Development Code (UDC) Subsection 2.2.20(D) to reduce the minimum area of the mixed-use development, UDC Subsection 2.5.2 to increase the maximum 25% shared parking reduction, UDC Subsection 3.2.8(D)(1) to reduce the landscape strip along Old Milton Parkway from 20' to 10', and UDC Section 3.5.2(G) to reduce the minimum separation between driveway curb cuts on arterial and collector streets. The property is located at 3625 & 3655 Brookside Parkway and is legally described as being located in Land Lots 02, 03, & 44, 1st District, 1st Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Portman Holdings, LLC, is requesting a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance to allow a 19.68-acre mixed-use development consisting of 130,000 square feet of office (existing), 60,000 square feet of retail/restaurant, 75 'For-Sale' townhome units and 335 'For-Rent' units. A master plan amendment is requested to Pod A of the Brookside Master Plan to allow the proposed development mix and establish mixed-use development regulations. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'Dwelling, 'For-Sale', Attached' and variances are requested to reduce the minimum lot size in the MU zoning district, increase the shared parking reduction, and reduce minimum driveway separation. The property is located at 3625 Brookside Parkway at the southwest corner of Old Milton Parkway and Brookside Parkway (west).
- This item was considered at the April 3, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval

subject to the staff recommended conditions and asked that Staff work with the applicant on conditions related to concurrency and parking management (vote 7-0).

- Staff is recommending that Mayor and Council approve MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman/Brookside MP Pod A, subject to the following conditions:

  1. The 19.68-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan by Kimley Horn, revised 3/20/25, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
  2. The comprehensive land use designation of the property shall be 'Mixed Use'.
  3. Architectural style shall be representative of the submitted renderings prepared by SK+I, dated 3/20/25, with final approval by DRB.
  4. Development regulations shall be as follows (The entitlements below shall be deducted from the Brookside Master Plan non-residential density, including an exchange rate of 800 square feet of non-residential density for each residential unit):
     a. Office – Office use shall be limited to no more than 130,000 square feet, which shall include the existing office building. Office uses shall be permitted in the ground floor space along the storefront street in the For-Rent building and shall not count against the office maximum area above. Office building shall have a maximum height of 5 stories or 85', whichever is less.
     b. Commercial – Retail and restaurant (no drive-through) uses shall be limited to no more than 60,000 square feet, of which no more than 32,000 square feet shall be used for restaurant (no drive-through) use. Retail uses shall be limited to service retail incidental to office and residential uses. Retail/restaurant buildings shall have a maximum height of 2 stories or 40', whichever is less.
     c. 'For-Sale' Residential – Up to 75 'For-Sale' Townhome units shall be permitted with a maximum height of 4 stories or 50', whichever is less. No more than 10% shall be rented as stated in the HOA documents.
     d. 'For-Rent' Residential – After January 1, 2027, 335 'Dwelling, 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units shall be limited to no more than 3 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 5 stories or 72', whichever is less. Units shall be 1, 2, and 3 bedrooms with no more than 40% of the units being 2-bedroom and no more than 5% being 3-bedroom. A CO shall not be issued for rental units until the street level exterior of the existing office building has been renovated or is substantially under construction to facilitate the proposed commercial conversion of the 7,000 square feet of ground floor space in the

existing office building and the retail village (free-standing buildings) is substantially under construction, as determined by Staff. The exterior improvements shall include creation of a pedestrian approach from the exterior of the building into the proposed commercial space with sidewalks and awning improvements. 'For-Rent' units shall be part of a mixed-use development containing a minimum 19 acres and incorporating retail/restaurant uses, 'For-Sale' residential uses, a neighborhood grocery, and the existing office building depicted on the site plan to be saved. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by April 28, 2028, residential units shall revert to 'For-Sale' only.

e. Parking Deck – Maximum 6 levels, substantially as depicted on the site plan prepared by Kimley Horn, revised 3/20/25. Parking decks visible from Old Milton Parkway and Brookside Parkway shall be treated with comparable materials and finishes as the buildings they serve or art such as a mural, as approved by Staff. Screening of parking decks with evergreen landscaping of sufficient size shall be required, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.

5. Brookside Master Plan Pod A shall be limited to the following uses and further restricted by conditions of zoning:

   a. Office

   b. Service Retail

   c. Restaurant (no drive thru)

   d. Residential – 'For-Sale' and 'For-Rent'

6. Service retail uses shall be those customarily accessory to or amenities for office and residential uses, restricted to the following:

   a. Art Gallery

   b. Bakery

   c. Barber Shop/Beauty Shop

   d. Book Store

   e. Brewery

   f. Computer Supply Store

   g. Copy Center/Print Shop

   h. Dance Studio

   i. Drug Store (not to exceed 2,000 SF)

j. Dry Cleaning Pick-up Station

k. Fitness Studio

l. Florist, Retail without Greenhouse

m. Nail Salon (subject to approval of a conditional use)

n. Neighborhood Grocery (min. 3,000 SF)

o. Office Supply Store (not to exceed 2,000 SF)

p. Package Shipping Store

q. Recreation Facilities (Indoor)

r. Restaurant (no drive-through)

s. Retail Sales and Services Establishment

t. Shop or Studio, Craftsman/Artist

u. School, Commercial

v. Spa Services (subject to approval of a conditional use)

7. Minimum setbacks shall be 20′ on Old Milton Parkway and Brookside Parkway and 10′ on the private street to the south. Side and rear setbacks shall be 15′ and shall be in addition to required buffers. Building setbacks along new streets shall be as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.

8. Property owner shall provide a public access easement over the existing sidewalk along Old Milton Parkway.

9. It is anticipated that the Brookside Parkway Lane Diet project to reduce the existing 4-lane road section and add enhanced bicycle and pedestrian facilities on one side of Brookside Parkway will be accomplished within the existing right-of-way. If it is determined that right-of-way is needed for the project, developer shall provide right-of-way and/or construction easements.

10. Minimum parking requirements shall be as depicted on the site plan and parking study prepared by Kimley Horn, revised 3/20/25 and dated 3/10/25, respectively. The proposed development shall incorporate parking management plans, standard operating procedure plans, as well as other related plans and/or infrastructure that support the shared parking efforts identified for the site, as approved by Staff.

11. New streets shall be private and substantially similar to the submitted Roadway Section plans prepared by CORE, dated 3/20/25, except for modifications required to comply with the conditions below. Roadway Section B planter (bump outs at the beginning and end of on-street parking) shall be planted with trees. Roadway Section E drive aisle width shall be reduced to 10′ with the additional

area split between the planter and landscape strip on both sides of the street. Planter and landscape strips shall be planted with trees.

12. Minimum 20′ landscape strip (not including sidewalk) shall be provided along Old Milton Parkway and minimum 10′ landscape strip shall be provided along Brookside Parkway. Existing landscape strip and planter trees along Old Milton Parkway and Brookside Parkway, determined to be healthy, shall be preserved, except at relocated curb cuts along Old Milton Parkway and Brookside Parkway and as needed to install a deceleration lane on Old Milton Parkway (if required by GDOT), as approved by Staff. A row of shrubs, minimum 2′ at planting, shall be planted in the planter adjacent to the deceleration lane along Old Milton Parkway, as permitted by GDOT.

13. Minimum 10′ natural or landscaped buffer shall be provided along the private street to the south, except where the proposed new local street comes within 5′ of the southern property line the buffer may be reduced to 5′. Developer shall make reasonable efforts to save the existing trees along the private street to the south.

14. Site landscaping shall be substantially similar to the Landscape Strategy prepared by CORE, dated 3/20/25, with final approval by DRB. A detailed landscape plan shall be approved prior to issuance of a LDP.

15. Storefront streets shall include foundation plantings and/or planted decorative pots, as approved by DRB.

16. In order to obscure parking lots, surface parking shall be screened from Old Milton Parkway and Brookside Parkway with architectural features and/or landscaping, with final approval by DRB.

17. Parking lot islands shall be planted with trees, shrubs and ground covers.

18. Developer shall save healthy trees in the area adjacent to Brookside Park, except where to grade and install pedestrian amenities, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.

19. Minimum 13.72 acres of open space shall be provided which shall include the off-site Big Creek Greenway trail connection, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.

20. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development. Pedestrian crossings within the development shall be ramped and surface materials shall be brick pavers, cobblestones, or architecturally treated concrete, as approved by DRB. Pedestrian bridges, stairs, elevators, and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety. Bicycle facilities shall be provided throughout the development, including a bicycle-share station.

21. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff.

22. Runoff reduction and water quality treatment measures shall add to the decorative or aesthetic nature of the development. Features like bioretention, tree wells, pervious pavers, etc. shall be prioritized in the design.

23. The 2 main entrances off Old Milton Parkway and Brookside Parkway shall include a minimum 750 square feet greenspace incorporating an entrance monument and decorative landscaping, as approved by DRB. Installation shall be required prior to the 1st CO for the development.

24. Developer is encouraged to work with the Brookside Association to improve the corner of Old Milton Parkway and Brookside Parkway as a decorative greenspace incorporating landscaping and entrance monumentation.

25. Developer shall provide a minimum 1 original sculpture, a minimum 1 alternative art installation utilizing light or sound, and minimum 4 murals, as well as entry monumentation as depicted on the Site Program + Amenities Exhibit prepared by CORE, dated 3/20/25, with final locations approved by Staff. Sculptures and murals are subject to final approval by the Cultural Arts Commission. Completion of sculptures shall be required concurrent with the CO for the 'For-Rent' building and murals shall be completed concurrent with the CO for the building where they are located.

26. Parking decks and retaining walls shall have architectural façade treatment or be heavily landscaped, as approved by DRB. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.

27. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks, and other street furniture, where appropriate, throughout the development. Existing MARTA bus shelter along Brookside Parkway shall be replaced with a new bus shelter with design subject to final approval by Staff.

28. Developer shall improve a multi-use trail connection through Brookside Park connecting the subject property to the Big Creek Greenway, as depicted on the Connectivity + Pedestrian Circulation Exhibit prepared by CORE, dated 3/20/25, including a minimum 12' concrete (or similar), accessible multi-use trail and bridge with final alignment, design and materials, as approved by Staff. Trail connection shall include lighting (pedestrian and bollard), landscape, hardscape, and amenities. Trail entrance gateways shall be provided in the southwest and northwest corners of the property. Developer shall promote the use of the Big Creek Greenway trail connection by providing a min. 5 shared parking spaces for the public. Wayfinding signage shall be provided at key locations along the trail, as approved by Staff. The trail connection shall be completed prior to a CO for the For-Rent building. Impact fee credits will be provided for the off-site trail connection

improvements, as approved by Staff. Developer's financial obligation to implement the improvements in this condition 28 shall be limited to the amount of the impact fees generated for the development project.

29. Backside of buildings or 'back of house' functions (such as loading, trash, utilities, and similar) shall be screened from the public or private right-of-way or Brookside Park. Parapet walls shall be used as needed to screen rooftop mechanical equipment and views.

30. Min.1 rooftop amenity shall be provided in the development. Restaurants shall include outdoor dining areas.

31. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Portman Brookside Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, focal point features, bicycle racks, bus shelter, signage, landscaping themes, and entrance treatments and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval.

32. Plans for buildings, landscaping, and signage shall be subject to review and approval by the DRB.

33. Prior to the first LDP, applicant shall submit a revised master plan for the property incorporating the approved conditions, as well as the following:

    a. Approved specifications and standards identified for each use within the total development.

    b. Pedestrian/bicycle network; and

    c. Overall planned green space areas.

34. Every plan submitted for an LDP shall include an on-going density, open space, and acreage tabulation.

35. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Brookside."

GRTA Notice of Decision General Conditions of Approval (Conditions recommended by the Georgia Regional Transportation Authority and incorporated into a document, dated March 18, 2025, RE: DRI 4317 – Brookside West Alpharetta DRI):

<u>Pedestrian, Bicycle and Transit Facilities</u>

36. Provide pedestrian connectivity between all buildings, uses, and existing/future pedestrian access points.

37. Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.

38. Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway Improvements

39. Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

Old Milton Parkway (SR 120) at Site Driveway A

40. Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway B (North Driveway)

41. Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway C (South Driveway)

42. Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

- The property is developed with two (2) office buildings, consisting of approximately 289,720 square feet, and 1,136-space surface parking lot. The property is zoned O-I (Office-Institutional) subject to the Brookside Master Plan Pod A. Surrounding properties are zoned O-I to the west, south, east, and north and O-P (Office-Professional) and CUP (Community Unit Plan) to the north. Olde Milton Commons, a strip shopping center, and Touchmark National Bank are located to the north, Brookside Park is located to the west, Georgia State University is located to the south, and a five (5) story office building is located to the east. The property has a comprehensive land use plan designation of 'Corporate Office', which requires an amendment to allow the proposed mixed-use development.

- Brookside Master Plan was approved in 1997 as an office park with retail nodes along Old Milton Parkway. Pod A, which has a total area of 83.8 acres, was approved with a non-residential density of 20,000 square feet per acre (1,676,000 square feet) and maximum building height of eight (8) stories. Approximately 924,023 square feet, or 55% of non-residential entitlement remains unused in Pod A of the Master Plan. The applicant requests a master plan amendment to allow the proposed mixed-use development and assign development regulations.

- The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting, repurposing, and mixed-use patterns to create activity nodes near or within existing suburban office

parks. In response, the Brookside Small Area Plan was created and adopted in 2022. The plan's vision is to re-imagine the 155-acre suburban office park as a walkable, connected environment in an effort to re-position the area which currently has one of the City's highest office vacancy rates. In February 2023, CoStar showed an office vacancy rate in Brookside of 36.75% as compared to the Citywide office vacancy rate of 18.81%. The Plan does not include land use recommendations and the future land use designation of Brookside remains 'Corporate Office'.

- A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I to MU. A conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' and 'Dwelling, 'For-Sale' Attached' use.
- The submitted site plan depicts the office building closest to Old Milton Parkway to be removed and the southernmost office building (approx. 145,000 square feet) to be saved. Approximately 7,000 square feet on the ground floor of the saved office building will be converted to commercial use. A five (5) story 'For-Rent' building wrapping a six (6) level parking deck is proposed along Old Milton Parkway over the existing surface parking lot and office building to be removed. The existing curb cut and driveway off Old Milton Parkway has been shifted to the east, creating the main entrance and storefront street for the proposed development. Approximately 15,700 square feet of ground floor commercial space in the 'For-Rent' building and a one (1) story, 10,700 square foot free-standing commercial building line the main entrance driveway off Old Milton Parkway, which leads to a new roundabout at the center of the development. The roundabout connects to a retail village (approximately 23,200 square feet in five (5), one (1) story buildings), the existing office building, and 75 'For-Sale' townhomes, which are located at the south end of the development. Commercial buildings are depicted in the submitted renderings to be one (1) story. The retail village is positioned south of the existing Touchmark National Bank property located at the southwest corner of Old Milton Parkway and Brookside Parkway. Two (2) existing curb cuts along Brookside Parkway have been relocated with the northernmost curb cut providing access to the retail village and the southernmost curb cut providing access to the 'For-Sale' townhomes. The 75, four (4) story townhomes are proposed to be 22' wide and are rear-loaded fronting on a series of linear open spaces.
- The proposed mixed-use development would include approximately 25% office, 57% residential, and eighteen percent (18%) commercial. The 19.68-acre property is smaller than the minimum lot size (25 acres) required in the MU district, of which the applicant has requested a variance. The subject property is part of the 83.8-acre Pod A in the Brookside Master Plan.
- The site plan reflects a twenty-foot (20') building setback and landscape strip along Old Milton Parkway, ten-foot (10') building setback and landscape strip along Brookside Parkway and five-foot (5') building setback and landscape strip along the private street to the south. A minimum ten-foot (10') building setback and landscape buffer should be provided along the private street to the south. The UDC requires a minimum twenty-foot

(20′) landscape buffer on double frontage lots. Building setbacks, landscape strips, and planters are variable along new internal streets.

- Several new streets are proposed within the development, which provide connectivity between Old Milton Parkway and Brookside Parkway through the development. The existing five-foot (5′) sidewalk along Old Milton Parkway is depicted to remain, except that the sidewalk has been moved closer to Old Milton Parkway in the area adjacent to the deceleration lane. The future GDOT roadway plans for Old Milton Parkway do not propose improvements to the existing five-foot (5′) sidewalks. The existing five-foot (5′) sidewalk along Brookside Parkway is also depicted to remain. City Staff is currently working with a consultant for a conceptual re-design of Brookside Parkway (lane diet). The re-design would replace the existing sidewalk on Brookside Parkway with a twelve-foot (12′) multi-use trail. New streets are depicted with variable sidewalk widths, with five-foot (5′) and six-foot (6′) sidewalks depicted along the storefront streets and five-foot (5′) sidewalks depicted along streets near the townhomes.
- A six (6) level parking deck with 803 spaces is depicted to be wrapped with a 'For-Rent' building. The parking deck has access from the east and south sides of the building, with the main entrance located on the east side of the building along the new storefront street. The site plan calls out 1,274 parking spaces for the mixed-use development, which will include 52 off-site spaces (existing perpetual non-exclusive easement) on the Touchmark National Bank property. 119 spaces are surface and on-street spaces, and 300 spaces are located in the townhome garages and driveways.
- UDC parking regulations require 1,747 parking spaces for the proposed development. The applicant requested a variance and provided a shared parking study justifying a 27% shared parking reduction. The UDC allows up to a 25% shared parking reduction. Not including the townhomes, the parking study reflects a projected peak parking demand of 922 parking spaces on weekdays and 909 spaces on the weekend, of which 974 parking spaces are provided on-site and off-site at the adjacent bank. Therefore, the parking study demonstrates that the amount of parking provided within the development will exceed the demand for parking during the week and weekend.
- The applicant's site plan calls out 13.72 acres of open space, which includes civic and amenity space, as well as an off-site trail connection improvement. The MU district requires a minimum ten percent (10%) civic space, as well as one (1) acre of open space per 100 population generated by residential uses. The 2020 U.S. Census data reflects 2.52 persons per household for the City, of which the proposed mixed-use development would generate a population of approximately 1,033 residents. Therefore, 10.33 acres of open space and 1.968 acres of civic space (12.29 acres of open space) are required for the mixed-use development. The site plan depicts civic space to include the existing amphitheater, pocket parks, plazas, and the off-site improvement of the Big Creek Greenway connection. Amenity space is depicted to include 'For-Rent' amenities (pool lounge, fitness, courts, etc.), yards, balconies, landscaped areas, entry features, and outdoor seating areas.

- Because the property is already developed, natural tree areas are limited to the west side of the property adjacent to Brookside Park. All other trees on the property would have been planted at the time the property was developed. Existing trees in planters and landscape strips along Old Milton Parkway and Brookside Parkway should be saved, if determined to be healthy. Due to the property's close proximity to Big Creek, the applicant proposes to exempt traditional stormwater detention based on a timing analysis which would allow for release of stormwater in the floodplain associated with Big Creek. There is an existing onsite detention pond on the south end of the property, which was constructed and is maintained by North Point Community Church. The applicant is working with the church to take over ownership and maintenance of the existing detention pond and may modify or remove the pond.
- The applicant provided a development phasing plan, which contemplates two (2) phases of development. In the first phase, an existing office building will be demolished, and the other office building will have approximately 7,000 square feet of ground floor space converted to commercial use. In addition, the 'For-Rent' building, parking deck and retail village will be constructed in the first phase. According to the applicant, the second phase will include the 'For-Sale' townhomes and will commence once a certificate of occupancy is issued for the parking deck.
- There are several factors that should be considered with requests for 'For-Rent' product, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. Office space already exists on the property and high-density housing should be tied to office space where jobs exist and are created, and service uses are available to limit vehicular trips. The existing 130,000 square feet of office would generate approximately 520 employees (1 employee per 250 square feet) to support the proposed mixed-use development.
- The City's Rental Housing Study (updated June 2022) recommends an annual target entitlement of approximately 116 'For-Rent' units per year in order to achieve Housing Policy 2, as stated above. While the minimum 68% 'owner-occupied' housing policy is included in the Horizon 2040 Comprehensive Plan, the annual target recommendation is not an approved City policy. The latest US Census American Community Survey 5-year estimate (2019 – 2023) reflects that the City is at 68% owner-occupied housing units, which complies with Housing Policy 2. The City has approved 280 'For-Rent' units since 2022, which includes the entitlement from the Continuum mixed-use development.
- it is recommended that a Certificate of Occupancy (CO) not be issued for the proposed 'For-Rent' units until 2027 in order to meet the City's housing policy. Staff adheres to a 5-year horizon when making recommendations on public hearing requests for 'For-Rent' use. Housing policies are developed by the community as part of the City's Comprehensive Plan, which is updated every five (5) years.
- Rental units are proposed in a single five (5) story multi-family building wrapping a six (6) level parking deck with on-site amenities and ground-floor active uses (retail, office,

and amenities). Residents will have access to dedicated covered parking and amenities, such as a pool and private outdoor amenity areas. A mix of one (1), two (2) and three (3) bedroom units are proposed with one (1) and two (2) bedroom units making up approximately 95% of the total units.

- Based on the uses proposed, the mixed-use development is expected to generate a total of 303 new AM Peak Hour trips and a total of 290 new PM Peak Hour trips.
- Based on the scope of the project, the applicant was required to go through the Development of Regional Impact (DRI) process. The DRI Process solicits additional review of the project from regional partners, including the Atlanta Regional Commission (ARC), Georgia Department of Transportation (GDOT), Georgia Regional Transportation Authority (GRTA), as well as adjacent communities. Following the DRI requirements, a traffic study was commissioned to assess traffic impacts anticipated from the proposed project. The study reviewed existing, future no-build, and future build conditions at the site driveways and key intersections near the site. Needed improvements to the three (3) site driveways were identified during the study analysis, which includes reconstructing the site driveways. The site access modifications recommended within the traffic study that are subsequently agreed to as conditions of approval by GRTA in the resultant Notice of Decision, dated March 18, 2025, yield acceptable level of service (LOS) operations at all site access driveways in the future scenario with the development of the project.
- Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 11 – 166 school age children. Webb Bridge Middle School's current enrollment exceeds state capacity.
- The Community Zoning Information Meeting was held on January 8, 2025 and February 12, 2025. There were no public comments.
- The Citizen Participation Plan 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. In addition, the applicant hosted a virtual meeting on January 29, 2025 and invited all property owners within 500' of the property. No one attended the virtual meeting. The report states that no correspondence was received.
- Staff reviewed the applicant's proposal against the established review criteria for a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variances. The applicant's proposal would complement surrounding properties which are primarily developed as an office park, commercial corridor, city park, and Georgia State University. The 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment to re-position the suburban office park.

- The conditional use to allow 'Dwelling, 'For-Sale' and 'For-Rent' uses is consistent with the City's housing policy to maintain a housing balance of at least 68% owner-occupied housing units. The City's Rental Housing Study indicates that Alpharetta is moving toward its housing policy at the projected rate in previous rental studies. The latest US Census estimates show that the City is at 68% owner-occupied housing units. In addition, the applicant proposes eighteen percent (18%) of the residential units to be a 'For-Sale' product. If approved, it is recommended that a Certificate of Occupancy (CO) for the 'For-Rent' building not be issued until 2027.
- The property has exceptional and peculiar conditions due to its size and shape. In addition, the proposed development incorporates an existing office building, which limits the site layout. The requested shared parking increase is insignificant, approximately two percent (2%), and is supported by a shared parking study that is based on sound methodology and conclusions supported by Staff.
- Jessica Hill (600 Peachtree Street NE, Atlanta, GA 30308) and Mike Green (303 Peachtree Center Avenue, Atlanta, GA 30308) came forward to speak on behalf of the application.

CITY COUNCIL DISCUSSION:

- Council Member Mitchell asked about flex parking, scale of sculpture, location of curb cuts within the development.
- Council Member DeRito asked about the CO date for the rental product.
- Council Member Hipes asked about the CO date, the connection and activation of the Brookside Trail Park and parking for the park, guest parking, amphitheater parking.
- Council Member Will asked about the applicant is required to provide parking for the amphitheater.
- Council Member Brady asked about retail parking and deck occupancy, construction phasing plan

PUBLIC COMMENTS:

❖ Council Member Hipes offered a motion to approve MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Holdings/Brookside MP Pod A, subject to the following conditions:

1. The 19.68-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan by Kimley Horn, revised 3/20/25, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use designation of the property shall be 'Mixed Use'.

3. Architectural style shall be representative of the submitted renderings prepared by SK+I, dated 3/20/25, with final approval by DRB.

4. Development regulations shall be as follows (The entitlements below shall be deducted from the Brookside Master Plan non-residential density, including an exchange rate of 800 square feet of non-residential density for each residential unit):

   a. Office – Office use shall be limited to no more than 130,000 square feet, which shall include the existing office building. Office uses shall be permitted in the ground floor space along the storefront street in the For-Rent building and shall not count against the office maximum area above. Office building shall have a maximum height of 5 stories or 85', whichever is less.

   b. Commercial – Retail and restaurant (no drive-through) uses shall be limited to no more than 60,000 square feet, of which no more than 32,000 square feet shall be used for restaurant (no drive-through) use. Retail uses shall be limited to service retail incidental to office and residential uses. Retail/restaurant buildings shall have a maximum height of 2 stories or 40', whichever is less.

   c. 'For-Sale' Residential – Up to 75 'For-Sale' Townhome units shall be permitted with a maximum height of 4 stories or 50', whichever is less. No more than 10% shall be rented as stated in the HOA documents.

   d. 'For-Rent' Residential – After January 1, 2027, 335 'Dwelling, 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units shall be limited to no more than 3 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 5 stories or 72', whichever is less. Units shall be 1, 2, and 3 bedrooms with no more than 40% of the units being 2-bedroom and no more than 5% being 3-bedroom. A CO shall not be issued for rental units until the street level exterior of the existing office building has been renovated or is substantially under construction to facilitate the proposed commercial conversion of the 7,000 square feet of ground floor space in the existing office building and the retail village (free-standing buildings) is substantially under construction, as determined by Staff. The exterior improvements shall include creation of a pedestrian approach from the exterior of the building into the proposed commercial space with sidewalks and awning improvements. 'For-Rent' units shall be part of a mixed-use development containing a minimum 19 acres and incorporating retail/restaurant uses, 'For-Sale' residential uses, a neighborhood grocery, and the existing office building depicted on the site plan to be saved. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by April 28, 2028, residential units shall revert to 'For-Sale' only.

e. Parking Deck – Maximum 6 levels, substantially as depicted on the site plan prepared by Kimley Horn, revised 3/20/25. Parking decks visible from Old Milton Parkway and Brookside Parkway shall be treated with comparable materials and finishes as the buildings they serve or art such as a mural, as approved by Staff. Screening of parking decks with evergreen landscaping of sufficient size shall be required, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.

5. Brookside Master Plan Pod A shall be limited to the following uses and further restricted by conditions of zoning:

   a. Office

   b. Service Retail

   c. Restaurant (no drive thru)

   d. Residential – 'For-Sale' and 'For-Rent'

6. Service retail uses shall be those customarily accessory to or amenities for office and residential uses, restricted to the following:

   a. Art Gallery

   b. Bakery

   c. Barber Shop/Beauty Shop

   d. Book Store

   e. Brewery

   f. Computer Supply Store

   g. Copy Center/Print Shop

   h. Dance Studio

   i. Drug Store (not to exceed 2,000 SF)

   j. Dry Cleaning Pick-up Station

   k. Fitness Studio

   l. Florist, Retail without Greenhouse

   m. Nail Salon (subject to approval of a conditional use)

   n. Neighborhood Grocery (min. 3,000 SF)

   o. Office Supply Store (not to exceed 2,000 SF)

   p. Package Shipping Store

   q. Recreation Facilities (Indoor)

   r. Restaurant (no drive-through)

s. Retail Sales and Services Establishment

t. Shop or Studio, Craftsman/Artist

u. School, Commercial

v. Spa Services (subject to approval of a conditional use)

7. Minimum setbacks shall be 20′ on Old Milton Parkway and Brookside Parkway and 10′ on the private street to the south. Side and rear setbacks shall be 15′ and shall be in addition to required buffers. Building setbacks along new streets shall be as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.

8. Property owner shall provide a public access easement over the existing sidewalk along Old Milton Parkway.

9. It is anticipated that the Brookside Parkway Lane Diet project to reduce the existing 4-lane road section and add enhanced bicycle and pedestrian facilities on one side of Brookside Parkway will be accomplished within the existing right-of-way. If it is determined that right-of-way is needed for the project, developer shall provide right-of-way and/or construction easements.

10. Minimum parking requirements shall be as depicted on the site plan and parking study prepared by Kimley Horn, revised 3/20/25 and dated 3/10/25, respectively. The proposed development shall incorporate parking management plans, standard operating procedure plans, as well as other related plans and/or infrastructure that support the shared parking efforts identified for the site, as approved by Staff.

11. New streets shall be private and substantially similar to the submitted Roadway Section plans prepared by CORE, dated 3/20/25, except for modifications required to comply with the conditions below. Roadway Section B planter (bump outs at the beginning and end of on-street parking) shall be planted with trees. Roadway Section E drive aisle width shall be reduced to 10′ with the additional area split between the planter and landscape strip on both sides of the street. Planter and landscape strips shall be planted with trees.

12. Minimum 20′ landscape strip (not including sidewalk) shall be provided along Old Milton Parkway and minimum 10′ landscape strip shall be provided along Brookside Parkway. Existing landscape strip and planter trees along Old Milton Parkway and Brookside Parkway, determined to be healthy, shall be preserved, except at relocated curb cuts along Old Milton Parkway and Brookside Parkway and as needed to install a deceleration lane on Old Milton Parkway (if required by GDOT), as approved by Staff. A row of shrubs, minimum 2′ at planting, shall be planted in the planter adjacent to the deceleration lane along Old Milton Parkway, as permitted by GDOT.

13. Minimum 10′ natural or landscaped buffer shall be provided along the private street to the south, except where the proposed new local street comes within 5′ of the

southern property line the buffer may be reduced to 5′. Developer shall make reasonable efforts to save the existing trees along the private street to the south.

14. Site landscaping shall be substantially similar to the Landscape Strategy prepared by CORE, dated 3/20/25, with final approval by DRB. A detailed landscape plan shall be approved prior to issuance of a LDP.

15. Storefront streets shall include foundation plantings and/or planted decorative pots, as approved by DRB.

16. In order to obscure parking lots, surface parking shall be screened from Old Milton Parkway and Brookside Parkway with architectural features and/or landscaping, with final approval by DRB.

17. Parking lot islands shall be planted with trees, shrubs and ground covers.

18. Developer shall save healthy trees in the area adjacent to Brookside Park, except where to grade and install pedestrian amenities, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.

19. Minimum 13.72 acres of open space shall be provided which shall include the off-site Big Creek Greenway trail connection, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.

20. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development. Pedestrian crossings within the development shall be ramped and surface materials shall be brick pavers, cobblestones, or architecturally treated concrete, as approved by DRB. Pedestrian bridges, stairs, elevators, and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety. Bicycle facilities shall be provided throughout the development, including a bicycle-share station.

21. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff.

22. Runoff reduction and water quality treatment measures shall add to the decorative or aesthetic nature of the development. Features like bioretention, tree wells, pervious pavers, etc. shall be prioritized in the design.

23. The 2 main entrances off Old Milton Parkway and Brookside Parkway shall include a minimum 750 square feet greenspace incorporating an entrance monument and decorative landscaping, as approved by DRB. Installation shall be required prior to the 1st CO for the development.

24. Developer is encouraged to work with the Brookside Association to improve the corner of Old Milton Parkway and Brookside Parkway as a decorative greenspace incorporating landscaping and entrance monumentation.

25. Developer shall provide a minimum 1 original sculpture, a minimum 1 alternative art installation utilizing light or sound, and minimum 4 murals, as well as entry monumentation as depicted on the Site Program + Amenities Exhibit prepared by CORE, dated 3/20/25, with final locations approved by Staff. Sculptures and murals are subject to final approval by the Cultural Arts Commission. Completion of sculptures shall be required concurrent with the CO for the 'For-Rent' building and murals shall be completed concurrent with the CO for the building where they are located.

26. Parking decks and retaining walls shall have architectural façade treatment or be heavily landscaped, as approved by DRB. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.

27. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks, and other street furniture, where appropriate, throughout the development. Existing MARTA bus shelter along Brookside Parkway shall be replaced with a new bus shelter with design subject to final approval by Staff.

28. Developer shall improve a multi-use trail connection through Brookside Park connecting the subject property to the Big Creek Greenway, as depicted on the Connectivity + Pedestrian Circulation Exhibit prepared by CORE, dated 3/20/25, including a minimum 12' concrete (or similar), accessible multi-use trail and bridge with final alignment, design and materials, as approved by Staff. Trail connection shall include lighting (pedestrian and bollard), landscape, hardscape, and amenities. Trail entrance gateways shall be provided in the southwest and northwest corners of the property. Developer shall promote the use of the Big Creek Greenway trail connection by providing a min. 5 shared parking spaces for the public. Wayfinding signage shall be provided at key locations along the trail, as approved by Staff. The trail connection shall be completed prior to a CO for the For-Rent building. Impact fee credits will be provided for the off-site trail connection improvements, as approved by Staff. Developer's financial obligation to implement the improvements in this condition 28 shall be limited to the amount of the impact fees generated for the development project.

29. Backside of buildings or 'back of house' functions (such as loading, trash, utilities, and similar) shall be screened from the public or private right-of-way or Brookside Park. Parapet walls shall be used as needed to screen rooftop mechanical equipment and views.

30. Min.1 rooftop amenity shall be provided in the development. Restaurants shall include outdoor dining areas.

31. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Portman Brookside Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches,

trash receptacles, lighting, focal point features, bicycle racks, bus shelter, signage, landscaping themes, and entrance treatments and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval.

32. Plans for buildings, landscaping, and signage shall be subject to review and approval by the DRB.

33. Prior to the first LDP, applicant shall submit a revised master plan for the property incorporating the approved conditions, as well as the following:

    a. Approved specifications and standards identified for each use within the total development.

    b. Pedestrian/bicycle network; and

    c. Overall planned green space areas.

34. Every plan submitted for an LDP shall include an on-going density, open space, and acreage tabulation.

35. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Brookside."

GRTA Notice of Decision General Conditions of Approval (Conditions recommended by the Georgia Regional Transportation Authority and incorporated into a document, dated March 18, 2025, RE: DRI 4317 – Brookside West Alpharetta DRI):

Pedestrian, Bicycle and Transit Facilities

36. Provide pedestrian connectivity between all buildings, uses, and existing/future pedestrian access points.

37. Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.

38. Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway Improvements

39. Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

Old Milton Parkway (SR 120) at Site Driveway A

40. Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway B (North Driveway)

41. Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway C (South Driveway)

42. Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

43. Applicant will connect the parking lot on the south side of building marked R7 and connect that parking lot to the ingress from the curb cut that is to the south and east of the building currently shown as R7, leaving it to the applicant discretion to adjust the size of building R7 as they determine.

44. The townhomes will have a total of 15 street parking spots, the placement to be determined by the applicant, with agreement of staff.

- Council Member Brady seconded the motion.
- Council Member Mitchell offered a Friendly Amendment for Condition 43 to add the language "or find an alternative cut through to Brookside Parkway (either/or)."
  - Council Member Hipes shared that he is not comfortable with accepting the amendment absent the determination that we could have 2 curb cuts.
  - Council Member Mitchell shared that if our engineer is okay with it and the other property owners agree to the two curb cuts, that the additional language he is proposing be added to Condition 43 would be an alternative that they could consider instead of adjusting the size of building R7.
  - Council Member Hipes and Council Member Brady accept the friendly amendment, with the assumption it that can be done legally.
- The motion was approved unanimously (6-0).

E. MP-25-01/CU-25-05 Fulton Science Academy/Cousins Westside MP Pod R

DEFERRED: This item has been deferred by the applicant to the June 23, 2025 City Council Meeting and Public Hearing. This item will not be heard or considered by the Council during this meeting.

Consideration of a master plan amendment and conditional use to allow a 'School, Academic' to re-use an existing office building on a 4.48-acre property in the North Point Overlay. A master plan amendment is requested to add 'School, Academic' to the Cousins Westside Master Plan Pod R and a conditional use is requested to allow 'School, Academic' for Fulton Science Academy. The property is located at 8995 Westside Parkway and is legally described as being located in Land Lot 691, 1st District, 2nd Section, Fulton County, Georgia.

- Mayor Gilvin called for a short recess to take a break in the meeting at 9:42 p.m.

PROPERTY DESCRIPTION
BROOKSIDE PARKWAY SITE

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the westerly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid **POINT OF COMMENCEMENT** and continuing with the aforesaid right-of-way line of Brookside Parkway South 24° 24' 16" East, 21.69 feet; thence, South 24° 28' 44" West, 84.34 feet; thence, 144.22 feet along the arc of a curve deflecting to the right, having a radius of 744.16 feet and a chord bearing and distance of South 30° 01' 34" West, 143.99 feet; thence, South 35° 35' 26" West, 96.65 feet 1/2-inch capped rebar found and the **POINT OF BEGINNING**.

Thence, from said **POINT OF BEGINNING** as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 35° 34' 10" West, 176.35 feet; thence,
2. 367.66 feet along the arc of a curve deflecting to the left, having a radius of 465.00 feet and a chord bearing and distance of South 12° 55' 37" West, 358.15 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway
3. North 89° 18' 33" West, 835.75 feet; thence,
4. North 25° 40' 13" West, 7.37 feet; thence,
5. North 00° 00' 19" East, 55.54 feet; thence,
6. North 16° 17' 44" East, 38.64 feet; thence,
7. North 45° 29' 48" East, 62.05 feet; thence,
8. North 20° 48' 38" East, 20.47 feet; thence,
9. North 43° 16' 25" West, 10.67 feet; thence,
10. North 87° 41' 53" West, 7.53 feet; thence,
11. North 09° 00' 33" East, 8.24 feet; thence,
12. North 37° 56' 09" East, 77.04 feet; thence,
13. North 33° 36' 03" East, 73.31 feet; thence,
14. North 49° 58' 22" East, 41.26 feet; thence,
15. North 00° 31' 47" East, 7.96 feet; thence,
16. North 19° 39' 25" West, 29.81 feet; thence,
17. North 38° 21' 11" West, 19.21 feet; thence,
18. North 22° 33' 36" West, 14.63 feet; thence,
19. North 06° 13' 19" East, 14.55 feet; thence,
20. North 31° 36' 23" East, 40.03 feet; thence,
21. North 38° 26' 16" East, 21.06 feet; thence,
22. North 28° 45' 54" East, 9.22 feet; thence,
23. North 12° 09' 39" East, 27.86 feet; thence,
24. North 03° 43' 32" West, 31.25 feet; thence,
25. North 02° 52' 53" West, 25.49 feet; thence,
26. North 22° 03' 13" West, 10.84 feet; thence,
27. North 29° 53' 10" West, 13.51 feet; thence,
28. North 14° 25' 48" West, 10.00 feet; thence,
29. North 04° 36' 01" East, 5.66 feet; thence,
30. North 40° 11' 28" East, 5.21 feet; thence,

31. North 66° 53' 32" East, 7.45 feet; thence,
32. North 37° 00' 59" East, 10.26 feet; thence,
33. North 04° 27' 02" East, 9.75 feet; thence,
34. North 17° 37' 50" West, 29.71 feet; thence,
35. North 28° 00' 25" West, 9.67 feet; thence,
36. North 12° 30' 03" West, 70.73 feet; thence,
37. North 22° 49' 09" West, 217.61 feet; thence,
38. North 03° 44' 54" West, 63.97 feet; thence,
39. North 13° 01' 28" East, 84.95 feet; thence,
40. North 03° 21' 21" East, 163.60 feet; thence,
41. North 58° 12' 16" West, 17.45 feet; thence,
42. North 00° 35' 42" West, 12.68 feet; thence,
43. North 31° 46' 00" East, 21.55 feet; thence,
44. North 04° 08' 07" East, 7.39 feet to a point on the aforesaid right-of-way line of Old Milton Parkway; thence, running with the said right-of-way line of Old Milton Parkway
45. South 65° 30' 52" East, 890.31 feet toa 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 24° 32' 06" West, 246.48 feet to a nail found; thence,
47. South 65° 28' 13" East, 213.50 feet to a nail found; thence,
48. South 24° 29' 15" West, 90.01 feet; thence,
49. South 65° 26' 42" East, 66.77 feet to the **POINT OF BEGINNING**, containing 857,441 square feet or 19.6841acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

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: Brookside West Redevelopment

Contact Name: Mike Greene

Telephone: (404) 614-5416

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.

See attached list.

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.*

- [x] 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.

A letter will be sent to each property owner within 500 feet of the property making them aware of the proposed application requests and inviting them to the CZIM.

11 002000040231	BOARD OF REGENTS OF THE UNIVERSITY, SYSTEM OF GEORGIA	270 WASHINGTON ST SW	ATLANTA, GA 30334
11 002000040280	BOARD OF REGENTS OF THE UNIVERSITY, SYSTEM OF GEORGIA	270 WASHINGTON ST SW	ATLANTA, GA 30334
11 002000040355	GEORGIA STATE UNIVERSITY, FOUNDATION	1 PARK PL S # 533	ATLANTA, GA 30303
11 002000430259	BOARD OF REGENTS OF THE UNIVERSITY, SYSTEM OF GEORGIA	270 WASHINGTON ST SW STE 6122	ATLANTA, GA 30334
11 002000440175	PSC HOLDINGS ALPHARETTA LLC	11745 BENTHAM CT	ALPHARETTA, GA 30005
11 002000440191	COLLEDGE ROAD LLC	2310 HOPEWELL PLANTATION DR	ALPHARETTA, GA 30004
11 002000440209	GOETHE JANET	48 E 48TH ST	SAVANNAH, GA 31405
11 002000440332	FOAMWORKS ALPHARETTA LLC	P O BOX 368	ROSWELL, GA 30077
11 002000440365	BOF II GA BROOKSIDE LLC	FIVE CONCOURSE DR SUITE 3100	ATLANTA, GA 30328
12 311009110467	CITY OF ALPHARETTA	2 SOUTH MAIN ST	ALPHARETTA, GA 30004
12 312009120415	CITY OF ALPHARETTA THE	2 S MAIN ST	ALPHARETTA, GA 30009
11 002000440373	TOUCHMARK NATIONAL BANK	3651 OLD MILTON PKWY	ALPHARETTA, GA 30005

Troutman Pepper Locke LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308-2216

troutman.com

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

April ____, 2026

VIA U.S. MAIL

RE: Public Hearing Application for Amending Zoning Conditions Brookside Redevelopment – 3625 and 3655 Brookside Parkway – Fulton County Tax Parcel ID 11 002000440365

Dear Property Owner

My client, Brookside A Owner (GA), LLC, has filed a public hearing application with the City of Alpharetta to modify four (4) conditions included as part of the approval of MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 on April 28, 2025, which rezoned the 19.68 acre property located at 3625 and 3655 Brookside Parkway (the "Property"). This letter provides public notice of the application submittal. You are receiving this letter because you own property within 500 feet of the Property. The filed application requests (1) a revision to Condition 1 to replace the referenced site plan by Kimley-Horn with the site plan enclosed with the application; (2) a revision to the first sentence of Condition 4.b to increase the 32,000 square feet of restaurant (no drive-through) use allowed to 40,000 square feet; (3) a revision to the first sentence of Condition 11 to replace the referenced Roadway Section plan prepared by CORE with a revised Roadway Section plan; and (4) a deletion of Condition 43 because the required parking lot connections are no longer applicable based on the modified commercial area design area.

A Community Zoning Information Meeting (CZIM) will be held on **Wednesday, May 13th @ 6pm** in the Community Room at Alpharetta City Hall located at 2 Park Plaza, Alpharetta, GA 30009. A public hearing regarding the application will be held on **Monday, May 18th @ 6:30pm** before the City Council. The City Council hearing is also held at Alpharetta City Hall in the Council Chambers. If you have any questions about the application or proposal, please contact me at jessica.hill@troutman.com or (404) 885-3925.

Sincerely yours,

Jessica L. Hill

Jessica L. Hill

327216778v1

Real Estate

View Bill

As of	3/31/2026
Bill Year	2025
Bill	2500148
Owner	BOF II GA BROOKSIDE LLC
Parcel ID	11 -0020-0044-036-5

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	$57,270.00	$57,270.00	$0.00	$0.00	$0.00
TOTAL		$57,270.00	$57,270.00	$0.00	$0.00	$0.00

Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

Tax Bill

141 Pryor Street
Atlanta, Georgia 30303
404.613.6100

Property Owner	Parcel Identification	Description	User ID
BOF II GA BROOKSIDE LLC	11 002000440365	Real Estate	IWR

Tax District 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
3625 BROOKSIDE PARKWAY	7008720	24,900,000	9,960,000

City Exemption

County Exemption

City Sales Tax Credit $0.00

County Sales Tax Credit $2,320.68

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2025	County	260,145.24	0.00	0.00	260,145.24	0.00	11/15/2025
2024	County	260,155.20	0.00	0.00	260,155.20	0.00	11/15/2024
2023	County	386,564.40	0.00	0.00	386,564.40	0.00	11/15/2023
2022	County	364,672.38	0.00	0.00	364,672.38	0.00	11/15/2022
2021	County	376,038.08	0.00	0.00	376,038.08	0.00	11/15/2021
2020	County	385,213.80	0.00	0.00	385,213.80	0.00	11/15/2020
2019	County	446,640.00	0.00	0.00	446,640.00	0.00	10/15/2019

Grand Total Due $0.00

Mailing Address

BOF II GA BROOKSIDE LLC
FIVE CONCOURSE DR SUITE 3100
ATLANTA GA 30328

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at 404.613.6100 for the official balance due on their parcel(s).

Code Enforcement

Authoritative

AlphaGIS Administrator
The City of Alpharetta

Summary

City of Alpharetta Code Enforcement Cases that are in progress. Data is updated nightly.

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Dataset
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July 1, 2025 at 4:43:22 PM EDT
Info Updated

Daily
Data Updated: July 1, 2025 at 4:43:22 PM EDT

June 21, 2018 at 10:52:29 AM EDT
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Records: 125
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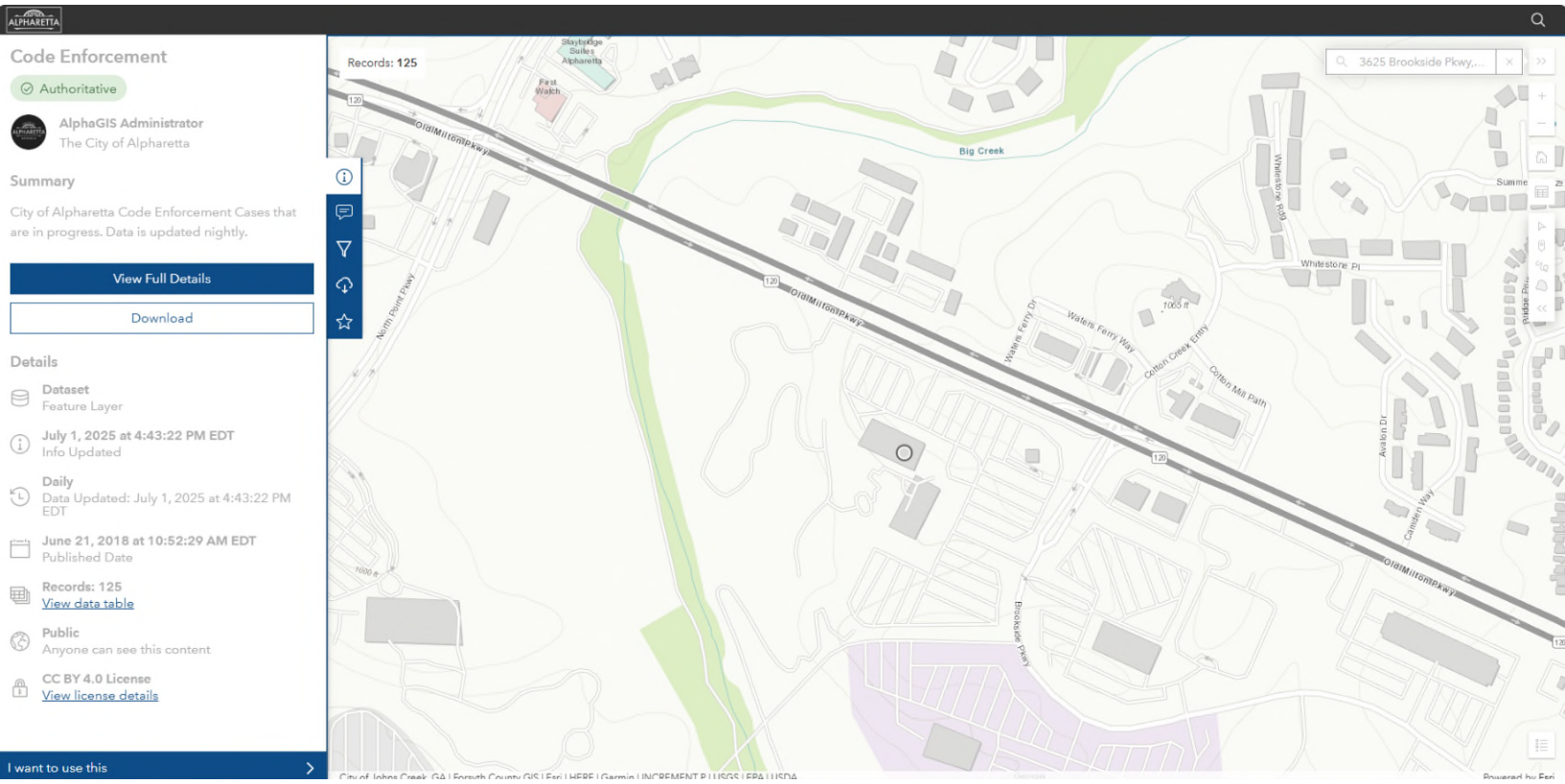
ALPHARETTA
Code Enforcement
Authoritative
AlphaGIS Administrator
The City of Alpharetta
Summary
City of Alpharetta Code Enforcement Cases that are in progress. Data is updated nightly.
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Dataset
Feature Layer
July 1, 2025 at 4:43:22 PM EDT
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Daily
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Records: 125
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3625 Brookside Pkwy,...
Big Creek
Old Milton Pkwy
Waters Ferry Dr
Waters Ferry Way
Cotton Creek Entry
Cotton Mill Path
Whitestone Rd
Whitestone Pl
Avalon Dr
Camden Way
Brookside Pkwy
North Point Pkwy
First Watch
Staybridge Suites Alpharetta
City of Johns Creek, GA | Forsyth County GIS | Esri | HERE | Garmin | INCREMENT P | USGS | EPA | USDA
Powered by Esri

Kimley»Horn

MEMORANDUM

To: City of Alpharetta

From: Ana Eisenman, PE, *Kimley-Horn*

Date: March 31, 2026

RE: ***Brookside Zoning Modification – March 2026***
Trip Generation Report

The *Brookside Mixed Use DRI #4317* was submitted for review in February 2025 and Approved with Conditions by GRTA and ARC in March 2025. As development and site planning has continued to evolve, development conditions have changed with minor modifications to land uses and densities. The former DRI #4317 is attached for reference, as the changes to the development program are minimal and not expected to significantly impact the results or recommendations from the DRI. The DRI additionally includes detailed information regarding the Study Area, Proposed Development and single project phase. Updated Project Trip Generation and changes to the development program are summarized in this memorandum.

A comparison of the DRI #4317 and March 2026 proposed land uses and densities is detailed below in **Table 1**.

Table 1: Land Use & Density – Brookside Mixed Use DRI #4317 vs. March 2026 Program
Previous New Infill Density vs. Proposed New Infill Density

Land Use	*DRI #4317*	March 2026 Program	Percentage Change
Townhomes (Single Family Attached Housing)	90 dwelling units (est. 135,000 SF*)	75 dwelling units (est. 112,500 SF*)	**-17%**
Multifamily Housing (Mid-Rise)	350 dwelling units (est. 525,000 SF*)	335 dwelling units (est. 502,500 SF*)	**-4.3%**
Shopping Plaza (General Retail, including Food & Beverage)	60,000 SF	60,000 SF	**-**
Office[1]	20,000 SF[1]	20,000 SF[1]	**-**
TOTAL	740,000 SF*	**695,000 SF***	**-6.1%**

[1] The existing site includes a total 260,000 SF of existing Office in two 130,000 SF buildings – approximately half of the office space was vacant when traffic data was collected for the DRI. One building will remain, however, trip generation for 20,000 SF of Office was included in the former DRI to account for lower-than-expected existing traffic volumes at site driveways when traffic data was collected.

** Residential square footage estimated using Atlanta Regional Commission DRI guidance of Mixed-Use square footage calculated at 1,500 SF/unit.*

Based on the changes proposed, the density overall is expected to be approximately 6% less than previously considered, with the changes in square footage concentrated on the residential components proposed for the site.

Additionally, the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition (2025) was published in recent months, updating trip generation rates and equations, which are considered in this Trip Generation Report. In **Table 2** below, net new infill development trips studied in the DRI #4317

are compared with updated land use and density program and updated Trip Generation Manual 12th Edition projections for development traffic associated with the March 2026 proposed updated development program.

Table 2: Trip Generation – Brookside Mixed Use DRI #4317 vs. March 2026 Program
Trip Generation Comparison of Net New Infill Trips

Site Plan	Daily Net New Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Brookside Mixed Use DRI #4317	**4,029**	**303**	135	168	**290**	145	144
March 2026 Program	**3,756**	**274**	122	152	**262**	130	132
Percentage Change	***-6.8%***	***-9.6%***	*-9.6%*	*-9.5%*	***-9.7%***	*-10.3%*	*-8.3%*

The change in density and updated trip generation rates and equations are projected to results in slightly less traffic than studied in the DRI previously. Overall daily traffic is projected to be approximately 7% less than studied, and peak hour conditions are projected to be nearly 10% lower than studied. A detailed summary of the trip generation evaluation for the March 2026 Program is attached for reference.

If you have any questions concerning this letter or need additional information, please do not hesitate to contact me at 404-201-6155, or at ana.eisenman@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ana Eisenman, PE
Project Engineer

Attachments:

- Updated Trip Generation Detail – March 2026 Program (ITE 12th Edition)
- *Brookside Mixed Use DRI #4317* Trip Generation Detail (ITE 11th Edition)

Provided as a Separate Attachment:

- *Brookside Mixed Use DRI #4317* Traffic Impact Study Report

Trip Generation Analysis (12th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)

UPDATED Brookside Mixed Use DRI #4317 (Updated for ITE 12th Edition and March 2026 Land Use/Density Changes)

Alpharetta, Fulton County, Georgia

Land Use		Setting	Density		Daily Trips			AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips													
215	Single-Family Attached Housing	General Urban/Suburban	75	dwelling units	494	247	247	29	7	22	35	20	15
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	335	dwelling units	1,506	753	753	133	31	102	124	79	45
710	General Office Building	General Urban/Suburban	20,000	Sq. Ft. GFA	332	166	166	42	37	5	51	8	43
821	Shopping Plaza (40-150k) - No Supermarket	General Urban/Suburban	60,000	Sq. Ft. GFA	3,922	1,961	1,961	95	59	36	286	140	146
Gross Project Trips					**6,254**	**3,127**	**3,127**	**299**	**134**	**165**	**496**	**247**	**249**
Residential Trips					2,000	1,000	1,000	162	38	124	159	99	60
Mixed-Use Reductions					*-396*	*-198*	*-198*	*-3*	*-1*	*-2*	*-55*	*-39*	*-16*
Alternative Mode Reductions					*-80*	*-40*	*-40*	*-8*	*-2*	*-6*	*-5*	*-3*	*-2*
Adjusted Residential Trips					1,524	762	762	151	35	116	99	57	42
Office Trips					332	166	166	42	37	5	51	8	43
Mixed-Use Reductions					*-64*	*-32*	*-32*	*-3*	*-2*	*-1*	*-14*	*-4*	*-10*
Alternative Mode Reductions					*-14*	*-7*	*-7*	*-2*	*-2*	*0*	*-2*	*0*	*-2*
Adjusted Office Trips					254	127	127	37	33	4	35	4	31
Retail Trips					3,922	1,961	1,961	95	59	36	286	140	146
Mixed-Use Reductions					*-452*	*-226*	*-226*	*-4*	*-2*	*-2*	*-63*	*-23*	*-40*
Alternative Mode Reductions					*-174*	*-87*	*-87*	*-5*	*-3*	*-2*	*-11*	*-6*	*-5*
Pass By Reductions (Based on ITE Rates)					*-1,318*	*-659*	*-659*	*0*	*0*	*0*	*-84*	*-42*	*-42*
Adjusted Retail Trips					1,978	989	989	86	54	32	128	69	59
Mixed-Use Reductions - TOTAL					*-912*	*-456*	*-456*	*-10*	*-5*	*-5*	*-132*	*-66*	*-66*
Alternative Mode Reductions - TOTAL					*-268*	*-134*	*-134*	*-15*	*-7*	*-8*	*-18*	*-9*	*-9*
Pass-By Reductions - TOTAL					*-1,318*	*-659*	*-659*	*0*	*0*	*0*	*-84*	*-42*	*-42*
Net New Infill Development Trips					**3,756**	**1,878**	**1,878**	**274**	**122**	**152**	**262**	**130**	**132**
Existing Office Traffic Counts (Existing/Occupied 130,000 SF Office, Tuesday, December 3, 2024)								138	123	15	144	15	129
Net Master Plan Development Traffic (Net New Infill Trips + Existing Office Traffic)								**412**	**245**	**167**	**406**	**145**	**261**
Master Plan Driveway Volumes (Net New Infill Development + Existing Office + Pass-by Trips)								412	245	167	490	187	303

Trip Generation Analysis (11th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)
Brookside Mixed Use Development DRI #4317
Alpharetta, Fulton County, Georgia

Land Use		Setting	Density		Daily Trips			AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips													
215	Single-Family Attached Housing	General Urban/Suburban	90	dwelling units	636	318	318	41	13	28	50	29	21
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	350	dwelling units	1,624	812	812	142	33	109	137	84	53
710	General Office Building	General Urban/Suburban	20,000	Sq. Ft. GFA	286	143	143	42	37	5	44	7	37
821	Shopping Plaza (40-150k) - No Supermarket	General Urban/Suburban	60,000	Sq. Ft. GFA	4,052	2,026	2,026	104	64	40	311	152	159
Gross Project Trips					**6,598**	**3,299**	**3,299**	**329**	**147**	**182**	**542**	**272**	**270**
Residential Trips					2,260	1,130	1,130	183	46	137	187	113	74
Mixed-Use Reductions					*-406*	*-203*	*-203*	*-3*	*-1*	*-2*	*-60*	*-42*	*-18*
Alternative Mode Reductions					*-93*	*-47*	*-46*	*-9*	*-2*	*-7*	*-6*	*-4*	*-3*
Adjusted Residential Trips					1,761	880	881	171	43	128	121	67	53
Office Trips					286	143	143	42	37	5	44	7	37
Mixed-Use Reductions					*-56*	*-28*	*-28*	*-3*	*-2*	*-1*	*-13*	*-5*	*-8*
Alternative Mode Reductions					*-12*	*-6*	*-6*	*-2*	*-2*	*0*	*-2*	*0*	*-1*
Adjusted Office Trips					218	109	109	37	33	4	29	2	28
Retail Trips					4,052	2,026	2,026	104	64	40	311	152	159
Mixed-Use Reductions					*-458*	*-229*	*-229*	*-4*	*-2*	*-2*	*-65*	*-22*	*-43*
Alternative Mode Reductions					*-180*	*-90*	*-90*	*-5*	*-3*	*-2*	*-12*	*-7*	*-6*
Pass By Reductions (Based on ITE Rates)					*-1,364*	*-682*	*-682*	*0*	*0*	*0*	*-94*	*-47*	*-47*
Adjusted Retail Trips					2,050	1,025	1,025	95	59	36	140	76	63
Mixed-Use Reductions - TOTAL					*-920*	*-460*	*-460*	*-10*	*-5*	*-5*	*-138*	*-69*	*-69*
Alternative Mode Reductions - TOTAL					*-285*	*-143*	*-142*	*-16*	*-7*	*-9*	*-20*	*-11*	*-10*
Pass-By Reductions - TOTAL					*-1,364*	*-682*	*-682*	*0*	*0*	*0*	*-94*	*-47*	*-47*
Net New Infill Development Trips					**4,029**	**2,014**	**2,015**	**303**	**135**	**168**	**290**	**145**	**144**
Existing Office Traffic Counts (Existing/Occupied 130,000 SF Office, Tuesday, December 3, 2024)								138	123	15	144	15	129
Net Master Plan Development Traffic (Net New Infill Trips + Existing Office Traffic)								**441**	**258**	**183**	**434**	**160**	**273**
Master Plan Driveway Volumes (Net New Infill Development + Existing Office + Pass-by Trips)								441	258	183	528	207	320

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ALTA/NSPS LAND TITLE SURVEY
FOR
PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(BROOKSIDE PARKWAY SITE)
LOCATED IN
LAND LOTS 2, 3 & 44, 1ST DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-12 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 281,100 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 63,582 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON SEPTEMBER 25, 2024.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

REFERENCE MATERIAL

1. FINAL PLAT FOR GLEN ABBEY, UNIT VIII
   RECORDED IN PLAT BOOK 229 PAGE 14
   AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA
2. FINAL PLAT FOR GLEN ABBEY, UNIT X
   RECORDED IN PLAT BOOK 214 PAGE 113
   AMONG THE AFORESAID RECORDS
3. BOUNDARY SURVEY FOR BROOKSIDE DEVELOPMENT
   RECORDED IN PLAT BOOK 342 PAGE 83
   AMONG THE AFORESAID RECORDS
4. EASEMENT EXHIBIT FOR NORTH POINT MINISTRIES, INC
   RECORDED IN PB. 345 PG. 63
5. EASEMENT AGREEMENT TO WEEKS REALTY, L.P.
   RECORDED IN DEED BOOK DEED BOOK 50672 PAGE 308
6. LAYOUT PLAN FOR GEORGIA STATE UNIVERSITY ALPHARETTA CENTER, PREPARED BY AEC, INC., DATED 12-31-1998.
   LAST REVISED 04-08-1999.
7. ALTA/NSPS LAND TITLE SURVEY FOR BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA.
   PREPARED BY TERRAMARK LAND SURVEYING, INC.
   DATED FEBRUARY 15, 2019
8. ALTA/NSPS LANT TITLE SURVEY, PREPARED BY CDS
   DATED MARCH 9, 2021

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
4. NO CEMETERIES OR BURIAL GROUNDS HAVE BEEN OBSERVED BY TERRAMARK.
5. NO WETLAND DELINEATION MARKINGS HAVE BEEN OBSERVED BY TERRAMARK.
6. NO RECENT EARTH MOVING OR BUILDING CONSTRUCTION HAS BEEN OBSERVED BY TERRAMARK.
7. NO CHANGE IN STREET RIGHTS OF WAY HAVE BEEN MADE AVAILABLE TO TERRAMARK.

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the westerly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway South 24° 24' 16" East, 21,69 feet; thence, South 24° 28' 44" West, 84,34 feet; thence, 144,22 feet along the arc of a curve deflecting to the right, having a radius of 744,16 feet and a chord bearing and distance of South 30° 01' 34" West, 143,99 feet; thence, South 35° 35' 26" West, 96,65 feet 1/2-inch capped rebar found and the POINT OF BEGINNING,

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 35° 34' 10" West, 176,35 feet; thence,
2. 367,66 feet along the arc of a curve deflecting to the left, having a radius of 465,00 feet and a chord bearing and distance of South 12° 55' 37" West, 358,15 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway
3. North 89° 18' 33" West, 835,75 feet; thence,
4. North 25° 40' 13" West, 7,37 feet; thence,
5. North 00° 00' 19" East, 55,54 feet; thence,
6. North 16° 17' 44" East, 38,64 feet; thence,
7. North 45° 29' 48" East, 62,05 feet; thence,
8. North 20° 48' 38" East, 20,47 feet; thence,
9. North 43° 16' 25" West, 10,67 feet; thence,
10. North 87° 41' 53" West, 7,53 feet; thence,
11. North 09° 00' 33" East, 8,24 feet; thence,
12. North 37° 56' 09" East, 77,04 feet; thence,
13. North 33° 36' 03" East, 73,31 feet; thence,
14. North 49° 58' 22" East, 41,26 feet; thence,
15. North 00° 31' 47" East, 7,96 feet; thence,
16. North 19° 39' 25" West, 29,81 feet; thence,
17. North 38° 21' 11" West, 19,21 feet; thence,
18. North 22° 33' 36" West, 14,63 feet; thence,
19. North 06° 13' 19" East, 14,55 feet; thence,
20. North 31° 36' 23" East, 40,03 feet; thence,
21. North 38° 26' 16" East, 21,06 feet; thence,
22. North 28° 45' 54" East, 9,22 feet; thence,
23. North 12° 09' 39" East, 27,86 feet; thence,
24. North 03° 43' 32" West, 31,25 feet; thence,
25. North 02° 52' 53" West, 25,49 feet; thence,
26. North 22° 03' 13" West, 10,84 feet; thence,
27. North 29° 53' 10" West, 13,51 feet; thence,
28. North 14° 25' 48" West, 10,00 feet; thence,
29. North 04° 36' 01" East, 5,66 feet; thence,
30. North 40° 11' 28" East, 5,21 feet; thence,
31. North 66° 53' 32" East, 7,45 feet; thence,
32. North 37° 00' 59" East, 10,26 feet; thence,
33. North 04° 27' 02" East, 9,75 feet; thence,
34. North 17° 37' 50" West, 29,71 feet; thence,
35. North 28° 00' 25" West, 9,67 feet; thence,
36. North 12° 30' 03" West, 70,73 feet; thence,
37. North 22° 49' 09" West, 217,61 feet; thence,
38. North 03° 44' 54" West, 63,97 feet; thence,
39. North 13° 01' 28" East, 84,95 feet; thence,
40. North 03° 21' 21" East, 163,60 feet; thence,
41. North 58° 12' 16" West, 17,45 feet; thence,
42. North 00° 35' 42" West, 12,68 feet; thence,
43. North 31° 46' 00" East, 21,55 feet; thence,
44. North 04° 06' 07" East, 7,39 feet to a point on the aforesaid right-of-way line of Old Milton Parkway; thence, running with the said right-of-way line of Old Milton Parkway
45. South 65° 30' 52" East, 890,31 feet toa 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 24° 32' 06" West, 246,48 feet to a nail found; thence,
47. South 65° 28' 13" East, 213,50 feet to a nail found; thence,
48. South 24° 29' 15" West, 90,01 feet; thence,
49. South 65° 26' 40" East, 66,77 feet to the POINT OF BEGINNING, containing 857,441 square feet or 19,6841acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

SITE MAP

AERIAL IMAGE PROVIDED BY GOOGLE EARTH
IMAGERY DATED JUNE 23, 2023

PICTURE LOCATION AND DIRECTION

PHOTO #1

PHOTO #2

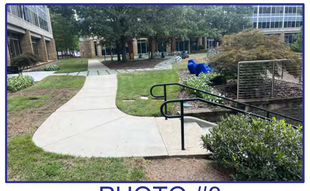


PHOTO #3

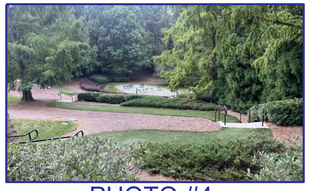


PHOTO #4

TITLE NOTES

I. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA - COMMUNITY PANEL NUMBER 13121C0059F & 13121C0067F, DATED SEPTEMBER 18, 2013, A PORTION OF THE SURVEYED PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD (ZONE X & ZONE AE) AS SHOWN HEREON. THE REMAINDER OF THE SITE IS NOT SHOWN IN A SPECIAL FLOOD HAZARD AREA PER GRAPHICAL PLOTTING OF THE AFORESAID "FIRM" MAP.

II. THE SURVEYED PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO THE PUBLIC RIGHTS-OF-WAY OF OLD MILTON PARKWAY AND BROOKSIDE PARKWAY AS SHOWN AND LABELED HEREON.

III. AS OF THE DATE OF THIS SURVEY, TITLE TO THE SURVEYED PROPERTY APPEARS TO LIE VESTED IN BOF II GA BROOKSIDE LLC, A DELAWARE LIMITED LIABILITY COMPANY, PER DEED RECORDED AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA IN DEED BOOK 63856, PAGE 326.

IV. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, RECORDED AND UNRECORDED.

V. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT (COMMITMENT NO. 241534GA, EFFECTIVE DATE OF JULY 8, 2024 AT 12:00 AM, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. APPLICABLE ENCUMBRANCES AND SPECIAL EXCEPTIONS ARE SHOWN BELOW AND/OR ON THIS SURVEY.

11. EASEMENT FROM H. D. VAUGHAN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION ELECTRIC MEMBERSHIP CORPORATION DATED DECEMBER 2, 1960, FILED FOR RECORD DECEMBER 12, 1960, AND RECORDED IN DEED BOOK 3647, PAGE 432, FULTON COUNTY, GEORGIA RECORDS.
(UNABLE TO DETERMINE AFFECT ON SURVEYED PROPERTY - DOCUMENT IS TOO VAGUE TO PLOT)

12. EASEMENT FROM JOHN W. KELL TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, CORPORATION ELECTRIC MEMBERSHIP CORPORATION DATED FEBRUARY 15, 1971, FILED FOR RECORD MAY 12, 1971, AND RECORDED IN DEED BOOK 5388, PAGE 358, AFORESAID RECORDS.
(UNABLE TO DETERMINE AFFECT ON SURVEYED PROPERTY - DOCUMENT IS TOO VAGUE TO PLOT)

13. TERMS AND PROVISIONS OF THAT CERTAIN INDEMNIFICATION FLOOD PLAIN, BY AND BETWEEN CROW-CHILDRESS-MOBLEY #7A, A TEXAS LIMITED PARTNERSHIP AND FULTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED NOVEMBER 8, 1988, FILED FOR RECORD NOVEMBER 14, 1988, AND RECORDED IN DEED BOOK 12043, PAGE 8, AFORESAID RECORDS.
(UNABLE TO DETERMINE AFFECT ON SURVEYED PROPERTY - ATTACHMENT IN RECORDED DOCUMENT IS NOT LEGIBLE AND SURVEYOR CANNOT PLOT)

14. TERMS AND PROVISIONS OF THAT CERTAIN MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE, BY REALTICORP 528, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY DATED OCTOBER 17, 1997, FILED FOR RECORD OCTOBER 24, 1997, AND RECORDED IN DEED BOOK 23303, PAGE 128, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN ESTOPPEL AND RATIFICATION AGREEMENT FROM ALPHA CAPITAL EQUITY, LLC TO BROOKSIDE ASSOCIATION, INC., A GEORGIA CORPORATION, DATED MARCH 16, 2006, FILED FOR RECORD APRIL 4, 2006, AND RECORDED IN DEED BOOK 42269, PAGE 417, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE BY BROOKSIDE ASSOCIATION, INC., A GEORGIA NON-PROFIT, DATED SEPTEMBER 29, 2014, FILED FOR RECORD OCTOBER 13, 2014, AND RECORDED IN DEED BOOK 54241, PAGE 296, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY WHERE PLOTABLE)

15. TERMS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN REALTICORP 528, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY AND WEEKS REALTY, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED OCTOBER 17, 1997, FILED FOR RECORD OCTOBER 24, 1997, AND RECORDED IN DEED BOOK 23303, PAGE 39, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN AMENDMENT TO EASEMENT AGREEMENT BY AND AMONG GEORGIA STATE UNIVERSITY FOUNDATION, INC., A GEORGIA NON-PROFIT CORPORATION, THE DEVELOPMENT AUTHORITY OF ALPHARETTA, GEORGIA, A AND DUKE SECURED FINANCING 2009-1 ALZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED NOVEMBER 30, 2011, FILED FOR RECORD DECEMBER 7, 2011, AND RECORDED IN DEED BOOK 50672, PAGE 308, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY WHERE PLOTABLE)

16. TERMS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN REALTICORP 528, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY AND WEEKS REALTY, L.P., DATED APRIL 28, 1999, FILED FOR RECORD MAY 11, 1999, AND RECORDED IN DEED BOOK 26591, PAGE 158, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - BLANKET EASEMENT FOR STORMWATER DRAINAGE AND DETENTION)

17. ACCESS & MAINTENANCE EASEMENT FROM WEEKS CORPORATION TO CITY OF ALPHARETTA, DATED APRIL 1, 1999, FILED FOR RECORD MAY 12, 1999, AND RECORDED IN DEED BOOK 26952, PAGE 4, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

18. EASEMENT FROM WEEKS REALTY, L.P. TO GEORGIA POWER COMPANY DATED MAY 14, 1999, FILED FOR RECORD JULY 23, 1999, AND RECORDED IN DEED BOOK 27351, PAGE 311, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY BY PLOTTING OF ADDRESS LISTED IN RECORDED DOCUMENT - UNABLE TO PLOT, BLANKET IN NATURE)

19. EASEMENT FROM DUKE-WEEKS REALTY LIMITED PARTNERSHIP, SUCCESSOR BY MERGER TO WEEKS REALTY, L.P. TO GEORGIA POWER COMPANY DATED APRIL 24, 2000, FILED FOR RECORD JULY 7, 2000, AND RECORDED IN DEED BOOK 29243, PAGE 336, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

20. TERMS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP AND ALPHA CAPITAL EQUITY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED MARCH 28, 2006, FILED FOR RECORD APRIL 4, 2006, AND RECORDED IN DEED BOOK 42269, PAGE 404, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

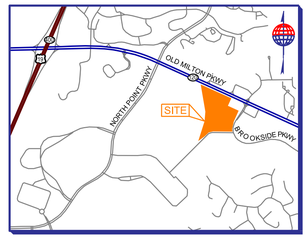
21. TERMS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN NORTH MINISTRIES, INC., A GEORGIA NON-PROFIT CORPORATION AND DUKE SECURED FINANCING 2009-1 ALZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED NOVEMBER 30, 2011, FILED FOR RECORD DECEMBER 7, 2011, AND RECORDED IN DEED BOOK 50672, PAGE 295, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

22. UNRECORDED LEASE EVIDENCED FOR RECORD BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BY AND AMONG CISCO SYSTEMS, INC., NEW YORK LIFE INSURANCE COMPANY, AND IPX BROOKSIDE INVESTORS, LLC, DATED OCTOBER 26, 2016, RECORDED DECEMBER 22, 2016, IN DEED BOOK 57019, PAGE 606, AFORESAID RECORDS.
(NOT A SURVEY RELATED MATTER)

23. UNRECORDED LEASE EVIDENCED BY MEMORANDUM OF SOLAR LEASE BY AND BETWEEN BOF II GA BROOKSIDE LLC AND BRIDGE SOLAR ENERGY DEVELOPMENT I LLC. FILED AND RECORDED JANUARY 4, 2024 IN DEED BOOK 67487, PAGE 172. AFORESAID RECORDS. .
(NOT A SURVEY RELATED MATTER)

24. UNRECORDED AGREEMENT EVIDENCED BY SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT BY AND AMONG TEXAS CAPITAL BANK, BRIDGE SOLAR ENERGY PROJECT PROJECTS II LLC AND BOF II GA BROOKSIDE LLC, FILED AND RECORDED FEBRUARY 20, 2024 IN DEED BOOK 67600, PAGE 456, AFORESAID RECORDS.
(NOT A SURVEY RELATED MATTER)

LOCATION MAP



NOT TO SCALE
LAT - 34°03'40.43"N
LONG - 84°15'18.30"W

SITE AREA

857,441 SQ.FT.
OR
19.6841 AC.

SITE INFORMATION

CURRENT OWNER: BOF II GA BROOKSIDE, LLC
DB. 63856 PG. 326

TAX PARCEL ID # 11 002000440365

ADDRESS: 3625 & 3655 BROOKSIDE PARKWAY

ZONING: O-I (OFFICE INSTITUTIONAL)
JURISDICTION: CITY OF ALPHARETTA

SETBACKS:
FRONT (LOCAL) - 50 FEET
FRONT (ALL OTHERS) - 65 FEET
SIDE - 15 FEET
REAR - 15 FEET
MAX. BUILDING HEIGHT - 40 FEET

PARKING COUNT:
REGULAR PARKING - 1,116
HANDICAPPED PARKING - 20
TOTAL PARKING COUNT - 1,136

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED LAND SURVEYOR PAUL B. CANNON

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

ALTA/NSPS CERTIFICATE

TO: PORTMAN HOLDINGS, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4,6(a),6(b),7(a),8,9,11,13,14,16,17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2024.
THE DATE OF THE SURVEY OR MAP OCTOBER 9, 2024.

GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

Phone No. (770) 421-1927
www.TerraMark.com
C. O. A # LSF000610

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066

No	Revision	Date
#1	ADDED TREES PER INFORMATION FROM ARBORIST	11/11/2024
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No.	2024-257
Survey Crew:	NK
Drawn By:	AT
Approved By:	PBC
Date:	10/08/2024
Scale:	1"=40'
	P247TS S-SURVEY\ 2024\257 DCW\ALTA.DWG

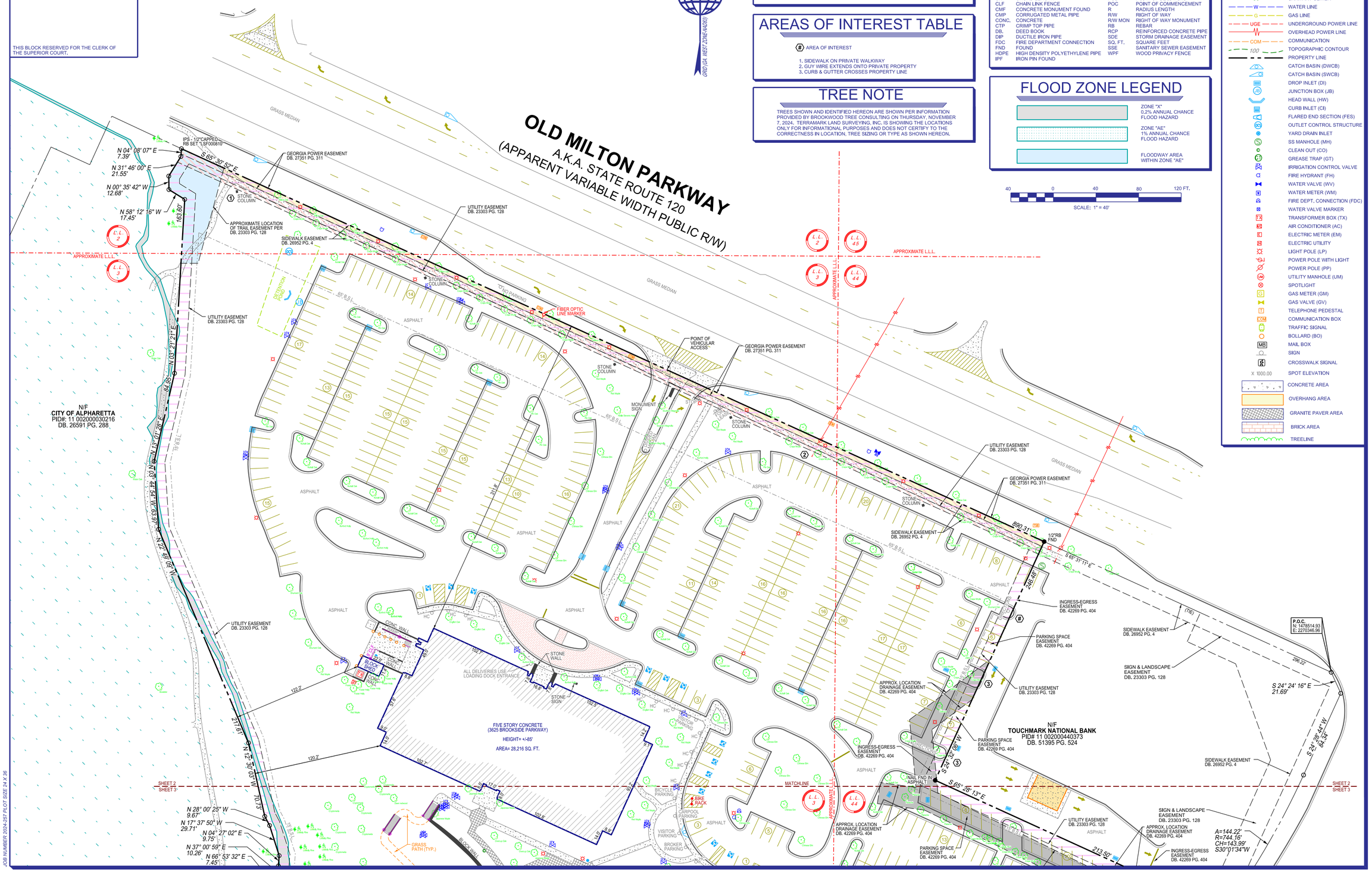
ALTA/NSPS LAND TITLE SURVEY
FOR
PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(BROOKSIDE PARKWAY SITE)
LOCATED IN
LAND LOTS 2, 3 & 44, 1ST DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
1/3
DRAWING# TM 24-257

JOB NUMBER 2024-257 PLOT SIZE 24 X 36

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

OLD MILTON PARKWAY
A.K.A. STATE ROUTE 120
(APPARENT VARIABLE WIDTH PUBLIC R/W)



SITE AREA

857,441 SQ.FT.
OR
19.6841 AC.

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. SIDEWALK ON PRIVATE WALKWAY
2. GUY WIRE EXTENDS ONTO PRIVATE PROPERTY
3. CURB & GUTTER CROSSES PROPERTY LINE

TREE NOTE

TREES SHOWN AND IDENTIFIED HEREON ARE SHOWN PER INFORMATION PROVIDED BY BROOKWOOD TREE CONSULTING ON THURSDAY, NOVEMBER 7, 2024. TERRAMARK LAND SURVEYING, INC. IS SHOWING THE LOCATIONS ONLY FOR INFORMATIONAL PURPOSES AND DOES NOT CERTIFY TO THE CORRECTNESS IN LOCATION, TREE SIZING OR TYPE AS SHOWN HEREON.

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB.	PLAT BOOK
BW	BARBWIRE	PG.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

FLOOD ZONE LEGEND

	ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD
	ZONE "AE" 1% ANNUAL CHANCE FLOOD HAZARD
	FLOODWAY AREA WITHIN ZONE "AE"

40 0 40 80 120 FT.
SCALE: 1" = 40'

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- HANDRAIL
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- COMMUNICATION
- TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEAN OUT (CO)
- GREASE TRAP (GT)
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- X 1000.00 SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- GRANITE PAVER AREA
- BRICK AREA
- TREELINE

GEORGIA REGISTERED LAND SURVEYOR No. 2928 PAUL B. CANNON

Phone No. (770) 421-1927
www.TerraMark.com
C. O. A # LSF000810

TerraMark Land Surveying, Inc.
1398 Bells Ferry Road
Marietta, Georgia 30066

TerraMark Geospatial

No	Revision	Date
#1	ADDED TREES PER INFORMATION FROM ARBORIST	11/11/2024
#2		
#3		
#4		
#5		
#6		
#7		
#8		
1291TH	S SURVEY: 2024/ 2024-257 DWN ALTA.DGN	

Project No.	2024-257
Survey Crew:	NK
Drawn By:	AT
Approved By:	PBC
Date:	10/08/2024
Scale:	1"=40'

ALTA/NSPS LAND TITLE SURVEY
FOR
PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(BROOKSIDE PARKWAY SITE)
LOCATED IN
LAND LOTS 2, 3 & 44, 1ST DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
2/3
DRAWING# TM 24-257

JOB NUMBER 2024-257 PLOT SIZE 24 X 36

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

FIVE STORY CONCRETE (3625 BROOKSIDE PARKWAY)
HEIGHT= +/-85'
AREA= 28,216 SQ. FT.

FIVE STORY CONCRETE (3655 BROOKSIDE PARKWAY)
HEIGHT= +/-85'
AREA= 28,187 SQ. FT.

ALL DELIVERIES USE LOADING DOCK ENTRANCE

N/F
TOUCHMARK NATIONAL BANK
PID# 11 002000440373
DB. 51395 PG. 524

N/F
CITY OF ALPHARETTA
PID#: 11 002000030216
DB. 26591 PG. 288

N/F
BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
PID#: 11 002000040280
DB. 59887 PG. 453

BROOKSIDE PARKWAY
(APPARENT 80' R/W)

MATCHLINE — SHEET 2 / SHEET 3

P.O.B.
1/2"RB FND CAPPED
N: 1478215.15
E: 2270192.67

IPS - 1/2"CAPPED RB SET "LSF000810"

A=144.22'
R=744.16'
CH=143.99'
S30°01'34"W

A=367.66'
R=465.00'
CH=358.15'
S12°55'37"W

GRID (G4, WEST ZONE-NAD83)

TREE NOTE

TREES SHOWN AND IDENTIFIED HEREON ARE SHOWN PER INFORMATION PROVIDED BY BROOKWOOD TREE CONSULTING ON THURSDAY, NOVEMBER 7, 2024. TERRAMARK LAND SURVEYING, INC. IS SHOWING THE LOCATIONS ONLY FOR INFORMATIONAL PURPOSES AND DOES NOT CERTIFY TO THE CORRECTNESS IN LOCATION, TREE SIZING OR TYPE AS SHOWN HEREON.

SCALE: 1" = 40'

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- HANDRAIL
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
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- X 1000.00 SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- GRANITE PAVER AREA
- BRICK AREA
- TREELINE

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

4. WATER VAULT CROSSES PROPERTY LINE
5. COMMUNICATION BOXES EXTEND ONTO PRIVATE PROPERTY
6. CURB EXTENDS INTO R/W
7. BUS STOP CROSSES ONTO PRIVATE PROPERTY
8. SIDEWALK CROSSES PROPERTY LINE

GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

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www.TerraMark.com
C. O. A # LSF000810

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TerraMark Geospatial

No	Revision	Date
#1	ADDED TREES PER INFORMATION FROM ARBORIST	11/11/2024
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No:	2024-257	No	
Survey Crew:	NK	#1	
Drawn By:	AT	#2	
Approved By:	PBC	#3	
Date:	10/09/2024	#4	
Scale:	1"=40'	#5	
		#6	
		#7	
		#8	

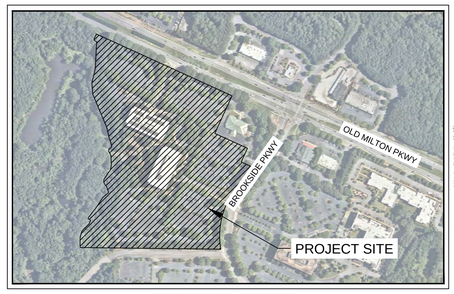
PATH: S:\SURVEY\2024\2024-257 DOWNLAT\ALTA.DGN

ALTA/NSPS LAND TITLE SURVEY

FOR
PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(BROOKSIDE PARKWAY SITE)
LOCATED IN
LAND LOTS 2, 3 & 44, 1ST DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

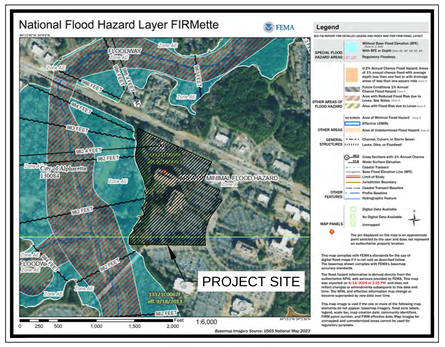
SHEET NO.
3/3
DRAWING# TM 24-257

JOB NUMBER 2024-257 PLOT SIZE 24 X 36



VICINITY MAP

NOT TO SCALE



FEMA MAP

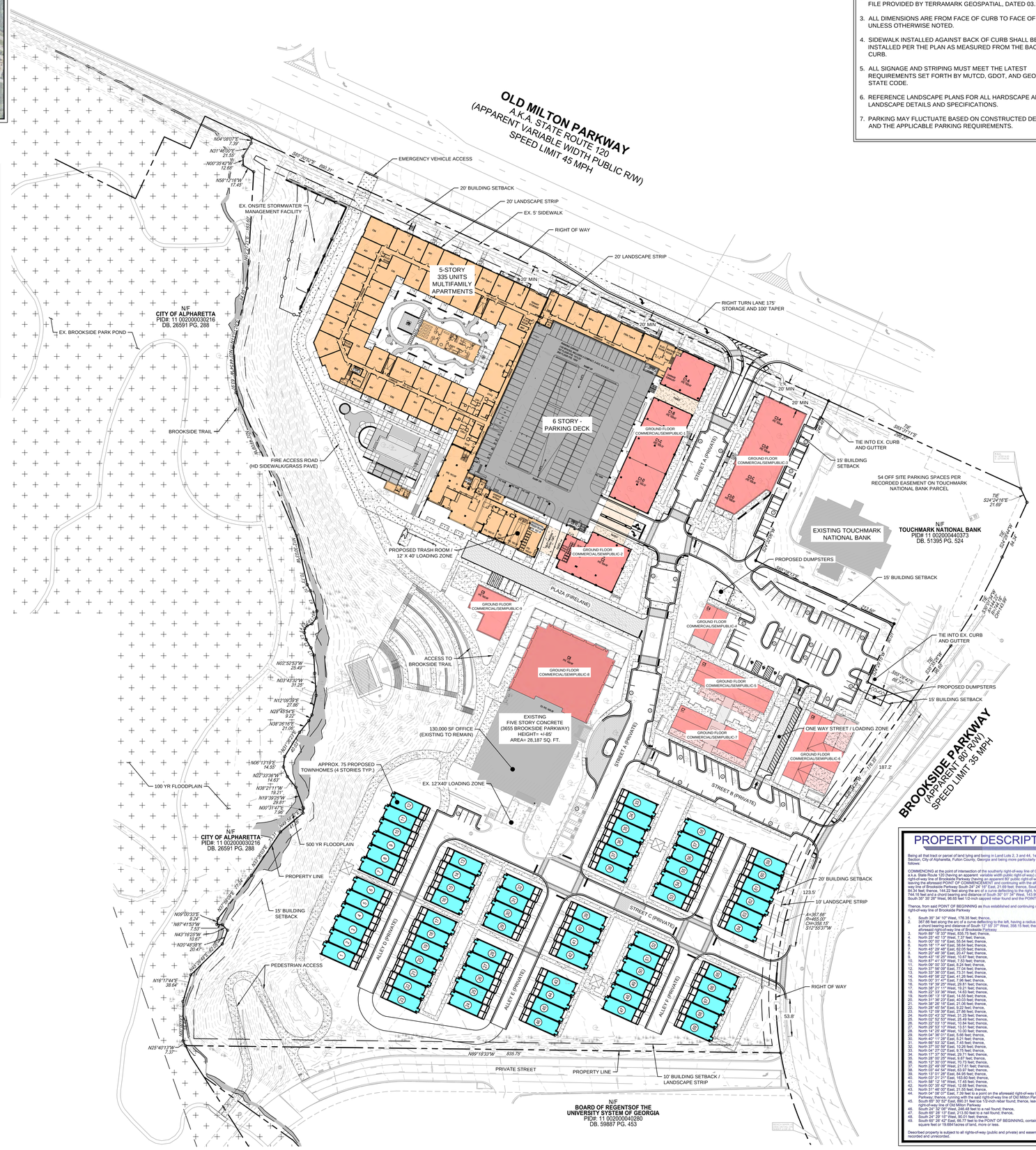
THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

STORMWATER MANAGEMENT NOTE:

THE SITE WILL CONTAIN ONSITE AND OFFSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE USE OF SEVERAL COMPONENTS STRATEGICALLY LOCATED THROUGHOUT THE SITE IN ORDER TO PROVIDE RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), INCLUDING: PERMEABLE PAVERS, GRASS PAVE, INFILTRATION FIELDS, BIORETENTION AREAS, AND OTHERS. WHERE RUNOFF REDUCTION IS NOT FEASIBLE, WATER QUALITY ALTERNATIVES WILL BE APPLIED.

EXISTING CONDITIONS SURVEY NOTE:

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY ALTA/NSPS SURVEY, DATED 03/17/2026.



SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY SQUARE FEET STUDIO, DATED 03.08.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TERRAMARK GEOSPATIAL, DATED 03.17.2026.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. PARKING MAY FLUCTUATE BASED ON CONSTRUCTED DENSITY AND THE APPLICABLE PARKING REQUIREMENTS.

SITE DEVELOPMENT SUMMARY

SITE SUMMARY

CURRENT ZONING:	MU (MIXED USE)
SITE AREA:	19.68 ACRES
IMPERVIOUS AREA:	MAX. 80% (15.74 AC)
BUILDING SETBACK*:	
FRONT (OLD MILTON PKWY):	20 FT (OFF R/W LINE)
FRONT (BROOKSIDE PWKY):	20 FT (OFF R/W LINE)
SIDE / REAR:	15 FT
PRIVATE STREET TO THE SOUTH:	10 FT
LANDSCAPE SETBACK*:	
FRONT (OLD MILTON PKWY):	20 FT (OFF SIDEWALK)
FRONT (BROOKSIDE PWKY):	10 FT (OFF R/W LINE)
SIDE / REAR:	0 FT
PRIVATE STREET TO THE SOUTH:	MINIMUM 10 FT**

*** SETBACKS PER APPROVED ZONING CONDITIONS FROM MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02**
**** EXCEPT WHERE THE PROPOSED NEW LOCAL STREET COMES WITHIN 5 FT OF THE SOUTHERN PROPERTY LINE THE BUFFER MAY BE REDUCED TO 5 FT**

DEVELOPMENT PARAMETERS:

MAX. BUILDING HEIGHT:	
PARKING DECK:	6 STORIES
MULTIFAMILY:	5 STORIES OR 72 FT
OFFICE:	5 STORIES OR 85 FT
COMMERCIAL/SEMIPUBLIC:	2 STORIES OR 40 FT
TOWNHOMES:	4 STORIES OR 50 FT
MIN. FLOOR AREA:	540 SF
MIN LOT WIDTH:	
TOWNHOMES:	22 FT

PROPOSED DENSITIES

MULTIFAMILY RESIDENTIAL	335 UNITS
OFFICE	130,000 SF
COMMERCIAL/SEMIPUBLIC	60,000 SF
TOWNHOMES	75 UNITS

PROPOSED LAND USES

	REQUIRED	PROPOSED
MULTIFAMILY RESIDENTIAL	MIN. 25% (4.92 AC)	25.6% (5.05 AC)
OFFICE	MIN. 25% (4.92 AC)	25.2% (4.95 AC)
COMMERCIAL/SEMIPUBLIC	MIN. 10% (1.97 AC)	17.5% (3.44 AC)
TOWNHOMES	MIN. 25% (4.92 AC)	31.7% (6.24 AC)

PARKING SUMMARY

REQUIRED PARKING:	**1,747 SPACES** (TOTAL)
MULTIFAMILY (335 UNITS)	687 SPACES (2.05/UNIT)
OFFICE (130,000 SF)	520 SPACES (1/250 SF)
COMMERCIAL/SEMIPUBLIC (60,000 SF)	240 SPACES (1/250 SF)
TOWNHOMES (75 UNITS)	300 SPACES (1.0/BEDROOM)
*PROPOSED PARKING:	**1,222 SPACES** (TOTAL)

* **PARKING STUDY PREPARED TO SUPPORT A REQUEST FOR A REDUCTION IN THE PROPOSED PARKING. THIS STUDY SHALL BE REVIEWED BY COMMUNITY DEVELOPMENT AND MUST BE APPROVED PRIOR TO PERMITTING. MULTIFAMILY AND OFFICE PARKING WILL NOT UTILIZE SHARED PARKING DURING THE SAME HOURS.**

**OPEN SPACE REQUIREMENTS

OPEN SPACE:	**12.30 ACRES** (TOTAL)
***AMENITY SPACE:	10.33 ACRES (1 AC/100 POP.)
CIVIC SPACE:	1.97 ACRES (10% SITE AREA)

****50% OF REQUIRED OPEN SPACE IS IN PASSIVE LAND AREA**
*****2.52 POPULATION/HOME PER OFFICIAL 2020 US CENSUS FOR CITY OF ALPHARETTA.**
(335 MULTIFAMILY UNITS +75 TOWNHOMES) * 2.52 POPULATION/HOME= 1033.2 POPULATION GENERATED.

PROPOSED OPEN SPACE

OPEN SPACE:	**13.75 ACRES** (599,123 SF)
AMENITY SPACE:	11.70 ACRES (509,642 SF)
ONSITE:	10.97 ACRES (477,916 SF)
BALCONY, RESIDENTIAL LOBBY, FITNESS, POOL LOUNGE, ETC:	0.73 ACRES (31,726 SF)
CIVIC SPACE:	2.05 ACRES (89,481 SF)
MULTI-USE TRAIL CONNECTION AND IMPROVEMENTS:	2.05 ACRES (89,481 SF)

SITE LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE STRIP
- COMMERCIAL/SEMIPUBLIC
- MULTIFAMILY
- TOWNHOMES
- EXISTING BUILDINGS
- GRASS PAVE
- TRAFFIC RATED BRICK PAVERS
- STANDARD DUTY CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- PRIVATE STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT IN GDOT RIGHT OF WAY
- PAVERS
- STAMPED CONCRETE
- 100-YR FLOODPLAIN
- 500-YR FLOODPLAIN
- (10) PARKING COUNT

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway (having an apparent 80' public right-of-way) and the aforesaid Brookside Parkway (having an apparent 80' public right-of-way) line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway South 24° 24' 16" East, 21.69 feet; thence, South 24° 28' 44" West, 84.34 feet; thence, 144.22 feet along the arc of a curve deflecting to the right, having a radius of 465.00 feet and a chord bearing and distance of South 15° 37' 37" West, 358.15 feet; thence, South 38° 38' 26" West, 98.63 feet to a 1/2-inch capped rebar found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 38° 34' 10" West, 178.35 feet; thence,
2. 367.66 feet along the arc of a curve deflecting to the left, having a radius of 465.00 feet and a chord bearing and distance of South 17° 07' 37" West, 358.15 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway
3. North 24° 24' 16" West, 21.69 feet; thence,
4. North 28° 40' 13" West, 7.23 feet; thence,
5. North 00° 00' 19" East, 55.54 feet; thence,
6. North 18° 17' 44" East, 38.64 feet; thence,
7. North 45° 29' 48" East, 62.05 feet; thence,
8. North 42° 06' 25" East, 39.64 feet; thence,
9. North 43° 16' 25" West, 10.67 feet; thence,
10. North 87° 41' 53" West, 7.53 feet; thence,
11. North 09° 00' 33" East, 8.24 feet; thence,
12. North 37° 56' 09" East, 77.04 feet; thence,
13. North 49° 58' 09" East, 41.28 feet; thence,
14. North 49° 58' 22" East, 41.28 feet; thence,
15. North 00° 31' 47" East, 7.96 feet; thence,
16. North 19° 39' 25" West, 29.81 feet; thence,
17. North 38° 21' 11" West, 19.21 feet; thence,
18. North 38° 21' 11" West, 14.55 feet; thence,
19. North 09° 13' 19" East, 14.55 feet; thence,
20. North 31° 36' 23" East, 40.03 feet; thence,
21. North 38° 26' 18" East, 21.06 feet; thence,
22. North 28° 45' 54" East, 8.22 feet; thence,
23. North 43° 32' 06" West, 9.22 feet; thence,
24. North 43° 43' 32" West, 31.25 feet; thence,
25. North 02° 52' 53" West, 25.49 feet; thence,
26. North 22° 03' 13" West, 10.84 feet; thence,
27. North 29° 53' 15" West, 13.51 feet; thence,
28. North 29° 53' 15" West, 13.51 feet; thence,
29. North 34° 36' 07" East, 5.68 feet; thence,
30. North 40° 11' 28" East, 5.21 feet; thence,
31. North 60° 53' 32" East, 7.49 feet; thence,
32. North 37° 00' 59" East, 10.26 feet; thence,
33. North 37° 00' 59" East, 10.26 feet; thence,
34. North 17° 37' 55" West, 29.71 feet; thence,
35. North 28° 00' 25" West, 9.67 feet; thence,
36. North 12° 30' 05" West, 70.73 feet; thence,
37. North 22° 49' 08" West, 217.61 feet; thence,
38. North 13° 01' 26" East, 84.95 feet; thence,
39. North 13° 01' 26" East, 84.95 feet; thence,
40. North 03° 31' 21" East, 163.60 feet; thence,
41. North 58° 12' 16" West, 17.45 feet; thence,
42. North 00° 35' 42" West, 12.68 feet; thence,
43. North 00° 35' 42" West, 12.68 feet; thence,
44. North 24° 08' 07" East, 7.39 feet to a point on the aforesaid right-of-way line of Old Milton Parkway; thence, running with the said right-of-way line of Old Milton Parkway
45. South 65° 30' 52" East, 690.31 feet too 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 24° 29' 15" West, 20.00 feet to a nail found; thence,
47. South 65° 28' 15" East, 213.00 feet to a nail found; thence,
48. South 24° 29' 15" West, 90.01 feet; thence,
49. South 65° 28' 42" East, 66.77 feet to the POINT OF BEGINNING, containing 857.441 square feet or 19.6841acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

811 Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET 0 30 60 120

Kimley»Horn
PHONE 770.619.4280
WWW.KIMLEY-HORN.COM
11720 AMBER PARK DRIVE
PARKWAY 400, SUITE 600
ALPHARETTA, GEORGIA 30009
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

PROJECT: PORTMAN HOLDINGS
303 PEACHTREE CENTER AVE NE, SUITE 575
ATLANTA, GA 30303

No.	REVISION DESCRIPTIONS	DATE	BY
4	ZONING PLAN MODIFICATION	03.31.2026	CFR
3	REVISION PER STAFF COMMENTS	03.20.2025	CFR
2	REVISION PER STAFF COMMENTS	02.28.2025	CFR
1	MASTER PLAN - PUBLIC HEARING APPLICATION	12.02.2024	TDG

BROOKSIDE VILLAGE REDEVELOPMENT

LAND LOTS 2,3 AND 44
1ST DISTRICT, SECTION 2

3625 BROOKSIDE PARKWAY
ALPHARETTA, GA 30022

GEORGIA REGISTERED No. PE046634 PROFESSIONAL ENGINEER MARK A. PUTNAM
03-31-2026

GSWCC CERT. (LEVEL II)	0000076495
DRAWN BY	KHP
DESIGNED BY	KHP
REVIEWED BY	MAP
DATE	03/04/2025
PROJECT NO.	019292050
TITLE	ZONING PLAN
SHEET NUMBER	ZP

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ALP_PN\019292050 - Brookside Pkwy\CAD\Exhibits\2026-03-24 - Phase II Layout\ZP - ZONING SITE PLAN.dwg ZP - ZONING PLAN Mar 31, 2026, 11:56am by: Campbell Reed

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

brookside phase II

Alpharetta, GA

phase II studies

March 31, 2026

ARCTURIS | square feet studio

154 KROG STREET NE, SUITE 170
ATLANTA, GA 30307

AERIAL PERSPECTIVE

GROUND LEVEL PERSPECTIVE

GROUND LEVEL PERSPECTIVE

GROUND LEVEL PERSPECTIVE

GROUND LEVEL PERSPECTIVE

GROUND LEVEL PERSPECTIVE

GROUND LEVEL PERSPECTIVE

GROUND LEVEL PERSPECTIVE

GROUND LEVEL PERSPECTIVE

GROUND LEVEL PERSPECTIVE

PORTMAN

Brookside Village Redevelopment Amendment

97453
03.31.2026

1500 MARIETTA ROAD NW SUITE 1, ATLANTA, GA 30318 **P:** 770.951.5500 **W:** COREATLANTA.COM

01

Overall Master Plan Amendment

SITE PLAN

Overall Master Plan Amendment

LEGEND

MF	Multi-Family
LB	Multi-Family Lobby
P	Parking Deck
RX	Commercial 1-8
OF	Existing Office
TH	Townhomes

**This preliminary Site Plan is intended for City of Alpharetta rezoning purposes only. It does not guarantee the final design.*

0' 30' 60' 120'

SCALE: 1" = 60'-0"

SITE PLAN

Site Program + Amenities Amendment

LEGEND

- Park Gateway / Entry Portal
- Entry Monumentation / Signage
- Outdoor Amphitheater
- Sculpture Location
- Mural Location
- Multi-Use Trail
- Focal Point / Pergola
- Community Greenspace
- Multi-Family Pool Amenity
- Fire Pits
- Outdoor Dining
- Outdoor Patio
- Dog Park
- Community Garden
- Retail Experience

0' 30' 60' 120'

SCALE: 1" = 60'-0"

SITE PLAN

Overall Master Plan Comparison

AMENDED SITE PLAN (03.31.2026)

PREVIOUS SITE PLAN (03.20.2025)

0' 30' 60' 120'
SCALE: 1" = 60'-0"

02

Enlargement Amendment

SITE PLAN ENLARGEMENT

Retail Amenities + Brookside Parkway Entrance Amendment

LEGEND

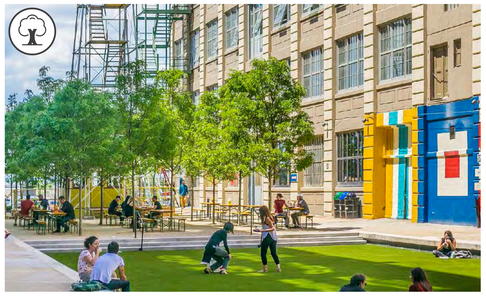
SITE ELEMENTS

1. Sidewalk
2. Open Lawn
3. Pedestrian Crossing
4. Asphalt Drive
5. On-Street Diagonal Parking
6. Parallel Parking
7. Parking Lot
8. Trash Enclosure
9. Plaza / Entry
10. Roadway Paver

- Entry Monumentation / Signage
- Sculpture Location
- Mural Location
- Outdoor Dining / Patio
- Community Greenspace

0' 10' 20' 40'
SCALE: 1" = 20'-0"

LOOK + FEEL IMAGERY

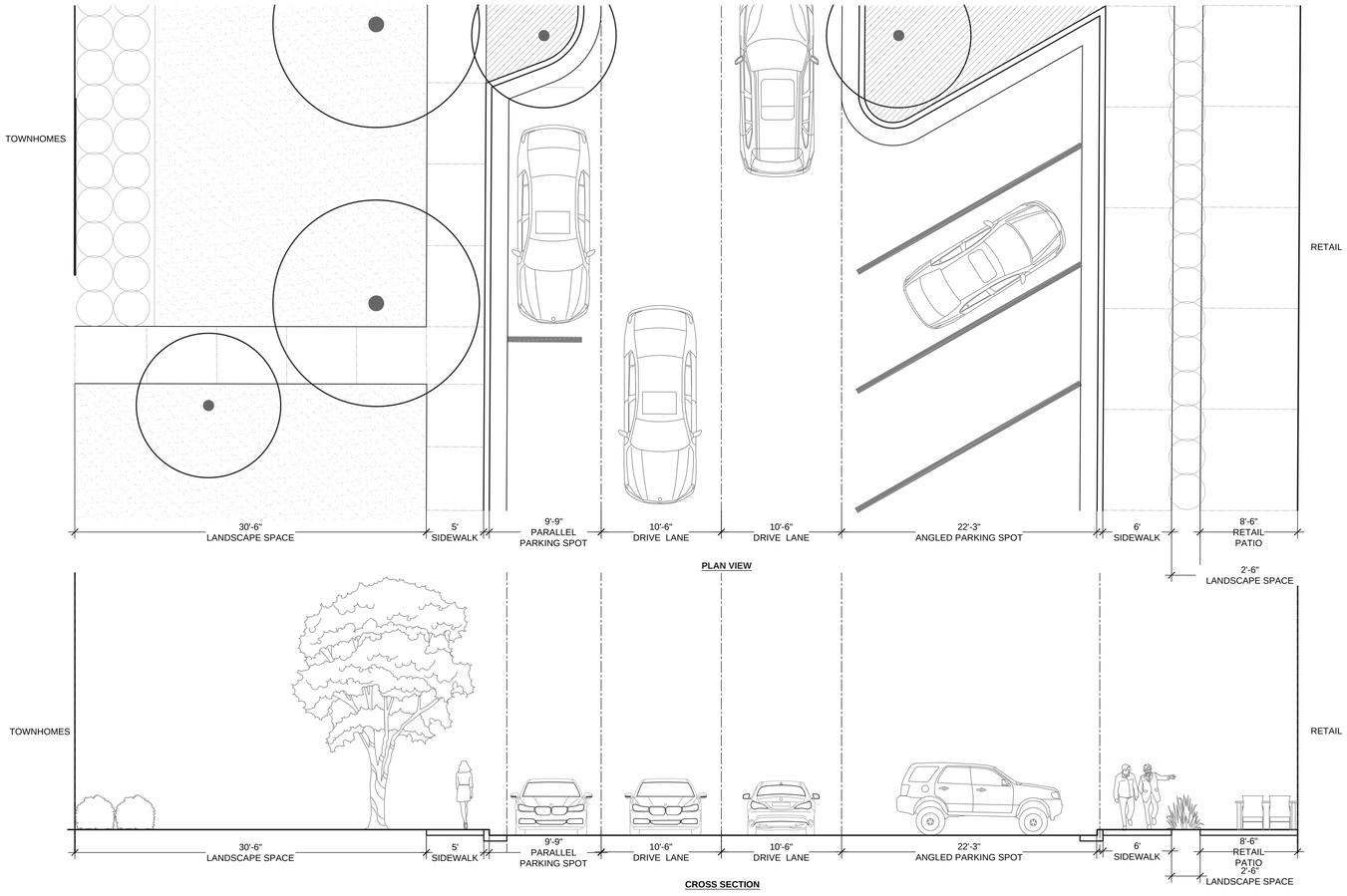


03

Roadway Section Amendment

ROADWAY SECTIONS

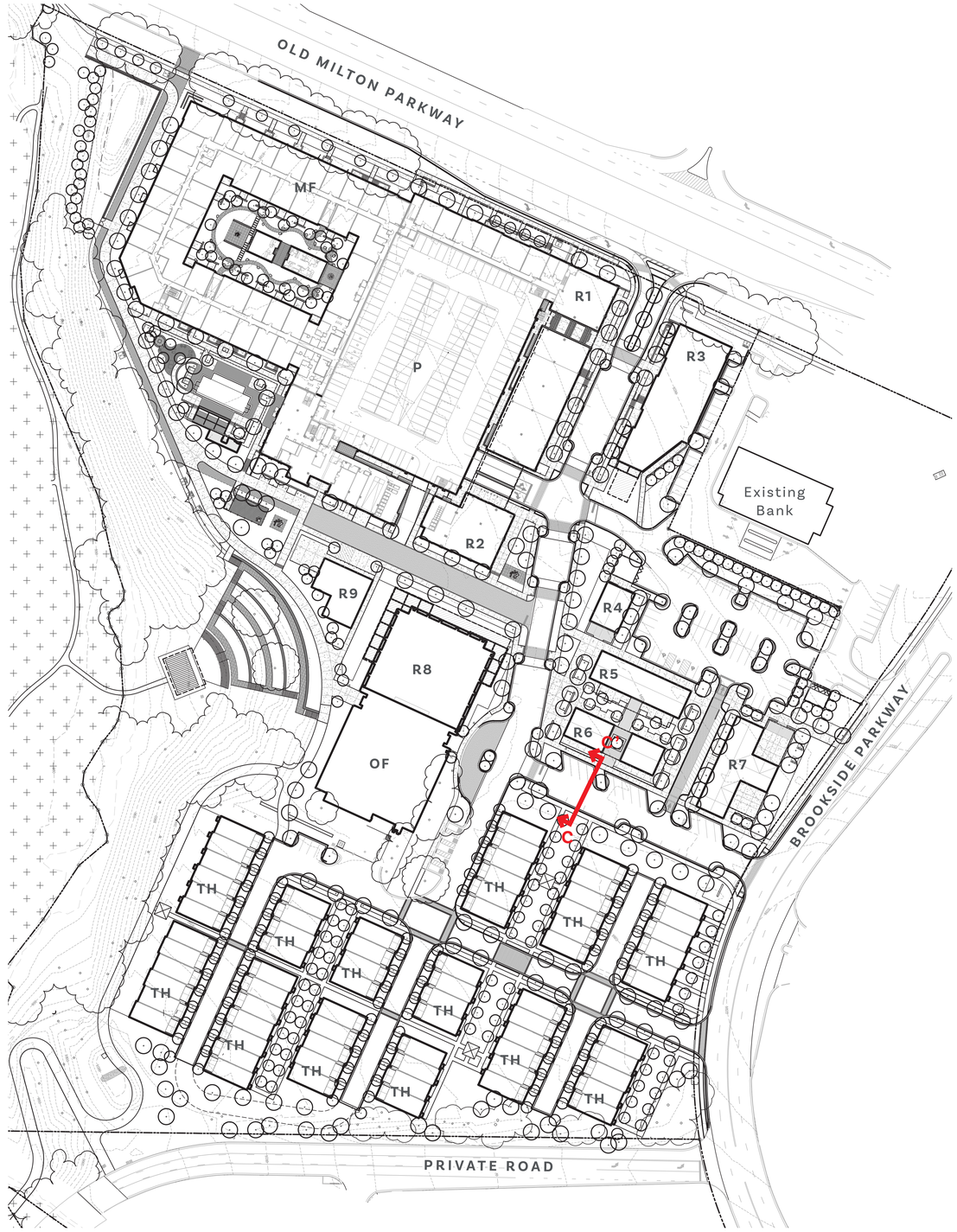
Sections C Amendment



SECTION C-C'

3/16" = 1'-0"

NOTE: SECTION D-D' - OMITTED, NO LONGER APPLICABLE



ROADWAY KEY MAP

706.202.6516
www.brookwoodtree.com

PO BOX 570186
ATLANTA, GA 30357

November 1, 2024

3655/3625 Brookside Parkway - Poor Condition Tree Photos

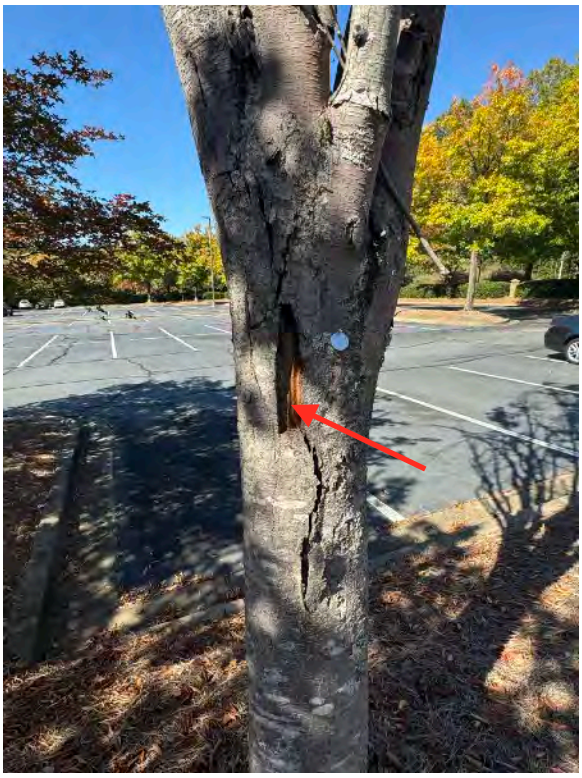
Tree 2575 - Codominant leaders at 10 feet; dieback in canopy

Tree 2576 - Codominant leaders at 10 feet; dieback in canopy

Tree 2614 - Dieback in canopy

Tree 2641 - Dieback in canopy

Tree 2644 - Dieback in canopy



Tree 2648 - Dieback in trunk and canopy

Tree 2648 - Dieback in trunk and canopy

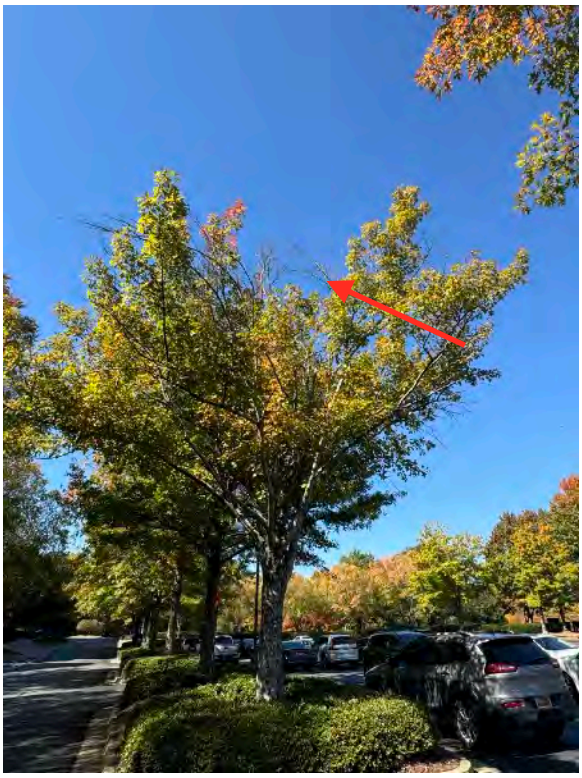
Tree 2652 - Dieback in trunk and canopy

Tree 2652 - Dieback in trunk and canopy

Tree 2653 - Dieback in trunk and canopy

Tree 2653 - Dieback in trunk and canopy

Tree 2657 - Dieback in canopy



Tree 2658 - Dieback in canopy

Tree 2713 - Low vigor; dieback in canopy

Tree 2750 - Multi stem - 6/5/5; dieback in canopy

Tree 2790 - Multi stem - 5/5/4; dieback in trunk and canopy

Tree 2792 - Multi stem - 6/5; dieback in trunk and canopy

Tree 2793 - Multi stem - 5/4/3; dieback in trunk and canopy

Tree 2811 - Dieback in canopy

Tree 2818 - Dieback in canopy

Tree 2822 - Dieback in canopy

Tree 2823 - Dieback in canopy

Tree 2832 - Boundary tree; cavity in trunk

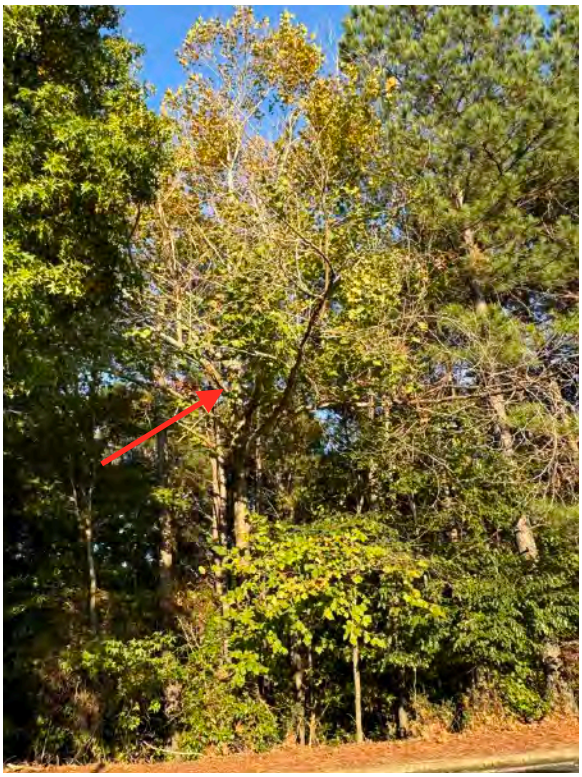
Tree 2843 - Fusiform rust canker on trunk

Tree 2862 - Dieback in canopy

Tree 2870 - Trunk wound with decay at base

Tree 2893 - Invasive species; dieback in canopy

Tree 2897 - Invasive species; dieback in canopy



Tree 2928 - Low split into two codominant trunks with included bark; damage and dieback in canopy

Tree 2931 - Boundary tree; large trunk wound with decay

Tree 2936 - Boundary tree; cavity in trunk

Tree 2938 - Boundary tree; fusiform rust canker on lower trunk

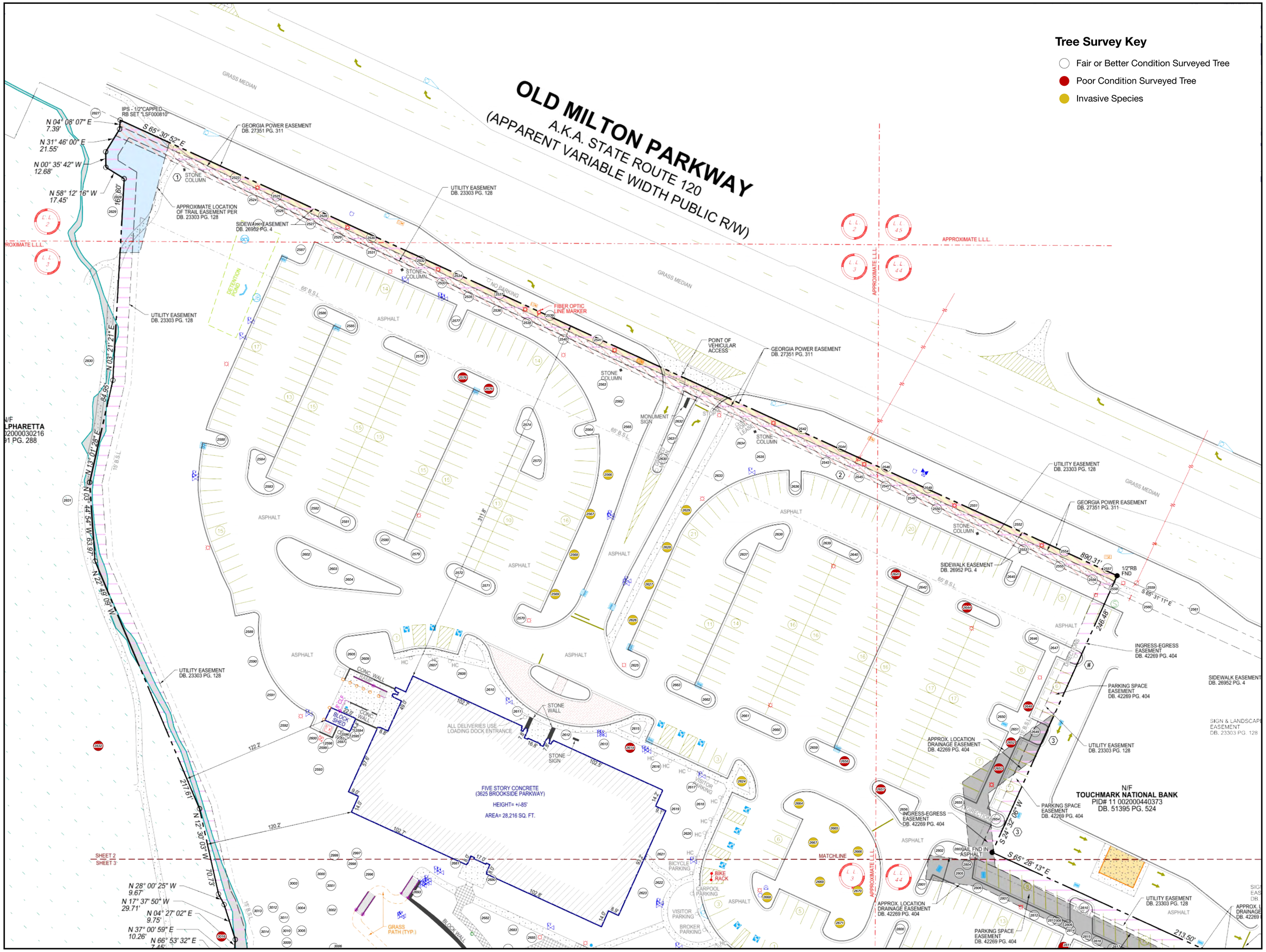
Tree 2939 - Boundary tree; fusiform rust cankers on trunk

Tree 2947 - Boundary tree; dieback in canopy

Tree 2965 - Dieback in canopy

Tree 3016 - Boundary tree; large fusiform rust canker on lower trunk

Tree 3018 - Boundary tree; decay in base

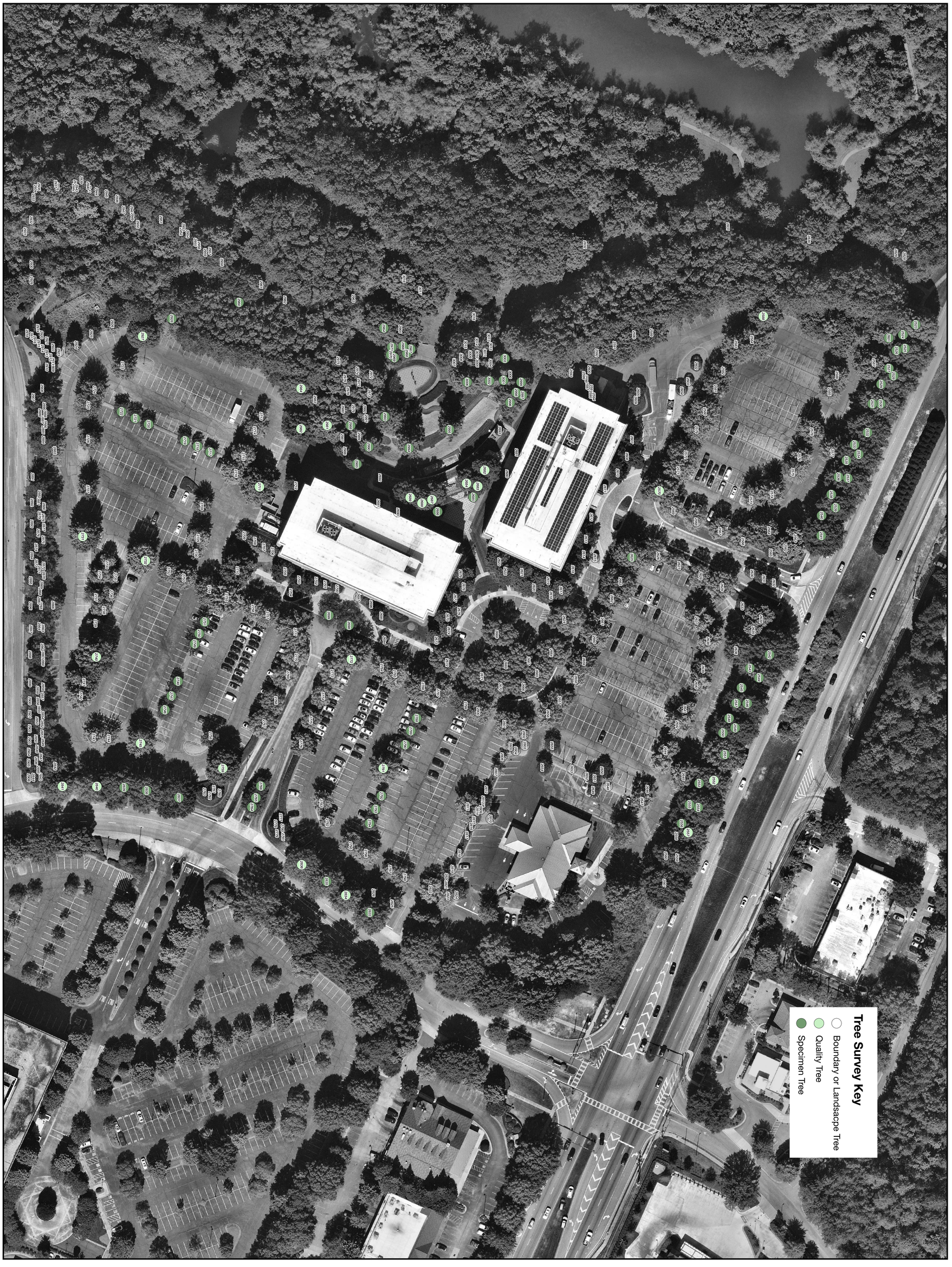


brookwood tree consulting, inc
Christian Hughes
ASCA Registered Consulting Arborist #493
ISA Certified Arborist SO-5374

3655/3625 Brookside Parkway - Alpharetta
Tree Survey
11.1.2024
Sheet 1 of 2

brookwood tree consulting, inc
Christian Hughes
ASCA Registered Consulting Arborist #493
ISA Certified Arborist SO-5374

3655/3625 Brookside Parkway - Alpharetta
Tree Survey
11.1.2024
Sheet 2 of 2



3655/3625 Brookside Parkway - Alpharetta
Tree Survey
11.19.2024

brookwood tree consulting, inc
Christian Hughes
ASCA Registered Consulting Arborist #493
ISA Certified Arborist SO-5374

Docusign Envelope ID: 28C753E4-0A72-48A1-B062-D455138964C6

NOTICE OF DECISION

To: (via electronic mail)
Anna Roach, ARC
Bob Voyles, GRTA
Dick Anderson, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA
Christian Schoen, GRTA
Kirk Fjelstul, GRTA

To: (via electronic mail and certified mail)
City of Alpharetta
Mike Greene

From: Jannine Miller, GRTA Executive Director

Copy: (via electronic mail)
Zane Grennell, DCA
Brittany Williams, SRTA/GRTA
Derrick Peevy, SRTA/GRTA
Donald Shockey, ARC
George Doyle, City of Alpharetta
Brenden Pair, GDOT Planning
Megan Wilson, GDOT D7
Landon Perry, GDOT D7
Mike Greene, Applicant. Portman Holdings
Jessica Hill, Troutman, Attorney
Mark Putman, Kimley-Horn
Jim Hamilton, Kimley-Horn
Ana Eiseman, Kimley-Horn
Brianna Saez, Kimley-Horn

Date: March 18th, 2025

RE: Notice of Decision for DRI 4317 Brookside Mixed-Use

Notice of Decision for Request for Non-Expedited Review of DRI 4317 Brookside Mixed-Use

The purpose of this notice is to inform Mike Greene (the Applicant) and City of Alpharetta (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding Development of Regional Impact (DRI) 4317 Brookside Mixed-Use (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on February 7th, 2025. The review package includes: the site development plan (Site Plan) dated December 2nd, 2024 titled "Brookside West Redevelopment" prepared by Kimley-Horn, the Transportation Study dated February 2025 prepared by Kimley-Horn received by GRTA on February 7th, 2025 and the DCA Initial and Additional forms filed on December 9th, 2025 and February 6th, 2025.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures.*

DocuSigned by:
Jannine Miller
C2ABEB312926471...

Jannine Miller
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.
- Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Roadway Improvements

- Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

Old Milton Parkway (SR 120) at Site Driveway A (Intersection 7)

- Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway B (Intersection 8)

- Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway C (Intersection 9)

- Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures,* a "Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI."

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

<u>Pedestrian, Bicycle and Transit Facilities</u>

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.
- Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

<u>Roadway Improvements</u>

- Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

<u>Old Milton Parkway (SR 120) at Site Driveway A (Intersection 7)</u>

- Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

<u>Brookside Parkway at Site Driveway B (Intersection 8)</u>

- Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

<u>Brookside Parkway at Site Driveway C (Intersection 9)</u>

- Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

- None

Transportation Analysis

Brookside Mixed Use DRI #4317

City of Alpharetta, Georgia

February 2025

Prepared for:

Portman Holdings

Prepared by:

Kimley-Horn and Associates, Inc.
1200 Peachtree Street NE, Suite 800
Atlanta, GA 30309
019292050

Kimley»Horn

Transportation Analysis

Brookside Mixed Use DRI #4317

City of Alpharetta, Georgia

February 2025

Prepared for:

Portman Holdings

Prepared by:

Kimley-Horn and Associates, Inc.
1200 Peachtree Street NE, Suite 800
Atlanta, GA 30309

Kimley»Horn

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Available Upon Request
Raw Traffic Count Data
Synchro Capacity Analyses

EXECUTIVE SUMMARY

This report presents the analysis of the anticipated traffic impacts of the proposed *Brookside Mixed Use* development. The development qualifies as a Development of Regional Impact (DRI) due to exceeding 500,000 SF of new development in an Established Suburbs Area and is subject to Georgia Regional Transportation Authority (GRTA) and Atlanta Regional Commission (ARC) review.

The proposed redevelopment will retain one existing office building and replace surface parking and a second office building with infill development including residential and commercial uses. The 19.68-acre site is located along the south side of Old Milton Parkway (SR 120) and west of Brookside Parkway in the City of Alpharetta. The site currently includes two office buildings totaling approximately 260,000 SF of office space. Approximately half of the office space is currently occupied and expected to remain with the redevelopment.

The proposed development will consist of the following land use and densities contained in **Table 1**. The project is expected to be completed by 2029.

Table 1: Proposed Land Use and Density	
Proposed New Land Use	**New Density**
Single Family Attached Housing	90 dwelling units
Multifamily Housing (Mid-Rise)	350 dwelling units
Shopping Plaza	60,000 SF
Existing Occupied Land Use	**Existing Density to Remain**
General Office Building	130,000 SF
Vacant Land Use to be Removed	**Removed Vacant Density**
General Office Building	130,000 SF

The DRI Transportation Impact Study (TIS) analysis includes an estimate of the overall vehicle trips projected to be generated by the infill development. In addition to existing office traffic on the site, the development is projected to generate 4,029 net new trips per day based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition,* methodologies contained in the ITE *Trip Generation Handbook, 3rd Edition*, and coordination with DRI stakeholders as documented in the GRTA Letter of Understanding (LOU). Land use codes (LUCs) for the net new project trips considered 215 – Single Family Attached Housing, 221 – Multifamily Residential, 710 – General Office Building, and 821 – Shopping Plaza.

Capacity analyses were performed for the study intersections under the Existing 2024 conditions, the Projected 2029 No-Build conditions, and the Projected 2029 Build conditions.

- Existing 2024 conditions represent traffic volumes collected in November and December 2024.
- Projected 2029 No-Build conditions represent the Existing 2024 traffic volumes grown for five (5) years using a 1.0% per year growth rate. Additionally, background project trips from nearby developments included *Northwinds Summit DRI #2669, 3750 Brookside Parkway Townhouse* development and *3333 Old Milton Parkway*.
- Projected 2029 Build conditions represent the Projected 2029 No-Build conditions plus the addition of the net new project trips that are anticipated to be generated by the *Brookside Mixed-Use* infill development.

Per the GRTA Letter of Understanding, existing and future traffic signal timings associated with the programmed SR 120 widening project (PI 0017187) were provided by the City of Alpharetta as discussed in **Section 2.6**.

A brief summary of system improvements (background/No-Build conditions) and development improvements (Build conditions) are discussed in the section below. Additional details follow.

2024 Existing and 2029 No-Build Conditions

Five study intersections reported levels-of-service for an approach or overall intersection that did not meet GRTA LOS standards under 2024 Existing or 2029 No-Build conditions based on current or programmed signal timings provided for the study. To mitigate low levels-of-service at study intersections identified in the 2024 Existing and/or 2029 No-Build conditions (existing and background traffic; without the development), the following intersections were considered for 2029 No-Build Improved conditions with the incorporation of minor signal timing adjustments:

- Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2)
- Old Milton Parkway (SR 120) at Morris Road (Intersection 3)
- Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4)
- Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5)
- Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6)

Per GRTA *Development of Regional Impact Review Procedures* (March 2021), Section 3.2.3.1 (Traffic Signal Modeling: Modeling and Mitigation), as discussed further in **Section 2.6**, changes to signal timing splits or cycle lengths should not be considered mitigation. This provision considers that minor adjustments to signal timing are commonly implemented to respond to shifts in travel patterns and do not need to be listed as a required improvement in the GRTA Notice of Decision. For the purposes of documenting potential minor adjustments to signal timings, a general condition for the above intersections is listed in the System Improvements – Roadway Improvement Conditions section below for consideration in the GRTA Notice of Decision.

Proposed system/background conditions for Attachment C, Section 2 in the GRTA Notice of Decision are detailed below to serve background traffic at the listed study intersections.

SYSTEM IMPROVEMENTS – Roadway Improvement Conditions

Continue to monitor signal timings along Old Milton Parkway (SR 120) at the following intersections:

- Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2)
- Old Milton Parkway (SR 120) at Morris Road (Intersection 3)
- Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4)
- Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5)
- Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6)

2029 Build Conditions

Per GRTA *Development of Regional Impact Review Procedures* (March 2021) Section 3.2.3.1 (Traffic Signal Modeling: Modeling between No-Build and Build Conditions), changes to signal splits and offsets were considered to mitigate low LOS between No-Build and Build scenarios (see also **Section 2.6** and individual intersections within **Chapter 5**). With the implementation of minor changes to signal splits and offsets, and/or proposed system improvements to signal timings associated with the 2029 No-Build Improved conditions (to mitigate low levels-of-service under the 2029 No-Build conditions), all study intersections are projected to operate at or above GRTA LOS standards under the 2029 Build or 2029 Build Improved conditions.

In order to serve the development, the following multimodal and site access conditions are recommended for incorporation in Attachment A – General Conditions, and Attachment C, Section 1 within the GRTA Notice of Decision.

BUILD IMPROVEMENTS – General Conditions of Approval

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.
- Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway Improvements

- Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

Old Milton Parkway (SR 120) at Site Driveway A (Intersection 7)

- Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway B (Intersection 8)

- Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway C (Intersection 9)

- Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Traffic Analysis Summary

Details related to studied improvements to serve background and Build conditions are discussed in the sections below for each intersection that required mitigation to meet GRTA LOS standards.

Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2)

The signalized intersection of Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2) is located in a Regional Employment Corridor and therefore is subject to GRTA LOS standard of LOS E. Existing signal timings (splits, sequences) provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing, No-Build, and Build conditions. Signal offsets provided by City of Alpharetta staff associated with GDOT PI 0017187 were incorporated into No-Build and Build conditions to account for changes in traffic progression associated with the programmed widening project, though Intersection 2 is not directly impacted by the widening.

Intersection 2 is not projected to meet GRTA's LOS standards for the overall intersection and the northbound approach under the 2024 Existing and 2029 No-Build AM and PM peak hour scenarios.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were considered to mitigate failing LOS between No-Build and Build, resulting in acceptable LOS under 2029 Build conditions.

It is notable that the northbound approach of the SR 400 exit ramp has dual (2) right-turn lanes that include a free-flow barrier-separated right-turn lane adjacent to a second signal-controlled right-turn lane. *Synchro 12* HCM methodology is limited in its ability to separate lanes that operate differently (free-flow vs. signal-controlled). It is likely that the reported northbound delay is overstated for the northbound right-turn.

In order to meet GRTA LOS standards for the 2029 No-Build condition (based on the conservative analysis of the northbound right-turn traffic), changes to splits were incorporated for the 2029 No-Build Improved condition documented in the table below.

Per GRTA Section 3.2.3.1, changes to signal timing splits shall not be considered mitigation. No mitigation beyond minor signal timing adjustments is required for the intersection to operate at GRTA LOS standards. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 2.

Overall LOS Standard: E Approach LOS Standard: E				SR 400 NB Exit Ramp			SR 400 NB Entrance Ramp			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	D (43.5)											
			Approach LOS	D (51.8)						D (38.6)			D (42.8)		
			Storage	300		300									
			50th Queue	92		568				176	754			469	189
			95th Queue	118		639				196	884			499	316
		PM	Overall LOS	E (57.5)											
			Approach LOS	E (64.6)						E (46.4)			E (61.7)		
			Storage	300		300									
			50th Queue	117		649				343	147			~799	146
			95th Queue	155		761				#447	118			#868	320

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.

Old Milton Parkway (SR 120) at Morris Road (Intersection 3)

The signalized intersection of Old Milton Parkway (SR 120) at Morris Road (Intersection 3) is located in a Regional Employment Corridor and therefore is subject to GRTA LOS standard of LOS E. Existing signal timings (splits, sequences) provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing, No-Build, and Build conditions. Signal offsets provided by City of Alpharetta staff associated with GDOT PI 0017187 were incorporated into No-Build and Build conditions to account for changes in traffic progression associated with the programmed widening project, though Intersection 3 is not directly impacted by the widening.

Intersection 3 is projected to meet GRTA's LOS standards for the overall intersection under the 2024 Existing and 2029 No-Build conditions for both the AM and PM scenarios. However, the Southbound approach is projected to operate at LOS F under the 2024 Existing and 2029 No-Build conditions for the PM peak hour scenario.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were considered to mitigate failing LOS between No-Build and Build, resulting in acceptable LOS under 2029 Build conditions.

In order to meet GRTA LOS standards for the 2029 No-Build condition, changes to splits were incorporated for the 2029 No-Build Improved condition documented in the table below. Per GRTA Section 3.2.3.1, changes to signal timing splits and offsets shall not be considered mitigation. No mitigation beyond minor signal timing adjustments is required for the intersection to operate at GRTA LOS standards under the No-Build or Build conditions. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 3.

Overall LOS Standard: E Approach LOS Standard: E				Morris Road			Morris Road			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	D (45.2)											
			Approach LOS	E (57.2)			E (71.3)			C (27.1)			E (65.7)		
			Storage	75			175			200			200		
			50th Queue	23	14		204	10	0	249	424		13	668	
			95th Queue	50	47		283	28	65	m276	583		m22	773	
		PM	Overall LOS	C (31.3)											
			Approach LOS	E (63.2)			E (74.4)			C (26.5)			C (23.9)		
			Storage	75			175			200			200		
			50th Queue	36	13		249	13	0	145	459		9	976	
			95th Queue	70	47		337	34	99	m152	684		m13	1175	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4)

The signalized intersection of Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4) located in a Regional Employment Corridor and therefore is subject to GRTA LOS standard of LOS E. Future traffic signal modeling for the No-Build and Build scenarios incorporated timings associated with the programmed GDOT PI 0017187 widening project provided by the City of Alpharetta and documented in the GRTA LOU. It is notable that future GDOT PI 0017187 timings provided by the City of Alpharetta included the following sequence changes at Intersection 4 in addition to modifications to splits:

- PM peak hour, Phase 1 (WBL) switched from lag to lead.
- PM peak hour, Phase 3 (NBL) switched from lead to lag.
- PM peak hour, Phase 5 (EBL) switched from lead to lag.
- AM peak hour, Phase 7 (SBL) switched from lead to lag.

Intersection 4 is projected to operate at an acceptable overall LOS under the 2024 Existing AM and PM conditions. However, the southbound approach is projected to operate at an LOS F for both 2024 Existing condition peak hours, and the northbound approach is also projected to operate at an LOS F during the PM peak hour. The intersection is projected to operate at an acceptable overall LOS for the 2029 No-Build AM peak hour scenario however the northbound approach is projected to operate at an LOS F. Under the 2029 No-Build PM peak hour, the intersection is not projected to operate at an acceptable overall LOS and with the northbound, southbound, westbound approaches expected to operate at an LOS F.

Per GRTA section 3.2.3.1, changes to signal splits and sequences were considered to mitigate failing LOS between No-Build and Build. The noted reversed sequence changes identified below to low LOS in the 2029 No-Build Improved condition were applied to the 2029 Build conditions.

In order to meet GRTA LOS standards for the 2029 No-Build condition, changes to splits and sequences were incorporated for the 2029 No-Build Improved condition resulting in acceptable LOS as documented in the table below. The following sequence changes from the programmed No-Build signal timings included in the study:

- PM peak hour, Phase 3 (NBL) switched from lag to lead.
- PM peak hour, Phase 5 (EBL) switched from lag to lag.

Per GRTA Section 3.2.3.1, changes to signal timing splits shall not be considered mitigation. No mitigation beyond minor signal timing adjustments is required for the intersection to operate at GRTA LOS standards. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 4.

Overall LOS Standard: E Approach LOS Standard: E				North Point Parkway			North Point Parkway			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	D (35.5)											
			Approach LOS	E (78.4)			E (71.1)			D (40.8)			B (11.2)		
			Storage	225		275	150		75	375			475		
			50th Queue	48	192	0	129	175	0	60	865		232	449	
			95th Queue	79	245	24	178	228	0	94	#932		278	475	
		PM	Overall LOS	C (33.4)											
			Approach LOS	E (79.3)			E (76.8)			C (25.4)			A (9)		
			Storage	225		275	150		75	375			475		
			50th Queue	176	194	24	163	191	54	84	394		82	684	
			95th Queue	225	243	112	211	240	141	125	513		125	845	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5)

The LOS standard for Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5) is LOS D. Future traffic signal modeling for the No-Build and Build scenarios incorporated timings associated with the programmed GDOT PI 0017187 widening project provided by the City of Alpharetta and documented in the GRTA LOU.

Intersection 5 is projected to operate at an acceptable overall LOS for the 2024 Existing, 2029 No-Build, and 2029 Build conditions under both the AM and PM peak hour scenarios. However, under both the 2024 Existing conditions and 2029 No-Build Conditions the northbound approach operates at LOS F and southbound approach operates at LOS E below GRTA standard of LOS D. Per GRTA guidance, the LOS standard for the northbound approach becomes LOS E for future conditions due to the failing approach LOS under Existing conditions.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were considered to mitigate low LOS between No-Build and Build, resulting in acceptable LOS under 2029 Build PM peak hour conditions for each approach and the intersection overall. However, the southbound approach under the 2029 Build AM peak hour operates at LOS E and does not meet the approach standard of LOS D.

In order to mitigate low LOS for the side-street approaches of Intersection 5 under the 2029 No-Build conditions, the following system improvements to signal timings are needed to meet GRTA LOS standards:

- AM peak hour: modify signal timing to operate at a half cycle length (80 seconds instead of 160 seconds).
- PM peak hour: modify signal timing splits.

A cycle length improvement to mitigate the background/No-Build conditions provides a feasible, low-cost, minimum improvement to mitigate low LOS for the side-street approaches at Intersection 5 under No-Build conditions and is recommended for consideration by GDOT and the City of Alpharetta in lieu of more costly geometric improvements to serve background traffic (without the proposed development).

With the implementation of the proposed system improvement to signal timings noted above, Intersection 5 is projected to operate at or above GRTA LOS standards for the 2029 No-Build Improved condition and continue to operate at acceptable LOS under 2029 Build Improved conditions as shown in the table below.

Overall LOS Standard: D Approach LOS Standard: D/E*				Brookside Parkway			Cotton Creek Entry			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound*			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	A (9.2)											
			Approach LOS	D (38.6)			C (32.8)			B (13.7)			A (4.3)		
			Storage			100			50	175		175	100		130
			50th Queue		38	0		13	0	29	375	46	2	45	0
			95th Queue		62	m0		34	0	m43	434	m67	m3	53	m0
		PM	Overall LOS	C (26)											
			Approach LOS	D (41.9)			C (31.3)			C (33.9)			B (15.3)		
			Storage			100			50	175		175	100		130
			50th Queue		92	0		11	0	14	404	4	4	201	0
			95th Queue		114	m0		30	0	m27	550	m13	m15	314	m0
2029 BUILD IMPROVED	(Signal)	AM	Overall LOS	B (14.6)											
			Approach LOS	D (51.7)			C (28.5)			B (18.6)			A (8.1)		
			Storage			100			50	175		175	100		130
			50th Queue		96	0		12	0	39	383	55	3	45	0
			95th Queue		#183	m0		35	0	m47	m430	m71	m5	53	m0
		PM	Overall LOS	C (24.8)											
			Approach LOS	E (79.4)			D (53.3)			B (18.8)			C (22.2)		
			Storage			100			50	175		175	100		130
			50th Queue		332	1		21	0	33	362	14	33	487	0
			95th Queue		421	17		44	0	m78	353	m23	0	756	m1

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.
** Per GRTA rules, the northbound approach LOS standard is LOS E due to failing LOS in the Existing conditions.*

Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6)

The LOS standard for Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6) is LOS D. Future traffic signal modeling for the No-Build and Build scenarios incorporated timings associated with the programmed GDOT PI 0017187 widening project provided by the City of Alpharetta and documented in the GRTA LOU.

Intersection 6 is projected to operate at an acceptable overall LOS for the 2024 Existing, 2029 No-Build, and 2029 Build conditions under both the AM and PM peak hour scenarios. However, the northbound and southbound side-street approaches do not meet GRTA standards of LOS D in any scenario or time period.

Per GRTA section 3.2.3.1, changes to signal splits, sequences, and offsets were considered to mitigate low LOS between No-Build and Build conditions. However, the northbound and southbound approaches continued to operate below the GRTA standard of LOS D.

In order to mitigate low LOS for the side-street approaches of Intersection 6 under the 2029 No-Build conditions, the following system improvements to signal timings are needed to meet GRTA LOS standards:

- AM peak hour: modify signal timing to operate at a half cycle length (80 seconds instead of 160 seconds) and change the sequence of Phase 5 (WBL) from lead to lag.
- PM peak hour: modify signal timing to operate at a half cycle length (90 seconds instead of 180 seconds).

A cycle length improvement to mitigate the background/No-Build conditions provides a feasible, low-cost, minimum improvement to mitigate low LOS for the side-street approaches at Intersection 6 under No-Build conditions and is recommended for consideration by GDOT and the City of Alpharetta in lieu of more costly geometric improvements to serve background traffic (without the proposed development).

With the implementation of the proposed system improvement to signal timings noted above, Intersection 6 is projected to operate at or above GRTA LOS standards for the 2029 No-Build Improved condition and continue to operate at acceptable LOS under 2029 Build Improved conditions as shown in the table below.

Overall LOS Standard: D Approach LOS Standard: D				Brookside Parkway			Vista Forest Drive			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	A (9.9)											
			Approach LOS	C (33)			C (34.7)			A (6.4)			B (10.5)		
			Storage			200				310		275	72		60
			50th Queue		15	0		12		3	39	0	28	280	0
			95th Queue		36	13		54		5	42	1	57	371	0
		PM	Overall LOS	B (16.2)											
			Approach LOS	D (42.7)			D (35.2)			B (18)			B (10.7)		
			Storage			200				310		275	72		60
			50th Queue		57	9		14		12	314	0	14	205	0
			95th Queue		92	46		45		m46	443	m0	52	285	0
2029 BUILD IMPROVED	(Signal)	AM	Overall LOS	A (9.6)											
			Approach LOS	C (33.2)			C (34.7)			A (4.6)			B (10.8)		
			Storage			200				310		275	72		60
			50th Queue		14	1		12		3	39	0	32	287	0
			95th Queue		34	21		54		5	43	1	63	378	0
		PM	Overall LOS	B (17)											
			Approach LOS	D (40.2)			D (35.2)			B (19.7)			B (10.9)		
			Storage			200				310		275	72		60
			50th Queue		53	11		14		6	769	0	17	209	0
			95th Queue		81	46		45		m62	514	m0	68	290	0

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

Old Milton Parkway (SR 120) at Site Driveway A (Intersection 7)

Site Driveway A is an existing right-in-right-out driveway along Old Milton Parkway (SR 120) serving the existing office on the site. With the proposed infill development Site Driveway A will be relocated to be approximately 450 feet west of Brookside Parkway and operates acceptably as a right-in-right-out driveway with one (1) lane entering and one (1) lane exiting.

Overall LOS Standard: D Approach LOS Standard: D				Site Driveway A			N/A			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 BUILD	(TWSC)	AM	Overall LOS	(0.1)											
			Approach LOS	C (22.5)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(0.5)											
			Approach LOS	C (39.1)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												

Brookside Parkway at Site Driveway B (Intersection 8)

Site Driveway B is an existing right-in-right-out driveway along Brookside Parkway serving the existing office on the site. With the proposed infill development, Site Driveway B will be relocated to be approximately 420 feet south of Old Milton Parkway (SR 120) and operates acceptably as a full-movement driveway with one (1) lane entering and one (1) lane exiting.

Overall LOS Standard: E Approach LOS Standard: E				Brookside Parkway			Brookside Parkway			Site Driveway B			N/A		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 BUILD	(TWSC)	AM	Overall LOS	(3.1)											
			Approach LOS	(0.2)			(0)			B (12.7)					
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(6.4)											
			Approach LOS	(0.4)			(0)			B (14.7)					
			Storage												
			50th Queue												
			95th Queue												

Brookside Parkway at Site Driveway C (Intersection 9)

Site Driveway C is an existing full movement driveway along Brookside Parkway serving the existing office use and across from a Private Driveway on the east side of Brookside Parkway. With the proposed infill development Site Driveway C will be relocated to be approximately 775 feet south of Old Milton Parkway (SR 120). With the relocation of Site Driveway C, it will no longer be aligned with the Private Driveway and will operates acceptably as a three-legged full-movement driveway with one (1) lane entering and one (1) lane exiting.

Overall LOS Standard: E Approach LOS Standard: E				Brookside Parkway			Brookside Parkway			Site Driveway C			N/A		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 BUILD	(TWSC)	AM	Overall LOS	(1.4)											
			Approach LOS	(1.2)			(0)			B (10.6)					
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(1.6)											
			Approach LOS	(0.7)			(0)			B (9.9)					
			Storage												
			50th Queue												
			95th Queue												

1.0 PROJECT DESCRIPTION

1.1 Introduction

This report presents the analysis of the anticipated traffic impacts of the proposed *Brookside Mixed Use* development. The development qualifies as a Development of Regional Impact (DRI) due to exceeding 500,000 SF of new development in an Established Suburbs Area and is subject to Georgia Regional Transportation Authority (GRTA) and Atlanta Regional Commission (ARC) review. The DRI was formally triggered with the filing of the Initial DRI Information (Form 1) on December 9th, 2024, by the City of Alpharetta. This transportation analysis includes all inputs and methodologies discussed at the DRI Methodology Meeting with GRTA, ARC, and other stakeholders held on December 16th, 2024. The inputs and methodologies are outlined in the GRTA Letter of Understanding (LOU) dated January 14th, 2025.

The 19.68-acre site is located along the south side of Old Milton Parkway (SR 120) and west of Brookside Parkway. The project site currently includes two office buildings totaling approximately 260,000 SF of office space and is currently zoned Office Institutional (O-I). A zoning application was filed on December 2nd, 2024, to rezone the site from Office Institutional (O-I) to Mixed Use (MU) with a proposed infill development program that retains one of the two office buildings and adds residential and commercial uses. Approximately half of the office space is currently occupied and expected to remain with the redevelopment.

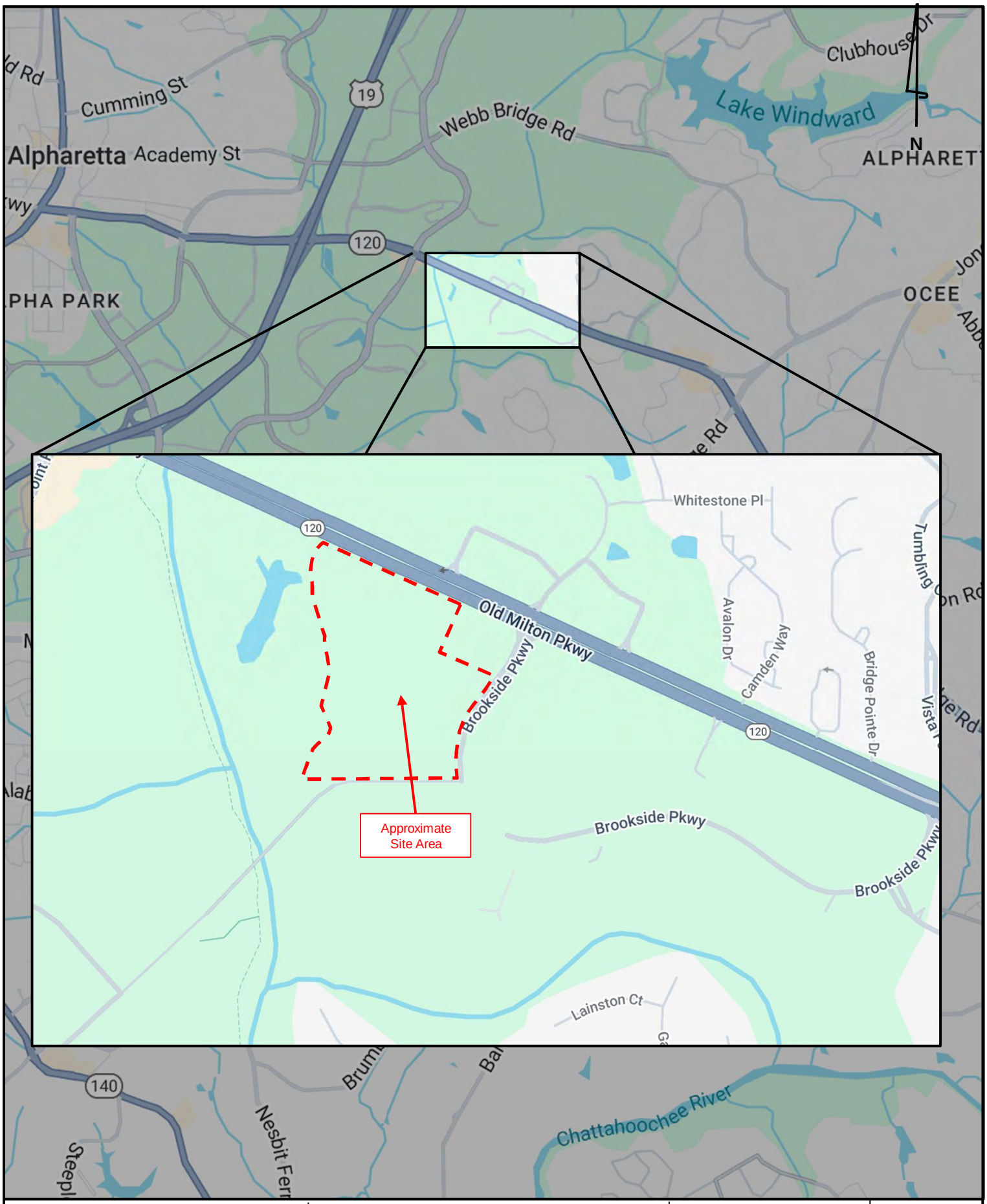
Figure 1**Figure 1** provides a location map of the project site. **Figure 2** provides an aerial view of the project site and surrounding area.

The proposed development will consist of the following land uses and densities contained in **Table 2**. The project is expected to be completed by 2029.

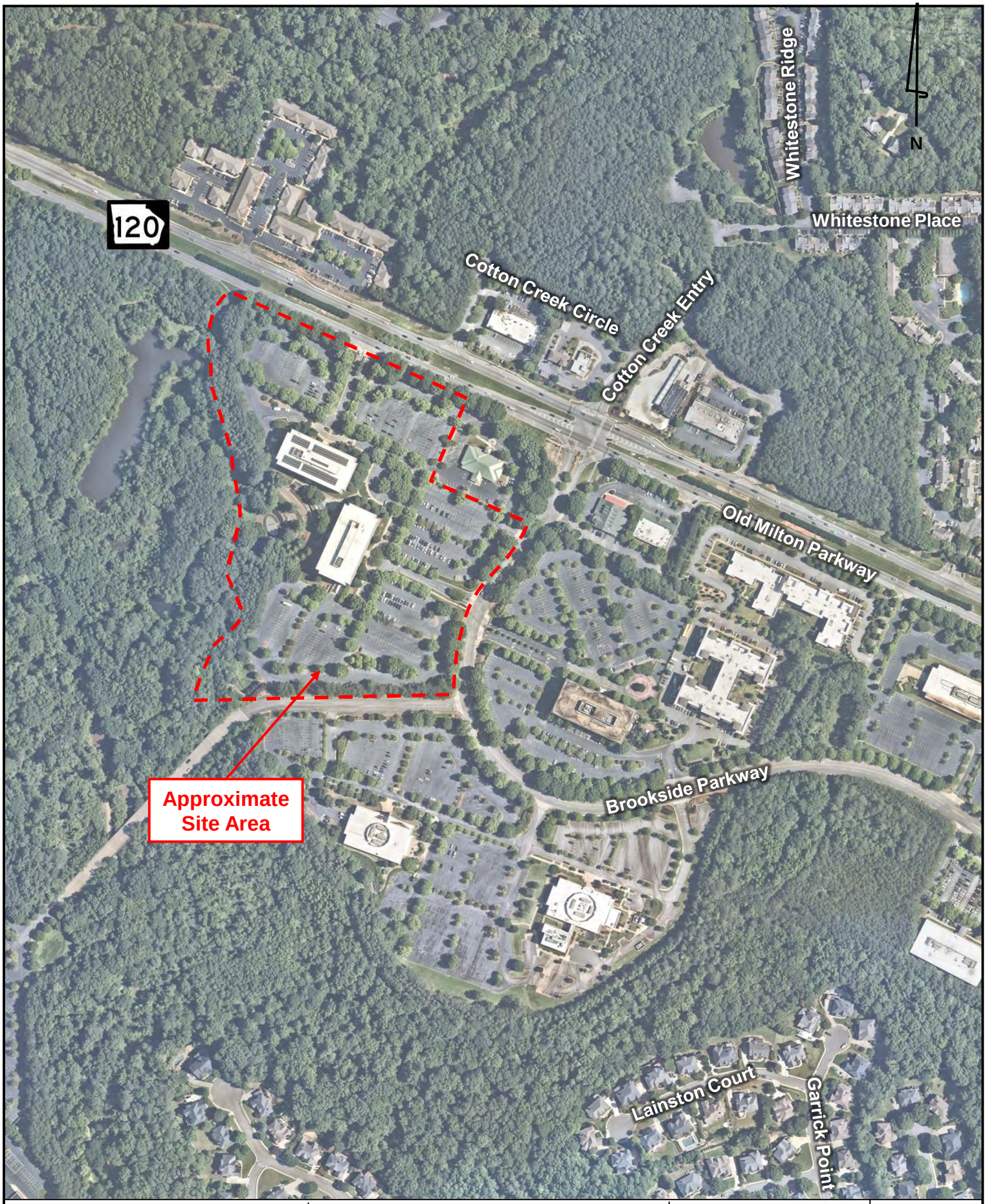
Table 2: Proposed Land Use and Density	
Proposed New Land Use	**New Density**
Single Family Attached Housing	90 dwelling units
Multifamily Housing (Mid-Rise)	350 dwelling units
Shopping Plaza	60,000 SF
Existing Occupied Land Use	**Existing Density to Remain**
General Office Building	130,000 SF
Vacant Land Use to be Removed	**Removed Vacant Density**
General Office Building	130,000 SF

The existing site includes 260,000 square feet of office space in two buildings. One of the two 130,000 square-feet office buildings will remain in the mixed-use redevelopment of the site, and one will be demolished/replaced with mixed-use as noted. The office buildings today have an existing office tenant mix that occupies approximately 130,000 SF, while the other half is vacant. The traffic associated with the existing 130,000 SF of occupied office space is already on the road today and will be reflected in the traffic counts collected in November and December 2024. Additionally, based on traffic count data collected on Tuesday, December 3rd, 2024, and per the Methodology Meeting discussion, 20,000 SF of office was recommended to be added to the net new project trip generation to account for lower-than-expected existing volumes from the existing/occupied 130,000 SF office.

A reference of the proposed site plan is provided in **Appendix A**. A full-sized site plan consistent with GRTA's Site Plan Guidelines is also included in the review package.



Kimley»Horn	***Brookside Parkway DRI Transportation Analysis***	**Site Location Map**	**Figure 1**
			Pg. 3



Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	**Site Aerial**	**Figure 2**
			Pg. 4

1.2 Site Access

As currently envisioned, the proposed development will be accessible via three (3) existing points to be relocated:

1. **Site Driveway A** – an existing right-in-right-out driveway (to be relocated) located along Old Milton Parkway (SR 120). The proposed driveway will be relocated to be approximately 450 feet west of Brookside Pkwy to serve the infill development. It is proposed to operate under driveway stop-control.
2. **Site Driveway B** – an existing right-in-right-out driveway (to be relocated and reconfigured) along Brookside Parkway. With the proposed infill development, Site Driveway B will be relocated to be approximately 420 feet south of Old Milton Parkway (SR 120). It is proposed to operate as full-movement under driveway stop-control.
3. **Site Driveway C** – an existing full-movement driveway (to be relocated) along Brookside Parkway across from an existing Private Driveway on the east side of Brookside Parkway. With the proposed infill development Site Driveway C will be relocated to be approximately 775 feet south of Old Milton Parkway (SR 120). With the relocation of Site Driveway C, it will no longer be aligned with the Private Driveway. It is proposed to operate as full-movement under driveway stop-control.

1.3 Internal Circulation Analysis

Internal private roadways and pedestrian facilities throughout the site will provide access to all of the buildings and parking facilities. See referenced site plan in **Appendix A** for a visual representation of vehicular and pedestrian connectivity on the site.

1.4 Parking

The current projected number of total site parking spaces to be provided are listed below in **Table 3**.

Table 3: Proposed Parking

Land Use	Min (Unified Development Code)	Currently Proposed
Multifamily	718 *2 spaces per unit + 1 guest space per 20 units*	510 spaces + shared spaces
Office*	520 *1 space per 250 SF of GFA*	390 spaces + shared spaces
Commercial / Semipublic	240 *1 space per 250 SF*	93 spaces
Townhomes	315 *1 space per bedroom*	180 spaces
Existing Off-Site	N/A	42 spaces
TOTAL	**Min: 1,793**	**1,345***

Final parking provided will be based on the final density built. Additional parking details are provided on the proposed site plan in **Appendix A**.

The development proposes to implement shared parking. Per code requirements, shared parking is anticipated to be utilized through common off-street parking areas, where two or more principal uses meet the off-street parking requirements collectively. Per code requirements, the total number of individual spaces in these common areas equals or exceeds the sum of the spaces required for each use separately, as per ordinance provisions. In cases where it is demonstrated that the principal uses do not operate concurrently, a 25% reduction in the required number of parking spaces is permitted in the shared area.

The site intends to follow code requirements for electric vehicle charging stations (EVCS). Per the code, non-residential and 'For-Rent' dwelling developments with 100 or more vehicle parking spaces must provide one Level 2 EVCS for every 25 parking spaces or one Level 3 EVCS for every 100 parking spaces. Bicycle parking requirements include one bicycle space for every two units for residential 'For-Rent' developments, and one bicycle space for every 25 vehicle parking spaces for business uses such as retail, office, hotel, places of assembly, and entertainment.

1.5 Alternative Transportation Facilities

There are existing bicycle and pedestrian facilities in the vicinity of the site including nearby Big Creek Greenway across Big Creek and existing Brookside Trail facilities surrounding the greater Brookside Parkway area. Additionally sidewalks exist on both sides of Brookside Parkway and Old Milton Parkway (SR 120) which also serve pedestrians. Proposed Brookside Outer Loop Trail improvements are expected to enhance the primary loop around Brookside Parkway including a portion along the northwestern edge of the development site. The site plan includes an alignment of a 12-ft wide sidewalk concurrent with vehicular-rated fire access (vehicular access limited to fire/safety) connecting existing sidewalks and the nearby trailhead of the Brookside Trail along Old Milton Parkway (SR 120) into the western portion of the site and the trailhead of the Brookside Trail adjacent to the existing (to remain) office building and existing amphitheater (to remain). The southern area of the development with the proposed townhome portion of the development will tie pedestrian walkways directly into a third trailhead of the Brookside Trail on the southwest corner of the site.

MARTA Route 185 currently serves Old Milton Parkway at Brookside Parkway. There are two stops adjacent to the project site, with additional stops nearby. MARTA Route 185 connects to the North Springs Marta Rail station. As discussed during the methodology meeting, MARTA route planning is considering a new Route 144 serving the area in a similar route pattern as existing Route 185. Further coordination with MARTA was requested for future bus stop enhancements for the stops located along site frontages.

1.6 Dense Urban Environments Enhanced Focus Area

Per Section 3.2.4.2 of the GRTA Development of Regional Impact Review Procedures, the *Brookside Mixed-Use* development is not located in dense urban environment. A Dense Urban Environment Area is defined as areas within the Midtown Community Improvement District (CID), the Central Atlanta Progress CID, or the Buckhead CID, or additional area meeting the criteria as determined by the Regional Commission or Local Government.

1.7 Heavy Vehicle Enhanced Focus Area

As discussed in Methodology Meeting, the proposed use for *Brookside Mixed Use* development does not contain industrial land uses and does not generate significant heavy vehicles and therefore does not require “Heavy Vehicle Enhanced Focus Area” review.

2.0 TRAFFIC ANALYSES, METHODOLOGY AND ASSUMPTIONS

2.1 Study Network Determination

The study area was determined at the methodology meeting with input from GRTA, ARC, and other local agency stakeholders. The study includes the following nine (9) off-site intersections described in **Table 4** and shown in **Figure 3.**

Table 4: Intersection Control Summary

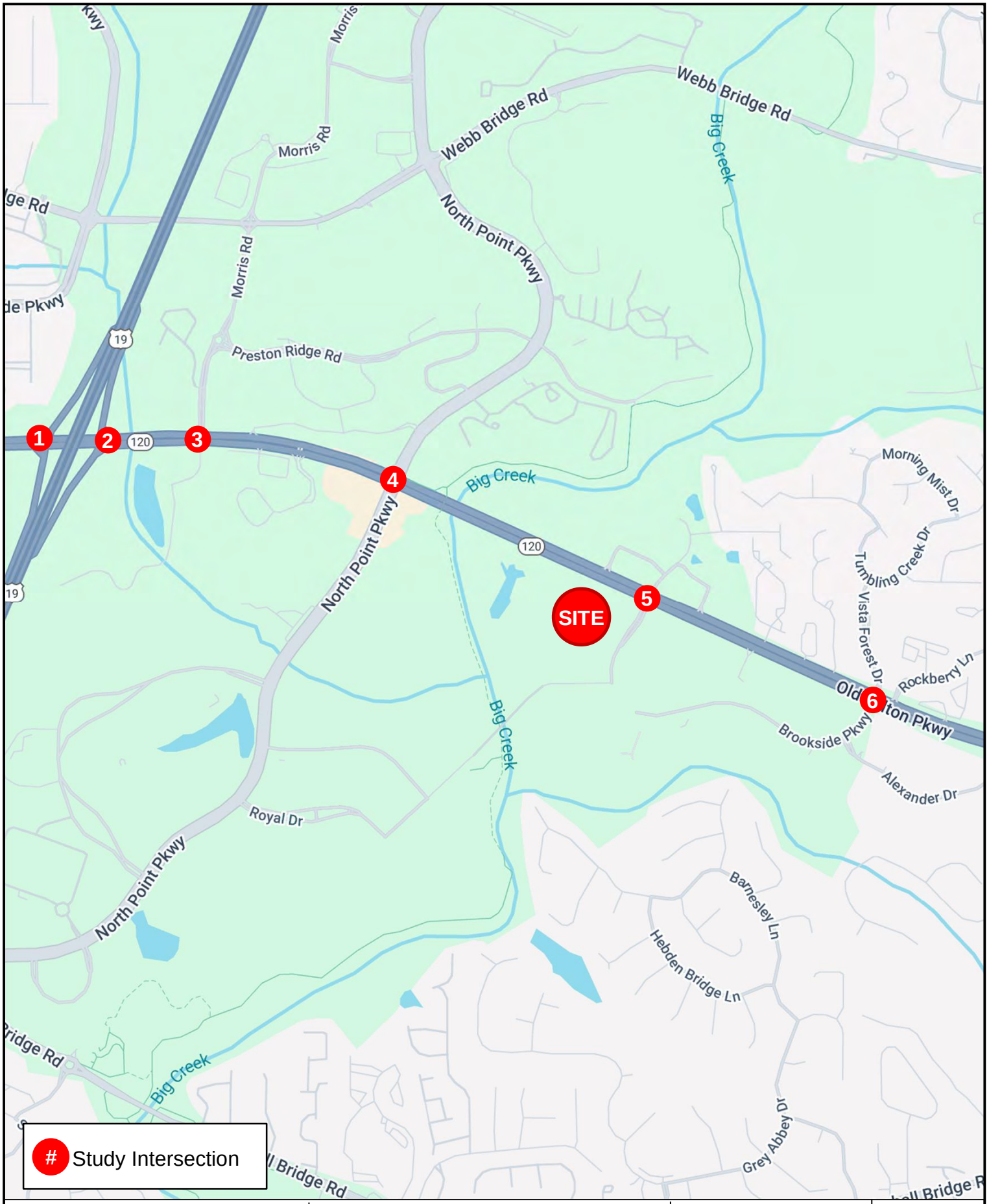
Intersection	Jurisdiction	Control
1. Old Milton Parkway (SR 120) at SR 400 SB Ramps	GDOT	Signalized
2. Old Milton Parkway (SR 120) at SR 400 NB Ramps	GDOT	Signalized
3. Old Milton Parkway (SR 120) at Morris Road	City of Alpharetta	Signalized
4. Old Milton Parkway (SR 120) at North Point Parkway	City of Alpharetta	Signalized
5. Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry	City of Alpharetta	Signalized
6. Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive	City of Alpharetta	Signalized
7. Old Milton Parkway (SR 120) at Site Driveway A	City of Alpharetta	Two way stop control (TWSC)
8. Brookside Parkway at Site Driveway B	City of Alpharetta	Two way stop control (TWSC)
9. Brookside Parkway at Site Driveway C	City of Alpharetta	Two way stop control (TWSC)

2.2 Existing Roadway Facilities

Roadway classification descriptions and estimated Annual Average Daily Traffic (AADT) for roadway segments within the study network are provided in **Table 5** (bolded roadways are adjacent to the site).

Table 5: Roadway Classifications

Roadway	Lanes	Posted Speed Limit	AADT (GDOT, 2023)	GDOT Functional Classification
Old Milton Parkway (SR 120)	6	45 mph	48,400	Principal Arterial
SR 400 NB Ramp	4	Unposted	15,000	Principal Arterial
SR 400 SB Ramp	4	Unposted	11,800	Principal Arterial
Morris Rd	2	30	Unavailable	Local Road
North Point Parkway	4	40	Unavailable	Major Collector
Brookside Parkway	4	35	Unavailable	Local Road
Cotton Creek Entry	4	Unposted, Assumed 25	Unavailable	Local Road
Vista Forest Drive	2	25	Unavailable	Local Road



Kimley»Horn	***Brookside Parkway DRI Transportation Analysis***	**Study Intersections**	**Figure 3**
			Pg. 8

2.3 Traffic Data Collection

Traffic counts were collected at the nine (9) existing study intersections on Thursday, November 14, 2024, and December 3rd, 2024.

Traffic count peak hours for all the study intersections are shown in **Table 6**.

Table 6: Traffic Count Summary

Intersection	Count Date	AM Peak Hour	PM Peak Hour
1. Old Milton Parkway (SR 120) at SR 400 SB Ramps	11/14/2024	8:00 AM – 9:00 AM	4:30 PM – 5:30 PM
2. Old Milton Parkway (SR 120) at SR 400 NB Ramps	11/14/2024	8:00 AM – 9:00 AM	4:30 PM – 5:30 PM
3. Old Milton Parkway (SR 120) at Morris Road	11/14/2024	8:00 AM – 9:00 AM	4:15 PM – 5:15 PM
4. Old Milton Parkway (SR 120) at North Point Parkway	11/14/2024	7:45 AM – 8:45 AM	4:45 AM – 5:45 PM
5. Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry	11/14/2024	7:45 AM – 8:45 AM	4:00 PM – 5:00 PM
6. Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive	11/14/2024	7:15 AM – 8:15 AM	4:30 PM – 5:30 PM
7. Old Milton Parkway (SR 120) at Site Driveway A	12/3/2024	7:30 AM – 8:30 AM	4:15 PM – 5:15 PM
8. Brookside Parkway at Site Driveway B	12/3/2024	8:00 AM – 9:00 AM	4:15 PM – 5:15 PM
9. Brookside Parkway at Site Driveway C	12/3/2024	8:00 AM – 9:00 AM	4:15 PM – 5:15 PM

The collected peak hour turning movement traffic counts are available upon request.

2.4 Background Traffic and Growth Rate

Background traffic is defined as expected traffic on the roadway network in future year(s) absent the construction and opening of the proposed *Brookside Mixed-Use* development. Background traffic includes a base growth rate, which is based on historical count data and population growth data. It can also include trips anticipated from nearby or adjacent other projects.

Based on methodology outlined in the GRTA Letter of Understanding (LOU), a 1.0% per year background traffic growth rate from 2024 to 2029 (5 years) was used for all roadways. Additionally, 90% of the development traffic studied from the *Northwinds Summit DRI #2669* were included as background traffic in anticipation of the full build-out of the site (approximately 10% of the density is open today). Lastly, the trip generation will include additional project trips for rezoning applications with the City of Alpharetta associated with 160 townhomes from the *3750 Brookside Parkway* project as well as trips from *3333 Old Milton Parkway* residential development.

The Projected 2029 No-Build conditions represent the Existing 2024 traffic volumes grown for five (5) years at 1.0% per year throughout the study network, plus nearby development traffic listed above.

The Projected 2029 Build conditions represent the net new project trips generated by the *Brookside Mixed-Use DRI #4317* development along with the existing office traffic associated with the site (discussed in **Section 3.0** and **Section 4.0**) added to the Projected 2029 No-Build Conditions.

2.5 Programmed and Planned Projects

Programmed and planned projects near the project site were researched to account for any improvements or modifications within the study network expected before or by the build-out year of the development. The programmed and planned projects were discussed in the methodology meeting with GRTA, ARC, and other local stakeholders.

The following projects shown in **Table 7** are programmed to occur near the development.

Table 7: Programmed Projects

Project Name	From / To Points:	Sponsor	GDOT PI #	ARC ID # (TIP)	Design FY	ROW / UTL FY	CST FY
SR 120 (Old Milton Parkway) Widening	North Point Parkway / Kimball Bridge Road	City of Alpharetta	0017187	FN-176	2020	2024	2028
Brookside Parkway Road Diet	Old Milton Parkway at Brookside Parkway (Northwest and Southeast)	City of Alpharetta	N/A	N/A	Ongoing	-	By 2029
Alpha Loop Multiuse Path Phase 2	Chelsea Walk Neighborhood / Thompson Street	City of Alpharetta	N/A	N/A	Ongoing	-	-
Alpha Loop Multiuse Path Phase 3	Atley Neighborhood / Westside Parkway	City of Alpharetta	N/A	N/A	Ongoing	-	-
CS 9216/North Point Parkway Streetscape Enhancements	Mansell Road / Haynes Bridge Road	City of Alpharetta	0017814	FN-179	2021	2025	2027
SR 141 Lane Additions	Old Alabama Road / State Bridge Road	City of Johns Creek	0020927	N/A	2025	2026	2027
SR 9 Widening	Windward Parkway / Forsyth County Line	GDOT	0007838	FN-222	2013-2020	2018	2024
North Point Alpha Link Trail - LCI	Encore Parkway / Haynes Bridge Road	City of Alpharetta	0019211	FN-350	2022	2026 / 2028	2028
State Bridge Road Widening	Kimball Bridge Road / Medlock Bridge Road	City of Johns Creek	N/A	FN-220	2029-2030	2029-2030	2029-2030
SR 400 Flex Lanes Construction	CR 209/Spalding Drive / CR 458/McFarland Road	GDOT	0008444	N/A	-	2052	2052
SR 400 Express Lanes Construction	North Springs MARTA Station / McFarland Road	GDOT	0001757	AR-ML-300	2005-2023	2019-2027	2022-2031

**Project information was obtained from GeoPI (GDOT), the Atlanta Region's Plan (ARC), and the City of Alpharetta.*

The following projects are projected to be built-out prior to the 2029 Build year for the proposed development and are included in the No-Build and Build scenarios as follows per the GRTA LOU:

- SR 120 (Old Milton Parkway) Widening (GDOT PI 0017187)
  - Widen from four to six-lanes between North Point Parkway and Kimball Bridge Road (impacting roadway laneage at intersections 4 through 6) as shown in the GDOT PI 0017187 Concept Report (2022).
  - Incorporate future traffic signal timings/phasing provided by Alpharetta City staff from the GDOT PI 0017187 project (assumed to be associated with the study/analysis of 2020 traffic forecasted data referenced in the 2022 Concept Report).
- Brookside Parkway Road Diet
  - Proposed road diet to reduce from four to two lanes along Brookside Parkway south of site driveways (note that Brookside Parkway at Old Milton Parkway is not expected to be modified due to the Road Diet project).

Available fact sheets for projects listed in the table above can be found in **Appendix D**. Additionally, raw traffic signal timings for the Future Conditions provided by City of Alpharetta Staff are included in **Appendix D**.

The following projects shown in **Table 8** are planned to occur near the development in the future with timelines and funding sources yet to be determined.

Table 8: Planned Projects

Project Name	From / To Points:	Potential Sponsor	GDOT PI #	ARC ID # (TIP)	Project Timeline	Planning Document
Streetscape Upgrades: Existing Roadways "Streetscape A", "Streetscape B", & "Streetscape C"	Old Milton Parkway at Brookside Park Entrance / Old Milton Parkway at Brookside Parkway/Vista Forest Drive	City of Alpharetta	N/A	N/A	-	Brookside Small Area Plan 2.1, 2.2, and 2.3
Intersection Upgrades: Old Milton Parkway at Brookside Parkway (Northwest and Southeast)	Old Milton Parkway at Brookside Parkway/Cotton Creek Entry & Old Milton Parkway at Brookside Parkway/ Vista Forest Drive	City of Alpharetta	N/A	N/A	-	Brookside Small Area Plan 3.1
Intersection Upgrades: Old Milton Parkway at Brookside Parkway (Southeast)	Old Milton Parkway at Brookside Parkway/Vista Forest Drive	City of Alpharetta	N/A	N/A	-	Brookside Small Area Plan 3.2
Brookside Parallel Trail Pathway	Old Milton Parkway / Brookside Parkway / Alexander Drive	City of Alpharetta	N/A	N/A	-	Brookside Small Area Plan 4.1
Brookside Park Gateway	Brookside Park Access on Old Milton Parkway	City of Alpharetta	N/A	N/A	-	Brookside Small Area Plan 5.1
Alpha Loop Extension (Kimball Bridge Road / Encore Parkway)	Kimball Bridge Road / Encore Parkway	City of Alpharetta	N/A	N/A	-	N/A
Alpha Loop Extension (Encore Parkway / Big Creek Greenway)	Encore Parkway / Big Creek Greenway	City of Alpharetta	N/A	N/A	-	N/A
Alpha Loop Extension (Webb Bridge Road / Academy Street)	Webb Bridge Road / Academy Street	City of Alpharetta	N/A	N/A	-	N/A

**Project information was obtained from GeoPI (GDOT), the Atlanta Region's Plan (ARC) and the City of Alpharetta.*

Available fact sheets for projects listed in the table above can be found in **Appendix D**.

2.6 Future Traffic Signal Modeling

Traffic signal timings were provided by City of Alpharetta staff for the existing condition and future conditions associated with the programmed GDOT SR 120 widening project (PI 0017187) for use in the study. Existing timings were additional reviewed/confirmed with current GDOT signal timing databases.

Per GRTA *Development of Regional Impact Review Procedures* (March 2021), Section 3.2.3.1 (Traffic Signal Modeling: Modeling between Existing and No-Build Conditions):

> Changes to signal timing (sequences, splits, offsets, phases, cycles) shall not be made in LOS modeling between existing and no-build conditions, unless modifications are required to accurately model a programmed transportation project.

Per the GRTA LOU dated January 14, 2025, traffic signal timings provided by City Staff were used to model the future No-Build scenario based on the programmed GDOT SR 120 widening project (PI 0017187). Full signal timings provided by Alpharetta City Staff were incorporated into the No-Build scenario for the following intersections associated with the GDOT programmed project extents:

4. Old Milton Parkway (SR 120) at North Point Parkway
5. Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry
6. Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive

Offsets provided by the Alpharetta were considered for Intersections 1-3 in order to reflect changes in travel progression along the corridor associated with the programmed GDOT PI 0017187 widening project without modifying the base timings (splits, sequences). Provided timings are included in **Appendix D**.

Per Section 3.2.3.1 (Traffic Signal Modeling: Modeling between No-Build and Build Conditions):

> Changes to signal sequences, splits and offsets are allowed to LOS modeling between the no-build and build phase. Changes to signal cycles shall not be allowed unless approved by GRTA at the Methodology Meeting. The Traffic Engineer shall include in the TIS an explanation of all signal timing changes between the no-build and build conditions.

For the Build condition, signal timing changes to splits, offsets, and sequences were considered to better reflect Build traffic conditions for this study as indicated in individual intersection analysis results detailed in Chapter 5.

While GRTA rules indicate that cycle lengths should not be changed between No-Build and Build conditions (noted above), a cycle length improvement to mitigate the background/No-Build condition may provide "the minimum improvement needed" to operate at the GRTA LOS standards for an intersection that has failing or LOS E under Existing or No-Build conditions. Changes to cycle lengths to mitigate low approach LOS for the No-Build condition were considered for Intersection 5 and Intersection 6 in this report. This recommendation, as a system improvement based on background traffic is feasible, low-cost timing-only improvement (cycle length adjustment) to serve existing/background traffic conditions (without the proposed development) and is recommended for consideration by GDOT and the City of Alpharetta.

Per Section 3.2.3.1 (Traffic Signal Modeling: Modeling and Mitigation):

> Changes to signal timing splits or cycle lengths should not be considered mitigation. Changes to phasing, except in cases where there is a new approach to an intersection, can be considered toward mitigation.

Per GRTA, these minor signal timing adjustments are not considered mitigation. It is notable that changes to signal timing splits or cycle lengths are commonly implemented to respond to shifts in travel patterns that occur over time. This provision considers that minor adjustments to signal timing do not need to be listed as a required improvement in the GRTA Notice of Decision. Many intersections in this study required no addition mitigation beyond minor signal timing adjustments in order to operate at GRTA LOS standards under the No-Build conditions. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings along the corridor associated with general growth and shifts in travel, as well as associated with the programmed GDOT PI 0017187 widening project.

2.7 Level-of-Service Overview

Level-of-service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions within a traffic stream. The *Highway Capacity Manual* defines six levels-of-service, LOS A through LOS F, with A being the best and F being the worst. LOS analyses were conducted at all intersections within the study network using *Synchro 12*.

LOS for signalized intersections and all-way stop controlled intersections are reported for the intersection as a whole. One or more movements at an intersection may experience a low LOS while the intersection as a whole may operate acceptably.

LOS for unsignalized intersections with stop control on the minor street only is reported for the side street approaches and the major street left-turn movements. Low LOS for side street approaches is not uncommon, as vehicles may experience delays in turning onto a major roadway.

2.8 Level-of-Service Standards

Per Section 3.2.2.1 of the GRTA *Development of Regional Impact Review Procedures*, the overall LOS standard is generally LOS D. However, the overall LOS standard is LOS E for the following intersections based on their location within the Regional Employment Corridor along SR 400 according to the ARC UGPM:

1. Old Milton Parkway (SR 120) at SR 400 SB Ramps
2. Old Milton Parkway (SR 120) at SR 400 NB Ramps
3. Old Milton Parkway (SR 120) at Morris Road
4. Old Milton Parkway (SR 120) at North Point Parkway

Additionally, per GRTA, if an intersection overall or approach LOS is failing under Existing conditions, then the LOS standard for future No-Build and Build conditions is considered to be LOS E.

3.0 TRIP GENERATION

Gross trips associated with the proposed development were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition*, using equations where available. Reductions to gross trips including mixed-use reductions and pass-by reductions are applicable for the site and based on the ITE *Trip Generation Handbook, 3rd Edition*, and an alternative mode reduction of 5% was taken in this analysis as outlined in the GRTA Letter of Understanding (LOU).

Per discussions in the Methodology Meeting, approximately 130,000 SF of office is existing, will remain, and accounts for traffic to and from the development accounted for in traffic count data collected for the project. However, an additional 20,000 SF of office has been included in the trip generation projections for the new infill development to augment existing driveway count data that identified lower volumes than traditional ITE projections for the existing 130,000 SF of office on-site.

Table 9 summarizes the trip generation for the proposed infill development including traffic associated the proposed development program of 90 townhomes, 350 multi-family units, 60,000 SF of commercial, and the additional augmentation of trips associated with 20,000 SF of office.

Table 9: Trip Generation

Land Use		Density	Daily Trips			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
215	Single-Family Attached Housing	90 dwelling units	636	318	318	41	13	28	50	29	21
221	Multifamily Housing (Mid-Rise)	350 dwelling units	1,624	812	812	142	33	109	137	84	53
710	General Office Building*	20,000 Sq. Ft. GFA	286	143	143	42	37	5	44	7	37
821	Shopping Plaza (40-150k) - No Supermarket	60,000 Sq. Ft. GFA	4,052	2,026	2,026	104	64	40	311	152	159
Mixed-Use Reductions			*-920*	*-460*	*-460*	*-10*	*-5*	*-5*	*-138*	*-69*	*-69*
Alternative Mode Reductions (5%)			*-285*	*-143*	*-142*	*-16*	*-7*	*-9*	*-20*	*-11*	*-10*
Pass-by Reductions (per ITE)			*-1,364*	*-682*	*-682*	*-*	*-*	*-*	*-94*	*-47*	*-47*
Net New Infill Development Trips			**4,029**	**2,014**	**2,015**	**303**	**135**	**168**	**290**	**145**	**144**
Existing Office Traffic (driveway traffic counts)						138	123	15	144	15	129
Total Master Plan Traffic						**441**	**258**	**183**	**434**	**160**	**273**
Master Plan Driveway Volumes (Net New Infill Development + Existing Office + Pass-by Trips)						441	258	183	528	207	320

The trip generation summary above presents the net new trips associated with the infill development, lists the driveway traffic count data collected for the study, and presents the summed total master plan traffic associated with the existing and infill development master plan program.

A more detailed trip generation analysis summary table is provided in **Appendix B**.

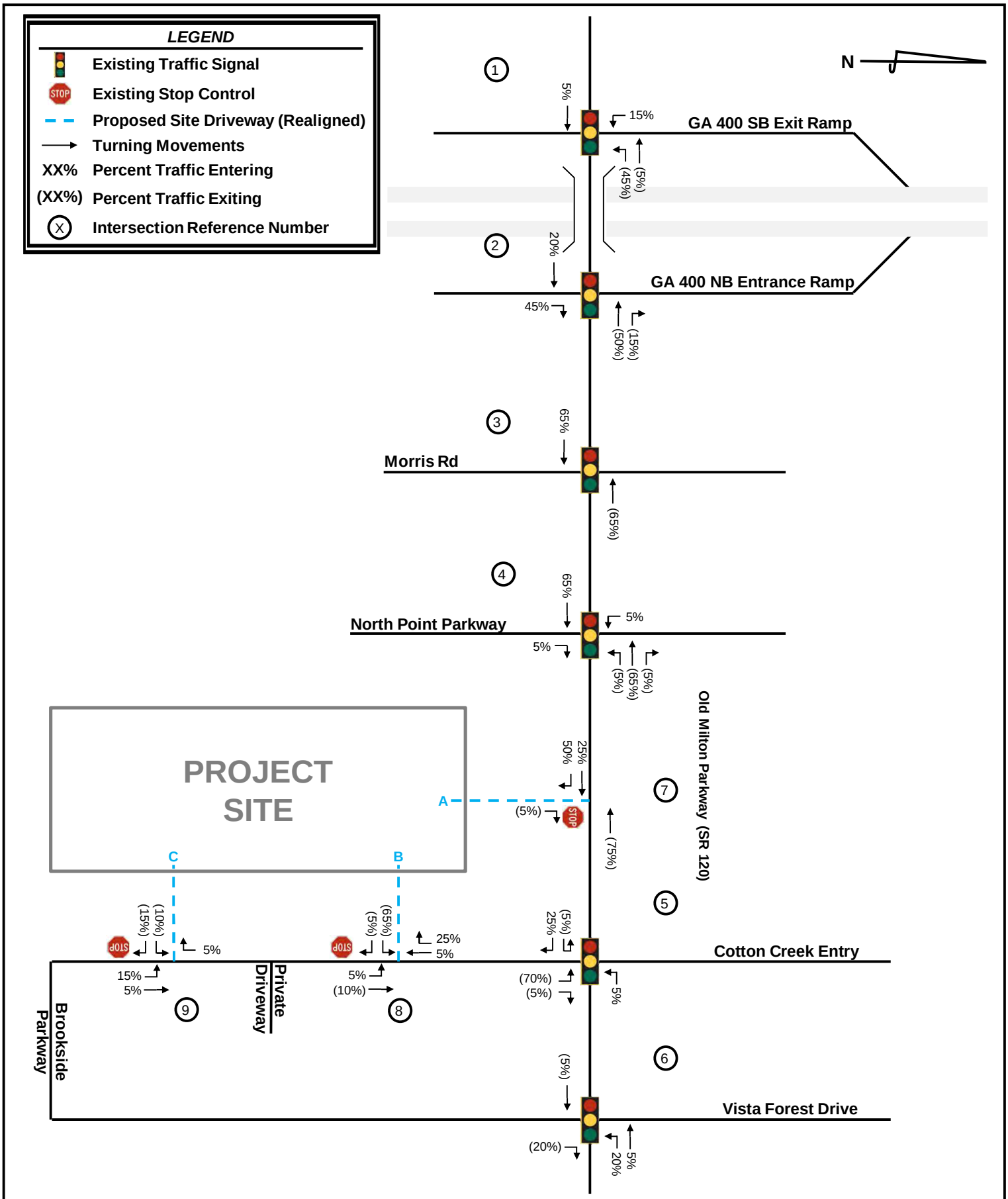
4.0 TRIP DISTRIBUTION AND ASSIGNMENT

The distribution of new project trips was based on the project land use, a review of land use densities and road facilities in the area, engineering judgement, and methodology discussions with GRTA, ARC, City of Alpharetta and other local stakeholders.

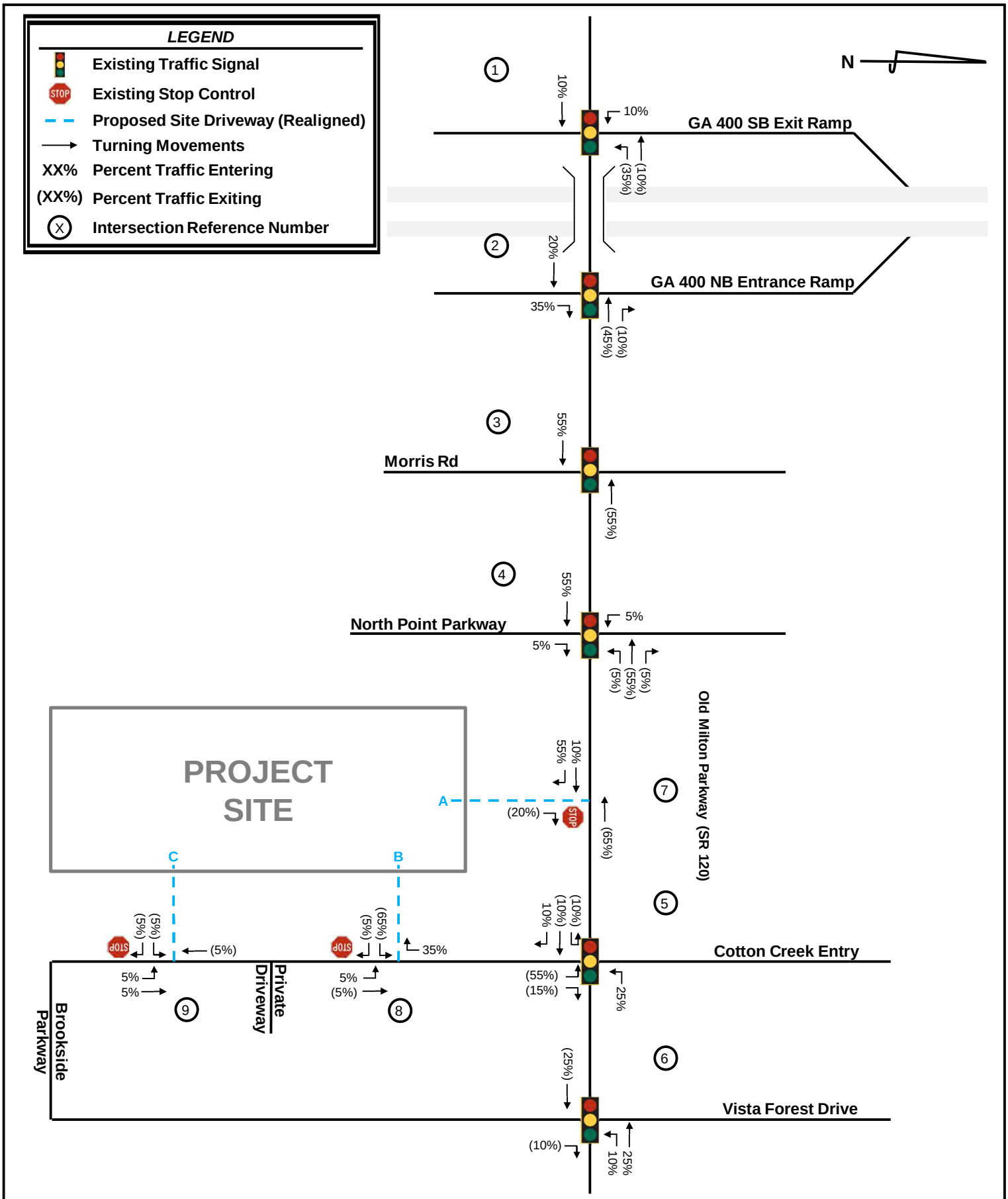
The anticipated distribution and assignment of the residential trips throughout the study roadway network is shown for in the development in **Figure 4** and non-residential distribution and assignment in **Figure 5**. These trip assignment percentages were applied to the net project trips expected to be generated by the development, and the volumes were assigned to the roadway network. The peak hour new project trips are shown by turning movement throughout the study network in **Figure 6**.

Additionally, existing office trips were adjusted to consider the future layout of the redevelopment master plan. Adjusted existing office trips are shown in **Figure 7**.

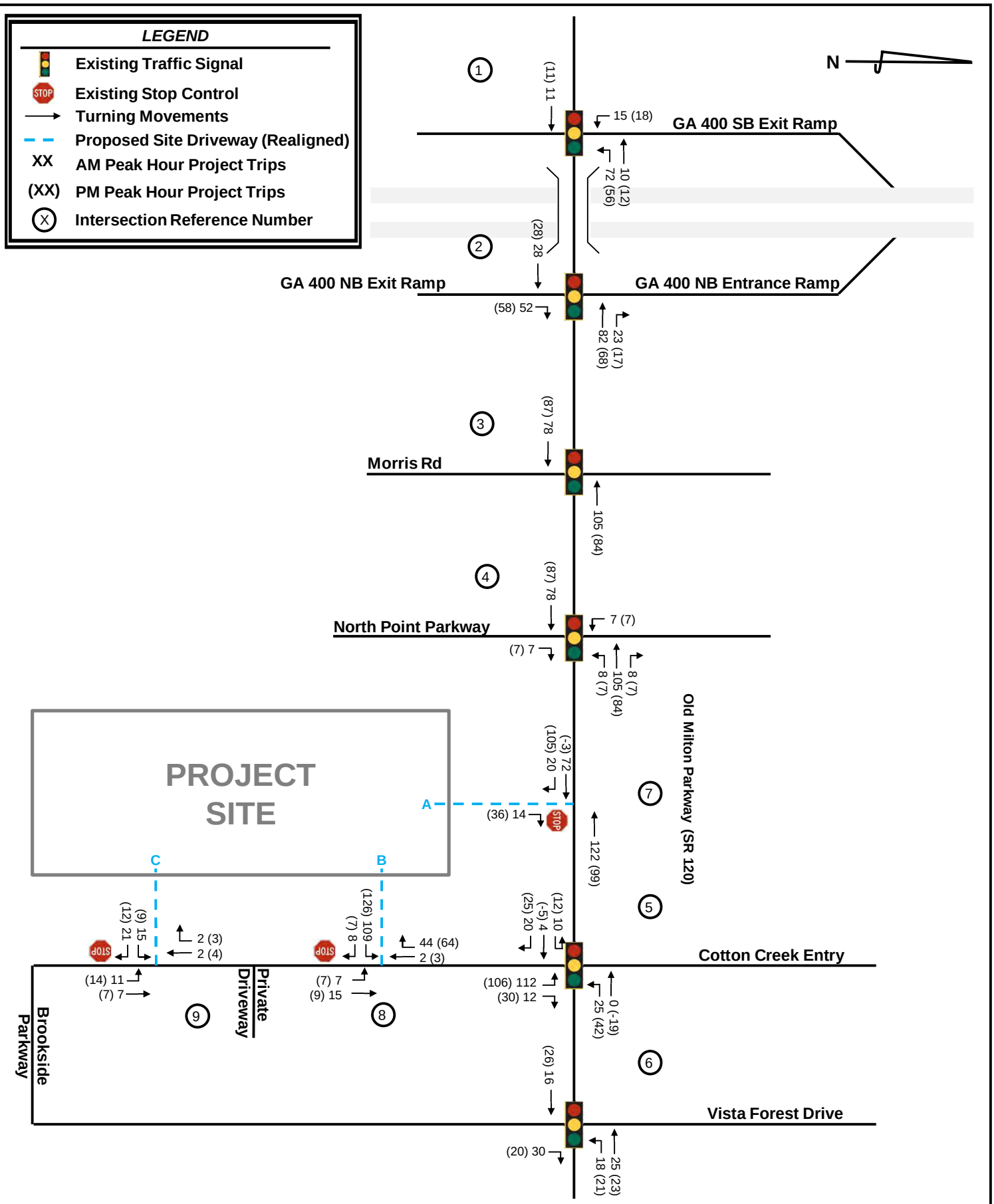
Detailed intersection volume worksheets are provided in **Appendix C**.



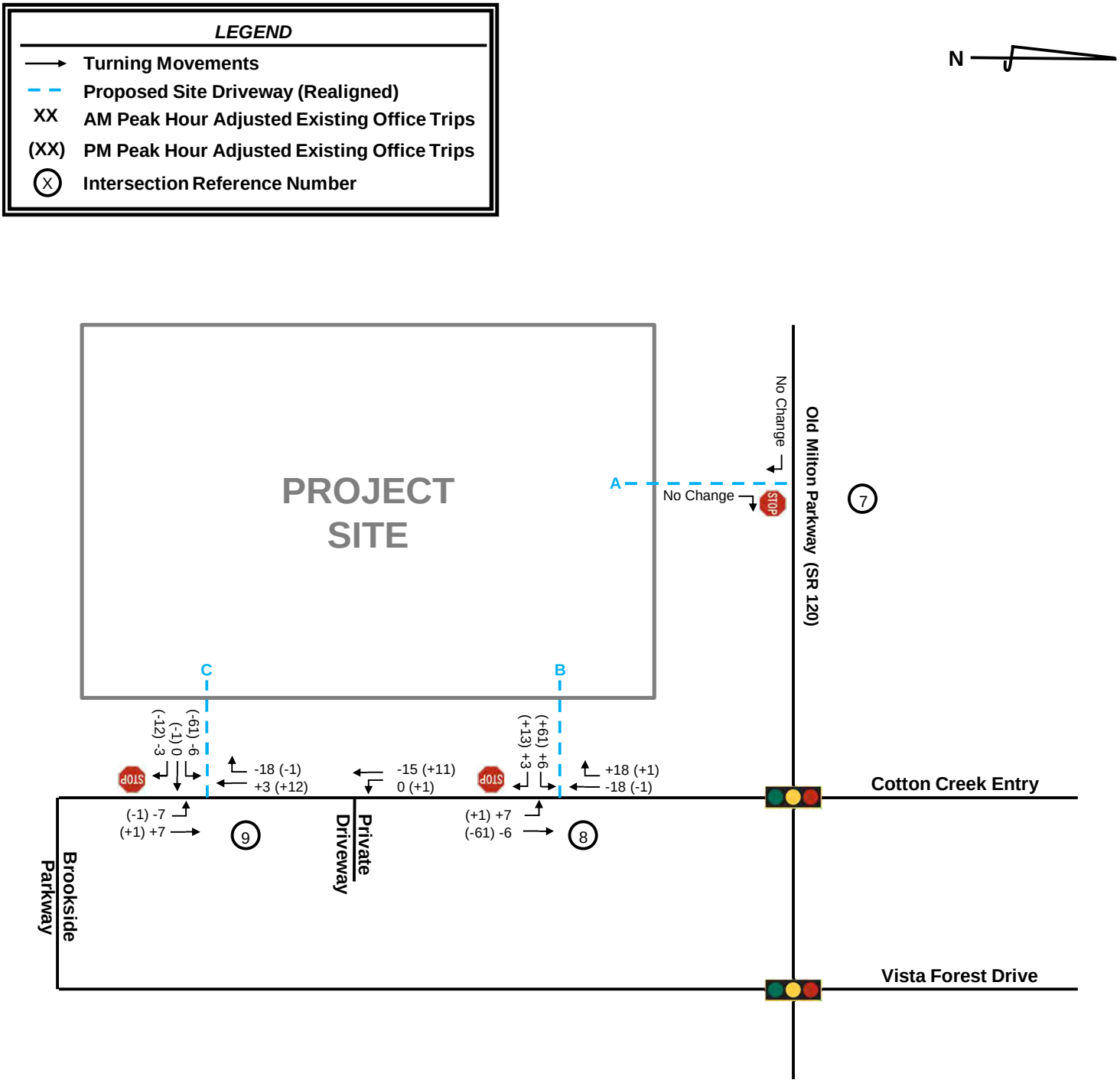
Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	Residential Trip Assignment	Figure 4
			Pg. 16



Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	Non-Residential Trip Assignment	Figure 5
			Pg. 17



Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	New Project Trips	Figure 6
			Pg. 18



*REROUTE OF EXISTING OFFICE TRIPS BASED ON INFILL DEVELOPMENT/ FUTURE SITE PLAN

Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	Adjusted Existing Office Trips	Figure 7
			Pg. 19

5.0 TRAFFIC ANALYSIS

Capacity analyses were performed using *Synchro 12* for the AM and PM peak hours under the Existing 2025 conditions, Projected 2029 No-Build conditions, and Projected 2029 Build conditions. The capacity analyses were performed using methodologies from the *Highway Capacity Manual (HCM), 6th Edition* and *HCM 2000* Edition as noted.

These analyses included existing roadway lane configurations for each of the scenarios. The traffic volumes and roadway lane configurations used for each scenario are shown in **Figure 8** for Existing 2024 conditions, **Figure 9** for Projected 2029 No-Build conditions, and **Figure 10** for Projected 2029 Build conditions.

Sections 5.1 – 5.9 provide the results of the capacity analyses for each study intersection and include projected LOS, delay, and queue lengths.

5.1 Old Milton Parkway (SR 120) at SR 400 SB Ramps (Intersection 1)

Per its location in a Regional Employment Corridor, the LOS standard for Old Milton Parkway (SR 120) at SR 400 SB Ramps (Intersection 1) is LOS E. The intersection was modeled using HCM 2000 methodology due to limitations with the existing non-NEMA signal phasing (double-served westbound left-turn) for HCM 6th.

As noted in **Section 2.6**, Existing signal timings (splits, sequences) provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing, No-Build, and Build conditions. Signal offsets provided by City of Alpharetta staff associated with GDOT PI 0017187 were incorporated into No-Build and Build conditions to account for changes in traffic progression associated with the programmed widening project, though Intersection 1 is not directly impacted by the widening.

Overall LOS Standard: E Approach LOS Standard: E				SR 400 SB Entrance Ramp			SR 400 SB Exit Ramp			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(Signal)	AM	Overall LOS	B (16.9)											
			Approach LOS				C (20.2)			B (14.9)			B (15.1)		
			Storage				350					400			
			50th Queue				225		0		286	0	93	183	
			95th Queue				277		0		374	17	132	147	
		PM	Overall LOS	C (29.5)											
			Approach LOS				C (21.0)			D (45.5)			B (20.0)		
			Storage				350					400			
			50th Queue				126		~1153		557	50	486	17	
			95th Queue				173		#1413		613	141	576	22	
2029 NO-BUILD	(Signal)	AM	Overall LOS	C (21)											
			Approach LOS				C (21.4)			B (17.9)			C (23.7)		
			Storage				350					400			
			50th Queue				241		0		341	0	168	245	
			95th Queue				293		0		443	21	221	261	
		PM	Overall LOS	C (35.7)											
			Approach LOS				C (22.1)			D (49.3)			C (29.9)		
			Storage				350					400			
			50th Queue				149		0		650	69	640	15	
			95th Queue				196		0		709	168	703	57	
2029 BUILD	(Signal)	AM	Overall LOS	C (23.7)											
			Approach LOS				C (21.3)			C 20.5)			C (29.3)		
			Storage				350					400			
			50th Queue				248		0		371	0	210	332	
			95th Queue				298		0		481	23	265	488	
		PM	Overall LOS	D (44.5)											
			Approach LOS				C (23.1)			C (33.5)			E (61.4)		
			Storage				350					400			
			50th Queue				160		0		530	60	~838	381	
			95th Queue				207		0		609	146	m#792	m378	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

The signalized intersection of Old Milton Parkway (SR 120) at SR 400 SB Ramps (Intersection 1) is projected to operate at an acceptable overall intersection and approach LOS under the 2024 Existing conditions, 2029 No-Build Conditions, and 2029 Build Conditions for the AM and PM peak hour scenarios.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were implemented in No-Build and Build to consider future shifts in travel. Per GRTA Section 3.2.3.1, changes to signal timing splits and offsets shall not be considered mitigation. No mitigation beyond minor signal timing adjustments were needed for the intersection to operate at GRTA LOS standards. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 1.

5.2 Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2)

Per its location in a Regional Employment Corridor, the LOS standard for Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2) is LOS E. The intersection was modeled using HCM 2000 methodology due to limitations with the existing non-NEMA signal phasing (double-served eastbound left-turn) for HCM 6th.

As noted in **Section 2.6**, Existing signal timings (splits, sequences) provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing, No-Build, and Build conditions. Signal offsets provided by City of Alpharetta staff associated with GDOT PI 0017187 were incorporated into No-Build and Build conditions to account for changes in traffic progression associated with the programmed widening project, though Intersection 2 is not directly impacted by the widening.

Overall LOS Standard: E Approach LOS Standard: E				SR 400 NB Exit Ramp			SR 400 NB Entrance Ramp			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(Signal)	AM	Overall LOS	F (155.9)											
			Approach LOS	F (539.7)						C (22.2)			A (2.7)		
			Storage	300		300									
			50th Queue	126		~853				211	152			29	1
			95th Queue	174		#1005				240	281			41	1
		PM	Overall LOS	F (129.3)											
			Approach LOS	F (503.9)						C (27.5)			B (10.6)		
			Storage	300		300									
			50th Queue	161		~764				228	7			96	6
			95th Queue	215		#919				294	30			109	m0
2029 NO-BUILD	(Signal)	AM	Overall LOS	F (186.0)											
			Approach LOS	F (633.2)						C (30.1)			C (21.3)		
			Storage	300		300									
			50th Queue	133		~976				221	168			29	0
			95th Queue	182		#1130				273	245			42	1
		PM	Overall LOS	F (176.7)											
			Approach LOS	F (691.3)						D (42.0)			B (11.4)		
			Storage	300		300									
			50th Queue	170		~1002				252	12			365	25
			95th Queue	225		#1156				327	42			116	1
2029 BUILD	(Signal)	AM	Overall LOS	D (46.3)											
			Approach LOS	D (52.3)						D (40.0)			D (48.5)		
			Storage	300		300									
			50th Queue	90		598				162	793			497	205
			95th Queue	119		689				197	908			526	335
		PM	Overall LOS	E (56.9)											
			Approach LOS	E (68.1)						D (53.7)			D (53.4)		
			Storage	300		300									
			50th Queue	117		709				295	762			~877	272
			95th Queue	155		#874				#399	826			#917	169

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

The signalized intersection of Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2) is not projected to meet GRTA's LOS standards for the overall intersection and the northbound approach under the 2024 Existing and 2029 No-Build AM and PM peak hour scenarios.

It is notable that the northbound approach of the SR 400 exit ramp has dual (2) right-turn lanes that include a free-flow barrier-separated right-turn lane adjacent to a second signal-controlled right-turn lane. *Synchro 12* HCM methodology is limited in its ability to separate lanes that operate differently (free-flow vs. signal-controlled). It is likely that the reported northbound delay is overstated for the northbound right-turn. Conservatively, all right-turning traffic was considered in the analysis. However, based on additional traffic count data requested,

approximately 70%-85% of the right-turning volume routes through the free-flow right-turn lane. Additional free-flow traffic volume detail is included in the Raw Traffic Count Data provided with the submittal package.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were considered to mitigate failing LOS between No-Build and Build, resulting in acceptable LOS under 2029 Build conditions.

In order to meet GRTA LOS standards for the 2029 No-Build condition (based on the conservative analysis of the northbound right-turn traffic), changes to splits were incorporated for the 2029 No-Build Improved condition documented in the table below.

Per GRTA Section 3.2.3.1, changes to signal timing splits shall not be considered mitigation. No mitigation beyond minor signal timing adjustments is required for the intersection to operate at GRTA LOS standards. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 2.

Overall LOS Standard: E Approach LOS Standard: E				SR 400 NB Exit Ramp			SR 400 NB Entrance Ramp			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	D (43.5)											
			Approach LOS	D (51.8)						D (38.6)			D (42.8)		
			Storage	300		300									
			50th Queue	92		568				176	754			469	189
			95th Queue	118		639				196	884			499	316
		PM	Overall LOS	E (57.5)											
			Approach LOS	E (64.6)						E (46.4)			E (61.7)		
			Storage	300		300									
			50th Queue	117		649				343	147			~799	146
			95th Queue	155		761				#447	118			#868	320

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.

5.3 Old Milton Parkway (SR 120) at Morris Road (Intersection 3)

Per its location in a Regional Employment Corridor, the LOS standard for Old Milton Parkway (SR 120) at Morris Road (Intersection 3) is LOS E. The intersection was modeled using HCM 2000 methodology due to limitations with the existing non-NEMA signal phasing (double-served eastbound left-turn) for HCM 6th.

As noted in **Section 2.6**, Existing signal timings (splits, sequences) provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing, No-Build, and Build conditions. Signal offsets provided by City of Alpharetta staff associated with GDOT PI 0017187 were incorporated into No-Build and Build conditions to account for changes in traffic progression associated with the programmed widening project, though Intersection 3 is not directly impacted by the widening.

Overall LOS Standard: E Approach LOS Standard: E				Morris Road			Morris Road			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(Signal)	AM	Overall LOS	D (42.9)											
			Approach LOS	E (59.1)			E (76.1)			C (23.9)			E (64.4)		
			Storage	75			175			200			200		
			50th Queue	22	14		193	9	0	157	481		17	573	
			95th Queue	52	48		#308	29	66	m123	m475		m26	656	
		PM	Overall LOS	C (32.3)											
			Approach LOS	E (64.4)			F (80.9)			B (17.1)			C (33.1)		
			Storage	75			175			200			200		
			50th Queue	34	12		232	12	174	~327	126		19	513	
			95th Queue	67	45		313	31	292	m#329	m279		m29	778	
2029 NO-BUILD	(Signal)	AM	Overall LOS	D (42.9)											
			Approach LOS	E (58.5)			E (78.2)			C (21.3)			E (66.4)		
			Storage	75			175			200			200		
			50th Queue	23	14		203	10	0	262	182		18	715	
			95th Queue	54	50		#334	30	70	m197	m227		m27	766	
		PM	Overall LOS	D (39.0)											
			Approach LOS	E (62.9)			F (81.7)			B (14.5)			E (51.6)		
			Storage	75			175			200			200		
			50th Queue	36	13		249	13	204	135	406		22	1072	
			95th Queue	69	46		332	34	324	m110	m328		m23	m976	
2029 BUILD	(Signal)	AM	Overall LOS	D (44.1)											
			Approach LOS	E (57.2)			E (71.3)			C (27.7)			E (61.4)		
			Storage	75			175			200			200		
			50th Queue	23	14		204	10	0	249	424		17	661	
			95th Queue	50	47		283	28	65	m276	583		m25	767	
		PM	Overall LOS	C (32.8)											
			Approach LOS	E (63.2)			E (74.4)			C (22.8)			C (31.6)		
			Storage	75			175			200			200		
			50th Queue	36	13		249	13	0	146	446		23	976	
			95th Queue	69	47		335	34	98	m152	684		m34	1176	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

The signalized intersection of Old Milton Parkway (SR 120) at Morris Road (Intersection 3) is projected to meet GRTA's LOS standards for the overall intersection under the 2024 Existing, 2029 No-Build, and 2029 Build conditions for both the AM and PM scenarios. However, the Southbound approach is projected to operate at LOS F under the 2024 Existing and 2029 No-Build conditions for the PM peak hour scenario.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were considered to mitigate failing LOS between No-Build and Build, resulting in acceptable LOS under 2029 Build conditions.

In order to meet GRTA LOS standards for the 2029 No-Build condition, changes to splits were incorporated for the 2029 No-Build Improved condition documented in the table below.

Per GRTA Section 3.2.3.1, changes to signal timing splits and offsets shall not be considered mitigation. No mitigation beyond minor signal timing adjustments is required for the intersection to operate at GRTA LOS standards under the No-Build or Build conditions. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 3.

Overall LOS Standard: E Approach LOS Standard: E				Morris Road			Morris Road			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	D (45.2)											
			Approach LOS	E (57.2)			E (71.3)			C (27.1)			E (65.7)		
			Storage	75			175			200			200		
			50th Queue	23	14		204	10	0	249	424		13	668	
			95th Queue	50	47		283	28	65	m276	583		m22	773	
		PM	Overall LOS	C (31.3)											
			Approach LOS	E (63.2)			E (74.4)			C (26.5)			C (23.9)		
			Storage	75			175			200			200		
			50th Queue	36	13		249	13	0	145	459		9	976	
			95th Queue	70	47		337	34	99	m152	684		m13	1175	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

5.4 Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4)

Per its location in a Regional Employment Corridor, the LOS standard for Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4) is LOS E. The intersection was modeled using HCM 6th methodology.

As noted in **Section 2.6**, Existing signal timings provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing conditions. Future traffic signal modeling for the No-Build and Build scenarios incorporated timings associated with the programmed GDOT PI 0017187 widening project provided by the City of Alpharetta (included in **Appendix D**) and documented in the GRTA LOU. It is notable that future GDOT PI 0017187 timings provided by the City of Alpharetta included the following sequence changes at Intersection 4 in addition to modifications to splits:

- PM peak hour, Phase 1 (WBL) switched from lag to lead.
- PM peak hour, Phase 3 (NBL) switched from lead to lag.
- PM peak hour, Phase 5 (EBL) switched from lead to lag.
- AM peak hour, Phase 7 (SBL) switched from lead to lag.

Overall LOS Standard: E Approach LOS Standard: E				North Point Parkway			North Point Parkway			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(Signal)	AM	Overall LOS	C (28.8)											
			Approach LOS	E (71.5)			F (106.2)			B (18.8)			A (8.9)		
			Storage	225		275	150		75	375			280		575
			50th Queue	44	182	0	~135	169	0	53	860	175	211	315	40
			95th Queue	74	239	20	#228	227	0	m84	939	246	252	294	86
		PM	Overall LOS	D (48.1)											
			Approach LOS	F (118.7)			F (91.9)			A (8.6)			D (46.3)		
			Storage	225		275	150		75	375			280		575
			50th Queue	162	186	51	155	181	12	77	590	0	79	1087	64
			95th Queue	211	240	147	209	240	94	117	210	1	121	1190	148
2029 NO-BUILD	(Signal)	AM	Overall LOS	C (34.8)											
			Approach LOS	F (85.8)			E (72.1)			D (36.9)			B (11.1)		
			Storage	225		275	150		75	375			280		575
			50th Queue	50	193	0	130	173	0	66	815		226	465	
			95th Queue	#86	253	25	179	227	0	m106	#895		256	499	
		PM	Overall LOS	F (95.2)											
			Approach LOS	F (135)			F (137.2)			C (26.4)			F (131.9)		
			Storage	225		275	150		75	375			280		575
			50th Queue	178	201	78	164	196	40	47	481		77	~1068	
			95th Queue	#255	#277	184	#222	#278	133	87	661		127	#1120	
2029 BUILD	(Signal)	AM	Overall LOS	D (44.7)											
			Approach LOS	E (79.4)			E (70.4)			D (50.2)			C (25.2)		
			Storage	225		275	150		75	375			280		575
			50th Queue	48	192	0	133	174	0	59	898		241	344	
			95th Queue	78	245	33	182	226	0	95	#991		m#289	454	
		PM	Overall LOS	D (43.7)											
			Approach LOS	E (79.5)			E (76)			D (54)			B (10.1)		
			Storage	225		275	150		75	375			280		575
			50th Queue	176	194	43	168	191	58	77	574		91	790	
			95th Queue	225	244	136	216	240	146	124	813		133	715	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

The signalized intersection of Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4) is projected to operate at an acceptable overall LOS under the 2024 Existing AM and PM conditions. However, the southbound approach is projected to operate at an LOS F for both 2024 Existing condition peak hours, and the northbound approach is also projected to operate at an LOS F during the PM peak hour. The intersection is projected to operate at an acceptable overall LOS for the 2029 No-Build AM peak hour scenario however the northbound

approach is projected to operate at an LOS F. Under the 2029 No-Build PM peak hour, the intersection is not projected to operate at an acceptable overall LOS and with the northbound, southbound, westbound approaches expected to operate at an LOS F.

Per GRTA section 3.2.3.1, changes to signal splits and sequences were considered to mitigate failing LOS between No-Build and Build. The noted reversed sequence changes identified below to low LOS in the 2029 No-Build Improved condition were applied to the 2029 Build conditions.

In order to meet GRTA LOS standards for the 2029 No-Build condition, changes to splits and sequences were incorporated for the 2029 No-Build Improved condition resulting in acceptable LOS as documented in the table below. The following sequence changes from the programmed No-Build signal timings included in the study:

- PM peak hour, Phase 3 (NBL) switched from lag to lead.
- PM peak hour, Phase 5 (EBL) switched from lag to lag.

Per GRTA Section 3.2.3.1, changes to signal timing splits shall not be considered mitigation. No mitigation beyond minor signal timing adjustments is required for the intersection to operate at GRTA LOS standards. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 4.

Overall LOS Standard: E Approach LOS Standard: E				North Point Parkway			North Point Parkway			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	D (35.5)											
			Approach LOS	E (78.4)			E (71.1)			D (40.8)			B (11.2)		
			Storage	225		275	150		75	375			475		
			50th Queue	48	192	0	129	175	0	60	865		232	449	
			95th Queue	79	245	24	178	228	0	94	#932		278	475	
		PM	Overall LOS	C (33.4)											
			Approach LOS	E (79.3)			E (76.8)			C (25.4)			A (9)		
			Storage	225		275	150		75	375			475		
			50th Queue	176	194	24	163	191	54	84	394		82	684	
			95th Queue	225	243	112	211	240	141	125	513		125	845	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

5.5 Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5)

The LOS standard for Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5) is LOS D. However, per GRTA guidance, the LOS standard may be LOS E for future No-Build and Build conditions if an intersection overall or approach LOS is failing under Existing conditions. The intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry experiences a considerable volume of U-turning vehicles on the eastbound and westbound movements. Due to the high volume, U-turning movements were studied separately from left turning vehicles. The intersection was modeled using HCM 2000 methodology due to HCM 6th's limitations on modeling U-turn delay.

As noted in **Section 2.6**, Existing signal timings provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing conditions. Future traffic signal modeling for the No-Build and Build scenarios incorporated timings associated with the programmed GDOT PI 0017187 widening project provided by the City of Alpharetta (included in **Appendix D**) and documented in the GRTA LOU.

Overall LOS Standard: D Approach LOS Standard: D/E*				Brookside Parkway			Cotton Creek Entry			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound*			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(Signal)	AM	Overall LOS	A (5.5)											
			Approach LOS	F (80.3)			E (74.1)			A (4.0)			A (3.7)		
			Storage						50	175		175	150		130
			50th Queue		43	0		28	0	45	18	0	1	50	0
			95th Queue		86	m0		62	0	m64	93	m4	m2	96	m0
		PM	Overall LOS	B (18.9)											
			Approach LOS	F (100.4)			E (69.7)			C (20.4)			A (9)		
			Storage						50	175		175	150		130
			50th Queue		177	0		22	0	14	1094	6	5	302	0
			95th Queue		264	1		53	0	m17	1142	m8	m10	323	m0
2029 NO-BUILD	(Signal)	AM	Overall LOS	A (7.1)											
			Approach LOS	F (107.1)			E (70.7)			A (2.2)			A (6.2)		
			Storage						50	175		175	150		130
			50th Queue		86	0		28	0	45	16	1	4	221	0
			95th Queue		#178	m0		64	0	m60	m16	m1	m8	233	m0
		PM	Overall LOS	B (15.7)											
			Approach LOS	F (90)			E (65.5)			B (15.7)			A (7.4)		
			Storage						50	175		175	150		130
			50th Queue		208	0		23	0	14	506	1	4	112	0
			95th Queue		287	m0		51	0	m47	719	m28	9	436	m0
2029 BUILD	(Signal)	AM	Overall LOS	B (12.3)											
			Approach LOS	E (79)			E (56.1)			A (6)			B (10.5)		
			Storage						50	175		175	150		130
			50th Queue		200	0		25	0	69	20	0	14	224	0
			95th Queue		276	m0		53	0	m#101	m36	m1	26	240	m0
		PM	Overall LOS	C (30.1)											
			Approach LOS	E (79.2)			D (52.3)			C (33.2)			B (18)		
			Storage						50	175		175	150		130
			50th Queue		329	0		20	0	40	708	27	13	518	0
			95th Queue		418	22		43	0	m102	898	m92	72	681	m3

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.
** Per GRTA rules, the northbound approach LOS standard is LOS E due to failing LOS in the Existing conditions.*

The signalized intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5) is projected to operate at an acceptable overall LOS for the 2024 Existing, 2029 No-Build, and 2029 Build conditions under both the AM and PM peak hour scenarios. However, under both the 2024 Existing conditions and 2029 No-Build Conditions the northbound approach operates at LOS F and southbound approach operates at LOS E and do not meet the GRTA standard of LOS D. Per GRTA guidance, the LOS standard for the

northbound approach becomes LOS E for future No-Build and Build conditions due to the failing approach LOS under Existing conditions.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were considered to mitigate low LOS between No-Build and Build, resulting in acceptable LOS under 2029 Build PM peak hour conditions for each approach and the intersection overall. However, the southbound approach under the 2029 Build AM peak hour operates at LOS E and does not meet the approach standard of LOS D.

In order to mitigate low LOS for the side-street approaches of Intersection 5 under the 2029 No-Build conditions, the following system improvements to signal timings are needed to meet GRTA LOS standards:

- AM peak hour: modify signal timing to operate at a half cycle length (80 seconds instead of 160 seconds).
- PM peak hour: modify signal timing splits.

While GRTA rules indicate that cycle lengths should not be changed between No-Build and Build conditions (unless approved by GRTA at the Methodology Meeting), a cycle length improvement to mitigate the background/No-Build conditions provides a feasible, low-cost, minimum improvement to mitigate low LOS for the side-street approaches at Intersection 5 under No-Build conditions. The proposed system improvement to signal timings (cycle length and splits adjustment) is recommended for consideration by GDOT and the City of Alpharetta in lieu of more costly geometric improvements to serve background traffic (without the proposed development).

With the implementation of the proposed system improvement to signal timings noted above, the intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5) is projected to operate at or above GRTA LOS standards for the 2029 No-Build Improved condition and continue to operate at acceptable LOS under 2029 Build Improved conditions as shown in the table below.

Overall LOS Standard: D Approach LOS Standard: D/E*				Brookside Parkway			Cotton Creek Entry			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound*			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	A (9.2)											
			Approach LOS	D (38.6)			C (32.8)			B (13.7)			A (4.3)		
			Storage			100			50	175		175	100		130
			50th Queue		38	0		13	0	29	375	46	2	45	0
			95th Queue		62	m0		34	0	m43	434	m67	m3	53	m0
		PM	Overall LOS	C (26)											
			Approach LOS	D (41.9)			C (31.3)			C (33.9)			B (15.3)		
			Storage			100			50	175		175	100		130
			50th Queue		92	0		11	0	14	404	4	4	201	0
			95th Queue		114	m0		30	0	m27	550	m13	m15	314	m0
2029 BUILD IMPROVED	(Signal)	AM	Overall LOS	B (14.6)											
			Approach LOS	D (51.7)			C (28.5)			B (18.6)			A (8.1)		
			Storage			100			50	175		175	100		130
			50th Queue		96	0		12	0	39	383	55	3	45	0
			95th Queue		#183	m0		35	0	m47	m430	m71	m5	53	m0
		PM	Overall LOS	C (24.8)											
			Approach LOS	E (79.4)			D (53.3)			B (18.8)			C (22.2)		
			Storage			100			50	175		175	100		130
			50th Queue		332	1		21	0	33	362	14	33	487	0
			95th Queue		421	17		44	0	m78	353	m23	0	756	m1

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.
** Per GRTA rules, the northbound approach LOS standard is LOS E due to failing LOS in the Existing conditions.*

No mitigation beyond the proposed system improvement to signal timings (splits and AM peak hour cycle length) is required for the intersection to operate at GRTA LOS standards under the 2029 No-Build Improved and the 2029 Build Improved conditions.

It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 5. Per GRTA Section 3.2.3.1, changes to signal timing splits and cycle lengths shall not be considered mitigation. This provision considers that traffic patterns may shift over time and may be mitigated by minor adjustments to signal timing that does not need to be listed as a required improvement in the GRTA Notice of Decision.

Additionally, per GRTA Section 3.2.3.3 (*GDOT Intersection Control Evaluation Analysis*), the GDOT Intersection Control Evaluation (ICE) Stage 1 tool shall be used for intersections along a state route with a failing approach that does not meet GRTA LOS standards if the Project is increasing trips by 20 percent or more. It is notable that signal timing alone mitigates the low side-street levels-of-service at Intersection 5, as shown in the preferred modeled system improvement to signal timings included in this TIS. However, potential intersection alternatives (geometric changes) are indicated in the ICE Stage 1 in **Appendix E**.

5.6 Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6)

The LOS standard for Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6) is LOS D. However, per GRTA guidance, the LOS standard may be LOS E for future No-Build and Build conditions if an intersection overall or approach LOS is failing under Existing conditions. The intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive experiences a considerable volume of U-turning vehicles on the eastbound and westbound movements. Due to the high volume, U-turning movements were studied separately from left turning vehicles. The intersection was modeled using HCM 2000 methodology due to HCM 6th's limitations on modeling U-turn delay.

As noted in **Section 2.6**, Existing signal timings provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing conditions. Future traffic signal modeling for the No-Build and Build scenarios incorporated timings associated with the programmed GDOT PI 0017187 widening project provided by the City of Alpharetta (included in **Appendix D**) and documented in the GRTA LOU.

Overall LOS Standard: D Approach LOS Standard: D				Brookside Parkway			Vista Forest Drive			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(Signal)	AM	Overall LOS	B (14.7)											
			Approach LOS	E (73.7)			E (73.6)			B (17.9)			A (9.2)		
			Storage							310		200	72		60
			50th Queue		15	0		26		5	663	0	13	489	0
			95th Queue		42	0		87		17	680	12	30	698	0
		PM	Overall LOS	B (11.8)											
			Approach LOS	E (78.7)			E (77.6)			A (6.2)			A (9.2)		
			Storage							310		200	72		60
			50th Queue		107	7		34		10	201	0	9	390	0
			95th Queue		171	65		79		m17	225	m0	22	530	0
2029 NO-BUILD	(Signal)	AM	Overall LOS	B (12.2)											
			Approach LOS	F (125.3)			E (73.7)			B (12.3)			A (6.4)		
			Storage							310		200	72		60
			50th Queue		22	12		29		9	290	5	17	283	0
			95th Queue		50	43		91		34	323	25	35	385	0
		PM	Overall LOS	B (10.3)											
			Approach LOS	E (72.7)			E (75.9)			A (4.3)			A (8.3)		
			Storage							310		200	72		60
			50th Queue		112	9		31		2	330	0	18	254	0
			95th Queue		176	68		78		27	297	m3	61	361	0
2029 BUILD	(Signal)	AM	Overall LOS	B (13.2)											
			Approach LOS	F (122.1)			E (73.6)			B (12.9)			A (6.5)		
			Storage							310		200	72		60
			50th Queue		22	19		27		8	283	5	19	287	0
			95th Queue		51	57		89		34	327	26	39	397	0
		PM	Overall LOS	B (13.9)											
			Approach LOS	E (62.9)			E (75.9)			B (11.7)			A (8.8)		
			Storage							310		200	72		60
			50th Queue		112	23		31		3	299	0	23	261	0
			95th Queue		178	69		78		m64	587	m6	99	370	0

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

The signalized intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6) is projected to operate at an acceptable overall LOS for the 2024 Existing, 2029 No-Build, and 2029 Build conditions under both the AM and PM peak hour scenarios. However, the northbound and southbound side-street approaches do not meet GRTA standards of LOS D in any scenario or time period. Both approaches operate at LOS E under 2024 Existing conditions and LOS E or F under 2029 No-Build and 2029 Build conditions. Because

the approaches do not operate at LOS F under 2024 Existing conditions, the LOS standard for the northbound and southbound approaches remain LOS D.

Per GRTA section 3.2.3.1, changes to signal splits, sequences, and offsets were considered to mitigate low LOS between No-Build and Build conditions. However, the northbound and southbound approaches continued to operate below the GRTA standard of LOS D.

In order to mitigate low LOS for the side-street approaches of Intersection 6 under the 2029 No-Build conditions, the following system improvements to signal timings are needed to meet GRTA LOS standards:

- AM peak hour: modify signal timing to operate at a half cycle length (80 seconds instead of 160 seconds) and change the sequence of Phase 5 (WBL) from lead to lag.
- PM peak hour: modify signal timing to operate at a half cycle length (90 seconds instead of 180 seconds).

While GRTA rules indicate that cycle lengths should not be changed between No-Build and Build conditions (unless approved by GRTA at the Methodology Meeting), a cycle length improvement to mitigate the background/No-Build conditions provides a feasible, low-cost, minimum improvement to mitigate low LOS for the side-street approaches at Intersection 6 under No-Build conditions. The proposed system improvement to signal timings (cycle length, splits, and sequence adjustment) is recommended for consideration by GDOT and the City of Alpharetta in lieu of more costly geometric improvements to serve background traffic (without the proposed development).

With the implementation of the proposed system improvement to signal timings noted above, the intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6) is projected to operate at or above GRTA LOS standards for the 2029 No-Build Improved condition and continue to operate at acceptable LOS under 2029 Build Improved conditions as shown in the table below.

Overall LOS Standard: D Approach LOS Standard: D				Brookside Parkway			Vista Forest Drive			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	A (9.9)											
			Approach LOS	C (33)			C (34.7)			A (6.4)			B (10.5)		
			Storage			200				310		275	72		60
			50th Queue		15	0		12		3	39	0	28	280	0
			95th Queue		36	13		54		5	42	1	57	371	0
		PM	Overall LOS	B (16.2)											
			Approach LOS	D (42.7)			D (35.2)			B (18)			B (10.7)		
			Storage			200				310		275	72		60
			50th Queue		57	9		14		12	314	0	14	205	0
			95th Queue		92	46		45		m46	443	m0	52	285	0
2029 BUILD IMPROVED	(Signal)	AM	Overall LOS	A (9.6)											
			Approach LOS	C (33.2)			C (34.7)			A (4.6)			B (10.8)		
			Storage			200				310		275	72		60
			50th Queue		14	1		12		3	39	0	32	287	0
			95th Queue		34	21		54		5	43	1	63	378	0
		PM	Overall LOS	B (17)											
			Approach LOS	D (40.2)			D (35.2)			B (19.7)			B (10.9)		
			Storage			200				310		275	72		60
			50th Queue		53	11		14		6	769	0	17	209	0
			95th Queue		81	46		45		m62	514	m0	68	290	0

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

No mitigation beyond the proposed system improvement to signal timings (cycle lengths, splits, and sequence adjustment) is required for the intersection to operate at GRTA LOS standards under the 2029 No-Build Improved and the 2029 Build Improved conditions.

It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 6. Per GRTA Section 3.2.3.1, changes to signal timing splits and cycle lengths shall not be considered mitigation. This provision considers that traffic patterns may shift over time and may be mitigated by minor adjustments to signal timing that does not need to be listed as a required improvement in the GRTA Notice of Decision.

Additionally, per GRTA Section 3.2.3.3 (*GDOT Intersection Control Evaluation Analysis*), the GDOT Intersection Control Evaluation (ICE) Stage 1 tool shall be used for intersections along a state route with a failing approach that does not meet GRTA LOS standards if the Project is increasing trips by 20 percent or more. It is notable that signal timing alone mitigates the low side-street levels-of-service at Intersection 6, as shown in the preferred modeled system improvement to signal timings included in this TIS. However, potential intersection alternatives (geometric changes) are indicated in the ICE Stage 1 in **Appendix E**.

5.7 Old Milton Parkway (SR 120) at Site Driveway A (Intersection 7)

The LOS standard for Old Milton Parkway (SR 120) at Site Driveway A (Intersection 7) is LOS D. The intersection was modeled using HCM 6th methodology for two-way stop-controlled intersections. The Brookside Parkway Road Diet project was considered based on the most conservative lane configuration presented – a single lane northbound and a single lane southbound with no central left-turn lane. If the road diet incorporated with a central left-turn lane LOS would be likely to improve beyond the conditions reported.

Site Driveway A is an existing right-in-right-out driveway along Old Milton Parkway (SR 120) serving the existing office on the site. With the proposed infill development Site Driveway A will be relocated to be approximately 450 feet west of Brookside Parkway with the following configuration:

- Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Overall LOS Standard: D Approach LOS Standard: D				Site Driveway A			N/A			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(TWSC)	AM	Overall LOS	(0)											
			Approach LOS	C (17.5)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(0)											
			Approach LOS	C (22.4)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												
2029 NO-BUILD	(TWSC)	AM	Overall LOS	(0)											
			Approach LOS	C (21.1)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(0.1)											
			Approach LOS	D (30.3)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												
2029 BUILD	(TWSC)	AM	Overall LOS	(0.1)											
			Approach LOS	C (22.5)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(0.5)											
			Approach LOS	C (39.1)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												

The driveway stop-controlled intersection of Old Milton Parkway (SR 120) at Site Driveway A is projected to operate at acceptable approach LOS under the 2024 Existing conditions, 2029 No-Build Conditions, and 2029 Build Conditions for both the AM and PM peak hour scenarios.

It is notable that there is a high volume of U-turning traffic at the nearby downstream intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5) and that per discussions in the Methodology Meeting, U-turning traffic was requested to be studied for some new project trips exiting northbound right from Site Driveway A with the intention to U-turn and head westbound towards SR 400. Per additional conversations with the City of Alpharetta, wayfinding opportunities directing traffic to efficient routes to/from SR 400 is recommended to encourage westbound travel from the site to use the signalized left turn at Intersection 5.

5.8 Brookside Parkway at Site Driveway B (Intersection 8)

The LOS standard for Brookside Parkway at Site Driveway B (Intersection 8) is LOS D. The intersection was modeled using HCM 6th methodology for two-way stop-controlled intersections. The Brookside Parkway Road Diet project was considered based on the most conservative lane configuration presented – a single lane northbound and a single lane southbound with no central left-turn lane. If the road diet incorporated with a central left-turn lane LOS would be likely to improve beyond the conditions reported.

Site Driveway B is an existing right-in-right-out driveway along Brookside Parkway serving the existing office on the site. With the proposed infill development, Site Driveway B will be relocated to be approximately 420 feet south of Old Milton Parkway (SR 120) with the following configuration:

- Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Overall LOS Standard: E Approach LOS Standard: E				Brookside Parkway Northbound			Brookside Parkway Southbound			Site Driveway B Eastbound			N/A Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(TWSC)	AM	Overall LOS	(0.1)											
			Approach LOS	(0.2)			(0)			A (9.1)					
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(0.8)											
			Approach LOS	(0)			(0)			A (8.7)					
			Storage												
			50th Queue												
			95th Queue												
2029 NO-BUILD	(TWSC)	AM	Overall LOS	(0.1)											
			Approach LOS	(0.2)			(0)			A (9.7)					
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(0.8)											
			Approach LOS	(0)			(0)			A (9)					
			Storage												
			50th Queue												
			95th Queue												
2029 BUILD	(TWSC)	AM	Overall LOS	(3.1)											
			Approach LOS	(1)			(0)			B (12.7)					
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(6.4)											
			Approach LOS	(0.4)			(0)			B (14.7)					
			Storage												
			50th Queue												
			95th Queue												

The driveway stop-controlled intersection of Old Milton Parkway (SR 120) at Site Driveway B is projected to operate at acceptable approach LOS under the 2024 Existing conditions, 2029 No-Build Conditions, and 2029 Build Conditions for both the AM and PM peak hour scenarios.

5.9 Brookside Parkway at Site Driveway C (Intersection 9)

The LOS standard for Brookside Parkway at Site Driveway C (Intersection 9) is LOS D. The intersection was modeled using HCM 6th methodology for two-way stop-controlled intersections. The Brookside Parkway Road Diet project was considered based on the most conservative lane configuration presented – a single lane northbound and a single lane southbound with no central left-turn lane. If the road diet incorporated with a central left-turn lane LOS would be likely to improve beyond the conditions reported.

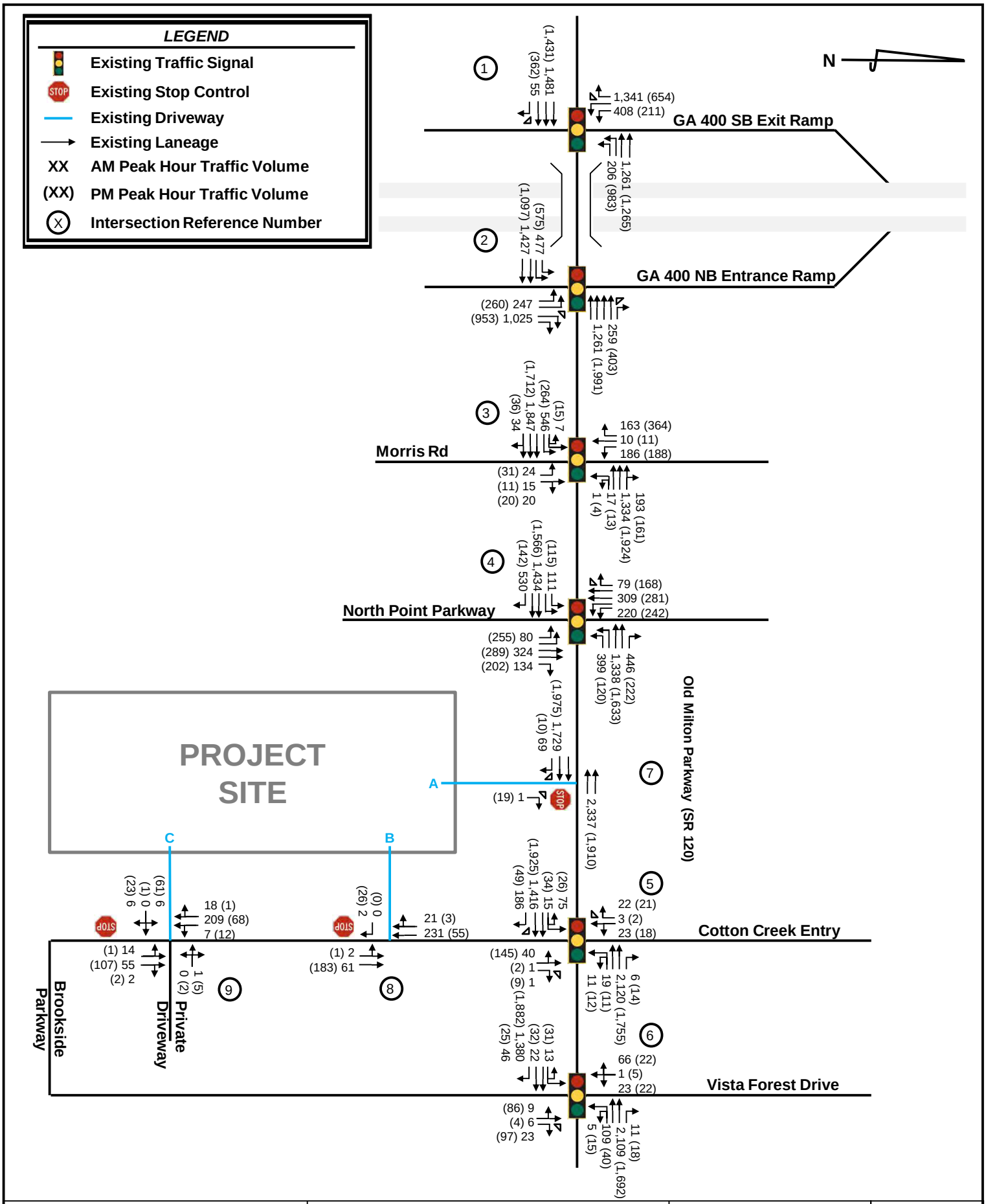
Site Driveway C is an existing full movement driveway along Brookside Parkway serving the existing office use and across from a Private Driveway on the east side of Brookside Parkway. With the proposed infill development Site Driveway C will be relocated to be approximately 775 feet south of Old Milton Parkway (SR 120). With the relocation of Site Driveway C, it will no longer be aligned with the Private Driveway and will operate as a three-legged intersection with the following configuration:

- Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

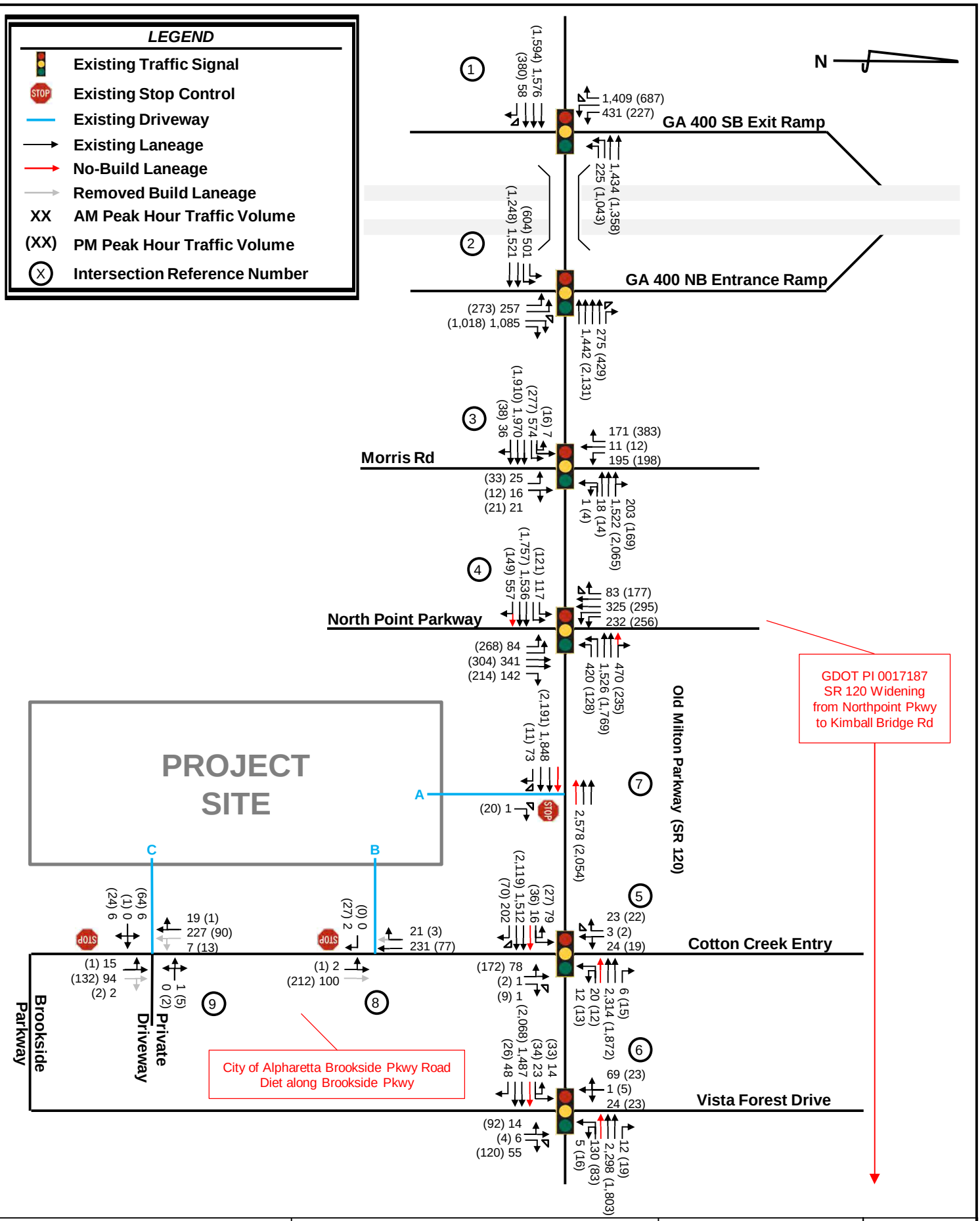
Overall LOS Standard: E Approach LOS Standard: E				Brookside Parkway Northbound			Brookside Parkway Southbound			Site Driveway C Eastbound			Private Driveway* Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(TWSC)	AM	Overall LOS	(0.9)											
			Approach LOS	(1.5)			(0.2)			B (10.1)			A (9.6)		
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(3.7)											
			Approach LOS	(0.1)			(1.1)			B (10.4)			A (9.2)		
			Storage												
			50th Queue												
			95th Queue												
2029 NO-BUILD	(TWSC)	AM	Overall LOS	(0.8)											
			Approach LOS	(1.1)			(0.2)			B (10.8)			A (9.9)		
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(3.7)											
			Approach LOS	(0.1)			(1)			B (11.7)			A (9.8)		
			Storage												
			50th Queue												
			95th Queue												
2029 BUILD	(TWSC)	AM	Overall LOS	(1.4)											
			Approach LOS	(1.2)			(0)			B (10.6)					
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(1.6)											
			Approach LOS	(0.7)			(0)			B (9.9)					
			Storage												
			50th Queue												
			95th Queue												

*The realignment of Site Driveway C shifts its location to no longer be aligned with the Private Driveway (Westbound approach) in the 2029 Build condition.

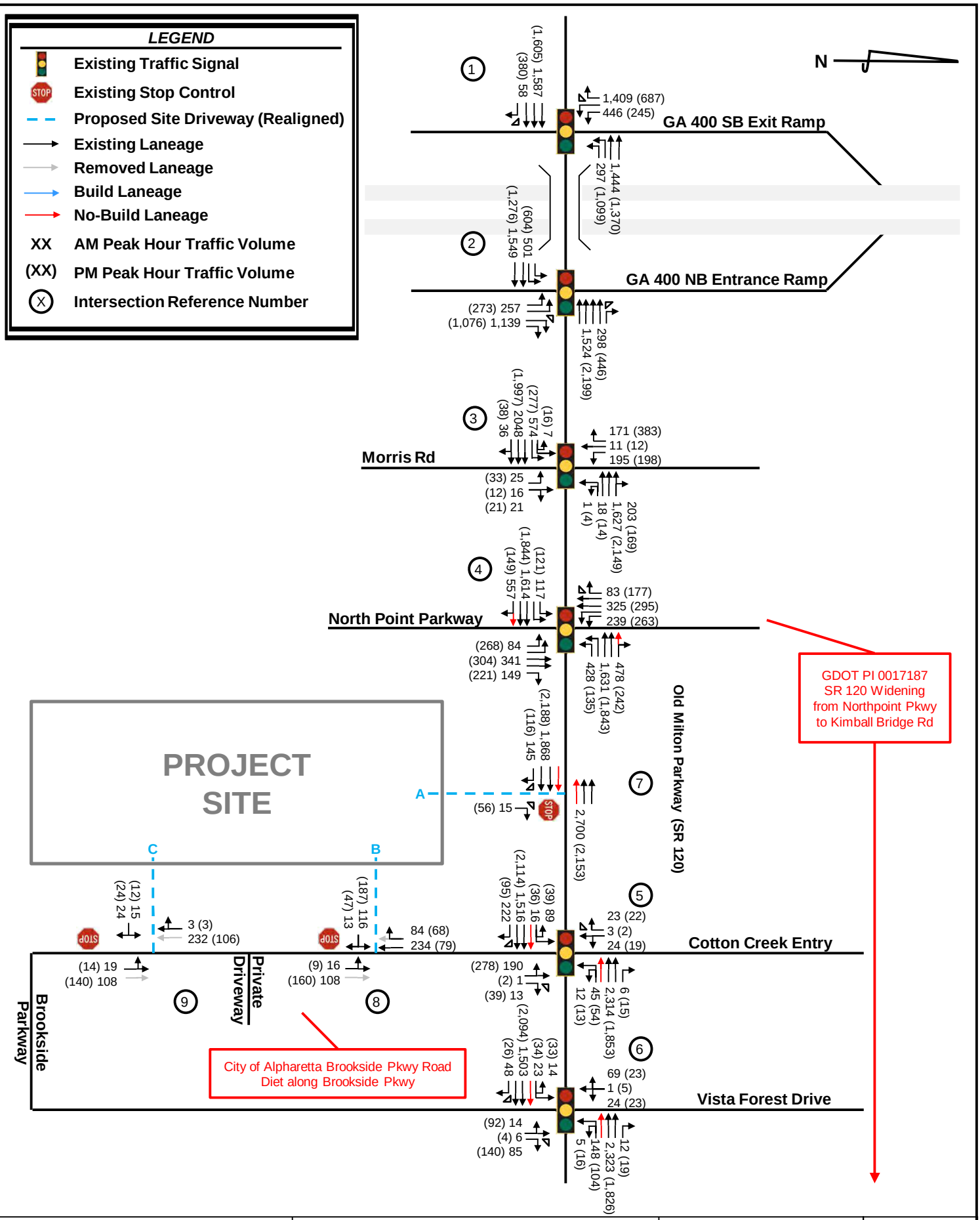
The two way stop controlled intersection of Old Milton Parkway at Site Driveway C is projected to operate at an acceptable overall intersection under the 2024 Existing conditions, 2029 No-Build Conditions, and 2029 Build Conditions for both the AM and PM peak hour scenarios.



Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	Existing 2024 Traffic Conditions	Figure 8
			Pg. 37

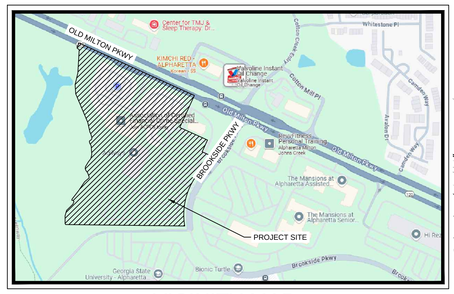


Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	**No-Build 2029 Traffic Conditions**	**Figure 9**
			Pg. 38



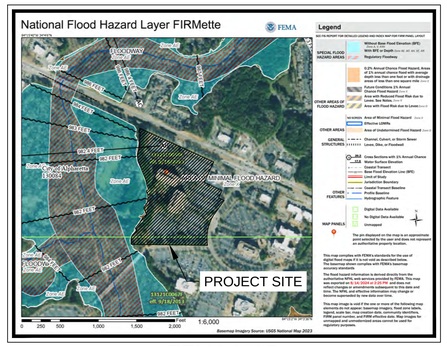
Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	**Build 2029 Traffic Conditions**	**Figure 10**
			Pg. 39

Proposed Site Plan



VICINITY MAP

NOT TO SCALE



FEMA MAP

THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

STORMWATER MANAGEMENT NOTE:

THE SITE WILL CONTAIN ONSITE AND OFFSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, INFILTRATION FIELDS, BIORETENTION AREAS, OR OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), CHANNEL PROTECTION, AND DETENTION SHALL BE PROVIDED WITHIN WET DETENTION PONDS STRATEGICALLY LOCATED THROUGHOUT THE SITE.

EXISTING CONDITIONS SURVEY NOTE:

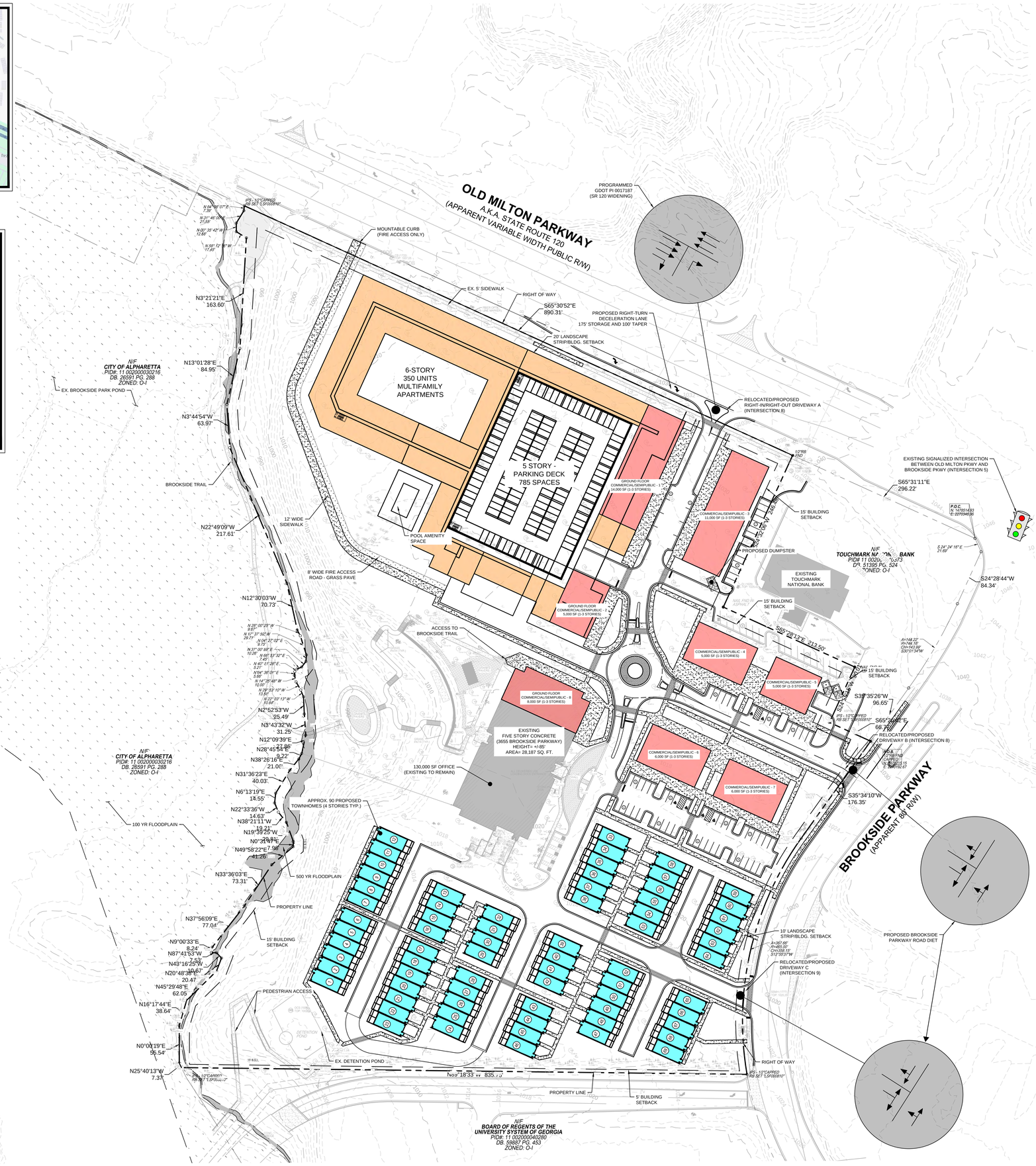
EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY ALTA/NSPS SURVEY, DATED 10/09/2024.

CONTACTS

TRAFFIC CONSULTANT	APPLICANT CONSULTANT
ANA EISEMAN, P.E.	MIKE GREENE, CFA
KIMLEY-HORN AND ASSOCIATES	PORTMAN HOLDINGS
1200 PEACHTREE ST NE SUITE 800	303 PEACHTREE CENTER AVE NE #575
ATLANTA, GA 30309	ATLANTA, GA 30303
404.201.6155	404.702.9111
CIVIL CONSULTANT	**PROJECT ARCHITECT**
MARK PUTNAM, P.E.	TOYGUN MAR, AIA, LEED AP, NCARB
KIMLEY-HORN AND ASSOCIATES	SK+I ARCHITECTURE
11720 AMBER PARK DRIVE, SUITE 600	4600 EAST-WEST HWY
ALPHARETTA, GA, 30009	BETHESDA, MD 20814
470.299.7054	240.479.7495

SITE LEGEND

- PROPERTY LINE
- 20 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (OLD MILTON PKWY)
- 10 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (BROOKSIDE PKWY)
- RESTAURANT/RETAIL
- MULTIFAMILY
- TOWNHOMES
- EXISTING BUILDINGS
- PERMEABLE GRASS PAVERS
- BRICK PAVERS
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (10) PARKING COUNT



SITE DEVELOPMENT SUMMARY

CURRENT ZONING:	O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
DRI CASE NUMBER:	DRI 4317
SITE AREA:	19.68 ACRES
IMPERVIOUS AREA:	MAX. 80% (15.74 AC)
BUILDING SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF R/W LINE)
SIDE (BROOKSIDE PWKY):	10 FT (OFF R/W LINE)
SIDE:	15 FT
REAR:	5 FT
LANDSCAPE SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF R/W LINE)
SIDE (BROOKSIDE PWKY):	10 FT (OFF R/W LINE)
SIDE:	0 FT
REAR:	0 FT

LAND USES & DENSITIES

TOTAL RESIDENTIAL : 440 UNITS (22.36 UNITS/AC)

MULTIFAMILY:	350 UNITS
TOWNHOMES:	90 UNITS

TOTAL NON RESIDENTIAL:

LAND	AREA	FLOOR AREA RATIO
COMMERCIAL/SEMIPUBLIC	60,000 SF	0.070
OFFICE (EXISTING)	130,000 SF	0.152

PARKING SUMMARY

REQUIRED PARKING:	**1,793 SPACES** (TOTAL)
MULTIFAMILY (350 UNITS)	718 SPACES (2.05/UNIT)
OFFICE (130,000 SF)	520 SPACES (1/250 SF)
COMMERCIAL/SEMIPUBLIC (60,000 SF)	240 SPACES (1/250 SF)
TOWNHOMES (90 UNITS)	315 SPACES (1.0/BEDROOM)
*PROPOSED PARKING:	**1,345 SPACES** (TOTAL)
MULTIFAMILY (350 UNITS)	510 SPACES + SHARED SPACES
OFFICE (130,000 SF)	390 SPACES + SHARED SPACES
COMMERCIAL/SEMIPUBLIC (60,000 SF)	93 SPACES
TOWNHOMES (90 UNITS)	180 SPACES
EXISTING OFF SITE PARKING	42 SPACES

*** ALL FIGURES ABOVE ARE PRELIMINARY. A PARKING STUDY WILL BE PREPARED TO SUPPORT A REQUEST FOR A REDUCTION IN THE PROPOSED PARKING. THIS STUDY SHALL BE REVIEWED BY COMMUNITY DEVELOPMENT AND MUST BE APPROVED PRIOR TO PERMITTING. MULTIFAMILY AND OFFICE PARKING WILL NOT UTILIZE SHARED PARKING DURING THE SAME HOURS.**

BUILDING SUMMARY

PROPOSED BUILDING HEIGHTS:	
MULTIFAMILY	6 STORIES OR 72 FT
OFFICE	5 STORIES OR 85 FT
COMMERCIAL/SEMIPUBLIC	3 STORIES OR 40 FT
TOWNHOMES	4 STORIES OR 50 FT

OPEN SPACE SUMMARY

****OPEN SPACE REQUIREMENTS**

CIVIC SPACE:	**1.97 ACRES** (10% SITE AREA)
AMENITY SPACE:	**0.98 ACRES** (5% SITE AREA)

**** 50% OF REQUIRED OPEN SPACE IS IN PASSIVE LAND AREA**

PROPOSED OPEN SPACE

CIVIC SPACE:	**1.97 ACRES** (85,820 SF)
MULTI USE TRAIL	0.30 ACRES (13,000 SF)
AMPHITHEATER	0.90 ACRES (39,200 SF)
POCKET PARKS	0.50 ACRES (21,800 SF)
PLAZAS	0.27 ACRES (11,820 SF)
AMENITY SPACE:	**0.98 ACRES** (42,700 SF)
PATIOS AND PORCHES	0.20 ACRES (8,700 SF)
YARDS AND LAWNS	0.39 ACRES (17,000 SF)
MULTIFAMILY COURTYARD	0.39 ACRES (17,000 SF)

SITE NOTES

1. BICYCLE, CAR/VANPOOL AND EV PARKING WILL BE PROVIDED TO MEET OR EXCEED LOCAL CODE REQUIREMENTS.

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the westerly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway, South 30° 01' 24" West, 143.09 feet; thence, South 30° 01' 24" West, 84.34 feet; thence, 144.22 feet along the arc of a curve deflecting to the right, having a radius of 744.16 feet and a chord bearing and distance of South 30° 01' 24" West, 143.99 feet; thence, South 35° 35' 26" West, 96.65 feet 1/2-inch capped rebar found and the POINT OF BEGINNING;

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway:

1. South 35° 34' 10" West, 176.35 feet; thence,
2. 367.66 feet along the arc of a curve deflecting to the left, having a radius of 465.00 feet and a chord bearing and distance of South 12° 58' 37" West, 358.10 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway:
3. North 89° 18' 33" West, 835.75 feet; thence,
4. North 23° 40' 13" West, 7.27 feet; thence,
5. North 00° 00' 18" East, 55.64 feet; thence,
6. North 89° 59' 42" West, 63.00 feet; thence,
7. North 45° 29' 46" East, 62.05 feet; thence,
8. North 20° 48' 38" East, 20.47 feet; thence,
9. North 43° 16' 20" West, 10.67 feet; thence,
10. North 87° 41' 53" West, 7.53 feet; thence,
11. North 00° 00' 19" East, 56.54 feet; thence,
12. North 37° 56' 09" East, 77.04 feet; thence,
13. North 33° 36' 03" East, 73.31 feet; thence,
14. North 49° 59' 22" East, 41.26 feet; thence,
15. North 00° 31' 47" East, 7.98 feet; thence,
16. North 38° 21' 11" West, 19.21 feet; thence,
17. North 38° 21' 11" West, 19.21 feet; thence,
18. North 22° 33' 36" West, 14.63 feet; thence,
19. North 00° 13' 19" East, 14.55 feet; thence,
20. North 31° 36' 23" East, 40.03 feet; thence,
21. North 28° 45' 54" East, 31.25 feet; thence,
22. North 26° 40' 54" East, 63.20 feet; thence,
23. North 12° 09' 39" East, 27.86 feet; thence,
24. North 07° 43' 50" West, 31.25 feet; thence,
25. North 32° 55' 53" West, 25.49 feet; thence,
26. North 43° 32' 32" West, 31.25 feet; thence,
27. North 29° 53' 10" West, 13.51 feet; thence,
28. North 14° 25' 48" West, 10.00 feet; thence,
29. North 04° 36' 01" East, 5.68 feet; thence,
30. North 40° 11' 28" East, 5.21 feet; thence,
31. North 71° 46' 09" East, 14.29 feet; thence,
32. North 31° 03' 55" East, 14.29 feet; thence,
33. North 34° 27' 03" East, 9.75 feet; thence,
34. North 17° 37' 50" West, 29.71 feet; thence,
35. North 28° 00' 25" West, 9.87 feet; thence,
36. North 01° 17' 50" West, 9.87 feet; thence,
37. North 22° 49' 09" West, 217.61 feet; thence,
38. North 03° 44' 54" West, 83.97 feet; thence,
39. North 13° 01' 28" East, 84.95 feet; thence,
40. North 03° 21' 21" East, 163.60 feet; thence,
41. North 65° 30' 52" East, 890.31 feet; thence,
42. North 00° 10' 42" West, 12.68 feet; thence,
43. North 31° 46' 00" East, 21.55 feet; thence,
44. North 04° 08' 07" East, 7.39 feet to a point on the aforesaid right-of-way line of Old Milton Parkway; thence, running with the said right-of-way line of Old Milton Parkway
45. South 65° 31' 11" East, 296.22 feet to a 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 24° 32' 06" West, 245.48 feet to a nail found; thence,
47. South 65° 28' 13" East, 213.50 feet to a nail found; thence,
48. South 24° 28' 15" West, 90.01 feet; thence,
49. South 65° 31' 45" East, 68.72 feet to the POINT OF BEGINNING, containing 857,441 square feet or 19.684 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

GRAPHIC SCALE IN FEET 0 30 60 120

Know what's below. Call before you dig.

Kimley»Horn
PHONE 770.619.4280
WWW.KIMLEY-HORN.COM
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11720 AMBER PARK DRIVE
PARKWAY 400, SUITE 600
ALPHARETTA, GEORGIA 30009

PORTMAN HOLDINGS
303 PEACHTREE CENTER AVE NE, SUITE 575
ATLANTA, GA 30303

No.	REVISION DESCRIPTIONS	DATE	BY
2	DRI SITE PLAN (INCL. MINOR TEXT EDITS FROM REV 1)	02.05.2025	KHP
1	MASTER PLAN - PUBLIC HEARING APPLICATION	12.02.2024	TDG

PROJECT

BROOKSIDE WEST REDEVELOPMENT
LAND LOTS 2, 3 AND 44
1ST DISTRICT, 2ND SECTION
3626 BROOKSIDE PARKWAY
ALPHARETTA, GA 30022

GEORGIA REGISTERED No. PE044634 PROFESSIONAL ENGINEER MARK A. PUTNAM 12-2-24

GSWCC CERT. (LEVEL II)	0000076495
DRAWN BY	KHP
DESIGNED BY	KHP
REVIEWED BY	MAP
DATE	12.02.2024
PROJECT NO.	019292050

TITLE: DRI SITE PLAN

SHEET NUMBER: DRI.00

PRELIMINARY; NOT FOR CONSTRUCTION

Drawing name: K:\ALP_PR\019292050 - Brookside Pkwy\CAD\Plansheets\DRI\DRI.00 - DRI SITE PLAN.dwg DRI.00 - DRI SITE PLAN Feb 03, 2025 2:41pm by: dhanya.ravikrishnan

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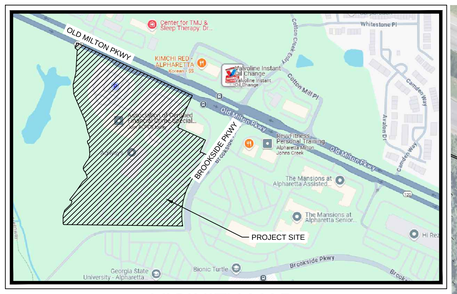
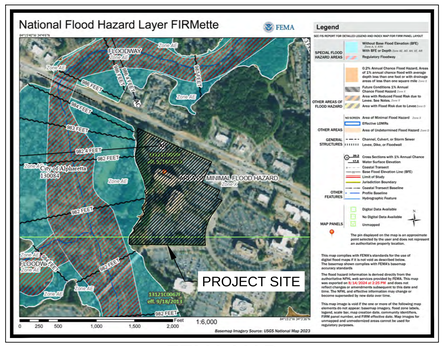


VICINITY MAP

NOT TO SCALE



FEMA MAP

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240.479.7495

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- RESTAURANT/RETAIL
- MULTIFAMILY
- TOWNHOMES
- EXISTING BUILDINGS
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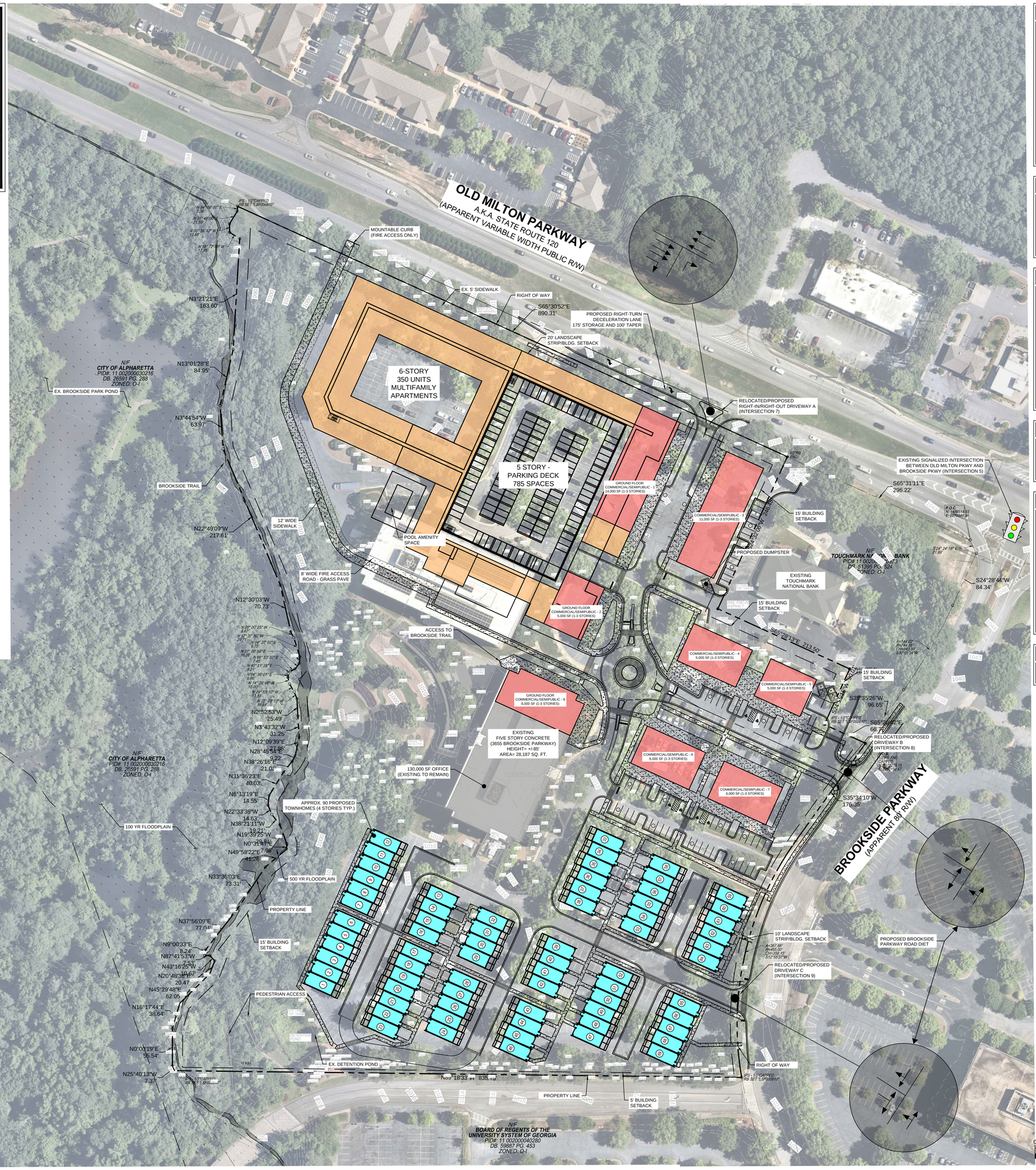

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PROPOSED ZONING:	MU (MIXED USE)
DRI CASE NUMBER:	DRI 4317
SITE AREA:	19.68 ACRES
IMPERVIOUS AREA:	MAX. 80% (15.74 AC)
BUILDING SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF R/W LINE)
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SIDE:	15 FT
REAR:	5 FT
LANDSCAPE SETBACK:	
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SIDE:	0 FT
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LAND USES & DENSITIES

TOTAL RESIDENTIAL : 440 UNITS (22.36 UNITS/AC)
- MULTIFAMILY: 350 UNITS
- TOWNHOMES: 90 UNITS

TOTAL NON RESIDENTIAL:

LAND	AREA	FLOOR AREA RATIO
COMMERCIAL/SEMIPUBLIC	60,000 SF	0.070
OFFICE (EXISTING)	130,000 SF	0.152

PARKING SUMMARY

REQUIRED PARKING: **1,793 SPACES** (TOTAL)
- MULTIFAMILY (350 UNITS): 718 SPACES (2.05/UNIT)
- OFFICE (130,000 SF): 520 SPACES (1/250 SF)
- COMMERCIAL/SEMIPUBLIC (60,000 SF): 240 SPACES (1/250 SF)
- TOWNHOMES (90 UNITS): 315 SPACES (1.0/BEDROOM)

*PROPOSED PARKING: **1,345 SPACES** (TOTAL)
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- TOWNHOMES (90 UNITS): 180 SPACES
- EXISTING OFF SITE PARKING: 42 SPACES

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BUILDING SUMMARY

PROPOSED BUILDING HEIGHTS:
- MULTIFAMILY: 6 STORIES OR 72 FT
- OFFICE: 5 STORIES OR 85 FT
- COMMERCIAL/SEMIPUBLIC: 3 STORIES OR 40 FT
- TOWNHOMES: 4 STORIES OR 50 FT

OPEN SPACE SUMMARY

**OPEN SPACE REQUIREMENTS

CIVIC SPACE: **1.97 ACRES** (10% SITE AREA)
AMENITY SPACE: **0.98 ACRES** (5% SITE AREA)
** 50% OF REQUIRED OPEN SPACE IS IN PASSIVE LAND AREA

PROPOSED OPEN SPACE

CIVIC SPACE: **1.97 ACRES** (85,820 SF)
- MULTI USE TRAIL: 0.30 ACRES (13,000 SF)
- AMPHITHEATER: 0.90 ACRES (39,200 SF)
- POCKET PARKS: 0.50 ACRES (21,800 SF)
- PLAZAS: 0.27 ACRES (11,820 SF)

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- YARDS AND LAWNS: 0.39 ACRES (17,000 SF)
- MULTIFAMILY COURTYARD: 0.39 ACRES (17,000 SF)

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Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway:

1. South 35° 34' 10" West, 176.35 feet; thence,
2. 397.66 feet along the arc of a curve deflecting to the left, having a radius of 465.00 feet and a chord bearing and distance of South 61° 19' 37" West, 358.15 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway:
3. North 89° 18' 33" West, 835.75 feet; thence,
4. North 25° 40' 13" East, 7.37 feet; thence,
5. North 00° 00' 18" East, 55.54 feet; thence,
6. North 00° 00' 18" East, 56.64 feet; thence,
7. North 45° 29' 48" East, 62.05 feet; thence,
8. North 20° 48' 38" East, 20.47 feet; thence,
9. North 87° 41' 53" West, 13.67 feet; thence,
10. North 00° 00' 33" East, 7.33 feet; thence,
11. North 37° 56' 09" East, 77.04 feet; thence,
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13. North 49° 58' 22" East, 41.26 feet; thence,
14. North 00° 37' 47" East, 2.98 feet; thence,
15. North 19° 39' 25" West, 19.21 feet; thence,
16. North 38° 21' 11" West, 19.21 feet; thence,
17. North 22° 33' 36" West, 14.63 feet; thence,
18. North 31° 36' 23" East, 14.55 feet; thence,
19. North 31° 36' 23" East, 40.03 feet; thence,
20. North 28° 45' 54" East, 11.25 feet; thence,
21. North 38° 26' 16" East, 5.22 feet; thence,
22. North 12° 00' 39" East, 27.86 feet; thence,
23. North 03° 43' 32" West, 31.25 feet; thence,
24. North 25° 52' 53" West, 25.49 feet; thence,
25. North 22° 09' 03" West, 217.61 feet; thence,
26. North 67° 50' 10" West, 13.51 feet; thence,
27. North 12° 30' 03" East, 70.73 feet; thence,
28. North 14° 20' 48" West, 10.00 feet; thence,
29. North 67° 50' 01" East, 5.66 feet; thence,
30. North 60° 11' 28" East, 5.21 feet; thence,
31. North 22° 49' 09" West, 13.67 feet; thence,
32. North 37° 00' 52" East, 10.26 feet; thence,
33. North 04° 27' 02" East, 9.75 feet; thence,
34. North 18° 37' 05" West, 8.67 feet; thence,
35. North 05° 50' 25" West, 8.67 feet; thence,
36. North 22° 49' 09" West, 217.61 feet; thence,
37. North 22° 49' 09" West, 217.61 feet; thence,
38. North 03° 44' 54" West, 63.97 feet; thence,
39. North 01° 51' 21" East, 84.03 feet; thence,
40. North 01° 17' 24" East, 163.60 feet; thence,
41. North 88° 18' 45" West, 12.68 feet; thence,
42. North 00° 35' 42" West, 12.68 feet; thence,
43. North 31° 46' 00" East, 21.55 feet; thence,
44. North 04° 08' 07" East, 7.39 feet to a point on the aforesaid right-of-way line of Old Milton Parkway; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
45. South 85° 20' 52" East, 890.31 feet to a 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 24° 32' 06" West, 246.48 feet to a nail found; thence,
47. South 35° 35' 26" West, 96.65 feet to a nail found; thence,
48. South 24° 32' 06" West, 143.09 feet; thence,
49. South 65° 28' 43" East, 66.77 feet to the POINT OF BEGINNING, containing 857,441 square feet or 19.6847acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

Kimley»Horn
PHONE 770.619.4280
WWW.KIMLEY-HORN.COM
11720 AMBER PARK DRIVE
PARKWAY 400, SUITE 600
ALPHARETTA, GEORGIA 30009

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PORTMAN HOLDINGS
303 PEACHTREE CENTER AVE NE, SUITE 575
ATLANTA, GA 30303

No.	REVISION DESCRIPTIONS	DATE	BY
2	DRI SITE PLAN (INCL. MINOR TEXT EDITS FROM REV 1)	02.05.2025	KHP
1	MASTER PLAN - PUBLIC HEARING APPLICATION	12.02.2024	TDG

PROJECT

BROOKSIDE WEST REDEVELOPMENT

LAND LOTS 2, 3 AND 44
1ST DISTRICT, SECTION 2

3625 BROOKSIDE PARKWAY
ALPHARETTA, GA 30022

GEORGIA REGISTERED No. PE044634 PROFESSIONAL ENGINEER MARK A. PUTNAM
12-2-24

GSWCC CERT. (LEVEL II)	0000076495
DRAWN BY	KHP
DESIGNED BY	KHP
REVIEWED BY	MAP
DATE	12.02.2024
PROJECT NO.	019292050

TITLE

DRI AERIAL EXHIBIT

SHEET NUMBER

DRI.01

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ALP_PR\019292050_Brookside Pkwy\CAD\Plansheets\DRI\DRI.01 - AERIAL EXHIBIT.dwg DRI.01 - DRI AERIAL EXHIBIT Feb 04, 2025 1:30pm by: kush.patel

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Trip Generation Analysis

Trip Generation Analysis (11th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)
Brookside West Redevelopment DRI #4317
Alpharetta, Fulton County, Georgia

Land Use		Setting	Density		Daily Trips			AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips													
215	Single-Family Attached Housing	General Urban/Suburban	90	dwelling units	636	318	318	41	13	28	50	29	21
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	350	dwelling units	1,624	812	812	142	33	109	137	84	53
710	General Office Building	General Urban/Suburban	20,000	Sq. Ft. GFA	286	143	143	42	37	5	44	7	37
821	Shopping Plaza (40-150k) - No Supermarket	General Urban/Suburban	60,000	Sq. Ft. GFA	4,052	2,026	2,026	104	64	40	311	152	159
Gross Project Trips					**6,598**	**3,299**	**3,299**	**329**	**147**	**182**	**542**	**272**	**270**
Residential Trips					2,260	1,130	1,130	183	46	137	187	113	74
Mixed-Use Reductions					*-406*	*-203*	*-203*	*-3*	*-1*	*-2*	*-60*	*-42*	*-18*
Alternative Mode Reductions					*-93*	*-47*	*-46*	*-9*	*-2*	*-7*	*-6*	*-4*	*-3*
Adjusted Residential Trips					1,761	880	881	171	43	128	121	67	53
Office Trips					286	143	143	42	37	5	44	7	37
Mixed-Use Reductions					*-56*	*-28*	*-28*	*-3*	*-2*	*-1*	*-13*	*-5*	*-8*
Alternative Mode Reductions					*-12*	*-6*	*-6*	*-2*	*-2*	*0*	*-2*	*0*	*-1*
Adjusted Office Trips					218	109	109	37	33	4	29	2	28
Retail Trips					4,052	2,026	2,026	104	64	40	311	152	159
Mixed-Use Reductions					*-458*	*-229*	*-229*	*-4*	*-2*	*-2*	*-65*	*-22*	*-43*
Alternative Mode Reductions					*-180*	*-90*	*-90*	*-5*	*-3*	*-2*	*-12*	*-7*	*-6*
Pass By Reductions (Based on ITE Rates)					*-1,364*	*-682*	*-682*	*0*	*0*	*0*	*-94*	*-47*	*-47*
Adjusted Retail Trips					2,050	1,025	1,025	95	59	36	140	76	63
Mixed-Use Reductions - TOTAL					*-920*	*-460*	*-460*	*-10*	*-5*	*-5*	*-138*	*-69*	*-69*
Alternative Mode Reductions - TOTAL					*-285*	*-143*	*-142*	*-16*	*-7*	*-9*	*-20*	*-11*	*-10*
Pass-By Reductions - TOTAL					*-1,364*	*-682*	*-682*	*0*	*0*	*0*	*-94*	*-47*	*-47*
Net New Infill Development Trips					**4,029**	**2,014**	**2,015**	**303**	**135**	**168**	**290**	**145**	**144**
Existing Office Traffic Counts (Existing/Occupied 130,000 SF Office, Tuesday, December 3, 2024)								138	123	15	144	15	129
Net Master Plan Development Traffic (Net New Infill Trips + Existing Office Traffic)								**441**	**258**	**183**	**434**	**160**	**273**
Master Plan Driveway Volumes (Net New Infill Development + Existing Office + Pass-by Trips)								441	258	183	528	207	320

Intersection Volume Worksheets

INTERSECTION VOLUME DEVELOPMENT

INTERSECTION #1

GA-120 Old Milton Pkwy at SR 400 Southbound Entrance Ramp/SR 400 Southbound Exit Ramp

AM PEAK HOUR

	SR 400 Southbound Entrance Ramp Northbound				SR 400 Southbound Exit Ramp Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	0	0	0	0	408	0	1,341	0	0	1,481	55	0	206	1,261	0
Pedestrians	0				0				0				0			
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	6	0	36	0	0	31	2	0	2	42	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%	4%	2%	2%	3%	2%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	0	0	0	0	408	0	1,341	0	0	1,481	55	0	206	1,261	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	0	0	0	21	0	68	0	0	76	3	0	11	64	0
Northwinds Summit DRI #2669											18				81	
3750 Brookside Pkwy (160 TH)						2					1			32	4	
3333 Old Milton Pkwy TIA						5					1			32	3	
Total Approved Development Tri	0	0	0	0	0	7	0	0	0	0	20	0	0	64	88	0
2029 No-Build Traffic	0	0	0	0	0	436	0	1,409	0	0	1,577	58	0	281	1,413	0
Trip Distribution IN						15%					5%					
Trip Distribution OUT														(45%)	(5%)	
Balancing Adjustment																
Residential Trips	0	0	0	0	0	6	0	0	0	0	2	0	0	58	6	0
Trip Distribution IN						10%					10%					
Trip Distribution OUT														(35%)	(10%)	
Balancing Adjustment																
Office Trips	0	0	0	0	0	3	0	0	0	0	3	0	0	1	0	0
Trip Distribution IN						10%					10%					
Trip Distribution OUT														(35%)	(10%)	
Balancing Adjustment																
Retail Trips	0	0	0	0	0	6	0	0	0	0	6	0	0	13	4	0
Total New Vehicular Project Trips	0	0	0	0	0	15	0	0	0	0	11	0	0	72	10	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	0	0	0	0	451	0	1,409	0	0	1,588	58	0	353	1,423	0

PM PEAK HOUR

	SR 400 Southbound Entrance Ramp Northbound				SR 400 Southbound Exit Ramp Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	0	0	0	0	210	1	654	0	0	1,431	362	0	983	1,265	0
Pedestrians	0				1				0				0			
Conflicting Pedestrians		0		0		0		0		1		0		0		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	6	0	6	0	0	23	1	0	7	30	0
Heavy Vehicle %	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	0	0	0	0	210	1	654	0	0	1,431	362	0	983	1,265	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	0	0	0	11	0	33	0	0	73	18	0	50	65	0
Northwinds Summit DRI #2669											81				25	
3750 Brookside Pkwy (160 TH)						5					9			10	3	
3333 Old Milton Pkwy TIA						11					3			23	3	
Total Approved Development Tri	0	0	0	0	0	16	0	0	0	0	93	0	0	33	31	0
2029 No-Build Traffic	0	0	0	0	0	237	1	687	0	0	1,597	380	0	1,066	1,361	0
Trip Distribution IN						15%					5%					
Trip Distribution OUT														(45%)	(5%)	
Balancing Adjustment																
Residential Trips	0	0	0	0	0	10	0	0	0	0	3	0	0	24	3	0
Trip Distribution IN						10%					10%					
Trip Distribution OUT														(35%)	(10%)	
Balancing Adjustment																
Office Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	10	3	0
Trip Distribution IN						10%					10%					
Trip Distribution OUT														(35%)	(10%)	
Balancing Adjustment																
Retail Trips	0	0	0	0	0	8	0	0	0	0	8	0	0	22	6	0
Total New Vehicular Project Trips		0	0	0	0	18	0	0	0	0	11	0	0	56	12	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	0	0	0	0	255	1	687	0	0	1,608	380	0	1,122	1,373	0

INTERSECTION VOLUME DEVELOPMENT

INTERSECTION #2

GA-120 Old Milton Pkwy at SR 400 Northbound Exit Ramp/SR 400 Northbound Entrance Ramp

AM PEAK HOUR

	SR 400 Northbound Exit Ramp Northbound				SR 400 Northbound Entrance Ramp Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	245	2	1,025	0	0	0	0	0	477	1,427	0	0	0	1,261	259
Pedestrians	0				1				0				0			
Conflicting Pedestrians		0		0		0		0		1		0		0		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	6	0	8	0	0	0	0	0	8	29	0	0	0	39	10
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	3%	4%
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	245	2	1,025	0	0	0	0	0	477	1,427	0	0	0	1,261	259
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	12	0	52	0	0	0	0	0	24	73	0	0	0	64	13
Northwinds Summit DRI #2669											18				81	
3750 Brookside Pkwy (160 TH)				8							3				36	3
3333 Old Milton Pkwy TIA				14							6				35	11
Total Approved Development Tri	0	0	0	22	0	0	0	0	0	0	27	0	0	0	152	14
2029 No-Build Traffic	0	257	2	1,099	0	0	0	0	0	501	1,527	0	0	0	1,477	286
Trip Distribution IN				45%							20%					
Trip Distribution OUT															(50%)	(15%)
Balancing Adjustment																
Residential Trips	0	0	0	19	0	0	0	0	0	0	9	0	0	0	64	19
Trip Distribution IN				35%							20%					
Trip Distribution OUT															(45%)	(10%)
Balancing Adjustment																
Office Trips	0	0	0	12	0	0	0	0	0	0	7	0	0	0	2	0
Trip Distribution IN				35%							20%					
Trip Distribution OUT															(45%)	(10%)
Balancing Adjustment																
Retail Trips	0	0	0	21	0	0	0	0	0	0	12	0	0	0	16	4
Total New Vehicular Project Trips	0	0	0	52	0	0	0	0	0	0	28	0	0	0	82	23
Adjusted Existing Office Trips																
2029 Build Traffic	0	257	2	1,151	0	0	0	0	0	501	1,555	0	0	0	1,559	309

PM PEAK HOUR

	SR 400 Northbound Exit Ramp Northbound				SR 400 Northbound Entrance Ramp Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	260	0	953	0	0	0	0	1	574	1,097	0	0	0	1,991	403
Pedestrians	0				4				0				0			
Conflicting Pedestrians		0		0		0		0		4		0		0		4
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	3	0	5	0	0	0	0	0	5	24	0	0	0	34	5
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	260	0	953	0	0	0	0	1	574	1,097	0	0	0	1,991	403
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	13	0	49	0	0	0	0	0	29	56	0	0	0	102	21
Northwinds Summit DRI #2669											81				25	
3750 Brookside Pkwy (160 TH)				16							14				13	5
3333 Old Milton Pkwy TIA				31							14				26	8
Total Approved Development Tri	0	0	0	47	0	0	0	0	0	0	109	0	0	0	64	13
2029 No-Build Traffic	0	273	0	1,049	0	0	0	0	1	603	1,262	0	0	0	2,157	437
Trip Distribution IN				45%							20%					
Trip Distribution OUT															(50%)	(15%)
Balancing Adjustment																
Residential Trips	0	0	0	30	0	0	0	0	0	0	13	0	0	0	27	8
Trip Distribution IN				35%							20%					
Trip Distribution OUT															(45%)	(10%)
Balancing Adjustment																
Office Trips	0	0	0	1	0	0	0	0	0	0	0	0	0	0	13	3
Trip Distribution IN				35%							20%					
Trip Distribution OUT															(45%)	(10%)
Balancing Adjustment																
Retail Trips	0	0	0	27	0	0	0	0	0	0	15	0	0	0	28	6
Total New Vehicular Project Trips		0	0	58	0	0	0	0	0	0	28	0	0	0	68	17
Adjusted Existing Office Trips																
2029 Build Traffic	0	273	0	1,107	0	0	0	0	1	603	1,290	0	0	0	2,225	454

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #3
GA-120 Old Milton Pkwy at Morris Rd

AM PEAK HOUR

	Morris Rd Northbound				Morris Rd Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	24	15	20	0	186	10	163	7	546	1,847	34	1	17	1,334	193
Pedestrians	0				1				0				0			
Conflicting Pedestrians		0		0		0		0		1		0		0		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	1	0	1	0	3	0	7	0	8	29	0	0	0	41	2
Heavy Vehicle %	2%	4%	2%	5%	2%	2%	2%	4%	2%	2%	2%	2%	2%	2%	3%	2%
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	24	15	20	0	186	10	163	7	546	1,847	34	1	17	1,334	193
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	1	1	1	0	9	1	8	0	28	94	2	0	1	68	10
Northwinds Summit DRI #2669											18				81	
3750 Brookside Pkwy (160 TH)											11				39	
3333 Old Milton Pkwy TIA						2					20				46	4
Total Approved Development Tri	0	0	0	0	0	2	0	0	0	0	49	0	0	0	166	4
2029 No-Build Traffic	0	25	16	21	0	197	11	171	7	574	1,990	36	1	18	1,568	207
Trip Distribution IN											65%					
Trip Distribution OUT															(65%)	
Balancing Adjustment																
Residential Trips	0	0	0	0	0	0	0	0	0	0	28	0	0	0	83	0
Trip Distribution IN											55%					
Trip Distribution OUT															(55%)	
Balancing Adjustment																
Office Trips	0	0	0	0	0	0	0	0	0	0	18	0	0	0	2	0
Trip Distribution IN											55%					
Trip Distribution OUT															(55%)	
Balancing Adjustment																
Retail Trips	0	0	0	0	0	0	0	0	0	0	32	0	0	0	20	0
Total New Vehicular Project Trips	0	0	0	0	0	0	0	0	0	0	78	0	0	0	105	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	25	16	21	0	197	11	171	7	574	2,068	36	1	18	1,673	207

PM PEAK HOUR

	Morris Rd Northbound				Morris Rd Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	31	11	20	0	188	11	364	15	264	1,712	36	4	13	1,924	161
Pedestrians	1				1				2				0			
Conflicting Pedestrians		2		0		0		2		1		1		1		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	2	0	2	0	1	23	1	0	1	37	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	3%	2%	8%	2%	2%
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	31	11	20	0	188	11	364	15	264	1,712	36	4	13	1,924	161
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	2	1	1	0	10	1	19	1	13	87	2	0	1	98	8
Northwinds Summit DRI #2669											81				25	
3750 Brookside Pkwy (160 TH)											30				18	
3333 Old Milton Pkwy TIA						4					45				34	3
Total Approved Development Tri	0	0	0	0	0	4	0	0	0	0	156	0	0	0	77	3
2029 No-Build Traffic	0	33	12	21	0	202	12	383	16	277	1,955	38	4	14	2,099	172
Trip Distribution IN											65%					
Trip Distribution OUT															(65%)	
Balancing Adjustment																
Residential Trips	0	0	0	0	0	0	0	0	0	0	44	0	0	0	34	0
Trip Distribution IN											55%					
Trip Distribution OUT															(55%)	
Balancing Adjustment																
Office Trips	0	0	0	0	0	0	0	0	0	0	1	0	0	0	15	0
Trip Distribution IN											55%					
Trip Distribution OUT															(55%)	
Balancing Adjustment																
Retail Trips	0	0	0	0	0	0	0	0	0	0	42	0	0	0	35	0
Total New Vehicular Project Trips		0	0	0	0	0	0	0	0	0	87	0	0	0	84	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	33	12	21	0	202	12	383	16	277	2,042	38	4	14	2,183	172

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #4
GA-120 Old Milton Pkwy at North Point Pkwy

AM PEAK HOUR

	North Point Pkwy Northbound				North Point Pkwy Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	1	79	324	134	0	220	309	79	1	110	1,434	530	2	397	1,338	446
Pedestrians	1				1				0				1			
Conflicting Pedestrians		0		1		1		0		1		1		1		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	9	1	0	10	9	3	0	2	27	3	0	4	36	7
Heavy Vehicle %	2%	2%	3%	2%	2%	5%	3%	4%	2%	2%	2%	2%	2%	2%	3%	2%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	1	79	324	134	0	220	309	79	1	110	1,434	530	2	397	1,338	446
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	4	17	7	0	11	16	4	0	6	73	27	0	20	68	23
Northwinds Summit DRI #2669											18				81	
3750 Brookside Pkwy (160 TH)				1		1					11			1	39	1
3333 Old Milton Pkwy TIA		3						2		4	11	7			5	
Total Approved Development Tri	0	3	0	1	0	1	0	2	0	4	40	7	0	1	125	1
2029 No-Build Traffic	1	86	341	142	0	232	325	85	1	120	1,547	564	2	418	1,531	470
Trip Distribution IN				5%		5%					65%					
Trip Distribution OUT														(5%)	(65%)	(5%)
Balancing Adjustment																
Residential Trips	0	0	0	2	0	2	0	0	0	0	28	0	0	6	83	6
Trip Distribution IN				5%		5%					55%					
Trip Distribution OUT														(5%)	(55%)	(5%)
Balancing Adjustment																
Office Trips	0	0	0	2	0	2	0	0	0	0	18	0	0	0	2	0
Trip Distribution IN				5%		5%					55%					
Trip Distribution OUT														(5%)	(55%)	(5%)
Balancing Adjustment																
Retail Trips	0	0	0	3	0	3	0	0	0	0	32	0	0	2	20	2
Total New Vehicular Project Trips	0	0	0	7	0	7	0	0	0	0	78	0	0	8	105	8
Adjusted Existing Office Trips																
2029 Build Traffic	1	86	341	149	0	239	325	85	1	120	1,625	564	2	426	1,636	478

PM PEAK HOUR

	North Point Pkwy Northbound				North Point Pkwy Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	1	254	289	202	0	242	281	168	7	108	1,566	142	2	118	1,633	222
Pedestrians	2				0				1				0			
Conflicting Pedestrians		1		0		0		1		0		2		2		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	1	3	1	0	2	4	5	0	1	17	1	0	0	26	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	1	254	289	202	0	242	281	168	7	108	1,566	142	2	118	1,633	222
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	13	15	10	0	12	14	9	0	6	80	7	0	6	83	11
Northwinds Summit DRI #2669											81				25	
3750 Brookside Pkwy (160 TH)				2		2					30			2	18	2
3333 Old Milton Pkwy TIA		7						4		3	8	5			10	
Total Approved Development Tri	0	7	0	2	0	2	0	4	0	3	119	5	0	2	53	2
2029 No-Build Traffic	1	274	304	214	0	256	295	181	7	117	1,765	154	2	126	1,769	235
Trip Distribution IN				5%		5%					65%					
Trip Distribution OUT														(5%)	(65%)	(5%)
Balancing Adjustment																
Residential Trips	0	0	0	3	0	3	0	0	0	0	44	0	0	3	34	3
Trip Distribution IN				5%		5%					55%					
Trip Distribution OUT														(5%)	(55%)	(5%)
Balancing Adjustment																
Office Trips	0	0	0	0	0	0	0	0	0	0	1	0	0	1	15	1
Trip Distribution IN				5%		5%					55%					
Trip Distribution OUT														(5%)	(55%)	(5%)
Balancing Adjustment																
Retail Trips	0	0	0	4	0	4	0	0	0	0	42	0	0	3	35	3
Total New Vehicular Project Trips		0	0	7	0	7	0	0	0	0	87	0	0	7	84	7
Adjusted Existing Office Trips																
2029 Build Traffic	1	274	304	221	0	263	295	181	7	117	1,852	154	2	133	1,853	242

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #5
GA-120 Old Milton Pkwy at Brookside Pkwy/Cotton Creek Entry

AM PEAK HOUR

	Brookside Pkwy Northbound				Cotton Creek Entry Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	40	1	1	0	23	3	22	75	15	1,416	186	11	19	2,120	6
Pedestrians		1				2				0				2		
Conflicting Pedestrians		0		2		2		0		2		1		1		2
Bicycles	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Conflicting Bicycles				0				0				1				0
Heavy Vehicles	0	0	0	0	0	2	0	2	0	0	36	3	0	0	46	3
Heavy Vehicle %	2%	2%	2%	2%	2%	9%	2%	9%	2%	2%	3%	2%	2%	2%	2%	50%
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	40	1	1	0	23	3	22	75	15	1,416	186	11	19	2,120	6
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	2	0	0	0	1	0	1	4	1	72	9	1	1	108	0
Northwinds Summit DRI #2669											18				81	
3750 Brookside Pkwy (160 TH)		36									6	7			5	
3333 Old Milton Pkwy TIA											11				5	
Total Approved Development Trips	0	36	0	0	0	0	0	0	0	0	35	7	0	0	91	0
2029 No-Build Traffic	0	78	1	1	0	24	3	23	79	16	1,523	202	12	20	2,319	6
Trip Distribution IN												25%		5%		
Trip Distribution OUT		(70%)		(5%)					(5%)							
Balancing Adjustment																
Residential Trips	0	90	0	6	0	0	0	0	6	0	0	11	0	2	0	0
Trip Distribution IN												10%		25%		
Trip Distribution OUT		(55%)		(15%)					(10%)		(10%)					
Balancing Adjustment																
Office Trips	0	2	0	1	0	0	0	0	0	0	0	3	0	8	0	0
Trip Distribution IN												10%		25%		
Trip Distribution OUT		(55%)		(15%)					(10%)		(10%)					
Balancing Adjustment																
Retail Trips	0	20	0	5	0	0	0	0	4	0	4	6	0	15	0	0
Total Primary Site Trips	0	112	0	12	0	0	0	0	10	0	4	20	0	25	0	0
Pass-By Distribution REDUCTION																
Pass-By Distribution IN											-30%			40%	-40%	
Pass-By Distribution OUT		(40%)		(30%)												
Balancing Adjustment																
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total New Vehicular Project Trips	0	112	0	12	0	0	0	0	10	0	4	20	0	25	0	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	190	1	13	0	24	3	23	89	16	1,527	222	12	45	2,319	6

PM PEAK HOUR

	Brookside Pkwy Northbound				Cotton Creek Entry Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	145	2	9	0	18	2	21	26	34	1,925	49	12	11	1,755	14
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	2	0	1	0	1	22	1	0	0	35	1
Heavy Vehicle %	2%	2%	2%	2%	2%	11%	2%	5%	2%	3%	2%	2%	2%	2%	2%	7%
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	145	2	9	0	18	2	21	26	34	1,925	49	12	11	1,755	14
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	7	0	0	0	1	0	1	1	2	98	2	1	1	90	1
Northwinds Summit DRI #2669											81				25	
3750 Brookside Pkwy (160 TH)		20									15	19			2	
3333 Old Milton Pkwy TIA											8				10	
Total Approved Development Trips	0	20	0	0	0	0	0	0	0	0	104	19	0	0	37	0
2029 No-Build Traffic	0	172	2	9	0	19	2	22	27	36	2,127	70	13	12	1,882	15
Trip Distribution IN												25%		5%		
Trip Distribution OUT		(70%)		(5%)					(5%)							
Balancing Adjustment																
Residential Trips	0	37	0	3	0	0	0	0	3	0	0	17	0	3	0	0
Trip Distribution IN												10%		25%		
Trip Distribution OUT		(55%)		(15%)					(10%)		(10%)					
Balancing Adjustment																
Office Trips	0	15	0	4	0	0	0	0	3	0	3	0	0	1	0	0
Trip Distribution IN												10%		25%		
Trip Distribution OUT		(55%)		(15%)					(10%)		(10%)					
Balancing Adjustment																
Retail Trips	0	35	0	9	0	0	0	0	6	0	6	8	0	19	0	0
Total Primary Site Trips	0	87	0	16	0	0	0	0	12	0	9	25	0	23	0	0
Pass-By Distribution REDUCTION																
Pass-By Distribution IN											-30%			40%	-40%	
Pass-By Distribution OUT		(40%)		(30%)												
Balancing Adjustment																
Pass-By Trips	0	19	0	14	0	0	0	0	0	0	-14	0	0	19	-19	0
Total New Vehicular Project Trips		106	0	30	0	0	0	0	12	0	-5	25	0	42	-19	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	278	2	39	0	19	2	22	39	36	2,122	95	13	54	1,863	15

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #6
GA-120 Old Milton Pkwy at Brookside Pkwy/Vista Forest Dr

AM PEAK HOUR

	Brookside Pkwy Northbound				Vista Forest Dr Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	9	6	23	0	23	1	66	13	22	1,380	46	5	109	2,109	11
Pedestrians	0				1				0				0			
Conflicting Pedestrians		0		0		0		0		1		0		0		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	4	0	0	0	0	2	0	1	31	0	0	0	32	2
Heavy Vehicle %	2%	2%	67%	2%	2%	2%	2%	3%	2%	5%	2%	2%	2%	2%	2%	18%
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	9	6	23	0	23	1	66	13	22	1,380	46	5	109	2,109	11
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	0	1	0	1	0	3	1	1	70	2	0	6	108	1
Northwinds Summit DRI #2669											18				81	
3750 Brookside Pkwy (160 TH)		5		31							19			15		
3333 Old Milton Pkwy TIA											11				5	
Total Approved Development Tri	0	5	0	31	0	0	0	0	0	0	48	0	0	15	86	0
2029 No-Build Traffic	0	14	6	55	0	24	1	69	14	23	1,498	48	5	130	2,303	12
Trip Distribution IN														20%	5%	
Trip Distribution OUT				(20%)							(5%)					
Balancing Adjustment																
Residential Trips	0	0	0	26	0	0	0	0	0	0	6	0	0	9	2	0
Trip Distribution IN														10%	25%	
Trip Distribution OUT				(10%)							(25%)					
Balancing Adjustment																
Office Trips	0	0	0	0	0	0	0	0	0	0	1	0	0	3	8	0
Trip Distribution IN														10%	25%	
Trip Distribution OUT				(10%)							(25%)					
Balancing Adjustment																
Retail Trips	0	0	0	4	0	0	0	0	0	0	9	0	0	6	15	0
Total New Vehicular Project Trips	0	0	0	30	0	0	0	0	0	0	16	0	0	18	25	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	14	6	85	0	24	1	69	14	23	1,514	48	5	148	2,328	12

PM PEAK HOUR

	Brookside Pkwy Northbound				Vista Forest Dr Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	86	4	97	0	22	5	22	31	32	1,882	25	15	40	1,692	18
Pedestrians	1				1				2				0			
Conflicting Pedestrians		2		0		0		2		1		1		1		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	2	0	2	0	0	20	0	0	0	25	0
Heavy Vehicle %	2%	2%	2%	2%	2%	9%	2%	9%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	86	4	97	0	22	5	22	31	32	1,882	25	15	40	1,692	18
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	4	0	5	0	1	0	1	2	2	96	1	1	2	86	1
Northwinds Summit DRI #2669											81				25	
3750 Brookside Pkwy (160 TH)		2		18							9			41		
3333 Old Milton Pkwy TIA											8				10	
Total Approved Development Tri	0	2	0	18	0	0	0	0	0	0	98	0	0	41	35	0
2029 No-Build Traffic	0	92	4	120	0	23	5	23	33	34	2,076	26	16	83	1,813	19
Trip Distribution IN														20%	5%	
Trip Distribution OUT				(20%)							(5%)					
Balancing Adjustment																
Residential Trips	0	0	0	11	0	0	0	0	0	0	3	0	0	13	3	0
Trip Distribution IN														10%	25%	
Trip Distribution OUT				(10%)							(25%)					
Balancing Adjustment																
Office Trips	0	0	0	3	0	0	0	0	0	0	7	0	0	0	1	0
Trip Distribution IN														10%	25%	
Trip Distribution OUT				(10%)							(25%)					
Balancing Adjustment																
Retail Trips	0	0	0	6	0	0	0	0	0	0	16	0	0	8	19	0
Total New Vehicular Project Trips		0	0	20	0	0	0	0	0	0	26	0	0	21	23	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	92	4	140	0	23	5	23	33	34	2,102	26	16	104	1,836	19

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #7
GA-120 Old Milton Pkwy at Driveway A

AM PEAK HOUR

	Driveway A Northbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	0	0	1	0	0	1,729	69	0	0	2,337	0
Pedestrians	0				0				0			
Conflicting Pedestrians		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0
Heavy Vehicles	0	0	0	0	0	0	51	0	0	0	57	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	0	0	1	0	0	1,729	69	0	0	2,337	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	0	0	0	0	88	4	0	0	119	0
Northwinds Summit DRI #2669							18				81	
3750 Brookside Pkwy (160 TH)							13				41	
3333 Old Milton Pkwy TIA							11				5	
Total Approved Development Trip	0	0	0	0	0	0	42	0	0	0	127	0
2029 No-Build Traffic	0	0	0	1	0	0	1,859	73	0	0	2,583	0
Trip Distribution IN							25%	50%				
Trip Distribution OUT				(5%)							(75%)	
Balancing Adjustment												
Residential Trips	0	0	0	6	0	0	11	22	0	0	96	0
Trip Distribution IN							10%	55%				
Trip Distribution OUT				(20%)							(65%)	
Balancing Adjustment												
Office Trips	0	0	0	1	0	0	3	18	0	0	3	0
Trip Distribution IN							10%	55%				
Trip Distribution OUT				(20%)							(65%)	
Balancing Adjustment												
Retail Trips	0	0	0	7	0	0	6	32	0	0	23	0
Total Primary Site Trips	0	0	0	14	0	0	20	72	0	0	122	0
Pass-By Distribution REDUCTION												
Pass-By Distribution IN							-60%	60%				
Pass-By Distribution OUT				(30%)								
Balancing Adjustment												
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total New Vehicular Project Trips	0	0	0	14	0	0	20	72	0	0	122	0
Adjusted Existing Office Trips												
2029 Build Traffic	0	0	0	15	0	0	1,879	145	0	0	2,705	0

PM PEAK HOUR

	Driveway A Northbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	0	0	19	0	0	1,975	10	0	0	1,910	0
Pedestrians	0				0				0			
Conflicting Pedestrians		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0
Heavy Vehicles	0	0	0	0	0	0	28	0	0	0	56	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	3%	2%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	0	0	19	0	0	1,975	10	0	0	1,910	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	0	1	0	0	101	1	0	0	97	0
Northwinds Summit DRI #2669							81				25	
3750 Brookside Pkwy (160 TH)							34				22	
3333 Old Milton Pkwy TIA							8				10	
Total Approved Development Trip	0	0	0	0	0	0	123	0	0	0	57	0
2029 No-Build Traffic	0	0	0	20	0	0	2,199	11	0	0	2,064	0
Trip Distribution IN							25%	50%				
Trip Distribution OUT				(5%)							(75%)	
Balancing Adjustment												
Residential Trips	0	0	0	3	0	0	17	34	0	0	40	0
Trip Distribution IN							10%	55%				
Trip Distribution OUT				(20%)							(65%)	
Balancing Adjustment												
Office Trips	0	0	0	6	0	0	0	1	0	0	18	0
Trip Distribution IN							10%	55%				
Trip Distribution OUT				(20%)							(65%)	
Balancing Adjustment												
Retail Trips	0	0	0	13	0	0	8	42	0	0	41	0
Total Primary Site Trips	0	0	0	22	0	0	25	77	0	0	99	0
Pass-By Distribution REDUCTION												
Pass-By Distribution IN							-60%	60%				
Pass-By Distribution OUT				(30%)								
Balancing Adjustment												
Pass-By Trips	0	0	0	14	0	0	-28	28	0	0	0	0
Total New Vehicular Project Trips		0	0	36	0	0	-3	105	0	0	99	0
Adjusted Existing Office Trips												
2029 Build Traffic	0	0	0	56	0	0	2,196	116	0	0	2,163	0

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #8
Driveway B at Brookside Pkwy

AM PEAK HOUR

	Brookside Pkwy Northbound				Brookside Pkwy Southbound				Driveway B Eastbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	1	1	61	0	0	0	231	21	0	0	0	2
Pedestrians	0				0				0			
Conflicting Pedestrians		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	1	0	0	0	0	0
Conflicting Bicycles				0				1				0
Heavy Vehicles	0	0	2	0	0	0	2	0	0	0	0	0
Heavy Vehicle %	2%	2%	3%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	1	1	61	0	0	0	231	21	0	0	0	2
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	3	0	0	0	12	1	0	0	0	0
New Road Adjustment												
3750 Brookside Pkwy (160 TH)			36				7					
3333 Old Milton Pkwy TIA												
Total Approved Development Trip	0	0	36	0	0	0	7	0	0	0	0	0
2029 No-Build Traffic	1	1	100	0	0	0	250	22	0	0	0	2
Trip Distribution IN		5%					5%	25%				
Trip Distribution OUT			(10%)							(65%)		(5%)
Balancing Adjustment												
Residential Trips	0	2	13	0	0	0	2	11	0	83	0	6
Trip Distribution IN		5%						35%				
Trip Distribution OUT			(5%)							(65%)		(5%)
Balancing Adjustment												
Office Trips	0	2	0	0	0	0	0	12	0	3	0	0
Trip Distribution IN		5%						35%				
Trip Distribution OUT			(5%)							(65%)		(5%)
Balancing Adjustment												
Retail Trips	0	3	2	0	0	0	0	21	0	23	0	2
Total Primary Site Trips	0	7	15	0	0	0	2	44	0	109	0	8
Pass-By Distribution REDUCTION												
Pass-By Distribution IN								40%				
Pass-By Distribution OUT										(70%)		
Balancing Adjustment												
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total New Vehicular Project Trips	0	7	15	0	0	0	2	44	0	109	0	8
Adjusted Existing Office Trips		7	-7				-18	18		7		3
2029 Build Traffic	1	15	108	0	0	0	234	84	0	116	0	13

PM PEAK HOUR

	Brookside Pkwy Northbound				Brookside Pkwy Southbound				Driveway B Eastbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	1	183	0	0	0	55	3	0	0	0	26
Pedestrians	0				0				2			
Conflicting Pedestrians		2		0		0		2		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0
Heavy Vehicles	0	0	1	0	0	0	1	0	0	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	1	183	0	0	0	55	3	0	0	0	26
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	9	0	0	0	3	0	0	0	0	1
New Road Adjustment												
3750 Brookside Pkwy (160 TH)			20				19					
3333 Old Milton Pkwy TIA												
Total Approved Development Trip	0	0	20	0	0	0	19	0	0	0	0	0
2029 No-Build Traffic	0	1	212	0	0	0	77	3	0	0	0	27
Trip Distribution IN		5%					5%	25%				
Trip Distribution OUT			(10%)							(65%)		(5%)
Balancing Adjustment												
Residential Trips	0	3	5	0	0	0	3	17	0	34	0	3
Trip Distribution IN		5%						35%				
Trip Distribution OUT			(5%)							(65%)		(5%)
Balancing Adjustment												
Office Trips	0	0	1	0	0	0	0	1	0	18	0	1
Trip Distribution IN		5%						35%				
Trip Distribution OUT			(5%)							(65%)		(5%)
Balancing Adjustment												
Retail Trips	0	4	3	0	0	0	0	27	0	41	0	3
Total Primary Site Trips	0	7	9	0	0	0	3	45	0	93	0	7
Pass-By Distribution REDUCTION												
Pass-By Distribution IN								40%				
Pass-By Distribution OUT										(70%)		
Balancing Adjustment												
Pass-By Trips	0	0	0	0	0	0	0	19	0	33	0	0
Total New Vehicular Project Trips		7	9	0	0	0	3	64	0	126	0	7
Adjusted Existing Office Trips		1	-72				-1	1		72		12
2029 Build Traffic	0	9	149	0	0	0	79	68	0	198	0	46

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #9
Driveway C/Private Driveway at Brookside Pkwy

AM PEAK HOUR

	Brookside Pkwy Northbound				Brookside Pkwy Southbound				Driveway C Eastbound				Private Driveway Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	14	55	2	1	6	209	18	0	6	0	6	0	0	0	1
Pedestrians	0				0				0				0			
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				1				0				0
Heavy Vehicles	0	0	1	0	0	0	2	0	0	0	0	0	0	0	0	1
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	100%
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	14	55	2	1	6	209	18	0	6	0	6	0	0	0	1
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	1	3	0	0	0	11	1	0	0	0	0	0	0	0	0
New Road Adjustment																
3750 Brookside Pkwy (160 TH)			36				7									
3333 Old Milton Pkwy TIA																
Total Approved Development Tri	0	0	36	0	0	0	7	0	0	0	0	0	0	0	0	0
2029 No-Build Traffic	0	15	94	2	1	6	227	19	0	6	0	6	0	0	0	1
Trip Distribution IN		15%	5%					5%								
Trip Distribution OUT										(10%)		(15%)				
Balancing Adjustment																
Residential Trips	0	6	2	0	0	0	0	2	0	13	0	19	0	0	0	0
Trip Distribution IN		5%	5%													
Trip Distribution OUT							(5%)			(5%)		(5%)				
Balancing Adjustment																
Office Trips	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Trip Distribution IN		5%	5%													
Trip Distribution OUT							(5%)			(5%)		(5%)				
Balancing Adjustment																
Retail Trips	0	3	3	0	0	0	2	0	0	2	0	2	0	0	0	0
Total New Vehicular Project Trips	0	11	7	0	0	0	2	2	0	15	0	21	0	0	0	0
Adjusted Existing Office Trips		-7	7		-1		3	-18		-6		-3				-1
2029 Build Traffic	0	19	108	2	0	6	232	3	0	15	0	24	0	0	0	0

PM PEAK HOUR

	Brookside Pkwy Northbound				Brookside Pkwy Southbound				Driveway C Eastbound				Private Driveway Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	1	0	107	2	11	1	68	1	0	61	1	23	0	2	0	5
Pedestrians	0				0				2				2			
Conflicting Pedestrians		2		2		2		2		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	1	0	107	2	11	1	68	1	0	61	1	23	0	2	0	5
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	5	0	1	0	3	0	0	3	0	1	0	0	0	0
New Road Adjustment																
3750 Brookside Pkwy (160 TH)			20				19									
3333 Old Milton Pkwy TIA																
Total Approved Development Tri	0	0	20	0	0	0	19	0	0	0	0	0	0	0	0	0
2029 No-Build Traffic	1	0	132	2	12	1	90	1	0	64	1	24	0	2	0	5
Trip Distribution IN		15%	5%					5%								
Trip Distribution OUT										(10%)		(15%)				
Balancing Adjustment																
Residential Trips	0	10	3	0	0	0	0	3	0	5	0	8	0	0	0	0
Trip Distribution IN		5%	5%													
Trip Distribution OUT							(5%)			(5%)		(5%)				
Balancing Adjustment																
Office Trips	0	0	0	0	0	0	1	0	0	1	0	1	0	0	0	0
Trip Distribution IN		5%	5%													
Trip Distribution OUT							(5%)			(5%)		(5%)				
Balancing Adjustment																
Retail Trips	0	4	4	0	0	0	3	0	0	3	0	3	0	0	0	0
Total New Vehicular Project Trips		14	7	0	0	0	4	3	0	9	0	12	0	0	0	0
Adjusted Existing Office Trips		-1	1		-11		12	-1		-60	-1	-12		-2		-5
2029 Build Traffic	1	13	140	2	1	1	106	3	0	13	0	24	0	0	0	0

Programmed Project Fact Sheets and Design Documents

FUTURE AM TIMING AND PHASING (PROVIDED BY CITY OF ALPHARETTA PER GDOT PI 0017187)

Timing Plans

PLANID	INTID	S1	S2	S3	S4	S5	S6	S7	S8	S9	CL	OFF	LD	REF	CLR
DEFAULT	1	33	49		78		82				160	118	1	2-	6.4
DEFAULT	2		87		73	28	46.6			12.4	160	132	5	2-	6.2
DEFAULT	3	12.8	99.6		47.6	51	48.7		47.6	12.7	160	75	25	2-	7.1
DEFAULT	4	35	75.8	12.6	36.6	19.6	91.2	22.2	27		160	89	2358	26-	7.6
DEFAULT	5	12.2	128.8		19	15	126		19		160	131	15	26-	6.1
DEFAULT	6	15	120		25	15	120		25		160	129	15	26-	6

Phasing Data

ActGreen	3	3.7	104.4		30.6	44.3	48.4		30.6	8.6							
BRP	4	112	111	211	212	121	122	222	221	311	312	411	412	321	322	421	422
MinGreen	4	6	15	6	6	6	15	6	6								
MaxGreen	4	28.3	68.2	6.2	27.6	12.3	83.6	14.9	20								
VehExt	4	3	5	3	3	3	5	3	3								
TimeBeforeReduce	4	0	0	0	0	0	0	0	0								
TimeToReduce	4	0	0	0	0	0	0	0	0								
MinGap	4	3	3	3	3	3	3	3	3								
Yellow	4	3.7	5.2	3.4	4.4	4.3	5.2	4.3	4.4								
AllRed	4	3	2.4	3	4.6	3	2.4	3	2.6								
Recall	4	0	3	0	0	0	3	0	0								
Walk	4		7				7										
DontWalk	4		28				27										
PedCalls	4		0				0										
MinSplit	4	12.7	42.6	12.4	15	13.3	41.6	13.3	13								
DualEntry	4	0	1	0	1	0	1	0	1								
InhibitMax	4	0	1	0	0	0	1	0	0								
Start	4	96.6	20.8	131.6	144.2	20.8	40.4	158.6	131.6								
End	4	131.6	96.6	144.2	20.8	40.4	131.6	20.8	158.6								
Yield	4	124.9	89	137.8	11.8	33.1	124	13.5	151.6								
Yield170	4	124.9	61	137.8	11.8	33.1	97	13.5	151.6								
LocalStart	4	7.6	91.8	42.6	55.2	91.8	111.4	69.6	42.6								
LocalYield	4	35.9	0	48.8	82.8	104.1	35	84.5	62.6								
LocalYield170	4	35.9	132	48.8	82.8	104.1	8	84.5	62.6								
ActGreen	4	28.3	68.2	6.2	27.6	12.3	83.6	14.9	20								
BRP	5	111	112	211	212	121	122	221	222	311	312	411	412	321	322	421	422
MinGreen	5	5	15		6	5	15		6								
MaxGreen	5	6	122.7		12	9	119.9		12								
VehExt	5	2.5	5		2.5	2.5	5		2.5								
TimeBeforeReduce	5	0	0		0	0	0		0								
TimeToReduce	5	0	0		0	0	0		0								
MinGap	5	3	3		3	3	3		3								
Yellow	5	3.2	4.6		4	3	4.6		4								
AllRed	5	3	1.5		3	3	1.5		3								
Recall	5	0	3		0	0	3		0								
Walk	5		7				7										
DontWalk	5		11				31										
PedCalls	5		0				0										
MinSplit	5	11.2	24.1		13	11	44.1		13								
DualEntry	5	0	1		1	0	1		1								
InhibitMax	5	0	1		0	0	1		0								
Start	5	156.1	8.3		137.1	156.1	11.1		137.1								
End	5	8.3	137.1		156.1	11.1	137.1		156.1								
Yield	5	2.1	131		149.1	5.1	131		149.1								
Yield170	5	2.1	120		149.1	5.1	100		149.1								
LocalStart	5	25.1	37.3		6.1	25.1	40.1		6.1								
LocalYield	5	31.1	0		18.1	34.1	0		18.1								
LocalYield170	5	31.1	149		18.1	34.1	129		18.1								
ActGreen	5	4.6	127.1		9	7.3	124.6		9								
BRP	6	111	112	211	212	121	122	221	222	311	312	411	412	321	322	421	422
MinGreen	6	5	30		8	5	15		8								
MaxGreen	6	9	114		17.7	8.8	114		17.7								
VehExt	6	2	4.5		3	2	4.5		3								
TimeBeforeReduce	6	0	0		0	0	0		0								
TimeToReduce	6	0	0		0	0	0		0								
MinGap	6	3	3		3	3	3		3								
Yellow	6	3	4.5		4.3	3.2	4.5		4.3								
AllRed	6	3	1.5		3	3	1.5		3								
Recall	6	0	3		0	0	3		0								
Walk	6		7				7										
DontWalk	6		10				20										
PedCalls	6		0				0										
MinSplit	6	11	36		15.3	11.2	33		15.3								
DualEntry	6	0	1		1	0	1		1								
InhibitMax	6	0	1		0	0	1		0								
Start	6	0	15		135	0	15		135								
End	6	15	135		0	15	135		0								
Yield	6	9	129		152.7	8.8	129		152.7								
Yield170	6	9	119		152.7	8.8	109		152.7								
LocalStart	6	31	46		6	31	46		6								
LocalYield	6	40	0		23.7	39.8	0		23.7								
LocalYield170	6	40	150		23.7	39.8	140		23.7								
ActGreen	6	6.2	122.5		12	5.2	123.3		12								

FUTURE PM TIMING AND PHASING (PROVIDED BY CITY OF ALPHARETTA PER GDOT PI 0017187)

Timing Plans

PLANID	INTID	S1	S2	S3	S4	S5	S6	S7	S8	S9	CL	OFF	LD	REF	CLR
DEFAULT	1	12.6	45.4		82		98			40	180	1	1	2-	6.4
DEFAULT	2		125.4		54.6	56.3	56.7			12.4	180	66	5	2-	6.2
DEFAULT	3	31.4	101		47.6	66	53.7		47.6	12.7	180	24	25	2-	7.1
DEFAULT	4	23.9	107.1	23	26	62	69	24	25		180	156	1467	26-	7.6
DEFAULT	5	16	103		61	15	104		61		180	124	15	26-	6.1
DEFAULT	6	27	94		59	20	101		59		180	100	15	26-	6

Phasing Data

RECORDNAME	INTID	D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11	D12	D13	D14	D15	D16
BRP	4	111	112	212	211	122	121	221	222	311	312	411	412	321	322	421	422
MinGreen	4	6	15	6	6	6	15	6	6								
MaxGreen	4	17.2	99.5	16.6	17	54.7	61.4	16.7	18								
VehExt	4	3	5	3	3	3	5	3	3								
TimeBeforeReduce	4	0	0	0	0	0	0	0	0								
TimeToReduce	4	0	0	0	0	0	0	0	0								
MinGap	4	3	3	3	3	3	3	3	3								
Yellow	4	3.7	5.2	3.4	4.4	4.3	5.2	4.3	4.4								
AllRed	4	3	2.4	3	4.6	3	2.4	3	2.6								
Recall	4	0	3	0	0	0	3	0	0								
Walk	4		7				7										
DontWalk	4		28				27										
PedCalls	4		0				0										
MinSplit	4	12.7	42.6	12.4	15	13.3	41.6	13.3	13								
DualEntry	4	0	1	0	1	0	1	0	1								
InhibitMax	4	0	1	0	0	0	1	0	0								
Start	4	94.6	118.5	71.6	45.6	163.6	94.6	45.6	69.6								
End	4	118.5	45.6	94.6	71.6	45.6	163.6	69.6	94.6								
Yield	4	111.8	38	88.2	62.6	38.3	156	62.3	87.6								
Yield170	4	111.8	10	88.2	62.6	38.3	129	62.3	87.6								
LocalStart	4	118.6	142.5	95.6	69.6	7.6	118.6	69.6	93.6								
LocalYield	4	135.8	62	112.2	86.6	62.3	0	86.3	111.6								
LocalYield170	4	135.8	34	112.2	86.6	62.3	153	86.3	111.6								
ActGreen	4	15.4	101.3	16.6	17	54.7	61.4	16.7	18								
BRP	5	111	112	211	212	121	122	221	222	311	312	411	412	321	322	421	422
MinGreen	5	5	15		6	5	15		6								
MaxGreen	5	9.8	96.9		54	9	97.9		54								
VehExt	5	2.5	5		2.5	2.5	5		2.5								
TimeBeforeReduce	5	0	0		0	0	0		0								
TimeToReduce	5	0	0		0	0	0		0								
MinGap	5	3	3		3	3	3		3								
Yellow	5	3.2	4.6		4	3	4.6		4								
AllRed	5	3	1.5		3	3	1.5		3								
Recall	5	0	3		0	0	3		0								
Walk	5		7				7										
DontWalk	5		11				31										
PedCalls	5		0				0										
MinSplit	5	11.2	24.1		13	11	44.1		13								
DualEntry	5	0	1		1	0	1		1								
InhibitMax	5	0	1		0	0	1		0								
Start	5	11.1	27.1		130.1	11.1	26.1		130.1								
End	5	27.1	130.1		11.1	26.1	130.1		11.1								
Yield	5	20.9	124		4.1	20.1	124		4.1								
Yield170	5	20.9	113		4.1	20.1	93		4.1								
LocalStart	5	67.1	83.1		6.1	67.1	82.1		6.1								
LocalYield	5	76.9	0		60.1	76.1	0		60.1								
LocalYield170	5	76.9	169		60.1	76.1	149		60.1								
ActGreen	5	5.5	121.4		33.8	5.5	121.6		33.8								
BRP	6	111	112	211	212	121	122	221	222	311	312	411	412	321	322	421	422
MinGreen	6	5	30		8	5	15		8								
MaxGreen	6	21	88		51.7	13.8	95		51.7								
VehExt	6	2	4.5		3	2	4.5		3								
TimeBeforeReduce	6	0	0		0	0	0		0								
TimeToReduce	6	0	0		0	0	0		0								
MinGap	6	3	3		3	3	3		3								
Yellow	6	3	4.5		4.3	3.2	4.5		4.3								
AllRed	6	3	1.5		3	3	1.5		3								
Recall	6	0	3		0	0	3		0								
Walk	6		7				7										
DontWalk	6		10				20										
PedCalls	6		0				0										
MinSplit	6	11	36		15.3	11.2	33		15.3								
DualEntry	6	0	1		1	0	1		1								
InhibitMax	6	0	1		0	0	1		0								
Start	6	165	12		106	165	5		106								
End	6	12	106		165	5	106		165								
Yield	6	6	100		157.7	178.8	100		157.7								
Yield170	6	6	90		157.7	178.8	80		157.7								
LocalStart	6	65	92		6	65	85		6								
LocalYield	6	86	0		57.7	78.8	0		57.7								
LocalYield170	6	86	170		57.7	78.8	160		57.7								
ActGreen	6	9.1	121.4		30.2	6.2	124.1		30.2								

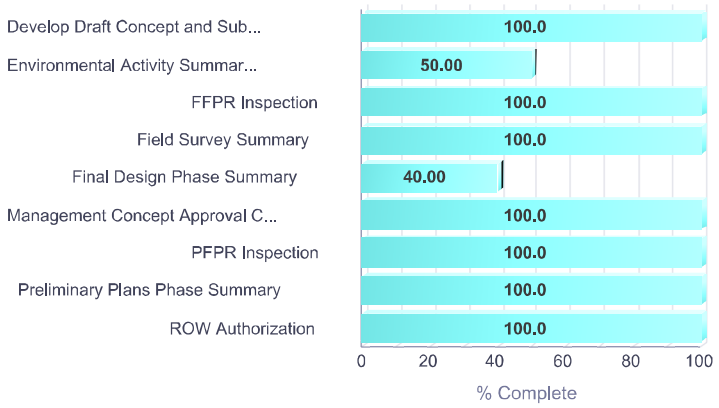
PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0017187	Fulton	**SR 120 FROM NORTH POINT PKWY TO KIMBALL BRIDGE ROAD**
Mgmt Let Date:	2025-07-18	The project widens Old Milton Parkway from 4-lanes to 6-lanes with a 20-foot raised median from North Point Parkway to Kimball Bridge Road (KBR). All the widening except near the bridge over Big Creek will be to the inside. Total project length is approximately 2 miles. The project will reconstruct the two existing bridges over Big Creek.

PROJ NO:
MPO TIP#: FN-176
MPO: Atlanta TMA
PROJ LENGTH (MI): 2.00
TYPE WORK: Widening
LET RESPONSIBILITY: GDOT Let
BIKE PROVISIONS INCLUDED? N

SPONSOR: Alpharetta
PROJ MGR: Leverette, Rodney
DOT DIST: 7
CONG DIST: 006
HOUSE DIST: 049, 050
SENATE DIST: 014, 048

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Engineering	2020	$2,000,000.00	LOC	AUTHORIZED
Construction	2028	$10,506,025.85	Y001	PRECST
Utility	2028	$142,800.00	Y001	PRECST
Right of Way	2024	$1,566,842.40	LOC	AUTHORIZED
Construction		$26,100,000.00	SGF-C	PRECST
Engineering	2020	$100,000.00	HB170	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date
Preliminary Plans Phase Summary	2021-09-23	
PFPR Inspection	2022-12-08	2022-12-08
ROW Authorization	2024-02-08	2024-02-08
Develop Draft Concept and Submit (formerly Define Project Concept)	2020-07-29	2021-01-25
Field Survey Summary	2020-07-29	2021-07-08
Environmental Activity Summary (11412 through 18100)	2020-08-26	
FFPR Inspection	2024-10-02	2024-10-02
Final Design Phase Summary	2023-11-28	
Management Concept Approval Complete	2022-03-21	2022-03-21

Right of Way Acquisition Information:
Preliminary Parcel Count: 22 **Total Parcel Count:** 23 **Acquired by :** LOC

FN-176

2050 MTP PROJECT FACT SHEET

Short Title SR 120 (OLD MILTON PARKWAY) WIDENING FROM NORTH POINT PARKWAY TO KIMBALL BRIDGE ROAD

GDOT Project No.	0017187
Federal ID No.	N/A
Status	Programmed
Service Type	Roadway / General Purpose Capacity
Sponsor	GDOT
Jurisdiction	Fulton County (North)
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	4	**LCI**		**Network Year**	2030
Planned Thru Lane	6	**Flex**		**Corridor Length**	1.94 miles

Detailed Description and Justification

This regional capacity enhancement project includes widening of SR 120 (Old Milton Parkway) from 4 lanes to 6 lanes. The City will be working with GDOT to expedite the project using mostly state and local funds.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Local Jurisdiction/Municipality Funds	AUTH	2020	**$1,250,000**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$1,250,000~~
PE	Transportation Funding Act (HB 170)	AUTH	2020	**$2,000,000**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$2,000,000~~
ROW	Local Jurisdiction/Municipality Funds	AUTH	2024	**$1,566,842**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$1,566,842~~
CST	National Highway Performance Program (NHPP)		2028	**$28,994,430**	$23,195,544	$5,798,886	$0,000	$0,000
				$33,811,272	**$23,195,544**	**$5,798,886**	**$0,000**	**$4,816,842**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 6/7/2024

City of Alpharetta, Georgia
Brookside Area Plan
Project List Opinion of Probable Cost

#	Applicable Area	Name	Description	Type of Improvement	Engineering		Construction			Total Project Cost
					Year	Cost	Year	Lower Cost	Upper Cost	
I.1a	Brookside Parkway	Restriping and Streetscape Upgrades: Brookside Parkway Phase 1	Corridor enhancements along Brookside Parkway, including a first phase of restriping, the addition of separated bike lanes, and enhanced planting to form a cohesive streetscape	Infrastructure		$ 40,000		$ 200,000	$ 300,000	**$ 340,000**
I.1b	Brookside Parkway	Roadside Diet and Streetscape Upgrades: Brookside Parkway Phase 2 Enhanced Planting: Alexander Drive	Corridor enhancements along North Point Parkway, including a first phase of restriping and the addition of separated bike lanes, and a second phase of road diet, pedestrian sidewalk widening, separated bike lanes, and street trees to form a cohesive streetscape	Infrastructure		$ 1,200,000		$ 4,700,000	$ 7,400,000	**$ 8,600,000**
I.2	Alexander Drive	Streetscape Upgrades: Alexander Drive	Corridor enhancements along Alexander Drive, including pedestrian sidewalk widening, separated bike lanes, and street trees to form a cohesive streetscape.	Infrastructure						
2.1	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape A"	Corridor enhancements along Old Milton Parkway, including landmark for trail, access to Brookside Park Trail, multi-use trail, planting beds as pedestrian buffer, and wayfinding/signage.	Infrastructure		$ 200,000		$ 1,000,000	$ 1,200,000	**$ 1,400,000**
2.2	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape B"	Corridor enhancements along Old Milton Parkway, including wayfinding/signage.	Infrastructure		$ 1,000		$ -	$ 10,000	**$ 11,000**
2.3	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape B" and "Streetscape C"	Corridor enhancements along Old Milton Parkway, including multi-use trail and wayfinding/signage.	Infrastructure		$ 200,000		$ 600,000	$ 900,000	**$ 1,100,000**
3.1	Old Milton Parkway and Brookside Drive	Intersection Upgrades: Old Milton Parkway at Brookside Drive (Northwest and Southeast)	Intersection enhancements at existing signalized intersection of Old Milton Parkway and Brookside Drive (Northwest), including signal timing verification/enhancements, pedestrian traffic signal, street illumination, advanced warning signs, and high visibility crosswalk marking.	Infrastructure		$ 20,000		$ 80,000	$ 100,000	**$ 120,000**
3.2	Old Milton Parkway and Brookside Drive - Southeast	Intersection Upgrades: Old Milton Parkway at Brookside Drive (Southeast)	Intersection enhancements at existing signalized intersection of Old Milton Parkway and Brookside Drive (Southeast), including pedestrian traffic signal, street illumination, advanced warning signs, high visibility crosswalk marking, and a median refuge island.	Infrastructure						
4.1	Pedestrian Loop	Parallel Trail Pathway	Construct an outer loop multiuse path situated parallel to Brookside Parkway	Walkability		$ 200,000		$ 700,000	$ 1,200,000	**$ 1,400,000**
5.1	Brookside Park	Park Gateway	Design a gateway into Brookside Park to include entrance feature, landscape, hardscape, and wayfinding signage	Park		300,000				300,000
Subotals						**$ 2,161,000**		**$ 7,280,000**	**$ 11,110,000**	**$ 13,271,000**

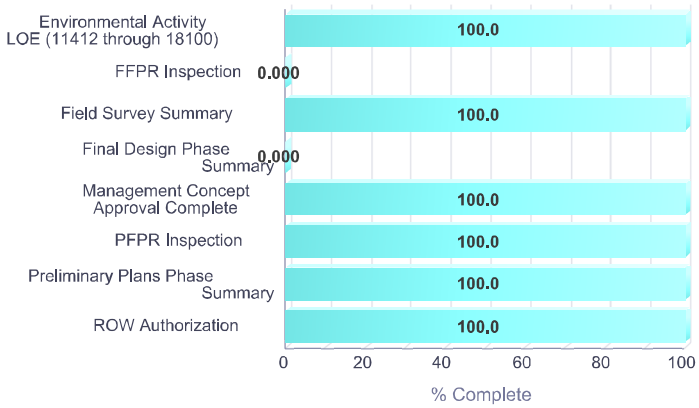
PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0017814	Fulton	**CS 9216/NORTH POINT PKWY FROM MANSELL RD TO HAYNES BRIDGE RD**
Mgmt Let Date:	2026-12-15	The CS 9216/North Point Parkway project includes 1.5 miles of street enhancements and roadway improvements from Mansell Road to Haynes Bridge Road located in the City of Alpharetta, Fulton County, Georgia.

PROJ NO:
MPO TIP#: FN-179
MPO: Atlanta TMA
PROJ LENGTH (MI): 1.40
TYPE WORK: Streetscapes
LET RESPONSIBILITY: Local Let
BIKE PROVISIONS INCLUDED? N

SPONSOR: Alpharetta
PROJ MGR: Mckown, April
DOT DIST: 7
CONG DIST: 006
HOUSE DIST: 048, 049
SENATE DIST: 014

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Construction	2026	$6,250,000.00	Y230	PRECST
Right of Way	2025	$4,340,000.00	Y230	AUTHORIZED
Construction	2026	$11,650,000.00	LOC	PRECST
Engineering	2021	$2,000,000.00	Z230	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date
Field Survey Summary	2021-08-19	2022-01-18
PFPR Inspection	2023-11-15	2023-11-15
Final Design Phase Summary		
ROW Authorization	2024-09-18	2024-09-18
Management Concept Approval Complete	2023-05-05	2023-05-05
Preliminary Plans Phase Summary	2021-08-18	
FFPR Inspection		
Environmental Activity LOE (11412 through 18100)	2021-10-06	2024-06-14

Right of Way Acquisition Information:
Preliminary Parcel Count: 52 **Total Parcel Count:** 52 **Acquired by :** LOC

FN-179

2050 MTP PROJECT FACT SHEET

Short Title: NORTH POINT PARKWAY LID STREETSCAPE ENHANCEMENTS AND COMPLETE STREETS UPGRADE FROM MANSELL ROAD TO HAYNES BRIDGE ROAD

GDOT Project No.	0017814
Federal ID No.	N/A
Status	Programmed
Service Type	Last Mile Connectivity / Complete Street Retrofit
Sponsor	City of Alpharetta
Jurisdiction	Fulton County (North)
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	6	**LCI**	X	**Network Year**	2030
Planned Thru Lane	4	**Flex**		**Corridor Length**	1.4 miles

Detailed Description and Justification

This project proposes corridor enhancements along North Point Parkway, including pedestrian sidewalk widening, installation of pedestrian lighting, street trees, LID/stormwater management, smart technologies, and bicycle side paths to form a cohesive streetscape

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC) - LCI Setaside for Implementation	AUTH	2021	**$2,000,000**	~~$1,600,000~~	~~$0,000~~	~~$0,000~~	~~$400,000~~
ROW	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC) - LCI Setaside for Implementation		2025	**$6,250,000**	$5,000,000	$0,000	$0,000	$1,250,000
CST	Local Jurisdiction/Municipality Funds		2027	**$22,750,000**	$0,000	$0,000	$0,000	$22,750,000
CST	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC) - LCI Setaside for Implementation		2027	**$6,250,000**	$5,000,000	$0,000	$0,000	$1,250,000
				$37,250,000	**$11,600,000**	**$0,000**	**$0,000**	**$25,650,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

ARC

Report Generated: 6/7/2024

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0020927	Fulton	SR 141 FROM OLD ALABAMA ROAD TO STATE BRIDGE ROAD

Mgmt Let Date:

The project will add three left turn lanes southbound on Medlock Bridge Road, three left turn lanes westbound on State Bridge Road, and three through lanes northbound on Medlock Bridge Road. In addition, a 10 ft trail will be added on the west side of the project. The project will add a third through lane northbound, that trap right turn will no longer be a pinch point along with the addition of a 10 ft tail on the east side of the corridor. Lighting and landscaping along the whole corridor will be included as part of this project.

PROJ NO:

MPO TIP#:

MPO: Atlanta TMA
PROJ LENGTH (MI): 0.47
TYPE WORK: Roadway Project
LET RESPONSIBILITY: Local Let
BIKE PROVISIONS INCLUDED? N

SPONSOR: Johns Creek
PROJ MGR: Childs Jr, Frank
DOT DIST: 7
CONG DIST: 007
HOUSE DIST: 048, 050
SENATE DIST: 048

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Construction	2027	$4,800,000.00	LOC	PRECST
Right of Way	2026	$1,400,000.00	LOC	PRECST
Engineering	2025	$717,000.00	LOC	PRECST

No data to display

Activity	Actual Start Date	Actual Finish Date

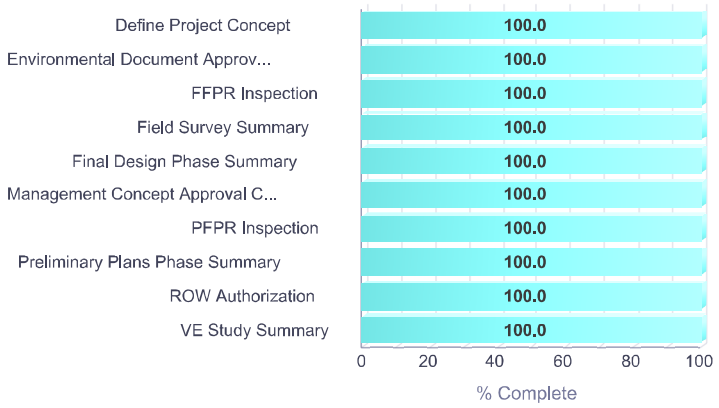
Right of Way Acquisition Information:
Preliminary Parcel Count: 9 **Total Parcel Count:** **Acquired by :** N/R

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0007838	Fulton	**SR 9 FROM WINDWARD PKWY TO FORSYTH COUNTY LINE**
Mgmt Let Date:	2023-12-15	The project proposes to widen SR 9 from Windward Pkwy to the Fulton/Forsyth Co. Line in Fulton Co. to a continuous four lane urban roadway with a raised median. The raised median ranges from 16 to 28 feet. Also, the proposed project consists of the reconfiguration of side roads, addition of pedestrian and bicycle facilities, traffic and operational improvements, and signal upgrades. The intersection at Bethany Bend will be re-aligned into two ninety degree intersections. Left & right turn lanes will be provided at all major intersections. The length of the proposed project is 3.04 miles.

PROJ NO:	CSSTP-0007-00(838)	**SPONSOR:**	GDOT
MPO TIP#:	FN-222	**PROJ MGR:**	Okonmkpae to, Eka
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	3.04	**CONG DIST:**	006
TYPE WORK:	Widening	**HOUSE DIST:**	024, 047
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	021
BIKE PROVISIONS INCLUDED?	Y		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Engineering		$2,500,000.00	HB170	PRECST
Engineering	2019	$300,000.00	HB170	AUTHORIZED
Engineering	2013	$3,262,353.00	M240	AUTHORIZED
Right of Way	2018	$15,710,000.00	HB170	AUTHORIZED
Construction	2024	$68,008,484.29	HB170	AUTHORIZED
Engineering	2020	$1,743,605.00	HB170	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date
PFPR Inspection	2016-05-25	2016-05-25
ROW Authorization	2017-07-10	2017-07-10
Define Project Concept	2013-01-25	2013-07-31
Final Design Phase Summary	2017-02-08	2023-09-19
Management Concept Approval Complete	2014-09-16	2014-09-16
Preliminary Plans Phase Summary	2015-10-16	2019-01-09
Environmental Document Approval Summary (11412 through 18100)	2014-07-31	2015-07-07
VE Study Summary	2017-06-01	2017-12-07
Field Survey Summary	2015-01-09	2015-06-12
FFPR Inspection	2022-12-15	2022-12-15

Right of Way Acquisition Information:
Preliminary Parcel Count: 136 **Total Parcel Count:** 139 **Acquired by :** DOT

FN-222

2050 MTP PROJECT FACT SHEET

Short Title SR 9 (CUMMING HIGHWAY) WIDENING FROM WINDWARD PARKWAY TO FORSYTH COUNTY LINE

GDOT Project No.	0007838
Federal ID No.	CSSTP-0007-00(838)
Status	Completed
Service Type	Roadway / General Purpose Capacity
Sponsor	GDOT
Jurisdiction	Fulton County (North)
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	2	**LCI**		**Network Year**	2030
Planned Thru Lane	4	**Flex**		**Corridor Length**	3 miles

Detailed Description and Justification

This project involves adding one general purpose lane in each direction along SR 9 (Cumming Highway) between Windward Parkway and the Forsyth County line.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	STP - Statewide Flexible (GDOT)	AUTH	2013	**$3,262,353**	~~$2,609,882~~	~~$652,471~~	~~$0,000~~	~~$0,000~~
PE	Transportation Funding Act (HB 170)	AUTH	2019	**$300,000**	~~$0,000~~	~~$300,000~~	~~$0,000~~	~~$0,000~~
PE	Transportation Funding Act (HB 170)	AUTH	2020	**$1,743,605**	~~$0,000~~	~~$1,743,605~~	~~$0,000~~	~~$0,000~~
ROW	Transportation Funding Act (HB 170)	AUTH	2018	**$15,710,000**	~~$0,000~~	~~$15,710,000~~	~~$0,000~~	~~$0,000~~
UTL	Transportation Funding Act (HB 170)	AUTH	2024	**$2,739,419**	~~$0,000~~	~~$2,739,419~~	~~$0,000~~	~~$0,000~~
CST	Transportation Funding Act (HB 170)	AUTH	2024	**$68,008,484**	~~$0,000~~	~~$68,008,484~~	~~$0,000~~	~~$0,000~~
				$91,763,861	**$2,609,882**	**$89,153,979**	**$0,000**	**$0,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

ARC

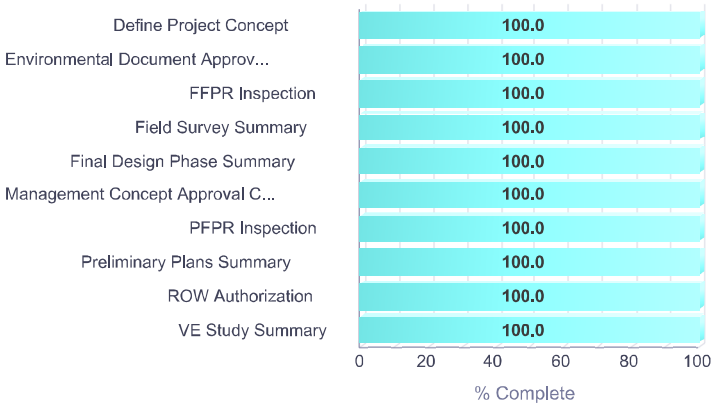
Report Generated: 6/7/2024

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
721780-	Fulton	**SR 9 FROM ACADEMY STREET TO WINDWARD PKWY**
Mgmt Let Date:	2020-11-20	The four-lane context sensitive urban design would widen and reconstruct SR 9 from Upper Hembree Road to Windward Parkway. The improvement consist of side roads reconfiguration, signal upgrades, multi-use path, on-street parking, brick pavers sidewalk, raised and flush medians, ornament landscape trees and pedestrian lighting. Twinned with PI#721790, PI#721780 begins at the intersection of Main Street/Academy Street and ends at the intersection of North Main Street/Windward Parkway. This portion of the project would increase the existing two-lane urban roadway to a four lane context sensitive roadway.

PROJ NO:	STP00-0114-01(084)	**SPONSOR:**	GDOT
MPO TIP#:	FN-067A	**PROJ MGR:**	Okonmkpae to, Eka
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	2.10	**CONG DIST:**	006
TYPE WORK:	Widening	**HOUSE DIST:**	047
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	021
BIKE PROVISIONS INCLUDED?	Y		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Engineering	2007	$925,080.00	Q23	AUTHORIZED
Construction	2021	$22,704,001.53	HB170	AUTHORIZED
Engineering	1993	$1,520,000.00	Q24	AUTHORIZED
Right of Way	2016	$28,933,500.00	HB170	AUTHORIZED
Engineering	2013	$2,000,000.00	M240	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date
Final Design Phase Summary	2014-01-27	2018-10-09
Management Concept Approval Complete	2011-05-04	2011-05-04
Define Project Concept	2007-08-12	2009-03-11
ROW Authorization	2016-02-05	2016-02-05
Preliminary Plans Summary	2008-02-20	2014-08-15
PFPR Inspection	2014-07-01	2014-07-02
VE Study Summary	2009-09-18	2009-12-09
FFPR Inspection	2018-07-18	2018-07-19
Field Survey Summary	2010-04-11	2011-03-03
Environmental Document Approval Summary (00800 through 18100)	2014-05-12	2015-04-15

Right of Way Acquisition Information:

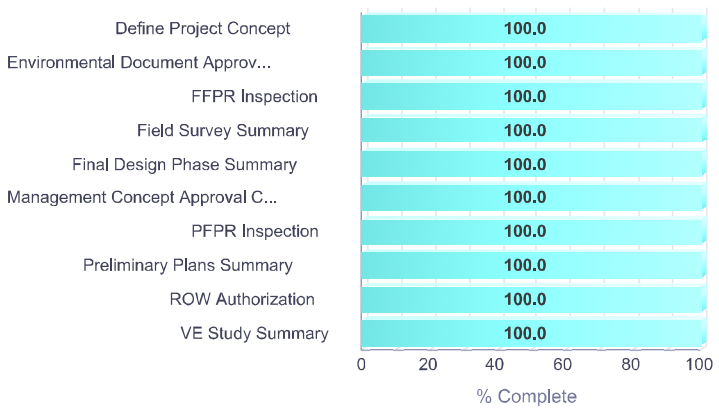
Preliminary Parcel Count: 123 **Total Parcel Count:** 123 **Acquired by :** DOT

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
721790-	Fulton	**SR 9 FROM UPPER HEMBREE ROAD TO ACADEMY STREET**
Mgmt Let Date:	2020-11-20	The four-lane context sensitive urban design would widen and reconstruct SR 9 from Upper Hembree Road to Windward Parkway. The improvement consist of side roads reconfiguration, signal upgrades, multi-use path, on-street parking, brick pavers sidewalk, raised and flush medians, ornament landscape trees and pedestrian lighting. Twinned with PI#721780, PI#721790 begins from the intersection of South Main Street/Upper Hembree Road and ends at Academy Street intersection, in downtown Alpharetta. This portion of the project would tie into the existing five-lane urban section while providing operational improvements, including installations of a raised and flush medians, turn lanes, bicycle and pedestrian facilities.

PROJ NO:	STP00-0114-01(085)	**SPONSOR:**	GDOT
MPO TIP#:	FN-067B	**PROJ MGR:**	Okonmkpae to, Eka
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	1.80	**CONG DIST:**	006
TYPE WORK:	Roadway Project	**HOUSE DIST:**	047, 048, 049
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	021
BIKE PROVISIONS INCLUDED?	Y		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Right of Way	2017	$15,860,000.00	HB170	AUTHORIZED
Construction	2021	$14,734,365.12	HB170	AUTHORIZED
Engineering	2013	$2,000,000.00	M240	AUTHORIZED
Engineering	1993	$1,520,000.00	Q23	AUTHORIZED
Engineering	2007	$960,413.77	L230	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date
VE Study Summary	2009-09-18	2009-12-09
Field Survey Summary	2010-04-11	2011-03-29
Environmental Document Approval Summary (11412 through 18100)	2007-08-12	2015-04-15
Management Concept Approval Complete	2011-05-04	2011-05-04
Define Project Concept	2007-08-12	2009-03-11
Final Design Phase Summary	2014-01-27	2018-10-09
FFPR Inspection	2018-07-18	2018-07-19
PFPR Inspection	2014-07-01	2014-07-02
Preliminary Plans Summary	2008-02-20	2014-08-15
ROW Authorization	2016-06-28	2016-06-28

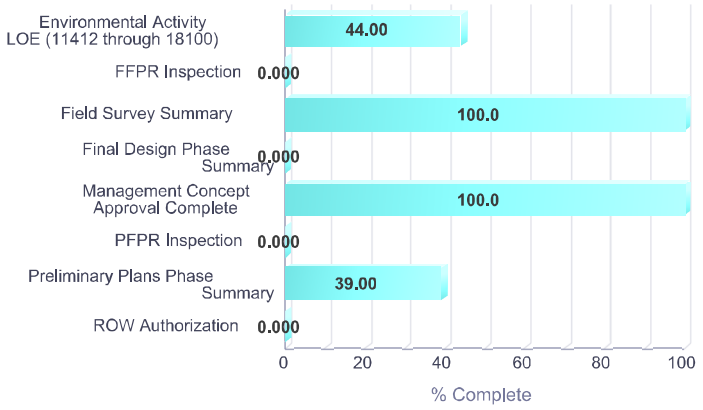
Right of Way Acquisition Information:
Preliminary Parcel Count: 80 **Total Parcel Count:** 81 **Acquired by :** DOT

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0019211	Fulton	NORTH POINT ALPHA LINK TRAIL - LCI
Mgmt Let Date:	2027-10-15	The North Point Alpha Link is a proposed shared-use path within the City of Alpharetta connecting the existing bicycle and pedestrian facilities along Encore Parkway to the Alpha Loop path at Haynes Bridge Road. The project begins at Encore Parkway, runs parallel to SR 400 on new location, then follows Haynes Bridge Road.

PROJ NO:		**SPONSOR:**	Alpharetta
MPO TIP#:	FN-350	**PROJ MGR:**	Mckown, April
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	1.40	**CONG DIST:**	006
TYPE WORK:	Shared Use Path	**HOUSE DIST:**	048
LET RESPONSIBILITY:	Local Let	**SENATE DIST:**	021
BIKE PROVISIONS INCLUDED?	N		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Engineering	2022	$1,250,000.00	Z230	AUTHORIZED
Right of Way	2026	$7,072,000.00	LOC	PRECST
Utility	2028	$500,000.00	LOC	PRECST
Engineering	2025	$1,000,000.00	Y230	PRECST
Construction	2028	$10,864,166.62	LOC	PRECST



Activity	Actual Start Date	Actual Finish Date
PFPR Inspection		
Environmental Activity LOE (11412 through 18100)	2023-03-15	
FFPR Inspection		
Preliminary Plans Phase Summary	2023-03-15	
ROW Authorization		
Final Design Phase Summary		
Field Survey Summary	2023-04-20	2023-07-28
Management Concept Approval Complete	2024-09-16	2024-09-16

Right of Way Acquisition Information:
Preliminary Parcel Count: 10 **Total Parcel Count:** **Acquired by :** LOC

FN-350

2050 MTP PROJECT FACT SHEET

Short Title	NORTH POINT ALPHA LINK TRAIL FROM HAYNES BRIDGE ROAD AND NORTHWINDS PARKWAY TO ENCORE PARKWAY
GDOT Project No.	0019211
Federal ID No.	N/A
Status	Programmed
Service Type	Last Mile Connectivity / Sidepaths and Trails
Sponsor	City of Alpharetta
Jurisdiction	Fulton County (North)
Analysis Level	Exempt from Air Quality Analysis (40 CFR 93)

Existing Thru Lane	N/A	**LCI**	X	**Network Year**	TBD
Planned Thru Lane	N/A	**Flex**		**Corridor Length**	1.15 miles

Detailed Description and Justification

The North Point Alpha Link is a proposed multiuse trail connecting Haynes Bridge Road to Encore Parkway, within the GA400 buffer. The trail will provide a key piece in the overall Alpha Loop system, connecting to the Big Creek Greenway, the new Greenway Park (currently funded and in design), Alpharetta's Downtown district, Avalon, and the North Point Mall area.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC) - LCI Setaside for Implementation	AUTH	2022	**$1,250,000**	~~$1,000,000~~	~~$0,000~~	~~$0,000~~	~~$250,000~~
ROW	Local Jurisdiction/Municipality Funds		2026	**$400,000**	$0,000	$0,000	$0,000	$400,000
UTL	Local Jurisdiction/Municipality Funds		2028	**$500,000**	$0,000	$0,000	$0,000	$500,000
CST	Local Jurisdiction/Municipality Funds		2028	**$6,000,000**	$0,000	$0,000	$0,000	$6,000,000
				$8,150,000	**$1,000,000**	**$0,000**	**$0,000**	**$7,150,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

ARC

Report Generated: 6/7/2024

FN-220

2050 MTP PROJECT FACT SHEET

Short Title: STATE BRIDGE ROAD WIDENING FROM KIMBALL BRIDGE ROAD TO MEDLOCK BRIDGE ROAD

GDOT Project No.: N/A

Federal ID No.: N/A

Status: Long Range

Service Type: Roadway / General Purpose Capacity

Sponsor: City of Johns Creek

Jurisdiction: Fulton County (North)

Analysis Level: In the Region's Air Quality Conformity Analysis

Existing Thru Lane: 4

Planned Thru Lane: 6

LCI: ☐

Flex: ☐

Network Year: 2030

Corridor Length: 3.5 miles

Detailed Description and Justification

This project will widen State Bridge Road from 4 to 6 lanes between Kimball Bridge and Medlock Bridge and may include improvements such as sidewalks, trails and landscaping.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
ALL	Local Jurisdiction/Municipality Funds		LR 2029-2030	**$8,000,000**	$0,000	$0,000	$0,000	$8,000,000
				$8,000,000	**$0,000**	**$0,000**	**$0,000**	**$8,000,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

ARC

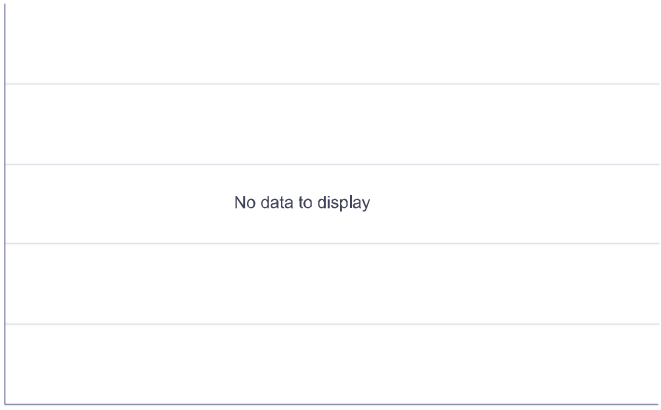
Report Generated: 6/7/2024

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
722010-	Fulton	SR 400 FROM SR 140/HOLCOMB BRIDGE RD TO MCFARLAND RD GRTA
Mgmt Let Date:	2005-08-19	This project adds lanes and a median barrier to the existing median of SR 400 from Holcomb Bridge Road to McFarland Road. One lane will be added northbound from Holcomb Bridge Road to Haynes Bridge Road. Two lanes will be added northbound from Haynes Bridge Road to Windward Parkway. One lane will be added northbound from Windward Parkway to McFarland Road. One lane will be added southbound from McFarland Road to Haynes Bridge Road. In addition, five locations have been identified where noise walls will be constructed. This project is part of the Governor's Fast Forward Program.

PROJ NO:	NH000-0056-01(059)	**SPONSOR:**	Georgia Regional Transportation Authority
MPO TIP#:	FN-AR-400A&B	**PROJ MGR:**	Richardson, Darrell
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	8.97	**CONG DIST:**	006, 009
TYPE WORK:	Widening	**HOUSE DIST:**	024, 047, 048, 049, 051
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	014, 021, 027
BIKE PROVISIONS INCLUDED?	N		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Engineering	2005	$2,977.92	Q05	AUTHORIZED
Construction	2006	$6,246,433.88	L240	AUTHORIZED
Construction	2006	$67,788,645.60	Q05	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date

Right of Way Acquisition Information:
Preliminary Parcel Count: **Total Parcel Count:** **Acquired by :** N/R

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0008444	Fulton	**SR 400 FROM CR 209/SPALDING DR TO CR 458/MCFARLAND ROAD**

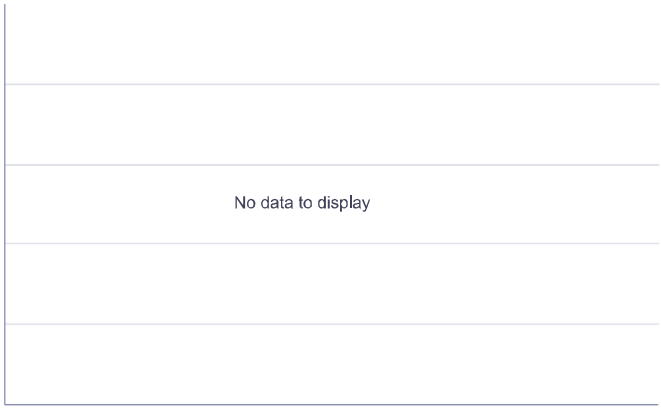
Mgmt Let Date:

Draft:

Flex Lane on ouside shoulders of SR 400 (1 in each direction) from Chatahoochee River to 285. When general purpose lanes drop to 35mph, the flex Lanes will be opened for general use.

PROJ NO:	CSNHS-0008-00(444)	**SPONSOR:**	GDOT
MPO TIP#:		**PROJ MGR:**	Lobdell, Michael A
MPO:	Atlanta TMA	**DOT DIST:**	1, 7
PROJ LENGTH (MI):	13.70	**CONG DIST:**	006
TYPE WORK:		**HOUSE DIST:**	024, 047, 048, 049, 051, 052
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	014, 021, 027
BIKE PROVISIONS INCLUDED?	N		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Construction	2052	$12,189,271.03	Y001	PRECST
Engineering	2052	$487,570.84	Y001	PRECST



Activity	Actual Start Date	Actual Finish Date

Right of Way Acquisition Information:

Preliminary Parcel Count: 0 **Total Parcel Count:** **Acquired by :** N/R

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0001757	Fulton	**SR 400 FM N SPRINGS MARTA STATION TO MCFARLAND RD-EXPRESS LN**

Mgmt Let Date:

Major Mobility Investment Program (MMIP); Design-Build-Finance delivery of SR 400, one of the most congested facilities in metro Atlanta. The addition of Express Lanes (EL) to this corridor will provide reliable trip times from I-285 to McFarland Road. The proposed Express Lanes will be constructed to directly connect to the the future I-285 Top End Express Lanes. This mobility enhancing project would consist of: · Two Express Lanes in each direction along SR 400 between the North Springs MARTA station and McGinnis Ferry Road. · One Express Lane in each direction from McGinnis Ferry Road to just north of McFarland Road. Intermediate access points to the ELs would be provided throughout the corridor.

PROJ NO:	MSL00-0001-00(757)	**SPONSOR:**	GDOT
MPO TIP#:	AR-ML-300	**PROJ MGR:**	James, Xavier Marcus
MPO:	Atlanta TMA	**DOT DIST:**	1, 7
PROJ LENGTH (MI):	16.00	**CONG DIST:**	006
TYPE WORK:	Managed Lanes	**HOUSE DIST:**	024, 047, 048, 049, 051, 052
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	014, 021, 027
BIKE PROVISIONS INCLUDED?	N		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Construction	2025	$72,990,000.00	BRT	AUTHORIZED
Right of Way	2019	$19,820,000.00	Z001	AUTHORIZED
Engineering	2010	$728,806.25	LY10S	AUTHORIZED
Engineering	2021	$4,250,000.00	Z001	AUTHORIZED
Right of Way	2023	$22,643,517.00	GRV-2	AUTHORIZED
Engineering	2018	$9,400,000.00	Z001	AUTHORIZED
Utility	2021	$25,650,000.00	HB170	AUTHORIZED
Right of Way	2021	$19,250,000.00	BRT	AUTHORIZED
Engineering	2020	0.00	BRT	AUTHORIZED
Construction	2025	$68,729,298.00	INFRA	AUTHORIZED
Engineering	2020	$2,400,000.00	Z001	AUTHORIZED
Engineering	2017	$5,000,000.00	HB170	AUTHORIZED
Construction	2030	$75,197,040.00	Y001	PRECST
Construction	2031	$60,000,000.00	HB170	PRECST
Construction	2023	$400,000.00	YS30	AUTHORIZED
Construction	2028	$365,066,262.00	Y001	PRECST
Engineering	2005	$461,217.80	Q05	AUTHORIZED
Engineering	2019	$17,400,000.00	Z001	AUTHORIZED
Engineering	2023	$4,700,000.00	Y001	AUTHORIZED
Construction	2031	$20,593,947.00	Y001	PRECST
Construction	2029	$236,682,583.00	PVT	PRECST
Engineering	2005	$8,538,782.20	L010	AUTHORIZED
Construction	2031	$160,800,052.00	PVT	PRECST
Construction	2022	$12,864,502.00	Z001	AUTHORIZED
Right of Way	2027	$15,356,483.00	Y001	PRECST
Construction	2026	$101,426,261.00	INFRA	PRECST
Construction	2030	$236,682,583.00	PVT	PRECST
Construction	2027	$236,935,484.00	Y001	PRECST
Construction	2025	$60,000,000.00	GRV-2	AUTHORIZED
Construction	2026	$66,271,123.00	PVT	PRECST
Right of Way	2025	$1,401,110.00	Y001	PRECST
Construction	2025	$60,000,000.00	GRB	AUTHORIZED
Construction	2027	$177,511,937.00	PVT	PRECST
Right of Way	2020	$26,000,000.00	GRV-1	AUTHORIZED
Right of Way	2021	$12,000,000.00	GRV-2	AUTHORIZED
Engineering	2011	$2,060,253.01	44220	AUTHORIZED
Construction	2029	$259,066,262.00	Y001	PRECST
Construction	2028	$236,682,583.00	PVT	PRECST
Engineering	2010	$171,095.00	HY10	AUTHORIZED
Construction	2024	$7,500,000.00	Y001	AUTHORIZED
Construction	2022	$60,000,000.00	INFRA	AUTHORIZED
Right of Way	2022	$18,500,000.00	GRV-2	AUTHORIZED
Construction	2022	$2,010,000.00	BRT	AUTHORIZED
Right of Way	2026	$30,000,000.00	Y001	PRECST
Construction	2026	$60,121,462.00	Y001	PRECST

PRECONSTRUCTION STATUS REPORT

Activity	Actual Start Date	Actual Finish Date

No data to display

Right of Way Acquisition Information:
Preliminary Parcel Count: **Total Parcel Count:** 168 **Acquired by :** DOT

AR-ML-300

2050 MTP PROJECT FACT SHEET

Short Title SR 400 EXPRESS LANES FROM NORTH SPRINGS MARTA STATION TO MCFARLAND ROAD

GDOT Project No. 0001757

Federal ID No. N/A

Status Programmed

Service Type Roadway / Express Lanes

Sponsor GDOT

Jurisdiction Regional - North

Analysis Level In the Region's Air Quality Conformity Analysis

Existing Thru Lane 0

Planned Thru Lane 4

LCI ☐

Flex ☐

Network Year 2030

Corridor Length 15.6 miles

Detailed Description and Justification

This project provides travel options and more reliable trip times by adding two new express lanes in each direction on SR 400 between the North Springs MARTA station and McGinnis Ferry Road and one express lane in each direction from McGinnis Ferry Road to McFarland Parkway. The SR 400 Express Lanes will be part of the larger Georgia Express Lanes network.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Interstate Maintenance	AUTH	2005	**$8,538,782**	~~$7,684,904~~	~~$853,878~~	~~$0,000~~	~~$0,000~~
PE	National Highway System	AUTH	2005	**$461,218**	~~$368,974~~	~~$92,244~~	~~$0,000~~	~~$0,000~~
PE	Federal Earmark	AUTH	2010	**$171,095**	~~$136,876~~	~~$34,219~~	~~$0,000~~	~~$0,000~~
PE	Federal Earmark Funding	AUTH	2010	**$728,806**	~~$583,045~~	~~$145,761~~	~~$0,000~~	~~$0,000~~
PE	SRTA Funds (44220)	AUTH	2011	**$2,060,253**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$2,060,253~~
PE	Transportation Funding Act (HB 170)	AUTH	2017	**$5,000,000**	~~$0,000~~	~~$5,000,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2018	**$9,400,000**	~~$7,520,000~~	~~$1,880,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2019	**$17,400,000**	~~$13,920,000~~	~~$3,480,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2020	**$2,400,000**	~~$1,920,000~~	~~$480,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2021	**$4,250,000**	~~$3,400,000~~	~~$850,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)		2024	**$700,000**	$560,000	$140,000	$0,000	$0,000
ROW	National Highway Performance Program (NHPP)	AUTH	2019	**$19,820,000**	~~$15,856,000~~	~~$3,964,000~~	~~$0,000~~	~~$0,000~~

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 6/7/2024

ROW	GARVEE Bonds (GRV-1)	AUTH	2020	**$26,000,000**	~~$0,000~~	~~$0,000~~	~~$26,000,000~~	~~$0,000~~
ROW	Bus Rapid Transit	AUTH	2021	**$19,250,000**	~~$0,000~~	~~$0,000~~	~~$19,250,000~~	~~$0,000~~
ROW	GARVEE Bonds (GRV-2)	AUTH	2021	**$12,000,000**	~~$0,000~~	~~$0,000~~	~~$12,000,000~~	~~$0,000~~
ROW	GARVEE Bonds (GRV-2)	AUTH	2022	**$18,500,000**	~~$0,000~~	~~$0,000~~	~~$18,500,000~~	~~$0,000~~
ROW	GARVEE Bonds (GRV-2)	AUTH	2023	**$38,000,000**	~~$0,000~~	~~$0,000~~	~~$38,000,000~~	~~$0,000~~
ROW	GARVEE Bonds (GRV-2)		2025	**$8,000,000**	$0,000	$0,000	$8,000,000	$0,000
ROW	National Highway Performance Program (NHPP)		2025	**$1,401,110**	$1,120,888	$280,222	$0,000	$0,000
ROW	GARVEE Bonds (GRV-2)		2026	**$2,000,000**	$0,000	$0,000	$2,000,000	$0,000
ROW	National Highway Performance Program (NHPP)		2026	**$30,000,000**	$24,000,000	$6,000,000	$0,000	$0,000
ROW	National Highway Performance Program (NHPP)		2027	**$15,356,483**	$12,285,186	$3,071,297	$0,000	$0,000
UTL	Transportation Funding Act (HB 170)	AUTH	2021	**$25,650,000**	~~$0,000~~	~~$25,650,000~~	~~$0,000~~	~~$0,000~~
CST	Local Jurisdiction/Municipality Funds	AUTH	2021	**$214,286**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$214,286~~
CST	Bus Rapid Transit	AUTH	2022	**$2,010,000**	~~$0,000~~	~~$0,000~~	~~$2,010,000~~	~~$0,000~~
CST	INFRA Discretionary Grants	AUTH	2022	**$60,000,000**	~~$48,000,000~~	~~$12,000,000~~	~~$0,000~~	~~$0,000~~
CST	Local Jurisdiction/Municipality Funds	AUTH	2022	**$12,075,226**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$12,075,226~~
CST	National Highway Performance Program (NHPP)	AUTH	2022	**$12,864,502**	~~$10,291,602~~	~~$2,572,900~~	~~$0,000~~	~~$0,000~~
CST	Highway Safety Improvement Program (HSIP)	AUTH	2023	**$400,000**	~~$360,000~~	~~$40,000~~	~~$0,000~~	~~$0,000~~
CST	National Highway Performance Program (NHPP)	AUTH	2023	**$4,000,000**	~~$3,200,000~~	~~$800,000~~	~~$0,000~~	~~$0,000~~
CST	National Highway Performance Program (NHPP)		2024	**$3,500,000**	$2,800,000	$700,000	$0,000	$0,000
CST	Bus Rapid Transit		2025	**$75,000,000**	$0,000	$0,000	$75,000,000	$0,000
CST	GARVEE Bonds (GRV-2)		2025	**$60,000,000**	$0,000	$0,000	$60,000,000	$0,000
CST	GRB BONDS (Guaranteed Revenue)		2025	**$60,000,000**	$0,000	$0,000	$60,000,000	$0,000
CST	INFRA Discretionary Grants		2025	**$68,729,298**	$54,983,438	$13,745,860	$0,000	$0,000
CST	National Highway Performance Program (NHPP)		2025	**$102,500,000**	$82,000,000	$20,500,000	$0,000	$0,000
CST	Bus Rapid Transit		2026	**$12,700,000**	$0,000	$0,000	$12,700,000	$0,000
CST	GRB BONDS (Guaranteed Revenue)		2026	**$14,000,000**	$0,000	$0,000	$14,000,000	$0,000
CST	INFRA Discretionary Grants		2026	**$101,426,261**	$81,141,009	$20,285,252	$0,000	$0,000
CST	National Highway Performance Program (NHPP)		2026	**$60,121,461**	$48,097,169	$12,024,292	$0,000	$0,000
CST	Private Financing		2026	**$66,271,123**	$0,000	$0,000	$66,271,123	$0,000
CST	Bus Rapid Transit		2027	**$27,050,000**	$0,000	$0,000	$27,050,000	$0,000
CST	GRB BONDS (Guaranteed Revenue)		2027	**$13,000,000**	$0,000	$0,000	$13,000,000	$0,000
CST	Local Jurisdiction/Municipality Funds		2027	**$15,971,428**	$0,000	$0,000	$0,000	$15,971,428
CST	National Highway Performance Program (NHPP)		2027	**$236,935,484**	$189,548,387	$47,387,097	$0,000	$0,000
CST	Private Financing		2027	**$177,511,937**	$0,000	$0,000	$177,511,937	$0,000
CST	Bus Rapid Transit		2028	**$26,240,000**	$0,000	$0,000	$26,240,000	$0,000
CST	National Highway Performance Program (NHPP)		2028	**$365,066,261**	$292,053,009	$73,013,252	$0,000	$0,000
CST	Private Financing		2028	**$236,682,583**	$0,000	$0,000	$236,682,583	$0,000
CST	General Federal Aid 2029-2050		LR 2029-2030	**$334,263,301**	$267,410,641	$66,852,660	$0,000	$0,000
CST	Private Financing		LR 2029-2030	**$473,365,166**	$0,000	$0,000	$473,365,166	$0,000
CST	General Federal Aid 2029-2050		LR 2031-2033	**$20,593,947**	$16,475,158	$4,118,789	$0,000	$0,000

CST	Private Financing		LR 2031-2033	**$160,800,052**	$0,000	$0,000	$160,800,052	$0,000
CST	Transportation Funding Act (HB 170)		LR 2031-2033	**$60,000,000**	$0,000	$60,000,000	$0,000	$0,000
				$3,130,380,063	**$1,185,716,286**	**$385,961,723**	**$1,528,380,861**	**$30,321,193**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

GDOT Intersection Control Evaluation (ICE)

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.3| Revised 11/13/2023

GDOT PI#:		Request By:			
County:	Fulton	GDOT District: 7 - Metro Atlanta			
Major Road:	SR 120	Road Class:	Principal Arterial	Speed Limit:	45 mph
Crossing Road:	Brookside/CotnC	Road Class:	Local	Speed Limit:	35 mph
Major Rd Direction:	East/West	Area Type:	Suburb/Transition		
Intersection Control:	Signal (turn lanes on mainline)			Project ID:	
Prepared By:	Kimley-Horn			Date:	
Project Purpose:	Evaluate intersection alternatives for DRI				

APPROACH SPLITS:

SR 120: 94%

Brookside/CotnC: 6%

2024 EXISTING YEAR VOLUMES

				48 (22) [1800]							
				(0)	(2)	(2)	(18)				
				2	22	3	23				
				Peds				Peds	3	(0)	
1692 (1934) [48400]	(60)	90			2024 Intersection Daily Entering Volume (est): 49,550				6	(14)	
	(1825)	1,416							2,120	(1755)	
	(49)	186							30	(23)	2156 (1792) [45600]
	(0)	3		Peds				Peds			
					40	1	1	2			
					(145)	(2)	(9)	(0)			
					42 (156) [3300]						

SB Brookside/CotnC; WB SR 120; EB SR 120; NB Brookside/CotnC

PEAK HR % TRUCKS:

EB	WB	NB	SB
2%	2%	2%	9%

Existing Data Year:	2024
Project Opening Year:	2029
Project Design Year:	2046
Annual Growth Rate:	1.0%
K Factor*:	8%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

2029 OPENING YEAR VOLUMES

				727 (667) [17400]							
				(0)	(78)	(231)	(358)				
				0	62	230	435				
				Peds				Peds	5	(0)	
1521 (1038) [31500]	(33)	46			2029 Intersection Daily Entering Volume (est): 52,150				292	(431)	
	(918)	1,347							818	(1306)	
	(87)	128							211	(152)	1321 (1889) [42300]
	(0)	5		Peds				Peds			
					76	194	196	0			
					(99)	(261)	(219)	(0)			
					466 (579) [13100]						

SB Brookside/CotnC; WB SR 120; EB SR 120; NB Brookside/CotnC

2046 DESIGN YEAR VOLUMES

				60 (20) [2200]							
				(0)	(0)	(0)	(20)				
				0	25	5	30				
				Peds				Peds	5	(0)	
2100 (2405) [60200]	(75)	110			2046 Intersection Daily Entering Volume (est): 61,500				5	(15)	
	(2270)	1,760							2,640	(2185)	
	(60)	230							35	(30)	2680 (2230) [56600]
	(0)	5		Peds				Peds			
					50	0	0	0			
					(180)	(0)	(10)	(0)			
					50 (190) [4000]						

SB Brookside/CotnC; WB SR 120; EB SR 120; NB Brookside/CotnC

LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: 1) the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; 2) the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "Waiver" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1 Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2 Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

GDOT PI #	
Project Location:	SR 120 @ Brookside/CotnC
Existing Control:	Signal (turn lanes on mainline)
Prepared by:	Kimley-Horn
Date:	

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	Screening Decision Justification:
Unsignalized Intersections	Conventional (Minor Stop)	No	No	No	No	No	No	No	There is already a multiphase traffic signal at this intersection.
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	There is already a multiphase traffic signal at this intersection.
	Mini Roundabout	No	No	No	No	No	No	No	Does not serve existing roadway and traffic conditions
	Single Lane Roundabout	No	No	No	No	No	No	No	Does not serve existing roadway and traffic conditions
	Multilane Roundabout	No	Yes	No	No	No	No	No	Does not allign with PI #0017187 road widening geometry
	RCUT (stop control)	No	Yes	Yes	No	No	No	No	Does not serve existing roadway and traffic conditions
	RIRO w/down stream U-Turn	No	Yes	Yes	No	No	No	No	Does not serve existing roadway and traffic conditions
	High-T (unsignalized)	No	No	No	No	No	No	No	Not a T intersection
	Offset-T Intersections	No	No	No	No	No	No	No	Not a T intersection
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other unsignalized (provide description):	No	No	No	No	No	No	No	
Signalized Intersections	Traffic Signal	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Existing condition
	Median U-Turn (Indirect Left)	No	Yes	Yes	No	No	No	No	Does not serve existing roadway and traffic conditions
	RCUT (signalized)	No	Yes	Yes	No	No	No	No	Does not serve existing roadway and traffic conditions
	Displaced Left Turn (CFI)	No	No	No	Yes	No	No	No	Feasibility limited by ROW constraints
	Continuous Green-T	No	No	No	No	No	No	No	Not a T intersection
	Jughandle	No	No	No	Yes	No	No	No	Sufficient ROW unavailable
	Quadrant Roadway	No	No	No	Yes	No	No	No	Sufficient ROW unavailable
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an interchange
	Add LT Lanes on Brookside Pkwy No RT Lane Improvements	Yes	No	No	Yes	Yes	Yes	Yes	Potential alternative (Separate NBL lane)
	Other Signalized (provide description):	No	No	No	No	No	No	No	

= Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.3| Revised 11/13/2023

GDOT PI#:		Request By:			
County:	Fulton	GDOT District: 7 - Metro Atlanta			
Major Road:	SR 120	Road Class:	Principal Arterial	Speed Limit:	45 mph
Crossing Road:	Brookside/Vista	Road Class:	Local	Speed Limit:	35 mph
Major Rd Direction:	East/West	Area Type:	Suburb/Transition		
Intersection Control:	Signal (turn lanes on mainline)			Project ID:	
Prepared By:	Kimley-Horn			Date:	
Project Purpose:	Evaluate intersection alternatives for DRI				

APPROACH SPLITS:

SR 120: 94%

Brookside/Vista: 6%

PEAK HR % TRUCKS:

EB	WB	NB	SB
2%	2%	2%	9%

Existing Data Year:	2024
Project Opening Year:	2029
Project Design Year:	2046
Annual Growth Rate:	1.0%
K Factor*:	8%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

2024 EXISTING YEAR VOLUMES

SB Brookside/Vista: 90 (49) [1800]

(2)	(22)	(5)	(22)
0	66	1	23

WB SR 120: 2234 (1765) [47100]

1	(2)	
11	(18)	
2,109	(1692)	
114	(55)	

EB SR 120: 1463 (1970) [47100]

(63)	37	
(1882)	1,380	
(25)	46	
(2)	1	

2024 Intersection Daily Entering Volume (est): 49,700

9	6	23	0
(86)	(4)	(97)	(2)

NB Brookside/Vista: 38 (187) [3400]

2029 OPENING YEAR VOLUMES

SB Brookside/Vista: 727 (667) [17400]

(0)	(78)	(231)	(358)
0	62	230	435

WB SR 120: 1321 (1889) [42300]

0	(0)	
292	(431)	
818	(1306)	
211	(152)	

EB SR 120: 1521 (1038) [31500]

(33)	46	
(918)	1,347	
(87)	128	
(0)	0	

2029 Intersection Daily Entering Volume (est): 52,150

76	194	196	0
(99)	(261)	(219)	(0)

NB Brookside/Vista: 466 (579) [13100]

2046 DESIGN YEAR VOLUMES

SB Brookside/Vista: 110 (55) [2200]

(0)	(25)	(5)	(25)
0	80	0	30

WB SR 120: 2780 (2195) [58500]

0	(0)	
15	(20)	
2,625	(2105)	
140	(70)	

EB SR 120: 1815 (2450) [58600]

(80)	45	
(2340)	1,715	
(30)	55	
(0)	0	

2046 Intersection Daily Entering Volume (est): 61,750

10	5	30	0
(105)	(5)	(120)	(0)

NB Brookside/Vista: 45 (230) [4200]

LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

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Requirements An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: 1) the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; 2) the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "Waiver" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

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Stage 2 Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

GDOT PI #	
Project Location:	SR 120 @ Brookside/Vista
Existing Control:	Signal (turn lanes on mainline)
Prepared by:	Kimley-Horn
Date:	

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	Screening Decision Justification:
Unsignalized Intersections	Conventional (Minor Stop)	No	No	No	No	No	No	No	There is already a multiphase traffic signal at this intersection.
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	There is already a multiphase traffic signal at this intersection.
	Mini Roundabout	No	No	No	No	No	No	No	Does not serve existing roadway and traffic conditions
	Single Lane Roundabout	No	No	No	No	No	No	No	Does not serve existing roadway and traffic conditions
	Multilane Roundabout	No	Yes	No	No	No	No	No	Does not allign with PI #0017187 road widening geometry
	RCUT (stop control)	No	Yes	Yes	No	No	No	No	Significant left turn volume and few alternative routes
	RIRO w/down stream U-Turn	No	Yes	Yes	No	No	No	No	Significant left turn volume and few alternative routes
	High-T (unsignalized)	No	No	No	No	No	No	No	Not a T intersection
	Offset-T Intersections	No	No	No	No	No	No	No	Not a T intersection
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other unsignalized (provide description):	No	No	No	No	No	No	No	
Signalized Intersections	Traffic Signal	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Existing condition
	Median U-Turn (Indirect Left)	No	Yes	Yes	No	No	No	No	Does not serve existing roadway and traffic conditions
	RCUT (signalized)	No	Yes	Yes	No	No	No	No	Does not serve existing roadway and traffic conditions
	Displaced Left Turn (CFI)	No	No	No	Yes	No	No	No	Feasibility limited by ROW constraints
	Continuous Green-T	No	No	No	No	No	No	No	Not a T intersection
	Jughandle	No	No	No	Yes	No	No	No	Sufficient ROW unavailable
	Quadrant Roadway	No	No	No	Yes	No	No	No	Sufficient ROW unavailable
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other Signalized (provide description):	No	No	No	No	No	No	No	

☐ = Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: May 18, 2026

AGENDA ITEM: PH-26-09 ALPHARETTA 2045 COMPREHENSIVE PLAN - TRANSMITTAL HEARING

Consideration of the draft Alpharetta 2045 Comprehensive Plan. State regulations require that community comprehensive plans be prepared, adopted, and updated on a regular basis in order to ensure compliance with regional plans and maintain eligibility for grants and other funding. The current comprehensive plan, Horizon 2040 Comprehensive Plan, was adopted in 2021. The Alpharetta 2045 Comprehensive Plan was prepared under the direction of MKSK with the plan kickoff in August 2025. Community meetings and online surveys were conducted to solicit feedback from the community on needs and opportunities and Plan themes. In addition, MKSK held several Stakeholder and Steering Committee meetings to support the community outreach process, solicit general feedback, and plan development. The public hearings associated with the transmittal of the Alpharetta 2045 Comprehensive Plan to DCA and ARC are also meant to provide the community with an opportunity to review and comment on the draft plan. The plan will be updated based on public comments prior to transmittal.

This item was considered at the May 7, 2026 Planning Commission meeting. There were no public comments. After discussion, the Planning Commission recommended approval. Vote 7-0.

ITEM DESCRIPTION:

The community identified four (4) themes or areas of focus, which included Growth Management; North Point; Economic Resilience and Office; and Parks, Trails, Open Spaces and Trees. New and amended policies and strategies were developed based on the four (4) themes. Changes to the Future Land Use Map include approved comprehensive land use plan amendments over the last 5 years, the Windward Plaza area (Windward Pkwy, Deerfield Pkwy, and Old Morris Road) changed from 'Commercial' to 'Mixed Use' as recommended in the Windward LCI, and the Terraces at Windward (Windward Pkwy, Market Place, and Big Creek Greenway) changed from 'Commercial' and 'Corporate Office' to 'Mixed Use'. Five (5) focus areas have been identified and added to the future land use map, including North Point, Windward, Great Oaks/Royal 400, Brookside, and Downtown. The Short-Term Work Program was also updated to reflect completed projects and new projects identified in planning studies adopted since the last comprehensive plan update in 2021.

ATTACHMENTS:

- Alpharetta 2045 Comprehensive Plan (draft)
- Transmittal Resolution

HORIZON 2045
ALPHARETTA
COMPREHENSIVE PLAN

Horizon 2045 - Comprehensive Plan

City of Alpharetta, Georgia

DRAFT

5.07.26

Acknowledgments

The City of Alpharetta extends sincere ***appreciation to the many residents whose participation, thoughtful feedback, and continued engagement helped shape this Comprehensive Plan****. Public input through surveys, meetings, workshops, and conversations provided essential perspective on the values and priorities that define the community. The plan was further strengthened through the contributions of elected officials, civic organizations, developers, business leaders, and other stakeholders whose expertise helped ground the vision in both local experience and practical opportunity.*

Mayor & City Council

Jim Gilvin — Mayor
Dan Merkel — Mayor Pro Tem - Post 6
T. Kirk Driskell — City Council - Post 1
Katie Reeves — City Council - Post 2
Douglas J. Derito — City Council - Post 3
John Hipes — City Council - Post 4
Fergal Brady — City Council - Post 5

Planning Commission

Francis Kung'u — Chair
Jill Reynolds — Vice Chair
DC Aiken — Commissioner
Dennis Mitchell — Commissioner
Karen Richard — Commissioner
William Perkins — Commissioner
Todd Stratton — Commissioner
Valerie Manley — Alternate
Chris Godfrey —Alternate

City Staff

Kathi Cook — Community Development Director
Michael Woodman — Planning And Development Services Manager
Brian Borden — Development & Planning Manager
Joel Carnow —GIS Specialist/Special Projects Planner
Elicia Taylor — Planning & Zoning Coordinator
Erin Cobb — Administrative Office Coordinator

Steering Committee

Anna Kim — Mayor's Youth Council
Carrie Gibson — NELSON/Westside Commons
Charlie Jewell — City of Alpharetta Economic Development Director
Craig Reynolds — Park Brooke
Herb Velazquez — Broadwell Oaks
Jack Murphy — North Fulton Improvement Network
Kelly Howard — Atley
Matt Parker — Alpha Loop Foundation
Paige Ledgerwood — Eastgate
Sabine Genet — Cultural Arts Commission/Fairfax

Stakeholders

The Comprehensive Plan was strengthened through input from a wide range of stakeholders, including civic organizations, developers, homebuilders, office and retail professionals, and community leaders who contributed practical insight to the city's long-term vision.

Consultants

MKSK

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Process & Goals

The 2045 Comprehensive Plan is Alpharetta's community-driven blueprint for managing growth, preserving quality of life, and investing wisely for the next two decades

The 2045 Comprehensive Plan is a 10-month community-driven process designed to establish Alpharetta's long-range vision for growth, investment, and quality of life over the next two decades. The effort combines technical analysis, public engagement, stakeholder interviews, Steering Committee guidance, and coordination with recent planning initiatives to ensure the plan reflects current trends, community priorities, and the practical decisions the City will face in the years ahead.

A strong Comprehensive Plan provides more than state compliance because it creates a clear and shared roadmap that helps improve quality of life, establish a common vision for the future, protect private property rights, encourage and support economic development, and provide greater certainty around development decisions. By integrating recent planning efforts such as the North Point Framework Plan, Windward/Highway 9 Strategic Master Plan, South Main LCI, and the Brookside Small Area Plan, the 2045 Comprehensive Plan Update positions Alpharetta to make coordinated land use, mobility, housing, and investment decisions with confidence and consistency for years to come.

Goals

Guide growth through 2045

Set a clear framework for land use, housing choices, mobility, economic vitality, and everyday quality of life.

+

Integrate recent initiatives

Align recommendations from the North Point Framework Plan, Windward/Hwy 9 Strategic Plan, South Main LCI, Brookside Small Area Plan into one coherent roadmap.

+

Meet state requirements

Complete the Georgia DCA five-year update to maintain *Qualified Local Government (QLG)* status—and keep Alpharetta eligible for key state and federal funding.

Process & Goals

A focused update that builds on Horizon 2040 while clarifying how a Comprehensive Plan guides future decisions

Rather than starting from scratch, the 2045 Comprehensive Plan Update builds from the strong foundation established by the existing Horizon 2040 Comprehensive Plan, carrying forward policies and direction that remain relevant while refreshing research, public input, and priorities shaped by recent planning work. This lighter-touch approach allows Alpharetta to respond to evolving conditions, new opportunities, and community sentiment while maintaining continuity in the City's long-range vision for growth, investment, and quality of life.

As a high-level policy document, a Comprehensive Plan helps guide where growth should occur, how transportation and housing choices are considered, and how public investments align with long-term goals. At the same time, it does not dictate private market outcomes, control land values, or determine specific development decisions on individual properties. Instead, it provides a shared framework that informs future rezonings, capital improvements, and policy choices while giving residents, property owners, and decision-makers greater clarity about the City's direction.

What This Plan Aims to Do:

While it cannot control every outcome, the comprehensive plan shapes policies and investments that influence how Alpharetta grows -- supporting mobility, housing choice, economic vitality, and the community's high quality of life.

What a Comprehensive Plan Can Do

Guide Where Growth Happens
Identify areas best suited for housing, jobs, and redevelopment.

Improve Transportation Options
Support walkability, trails, and connections that reduce reliance on driving.

Encourage Diverse Housing Types
Promote housing options for different life stages and income levels.

What a Comprehensive Plan Cannot Do

Control Land Values or Market Prices
The City cannot set housing prices or dictate land values.

Dictate Regional Traffic Patterns
Many traffic conditions are influenced by regional growth and commuting patterns.

Make Private Development Decisions
Property owners make development decisions, while the City helps guide outcomes.

Unlike a full rewrite, a **Comprehensive Plan *Update*** builds on the existing plan while refreshing research, responding to emerging trends, and incorporating community priorities that have evolved since the last adoption.

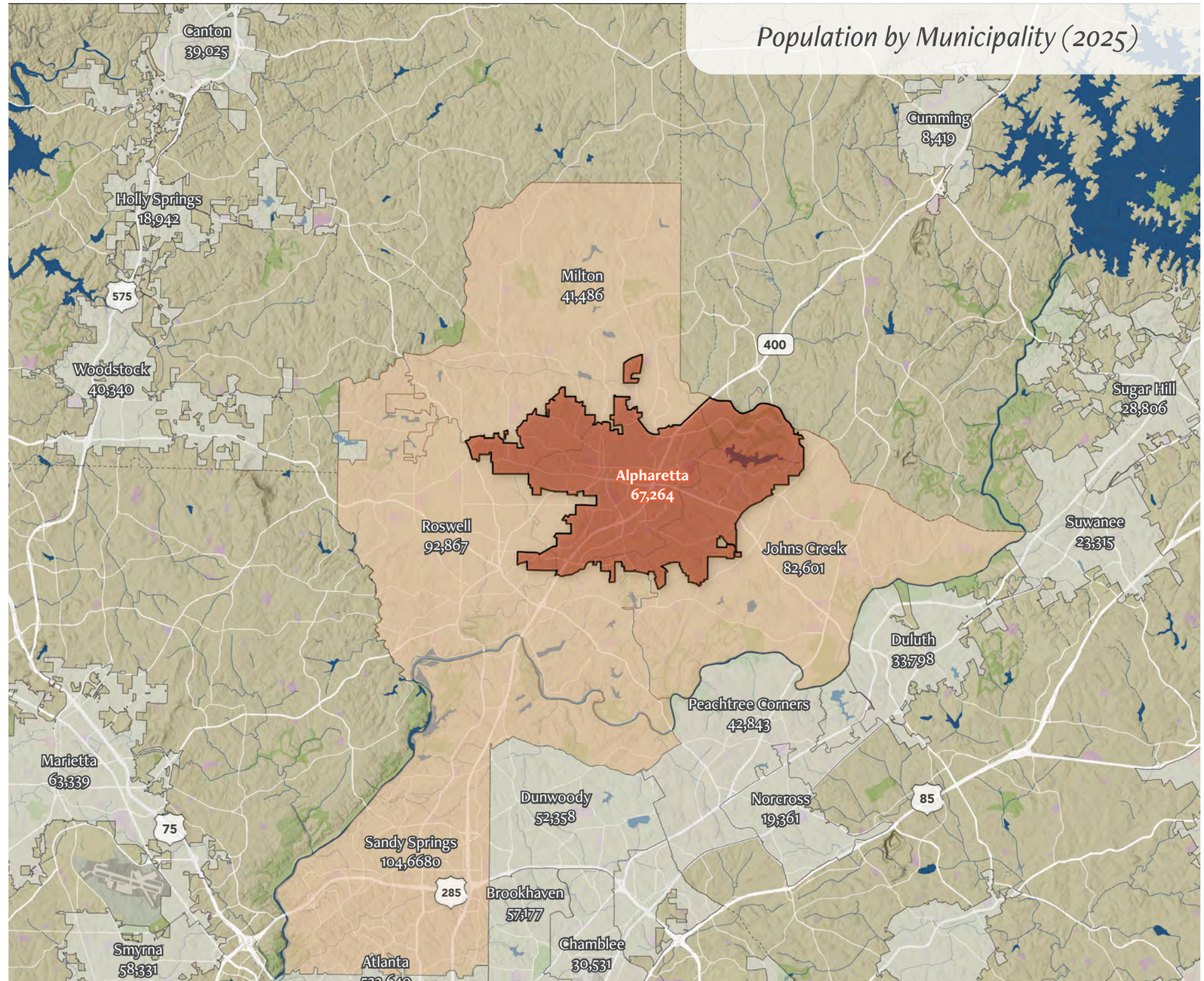
Existing Conditions & Trends

Regional Growth

Alpharetta Is a Central Hub in a Growing and Dynamic Region

Alpharetta sits at the geographic and functional heart of North Fulton, positioned among some of the region's largest and fastest-growing communities. While nearby neighbors such as Roswell and Johns Creek have larger populations, Alpharetta plays a uniquely central role in the area due to its concentration of jobs, destinations, and civic amenities. Located along the GA 400 corridor and easily accessible from surrounding cities, Alpharetta functions as a key hub for employment, dining, entertainment, and community life, giving it an influence that extends well beyond its city limits.

More broadly, Alpharetta is embedded within a rapidly growing northern Atlanta region that includes other municipalities such as Milton, Sandy Springs, Dunwoody, Duluth, Suwanee, and Peachtree Corners. Together, these communities form one of metro Atlanta's most dynamic and desirable areas, shaped by continued population growth, economic investment, and evolving development patterns. As this north metro corridor continues to mature, Alpharetta's central location positions it to both benefit from and help shape regional growth, serving as a connective focal point within North Fulton and the broader metro area.



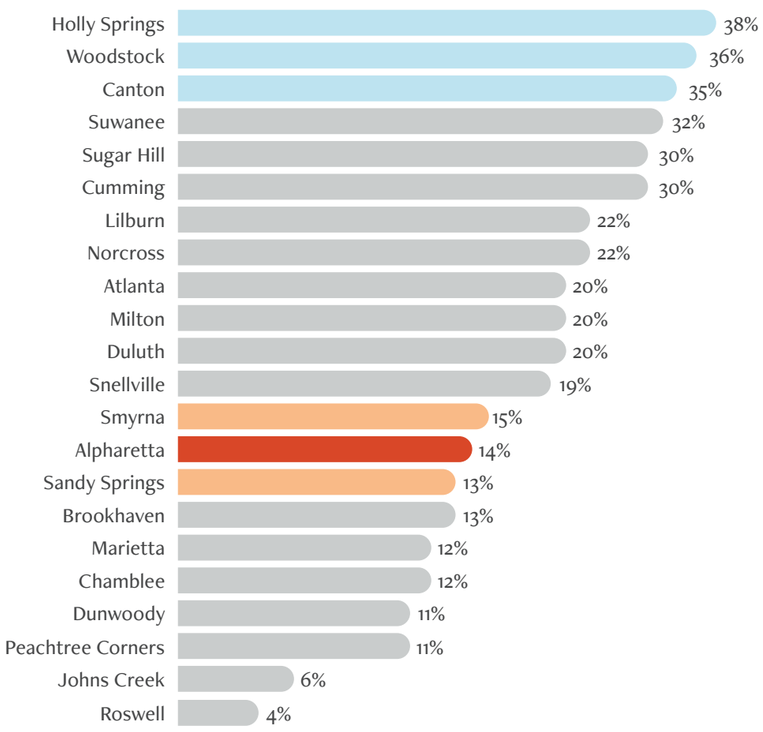
Source: Esri, ACS

Regional Growth

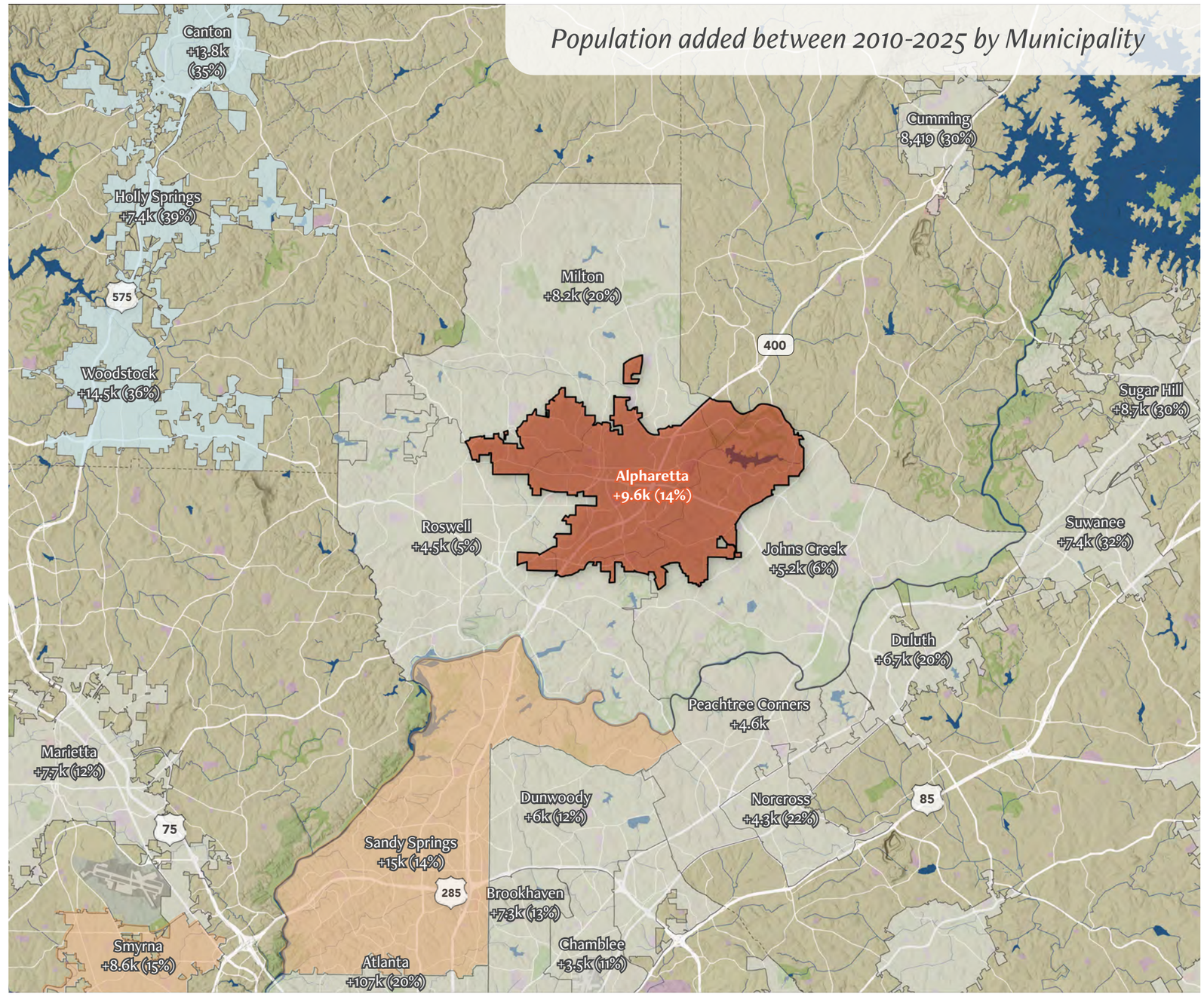
Alpharetta Is a Central Hub in a Growing and Dynamic Region

Over the past 15 years, Alpharetta's population has grown by nearly 10,000 residents, an increase of roughly 14 percent since 2010 that reflects steady growth within an already largely built-out community. While Alpharetta's growth has been noteworthy, the largest percentage increases in the north metro region have occurred in municipalities to the north and west in Cherokee County, where greenfield development opportunities remain more plentiful. Communities such as Woodstock, Holly Springs, and Canton have experienced the highest relative growth rates during this period, underscoring the continued outward expansion of the northern Atlanta metro area.

Percent Population Growth (2010- 2025)



Population added between 2010-2025 by Municipality

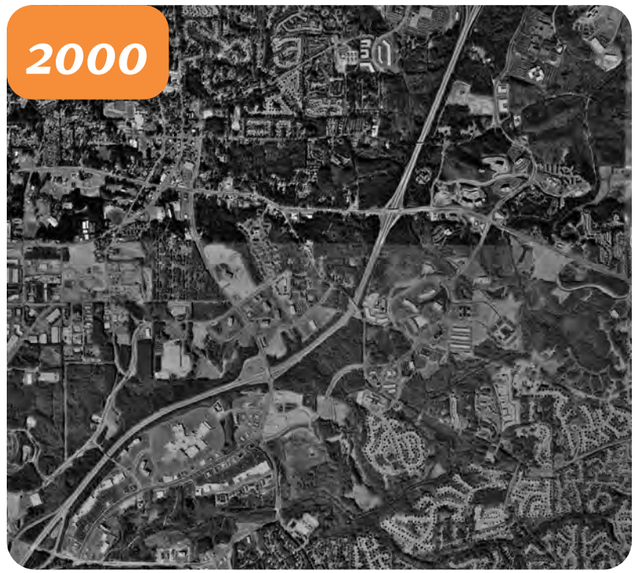


Source: Esri, ACS

How has Alpharetta Changed in the Last 25 Years?

Community Statistics

Source: Esri, Census, ACS



Population	34,611
Households	13,705
Average Household Size	2.95
Median Household Income	71,207
% Labor in Force	77 %
Median Age	33.4
% Foreign Born	11.7%
Median Home Value	226,300
Number of Jobs	59,378
% Bachelors degree or higher	25%

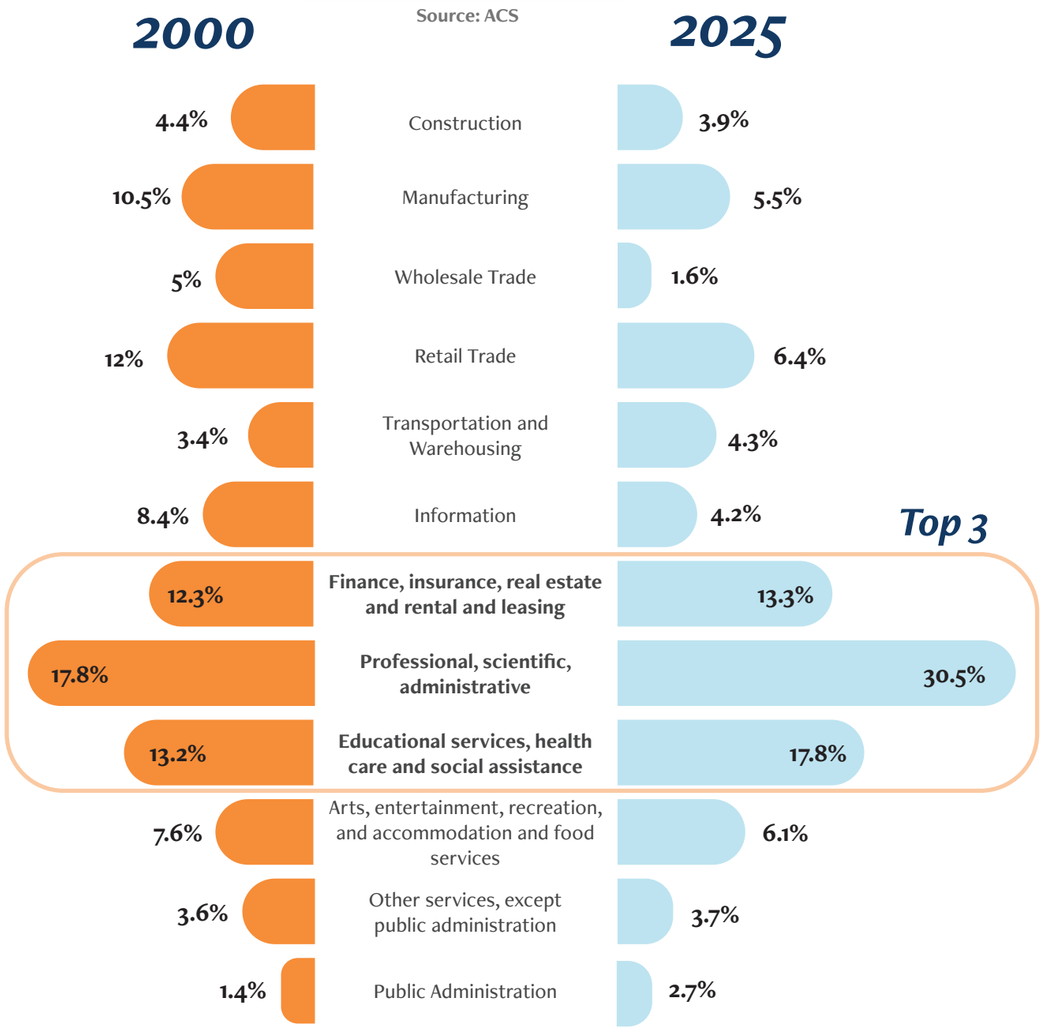
Population	67,264
Households	27,878
Average Household Size	2.58
Median Household Income	160,154
% Labor in Force	72%
Median Age	41.0
% Foreign Born	25%
Median Home Value	628,317
Number of Jobs	111,877
% Bachelors degree or higher	71%

How has Alpharetta Changed in the Last 25 Years?

Economy & Employment

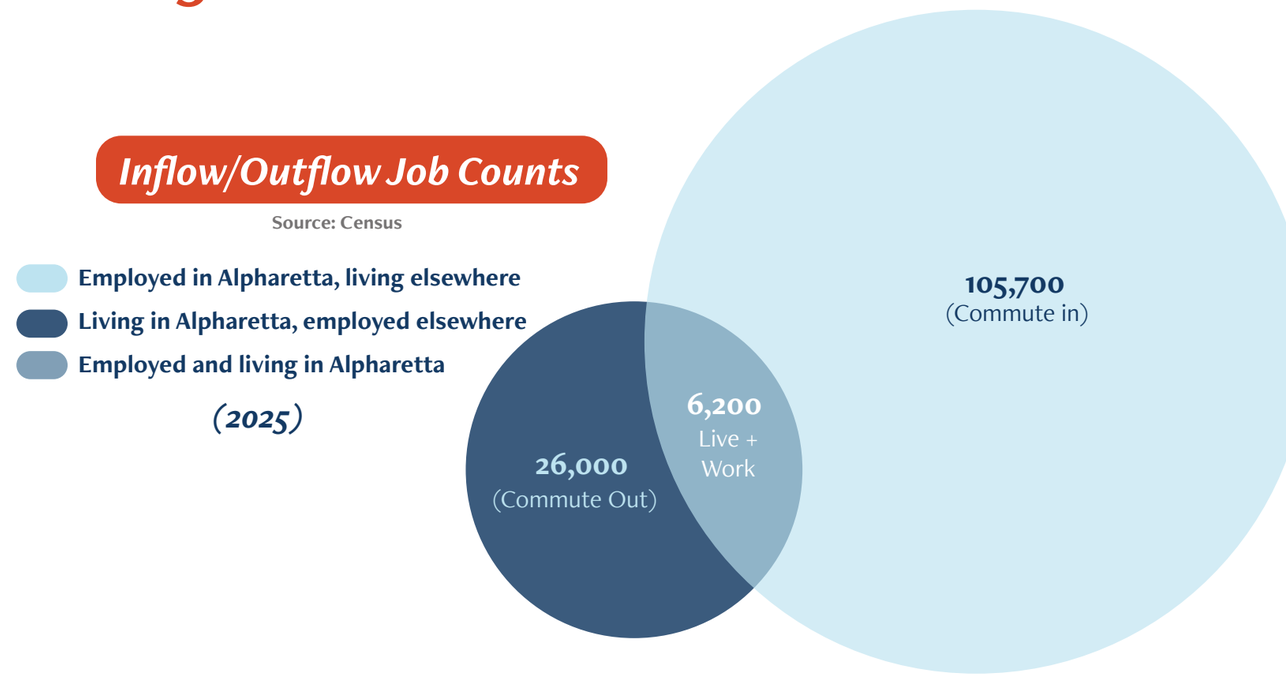
Industry

Source: ACS



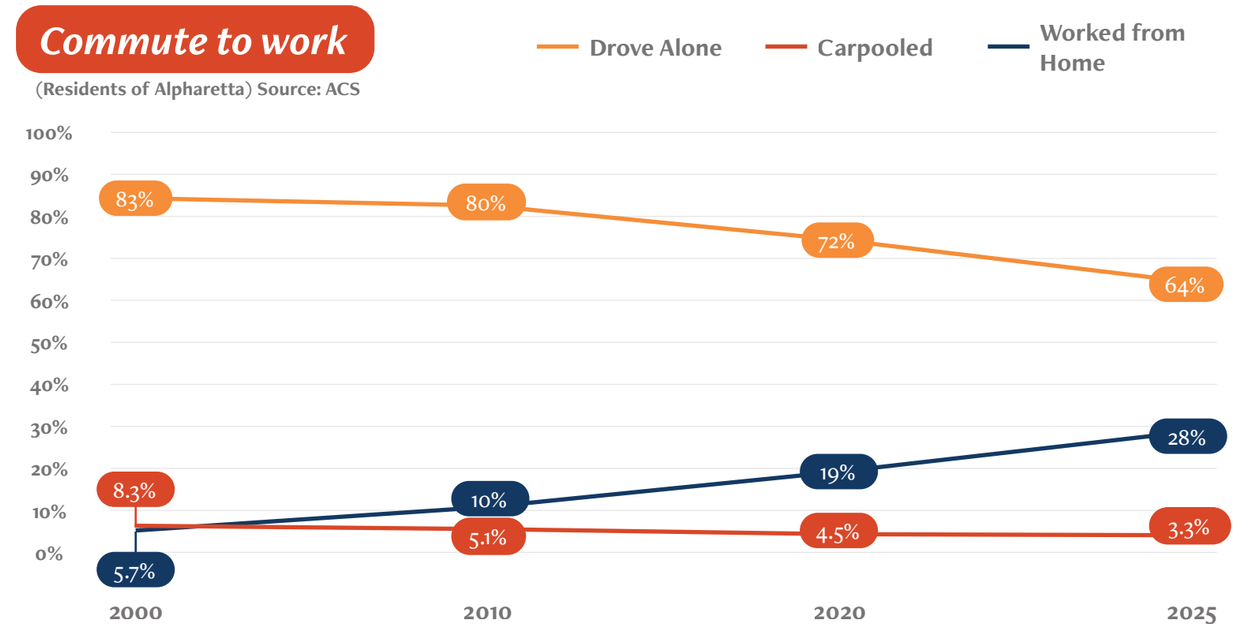
Inflow/Outflow Job Counts

Source: Census



Commute to work

(Residents of Alpharetta) Source: ACS

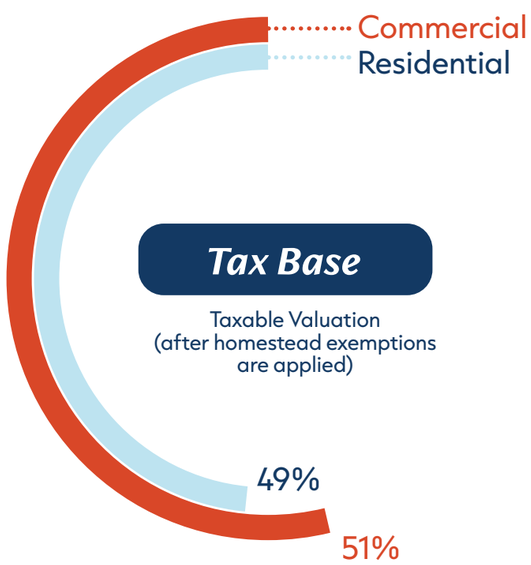


Economy & Employment

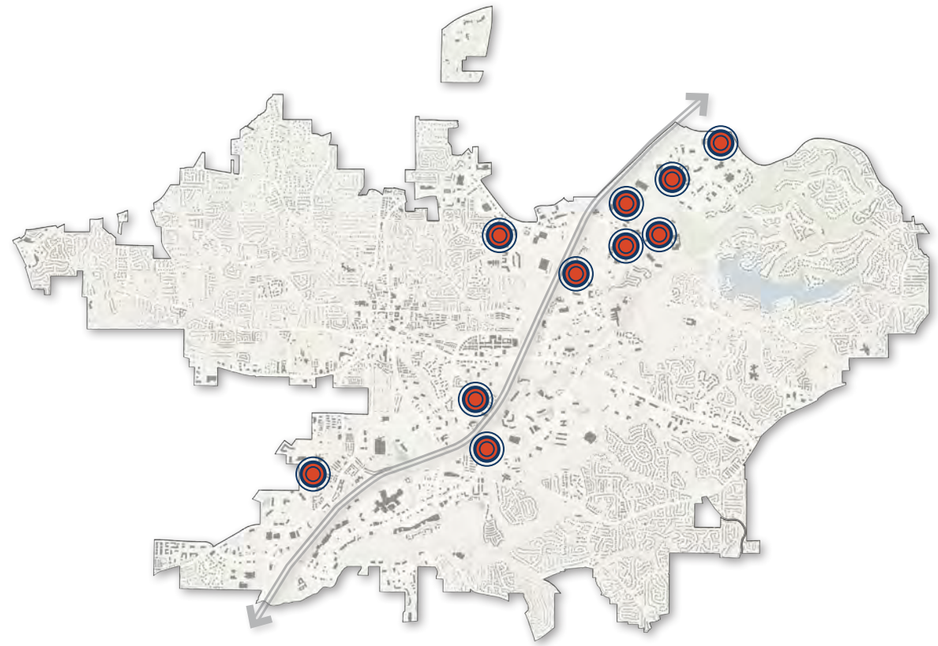
Alpharetta as an Anchor of Regional Economic Activity

Alpharetta serves as a major employment center within North Fulton, with a diverse economic base that includes corporate offices, healthcare, technology, professional services, and retail. The city has a particularly strong concentration of professional, scientific, and administrative employment, which contributes to its high inventory of office space and the continued demand for employment-oriented development. Together, these factors underscore Alpharetta's long-standing role as a place to do business and a key driver of regional economic activity.

This concentration of jobs shapes how Alpharetta functions within the broader region, influencing daily activity, travel patterns, and demand for housing and services. As the city continues to mature, these economic characteristics provide context for future land use patterns, redevelopment activity, and transportation needs.



Source: City of Alpharetta 2025 Financial Report



Top 10 Employers

ADP	4,000
Morgan Stanley	2,500
Equifax	2,100
Jackson Healthcare	2,000
Fiserv	1,907
UPS Supply Chain Solutions	1,200
Verizon	1,200
LexisNexis Risk Solutions	1,200
Change Healthcare	1,000
Delta Dental	1,000

Source: City of Alpharetta

City	Alpharetta	Sandy Springs	Roswell	Johns Creek	Milton
Office Inventory (In millions of square feet)	20.1m	22.6m	4.3m	2.8m	1.8m
Jobs to Housing Ratio	3.0	2.1	1.3	0.9	0.8

Why does Jobs to Housing Ratio Matter?

A 3:1 jobs-to-housing ratio reflects Alpharetta's strong economy and role as a regional employment center, while also indicating that job growth has exceeded the pace of housing development. This dynamic shapes housing demand, travel patterns, and long-term workforce considerations across the city and surrounding communities.

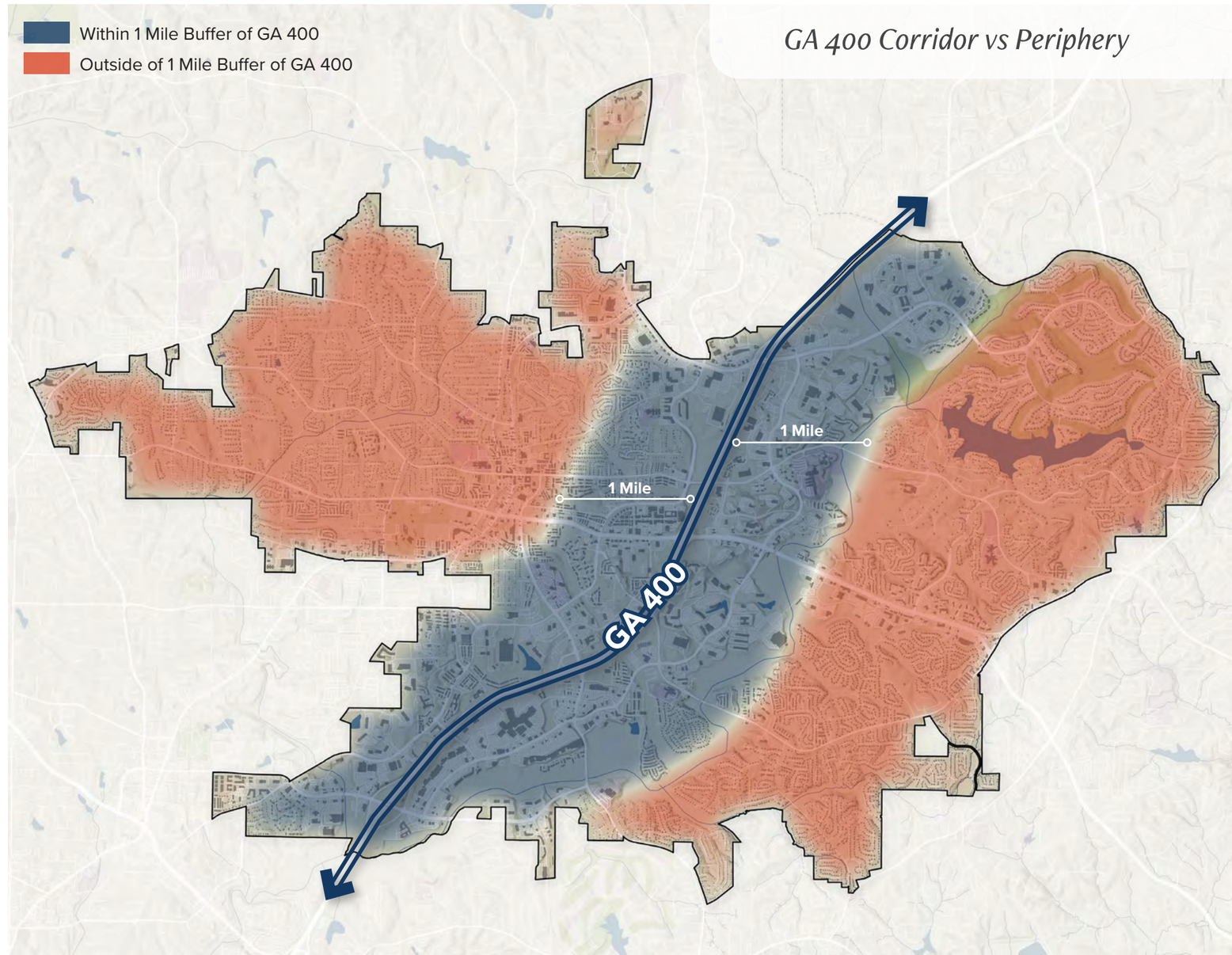
GA 400 Corridor

An Economic Engine and where Alpharetta's Regional Role Differs from Its Suburban Fabric

GA 400 serves as Alpharetta's primary economic and mobility spine, shaping how the city functions within the broader North Fulton and metro Atlanta region. Development along the corridor has historically attracted employment-intensive uses that benefit from regional access and visibility, including corporate offices, healthcare, and large mixed-use activity centers. As a result, the corridor supports a level of daily activity and employment density that differs from other parts of the city, reinforcing its role as Alpharetta's central employment framework.

The physical form and feel of the GA 400 corridor reflect this function. Buildings tend to be larger in scale, more vertically oriented, and more closely spaced, with development patterns that prioritize accessibility, parking efficiency, and proximity to regional transportation. These areas often support a higher level of daytime activity and a more urbanized environment, with office workers, visitors, and service uses shaping daily rhythms. In contrast, areas farther from the corridor are generally characterized by lower-density development, more separated land uses, and a stronger emphasis on residential neighborhoods and local-serving commercial activity.

Demographically and socially, the corridor also differs from Alpharetta's more peripheral suburban areas. Housing near GA 400 includes a greater mix of multifamily and rental options, smaller household sizes, and a population that is often more transient or employment-oriented. Outside the corridor, development patterns tend to support higher rates of homeownership, larger households, and longer-term residential stability. Together, these distinctions highlight GA 400 as a distinct planning geography within Alpharetta --one defined by employment concentration, regional connectivity, and a more urban development character than much of the city beyond the corridor. The following pages examine both the similarities and differences between the GA 400 corridor (defined as the area within one mile of the highway) and the more suburban portions of Alpharetta beyond it.



GA 400 Corridor

The GA 400 corridor and Alpharetta's more suburban periphery play different roles within the city, shaped by variations in land use, development intensity, activity patterns, and population characteristics. While the corridor serves as a hub for employment and regional connectivity, the surrounding neighborhoods anchor residential life and community stability. The comparative statistics below highlight differences between these two areas and how each contributes to Alpharetta's overall character.

	Total Population	Total Population added between 2010-2025	Year Householder Moved In (All Housing)	Total Businesses	Daytime Population
GA 400 Corridor	20,921	6,230	2019	2,962	72,259
Alpharetta	46,342	3,423	2012	2,135	50,166

GA 400 Corridor

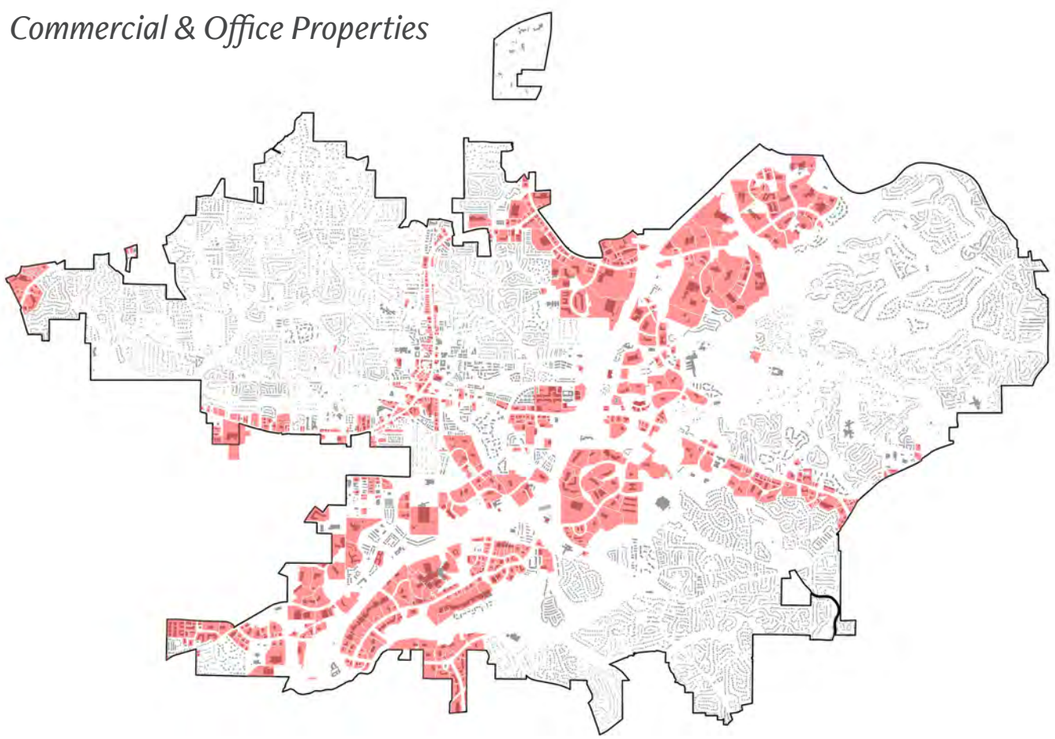
The GA 400 corridor and Alpharetta's more suburban periphery play different roles within the city, shaped by variations in land use, development intensity, activity patterns, and population characteristics. While the corridor serves as a hub for employment and regional connectivity, the surrounding neighborhoods anchor residential life and community stability. The comparative statistics below highlight differences between these two areas and how each contributes to Alpharetta's overall character.

	Total Households	Percent Owner Occupied Housing	Median Home Value	Median Household Income	Median Age	Average Household Size
	9,458	41%	$626k	$99k	39	2.2
	16,396	80%	$628k	$178k	41	2.9

Building Age & Life Cycle

Roughly half of Alpharetta's tax base is generated by commercial properties, underscoring the importance of the city's commercial and office building stock to its fiscal health. Using Fulton County Tax Assessor data, approximately 1,140 unique buildings that comprise Alpharetta's commercial and office landscape were analyzed to understand age, condition, and lifecycle characteristics. Examining this building stock through a lifecycle framework provides insight into where properties are primarily operating with routine maintenance, where reinvestment is occurring, and where future repositioning or redevelopment pressures may emerge.

Commercial & Office Properties

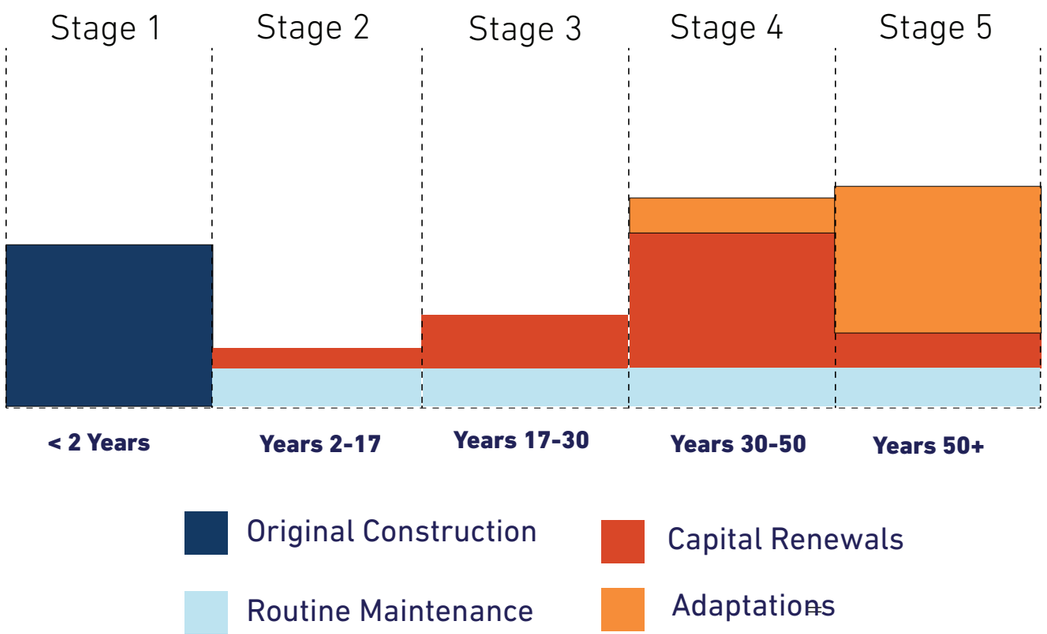


Source: Fulton County Tax Assessor; Regrid

Commercial Building Life Cycle (Includes Office)

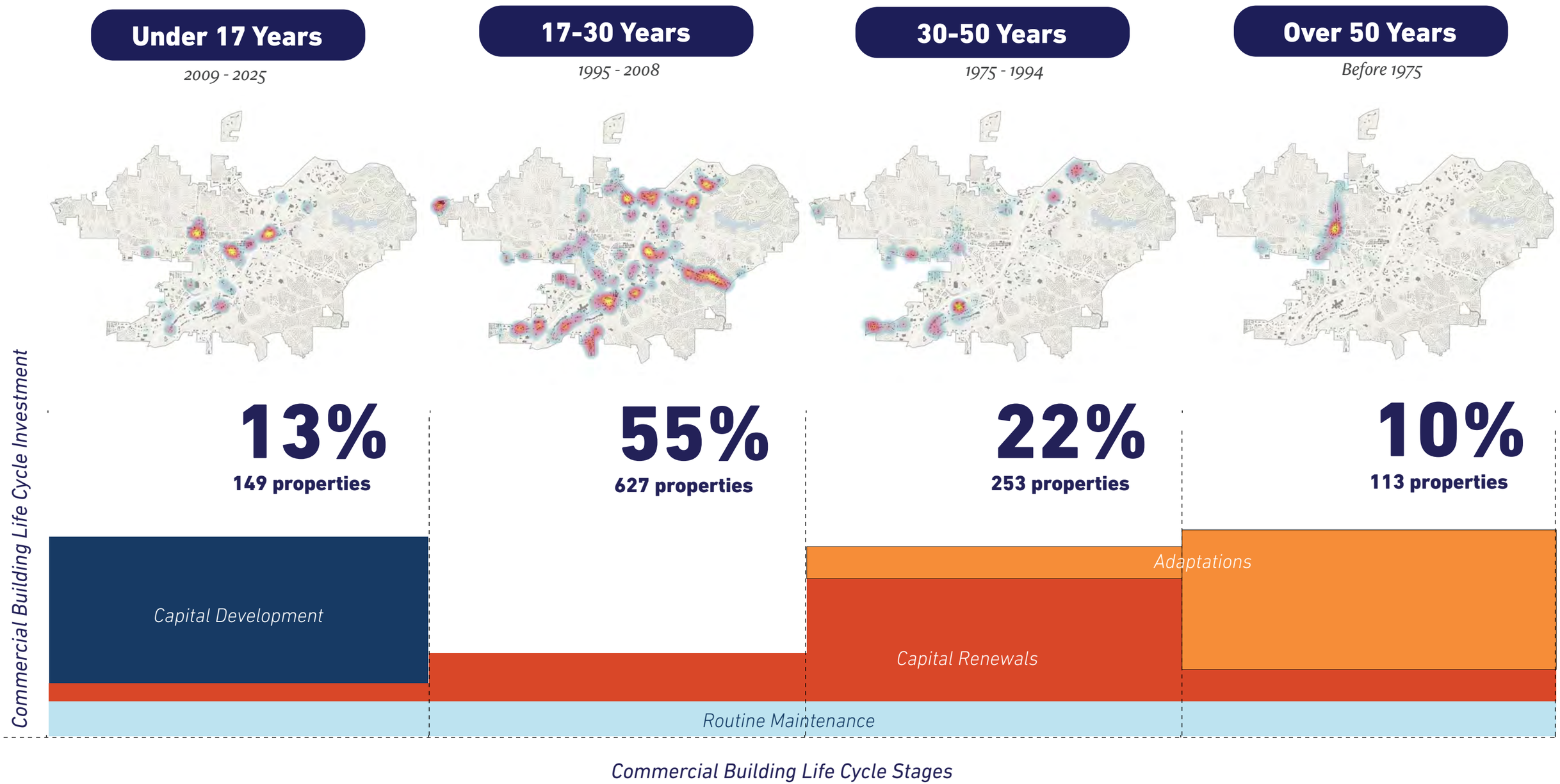
Below are the five stages in the life cycle of commercial buildings, which include general trends regarding maintenance, capital investment, and property adaptation/redevelopment. While not universally relevant to all commercial buildings, it does represent a market cycle that is representative of most commercial building stock and is generally understood within the commercial real estate industry:

- The first three stages, or the first 30 years of a commercial building, typically include little more than routine maintenance. About **68% of the commercial building stock in Alpharetta falls within the first three stages.**
- Between 30 and 50 years old, a commercial buildings experience a major uptick in necessary capital renewal, including interior and exterior renovations, HVAC upgrades, and major landscaping initiatives. **22%** of Alpharetta's commercial buildings fall within this stage, which amounts to over **250 total properties.**
- Once a building hits 50 years old, it is considered in Stage 5 and often requires major re-investment or repositioning to continue functioning as a viable and attractive commercial building. **10%** of Alpharetta's commercial/office buildings fall within Stage 5. These are located almost entirely along Hwy 9 and more than half of these have received significant renovations.



Building Age & Life Cycle

Commercial & Office Properties



Effective Year Built vs Actual Year Built

Effective year built is a key metric used in property assessment to reflect a commercial building's functional age rather than its original construction date. Assigned by appraisers, it captures how a building performs in today's market based on its condition, major capital investments, and overall utility. By accounting for significant renovations or modernization efforts, effective year built provides a more accurate representation of a property's current value and competitiveness than the original year built alone.

In the context of tax assessment and long-term planning, effective year built helps distinguish between buildings that have been reinvested in and those that have not, offering insight into where capital investment has extended useful life and where depreciation may be occurring. As a result, it is an important tool for understanding commercial building life cycles, identifying patterns of reinvestment or decline, and evaluating how investment decisions influence property performance, tax base stability, and long-term development outcomes.

Of the more than 1,100 commercial and office properties in Alpharetta with existing buildings, over one-third (35%) have an effective year built date that is more recent than the original construction year, indicating that these properties have undergone major re-investments or renovations.

Whats is "Effective Year Built"?

Effective Year Built: the year that best reflects a commercial building's current functional age and market competitiveness based on its condition, major renovations, and overall utility, rather than its original construction date.

A commercial building's effective year built changes primarily when major capital investments extend its useful life or materially modernize its core systems, while routine maintenance, cosmetic upgrades, and tenant improvements typically do not affect it.

How it Works

Office Building
(Actual Year Built - 1985)

Two Possible Investment Paths

Major Renovation (2018)
Substantial Capital Investment

- *New facade, HVAC, wiring*
- *Lobby, elevator and restroom upgrades*
- *ADA and landscaping enhancements*

Assigned an Effective Year Built of **2008** by Appraiser

Reflecting performance comparable to a building built in 2008 rather than 1985

Minor Improvements (2018)
Cosmetic or Tenant-Level Upgrades

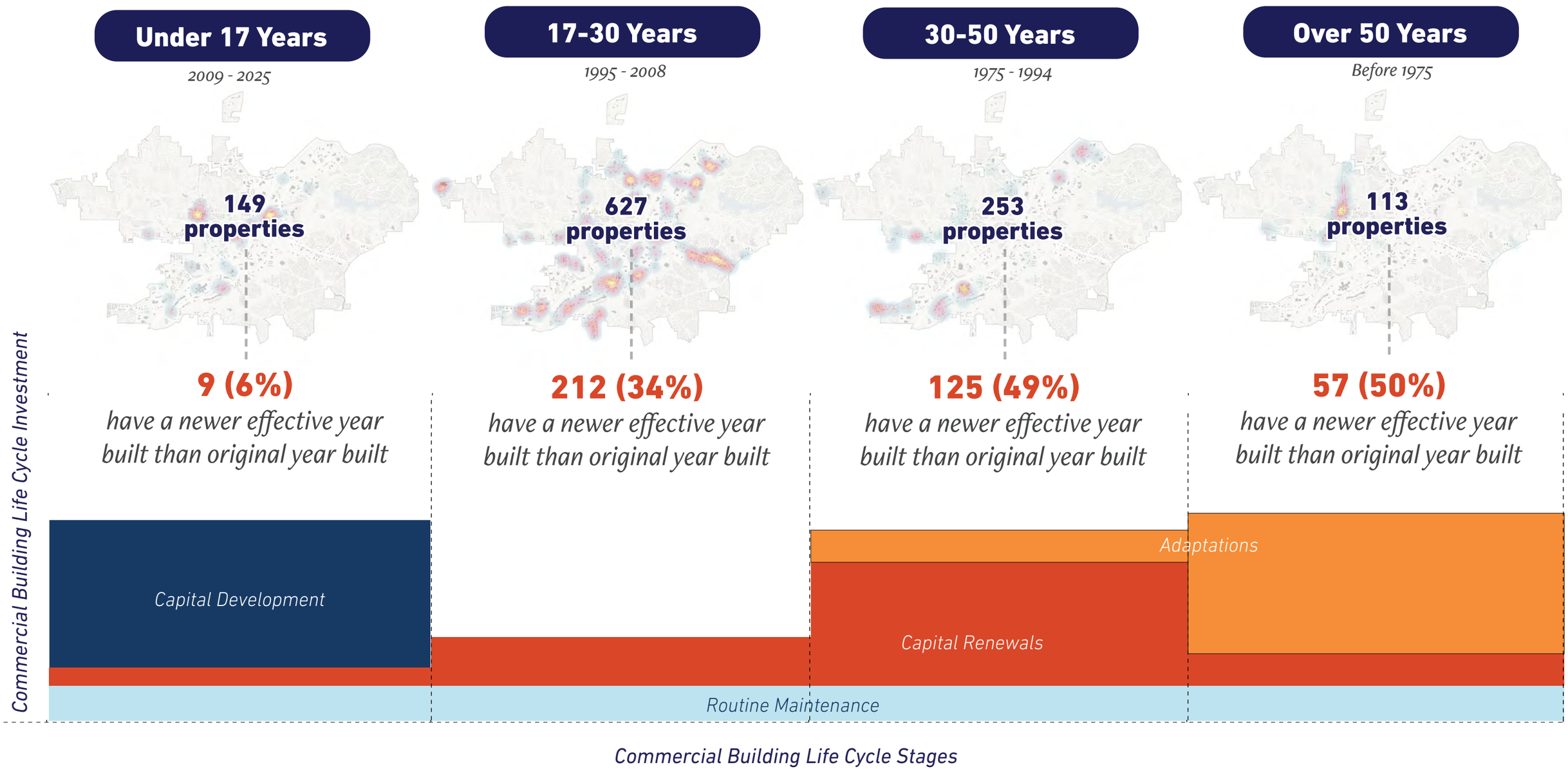
- *New carpet, paint, tenant finishes*

No newer Effective Year Built assigned, remains a year built of **1985**

Building Age & Life Cycle

Commercial & Office Properties

There is a significant wave of re-investment occurring across the existing commercial/ office building stock in Alpharetta



Building Age & Life Cycle

Examples of the re-investment occurring in existing commercial/ office buildings in Alpharetta

There is a significant wave of re-investment occurring across the existing commercial/ office building stock in Alpharetta

Reinvestment Across the Building Life Cycle

*These properties represent three examples of commercial buildings at different stages of the building life cycle, each originally constructed in a different era and later reinvested in through substantial renovation. Major investments, including capital renewals and adaptive improvements, have **re-established a newer effective year built**, allowing these properties to remain competitive and responsive to current market demands. This reinvestment extends the functional life of the buildings while reinforcing their long-term role within the city's commercial fabric.*

1995 - 2008

17-30 Years

Year Built: 2001

Renovated in 2018

Effective Year Built: 2011

223 Roswell St

1975 - 1994

30-50 Years

Year Built: 1986

Renovated in 2021

Effective Year Built: 2011

41 Marietta St

Before 1975

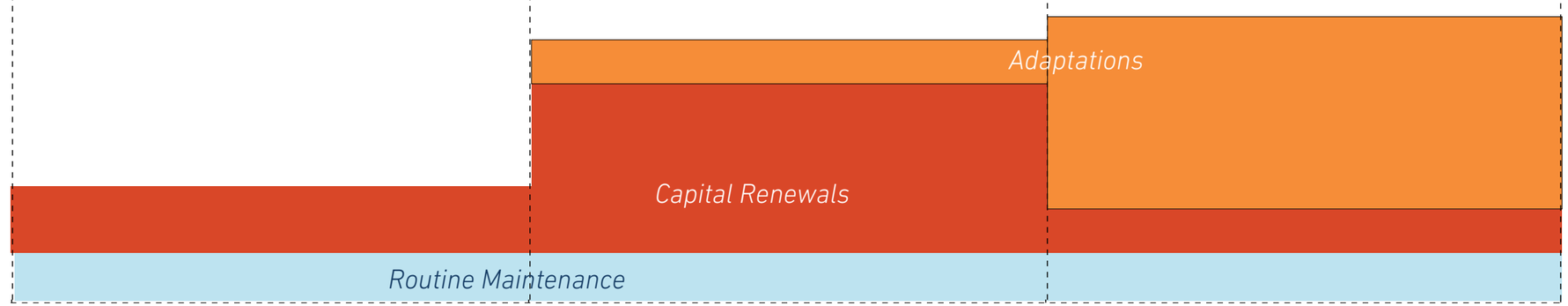
Over 50 Years

Year Built: 1950

Renovated in 2023

Effective Year Built: 2004

380 North Main St



Commercial Building Life Cycle Stages

Building Age & Life Cycle

Examples of the re-investment occurring in existing commercial/ office buildings in Alpharetta

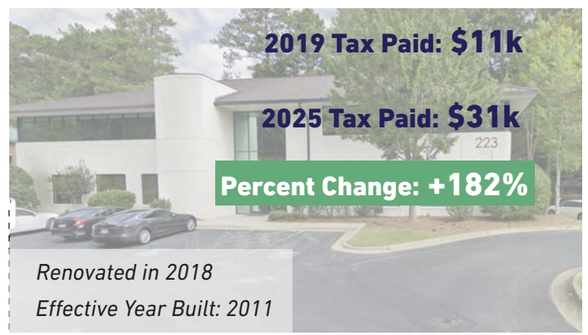
There is a significant wave of re-investment occurring across the existing commercial/ office building stock in Alpharetta

Tax Base Implications and Community Benefit

Life cycle reinvestment in commercial properties has clear, data-driven implications for Alpharetta's tax base while also delivering broader community benefits. As shown in these examples, significant reinvestment can lead to substantial increases in taxable value, resulting in measurable growth in property tax contributions over time without the need for new greenfield development. ***Beyond fiscal impacts, reinvestment supports community goals*** *by reusing existing buildings, strengthening neighborhood stability, enhancing the quality of the built environment, and sustaining employment and services.*

1995 - 2008

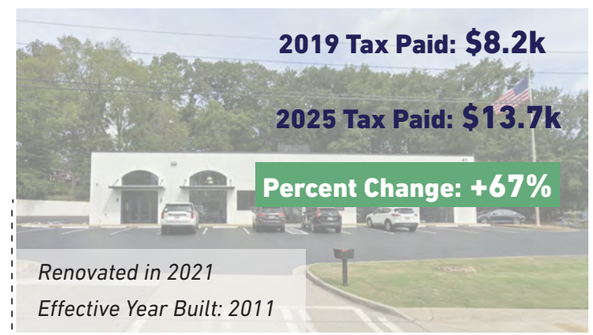
17-30 Years



223 Roswell St

1975 - 1994

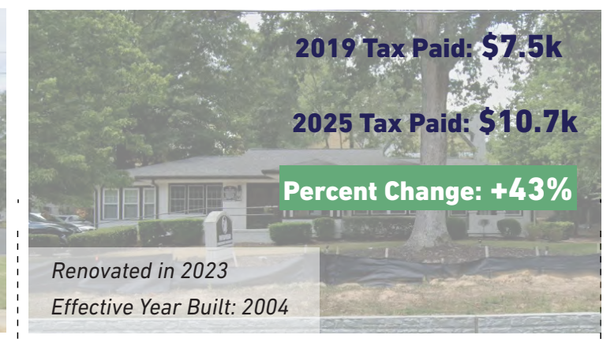
30-50 Years



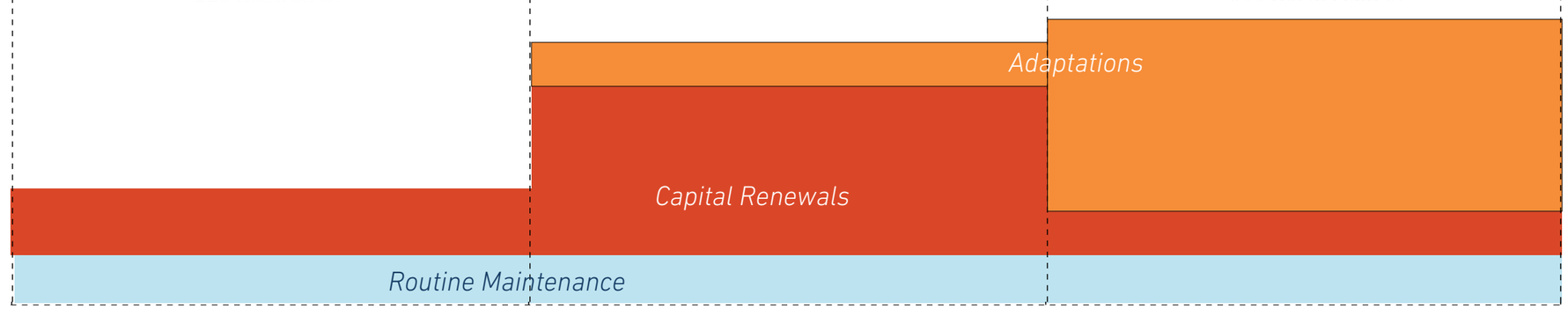
41 Marietta St

Before 1975

Over 50 Years



380 North Main St



Commercial Building Life Cycle Stages

Workforce Presence

Estimated workforce presence across various employment areas in Alpharetta

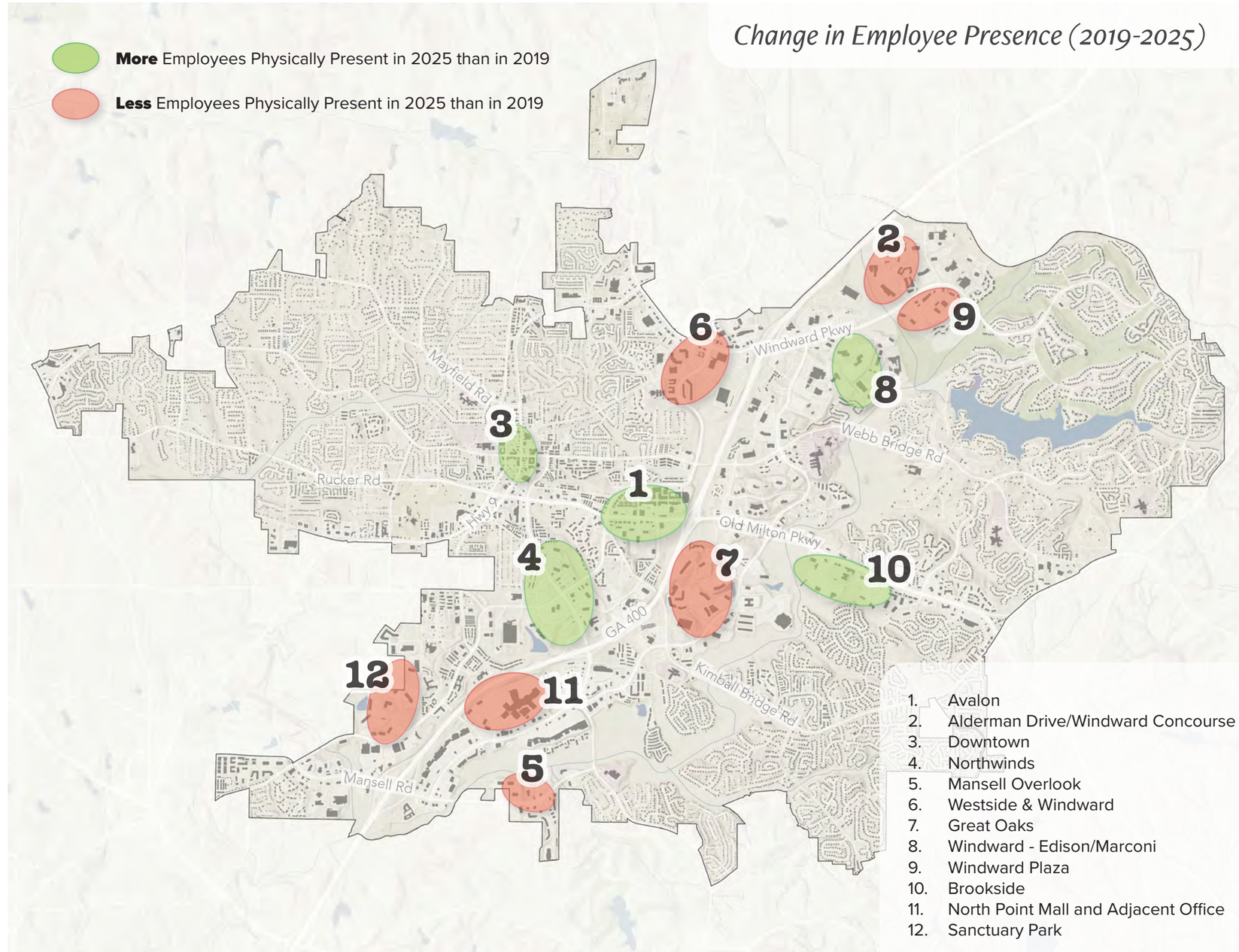
Advances in mobile device data and location-based analytics have made it possible to measure foot-traffic patterns with far greater precision, capturing how people spend time in specific areas and how those dynamics shift over time. By applying these tools to some of Alpharetta's major employment centers, we can observe how daily visitation and pedestrian activity fluctuate. Comparing current conditions (2025) to pre-COVID levels (2019) also helps illustrate how workforce patterns and commuting behavior have shifted in response to hybrid work and broader economic changes.

How is Employee Presence Measured?

Placer.ai is a location analytics platform that uses anonymized mobile device data to analyze real-world movement patterns. It estimates employee presence by identifying devices that regularly appear at specific worksites during typical business hours. Using proprietary algorithms, Placer distinguishes employee activity from visitor or customer activity based on the frequency and duration of a device's presence within defined workplace areas.

Placer.ai is measuring employees physically present within employment districts on a regular basis

Change in Employee Presence (2019-2025)



1. Avalon
2. Alderman Drive/Windward Concourse
3. Downtown
4. Northwinds
5. Mansell Overlook
6. Westside & Windward
7. Great Oaks
8. Windward - Edison/Marconi
9. Windward Plaza
10. Brookside
11. North Point Mall and Adjacent Office
12. Sanctuary Park

Workforce Presence

Estimated workforce presence across various employment areas in Alpharetta

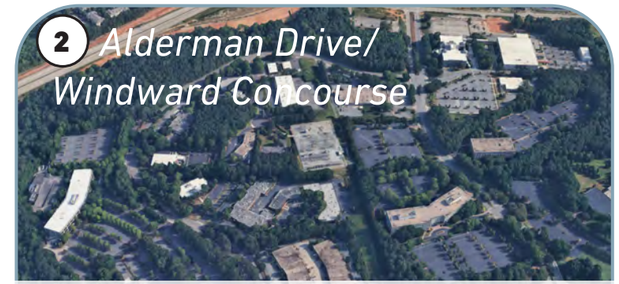
Since 2019, Avalon and Downtown Alpharetta have seen the most pronounced increases in employee presence, reflecting how these areas function as activity-rich employment environments. Avalon's continued development and concentration of Class A office space, combined with dining, retail, and hospitality uses, have supported sustained in-person work and attracted a broad mix of employers. Downtown's growth follows a similar pattern, driven by its compact form, strong civic presence, and expanding mix of small offices, professional services, and local-serving businesses that support daily workforce activity tied to both traditional and flexible work arrangements.

Other employment areas, including Alderman Drive/Windward Concourse and Mansell Overlook, have experienced reductions in employee presence that reflect changes in how space is used rather than a loss of their underlying employment role. These areas contain larger-format office buildings and campus-style layouts that historically supported higher employee densities, making them more sensitive to shifts toward hybrid work, space consolidation, and staggered in-office schedules. Even modest changes in attendance patterns can result in noticeable differences in observed workforce presence across these larger geographies.

Northwinds represents a more stable condition, with relatively consistent employee presence over time. Its mix of uses, access to regional transportation, and ongoing reinvestment activity have helped maintain workforce levels despite broader shifts in office utilization. Together, these patterns illustrate how differences in scale, building type, and functional role within the city influence workforce presence, providing important context for understanding how Alpharetta's employment areas are evolving and where future planning and reinvestment efforts may be most impactful.

(Employees Physically Present - 2019 & 2025)

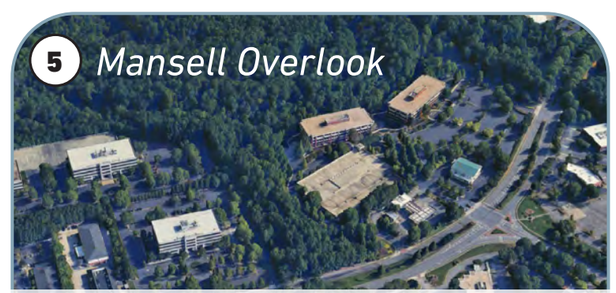
EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
11.9k	19.4k	+7.5k



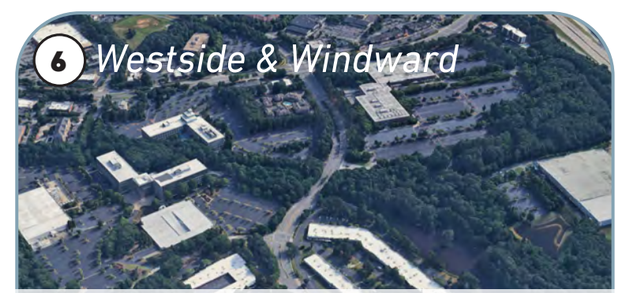
EMPLOYEES (2019)	EMPLOYEES 2025	CHANGE SINCE 2019
9.8k	6.7k	-3.1k

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
4.9k	7.6k	+2.7k

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
7.4k	7.6k	+200



EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
4.8k	3.7k	-1.1k



EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
12k	8.7k	-3.3k

*The data correlates to the extents of the geographic areas shown in the images above

Source: Placer AI

Workforce Presence

Estimated workforce presence across various employment areas in Alpharetta

Areas such as Brookside and Windward–Edison & Marconi have seen modest increases or relative stability in employee presence, supported by ongoing redevelopment activity, a diversified tenant mix, and buildings that continue to accommodate consistent in-person staffing. The Edison & Marconi area has benefited from recent Class A office investments, including the Edison and Pajunk buildings, which have added new employees and helped offset losses since 2019. Brookside has experienced an increase of approximately 600 employees over the same period.

By contrast, Great Oaks and Windward Plaza have experienced declines. These may be driven largely by shifts among a small number of large office users rather than widespread vacancy. These areas contain larger floorplate buildings and campus-style environments that historically supported higher employee densities, meaning tenant consolidation, space reconfiguration, or partial lease roll-offs can result in sizable changes in observed workforce presence across the broader geography. As a result, workforce trends in these areas tend to be more volatile and closely tied to a limited number of employment decisions.

Employee presence at North Point Mall and the adjacent office close to Encore Parkway, as well as Sanctuary Park, have remained relatively steady or declined slightly since 2019.

(Employees Physically Present - 2019 & 2025)

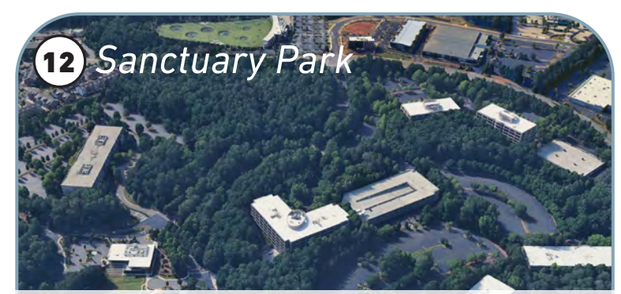
EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
8.9k	7.2k	-1.7k

EMPLOYEES (2019)	EMPLOYEES 2025	CHANGE SINCE 2019
6.3k	6.4k	+100

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
3.5k	2.3k	-1.2k

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
2.8k	3.4k	+600

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
5.6k	5.5k	-100



EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
7.1k	6.6k	-500

*The data correlates to the extents of the geographic areas shown in the images above

Source: Placer AI

Housing Market

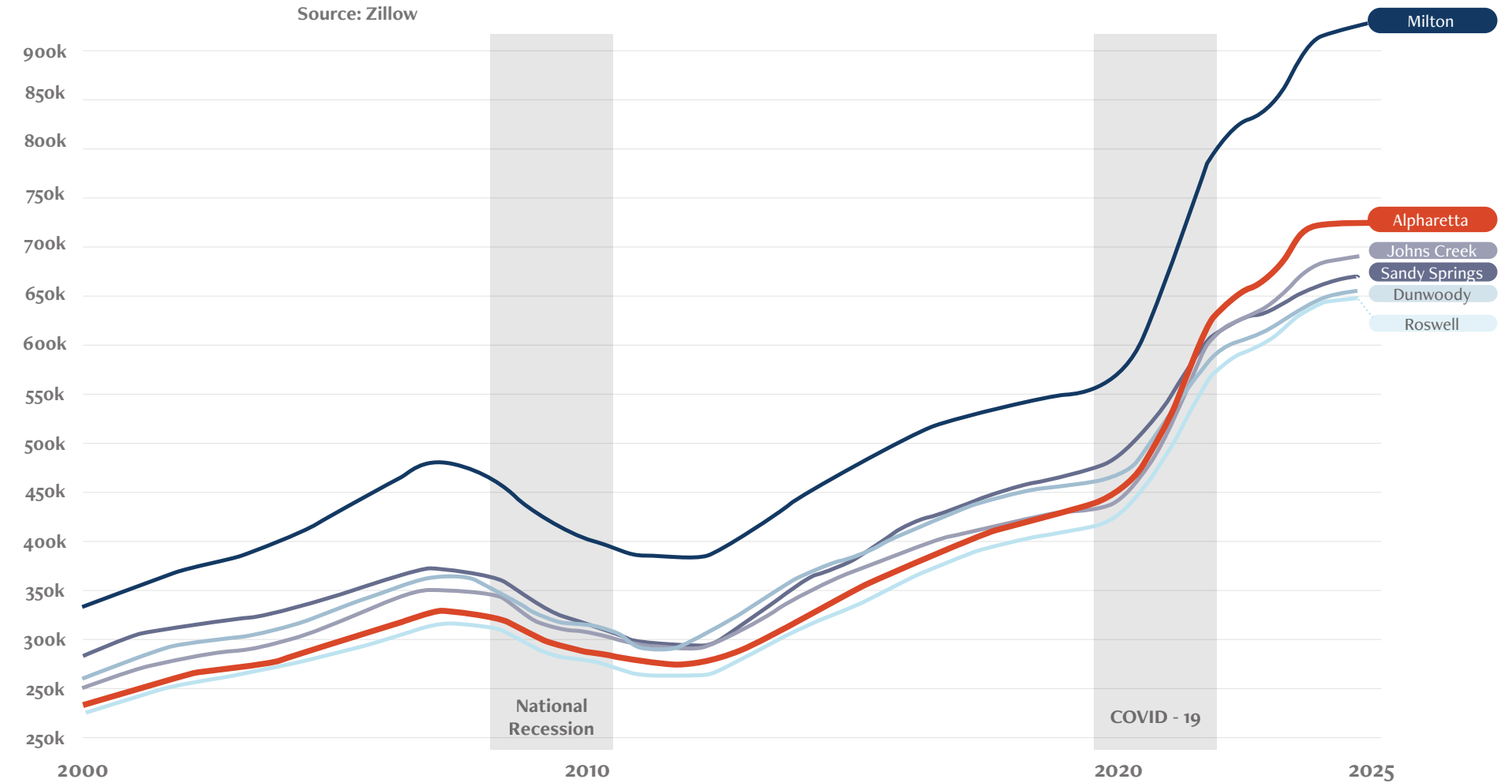
Regional Demand and Employment Shape Home Values

Home values in Alpharetta have increased steadily over the past several decades, reflecting long-term demand trends as well as broader economic cycles. Periods of accelerated appreciation have generally aligned with strong regional employment growth, while national disruptions such as the Great Recession and the COVID-19 pandemic temporarily slowed or reset market conditions. More recently, higher interest rates and shifting buyer behavior have contributed to a moderation in price growth, indicating a transition from rapid escalation toward more stabilization.

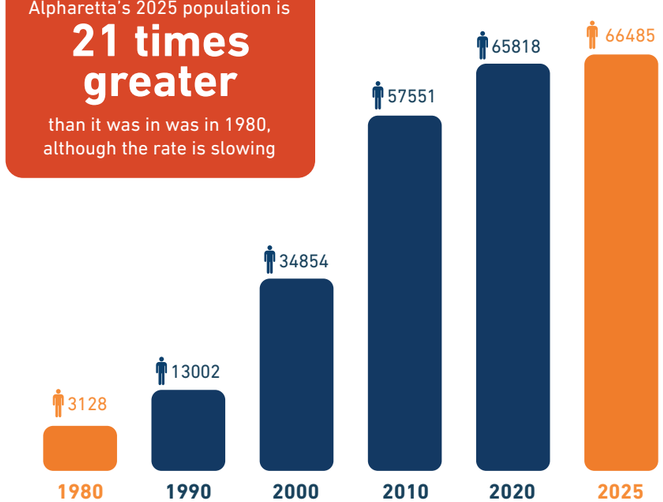
Within the metro Atlanta region, Alpharetta's housing market consistently maintains higher median values than many surrounding communities, reflecting its proximity to major employment centers, access to the GA 400 corridor, and an established mix of residential neighborhoods. At the local level, Alpharetta's approximately 3:1 jobs-to-housing ratio further shapes housing demand by supporting a large employment base relative to the city's housing stock. This concentration of jobs contributes to sustained demand for housing within and around the city, placing upward pressure on home values over time and reinforcing Alpharetta's role as a regional employment destination.

At the national level, Alpharetta's long-term appreciation mirrors broader U.S. housing trends characterized by cyclical growth, market corrections, and periods of renewed expansion. The city's housing market has remained resilient through multiple economic cycles, with long-term value growth driven more by sustained demand fundamentals than short-term volatility. Taken together, these patterns position Alpharetta within a broader national context while underscoring how local employment dynamics, accessibility, and limited housing supply continue to influence home values over time.

Home Values are Soaring, but Stabilizing



Alpharetta's 2025 population is **21 times greater** than it was in was in 1980, although the rate is slowing



Alpharetta Homes in 1980

Alpharetta Homes in 2025

Home Values

Alpharetta's housing market does not exist in isolation, but rather as part of a broader regional system shaped by employment access, transportation, and commuting patterns. While the city's median home value is approximately $628,000, the surrounding region includes a range of housing options within a typical commute of Alpharetta's job centers. Areas with lower median home values are evident to the southeast in the Peachtree Corners and Norcross area, as well as in pockets distributed along the GA 400 corridor, reflecting the influence of regional accessibility and transportation connections.

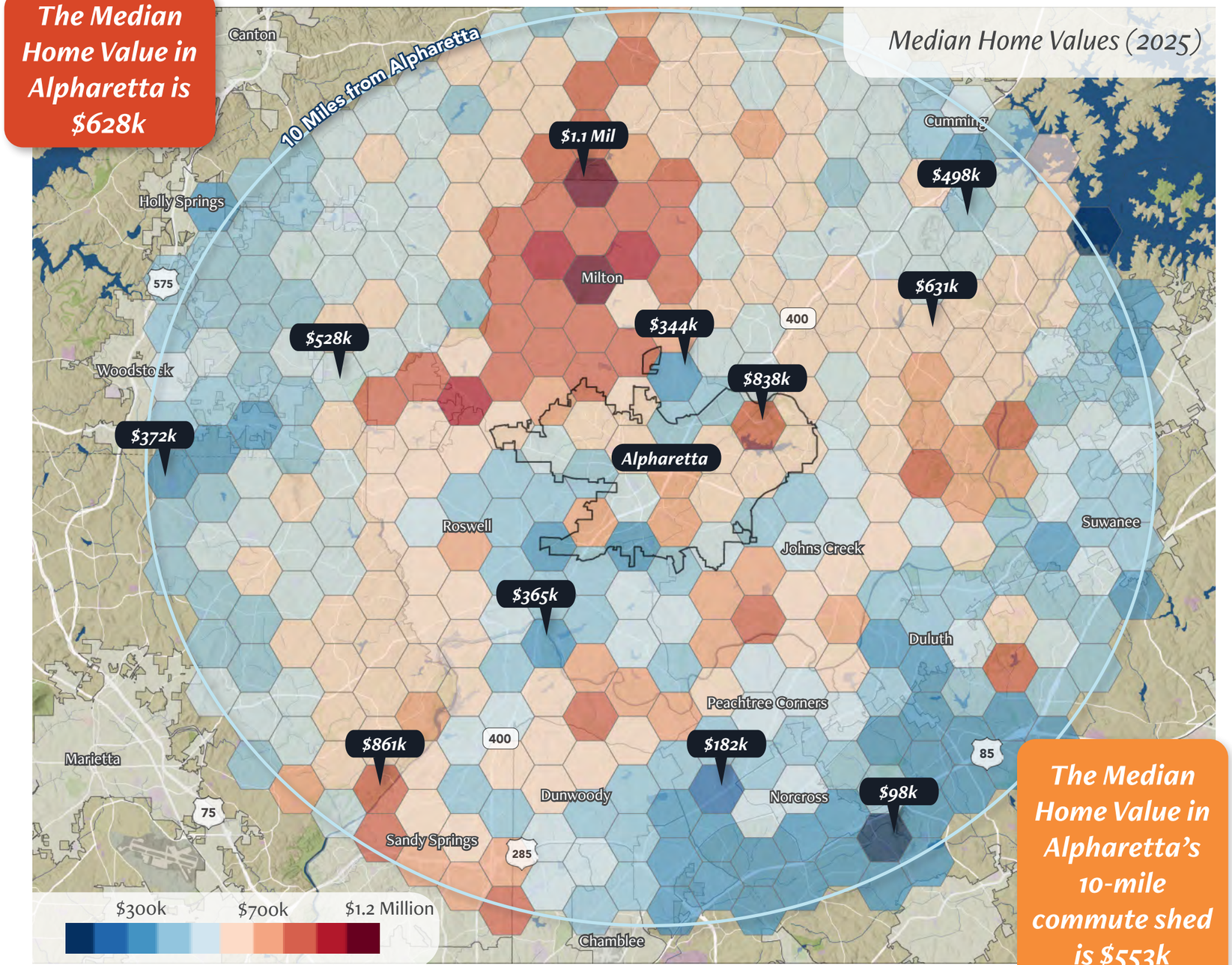
Additional variation in home values is also found to the west and northwest as one approaches communities such as Woodstock and Holly Springs. Together, these areas form a network of residential options that remain functionally connected to Alpharetta through daily commuting, particularly given the city's role as a major employment destination along the GA 400 spine. This regional context highlights how housing conditions and workforce access in Alpharetta are closely linked to patterns across the broader commute shed, rather than being defined solely by conditions within the city's boundaries.

Defining Alpharetta's Typical Commute Area

The average Atlanta-area commuter travels a little over 12 miles to work (measured "as the crow flies"). Because most of Alpharetta's jobs are concentrated along the GA 400 corridor near the city's center, a 10-mile radius from the city limits provides a reasonable representation of a typical commute to jobs in Alpharetta. This defined area can then be used to analyze the demographics of the city's potential workforce.

The average commute for Metro Atlanta workers is 12.8 miles as the crow flies, per research from the Brookings Institute

The Median Home Value in Alpharetta is $628k



The Median Home Value in Alpharetta's 10-mile commute shed is $553k

Source: Esri, ACS

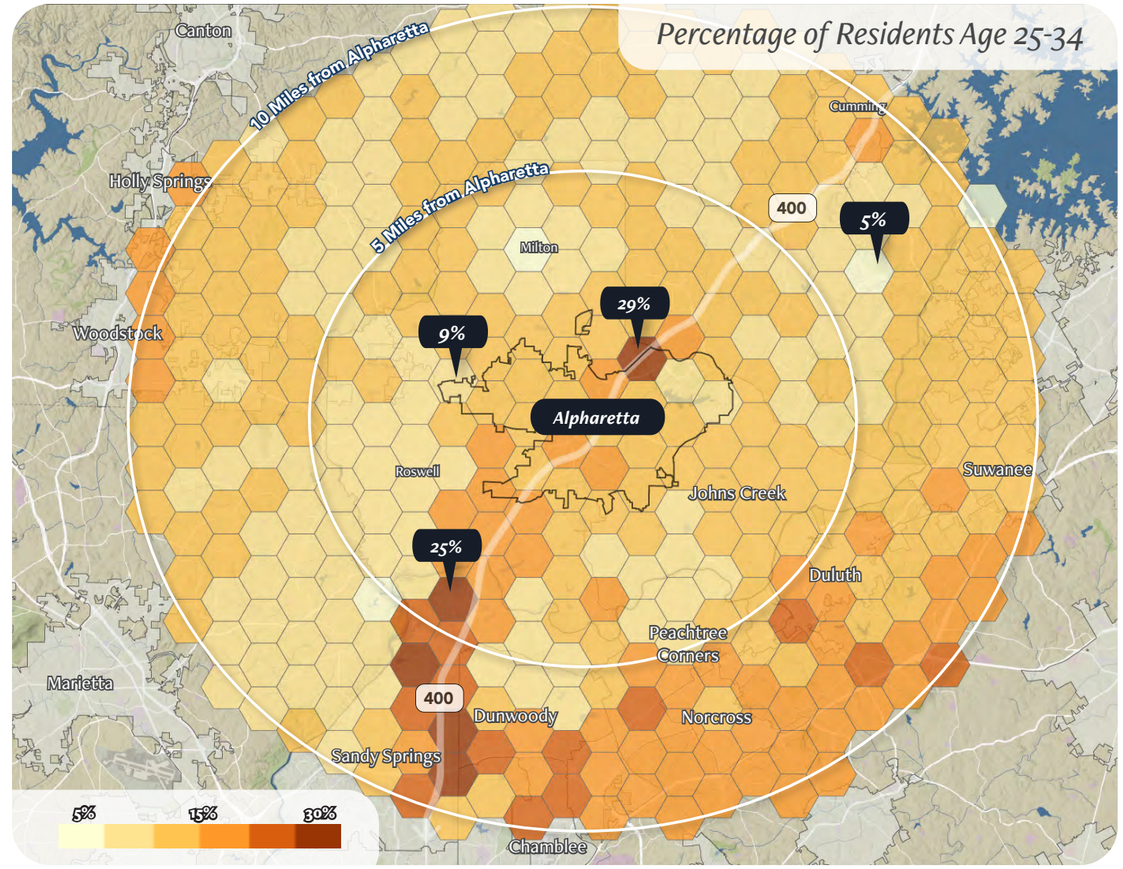
A Declining Demographic

The percentage of 25-34 year olds in Alpharetta has declined by more than double since 2000.

The 25–34 age cohort represents a critical segment of Alpharetta's up-and-coming workforce, encompassing early- to mid-career professionals who are establishing long-term employment trajectories and contributing to the city's economic vitality. Individuals in this age range often fill a wide spectrum of professional, technical, and service roles, supporting both established employers and emerging industries. Their presence helps sustain a dynamic labor market, supports entrepreneurship and innovation, and reinforces Alpharetta's position as a regional employment center.

Beyond their economic role, residents ages 25–34 are also frequently in the early stages of family formation, making them important contributors to community life. This group drives demand for a diverse range of housing options, childcare services, neighborhood amenities, and social spaces, while also shaping long-term enrollment trends for schools and community facilities. At the same time, Alpharetta's median resident age has increased by nearly eight years since 2000, highlighting broader demographic shifts that elevate the importance of attracting and retaining younger households. Doing so supports generational continuity, helping ensure that Alpharetta remains a community where households can grow and transition through multiple life stages.

While the share of 25–34 year olds living within Alpharetta has declined over time, this population remains represented throughout the broader regional commute shed. Higher concentrations of this age group are found in areas with strong employment access and transportation connectivity, particularly in close proximity to the GA 400 corridor. This pattern underscores the corridor's role as both an employment spine and a focal point for younger working-age households.



Source: Esri, ACS

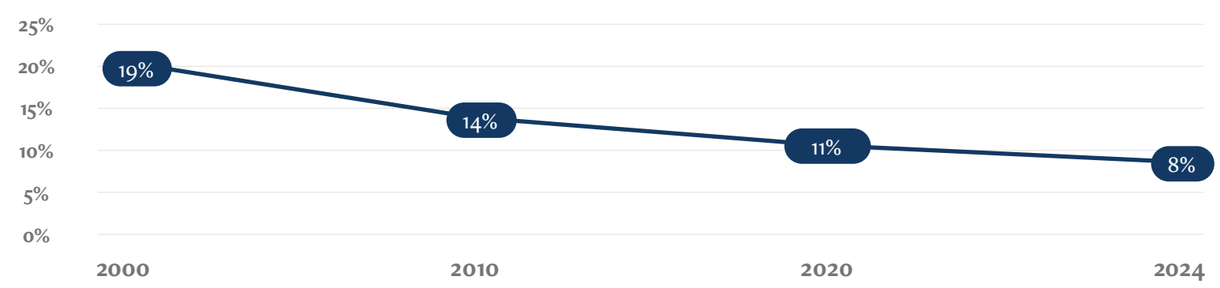
Citywide

Median Age 33.4 — 2000

Median Age 41.0 — 2025

Alpharetta has about 18,800 people in the age group of 25 to 34 and about 168,000 within a 10 mile radius of the city

Alpharetta Residents Ages 25-34

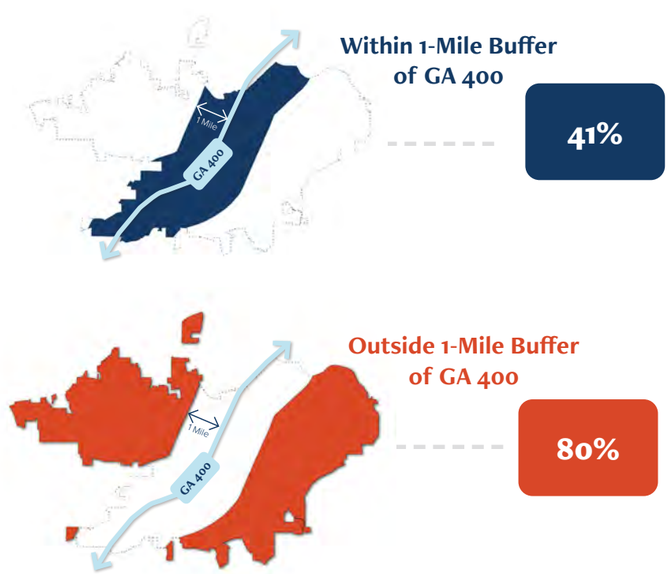


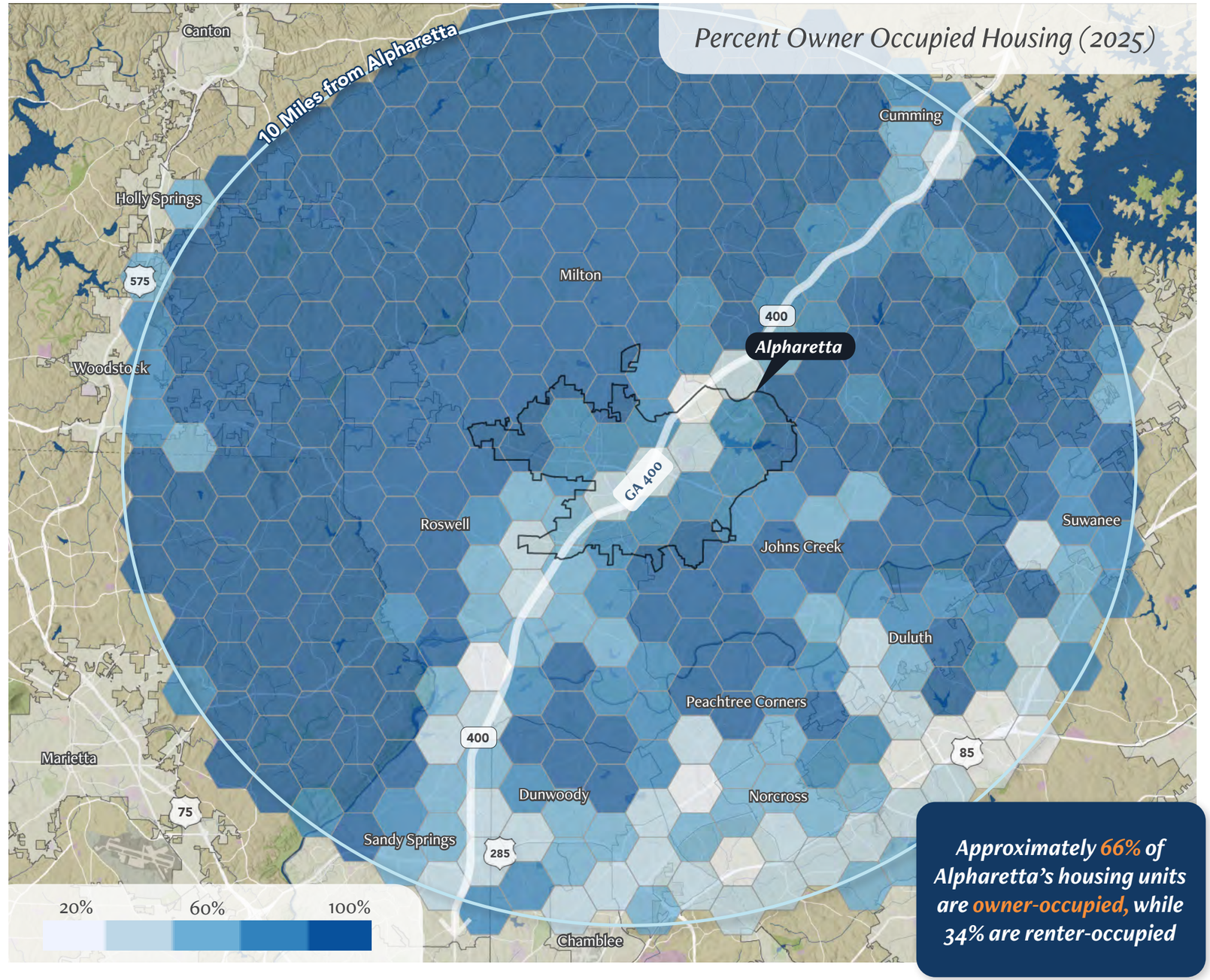
Between 2000-2025, the percentage of 25-34 year olds in Alpharetta has declined by more than double (19% in 2000, 8% in 2025)

Owner/Renter Occupied Housing

Housing tenure in Alpharetta is predominantly owner-occupied, with 66 percent of housing units owner-occupied and 34 percent renter-occupied, reflecting the city's suburban character and strong single-family housing base. Owner-occupied housing is most common in established, lower-density neighborhoods, while renter-occupied units are generally more concentrated in areas with multifamily and mixed-use development, particularly along the GA 400 corridor, where access to employment and regional transportation supports higher rental demand. Within the larger commutable region, the share of owner-occupied housing typically increases with distance from the GA 400 corridor, especially to the north and west of Alpharetta, where lower-density development and single-family neighborhoods are more prevalent.

Percentage Owner-Occupied Housing Units



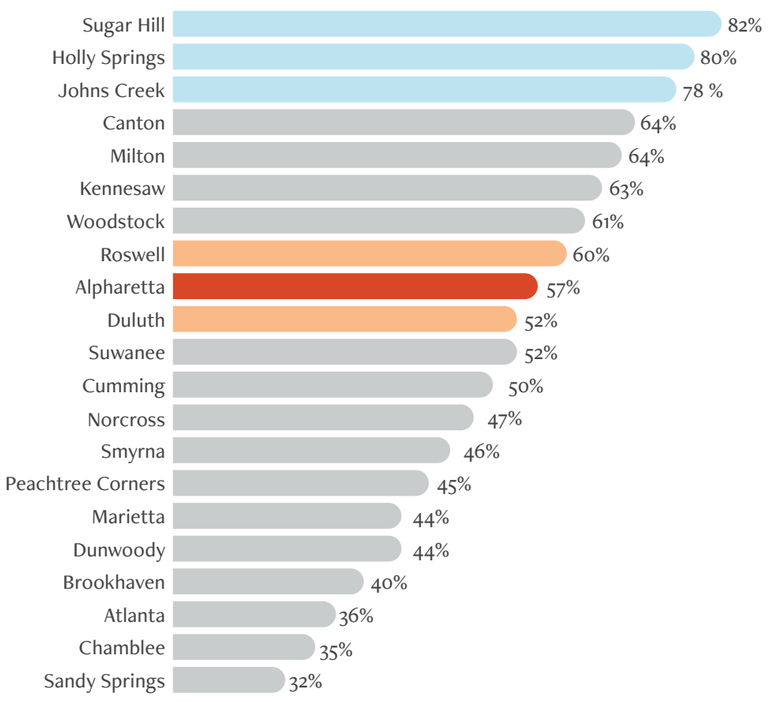


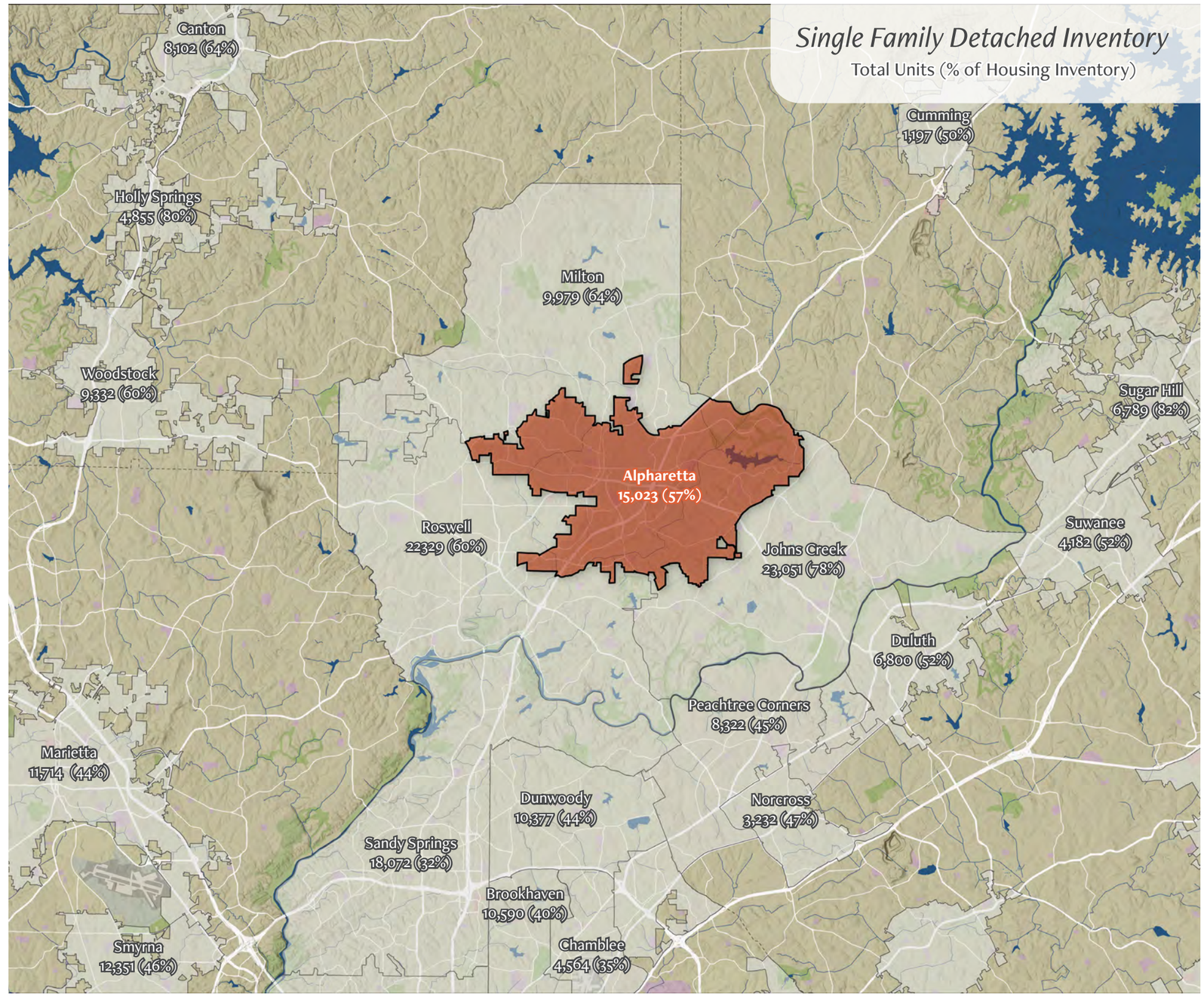
Approximately 66% of Alpharetta's housing units are owner-occupied, while 34% are renter-occupied

Housing Stock

Single-family detached housing makes up nearly 60 percent of Alpharetta's total housing stock, representing more than 15,000 housing units and underscoring the city's predominantly suburban development pattern and long-standing emphasis on low-density residential neighborhoods. This share is most comparable within the region to Roswell and Duluth, which exhibit similar proportions of single-family detached housing and reflect comparable growth patterns, housing preferences, and neighborhood character. Together, these communities represent a middle range within the region, placing them between higher-density employment centers and more exclusively single-family suburban communities.

Single Family Detached - % of total Housing Inventory

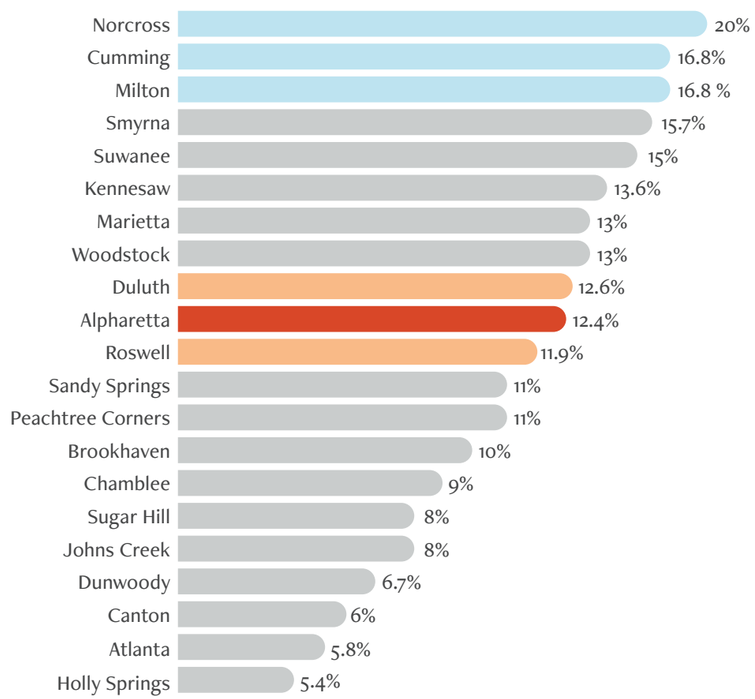


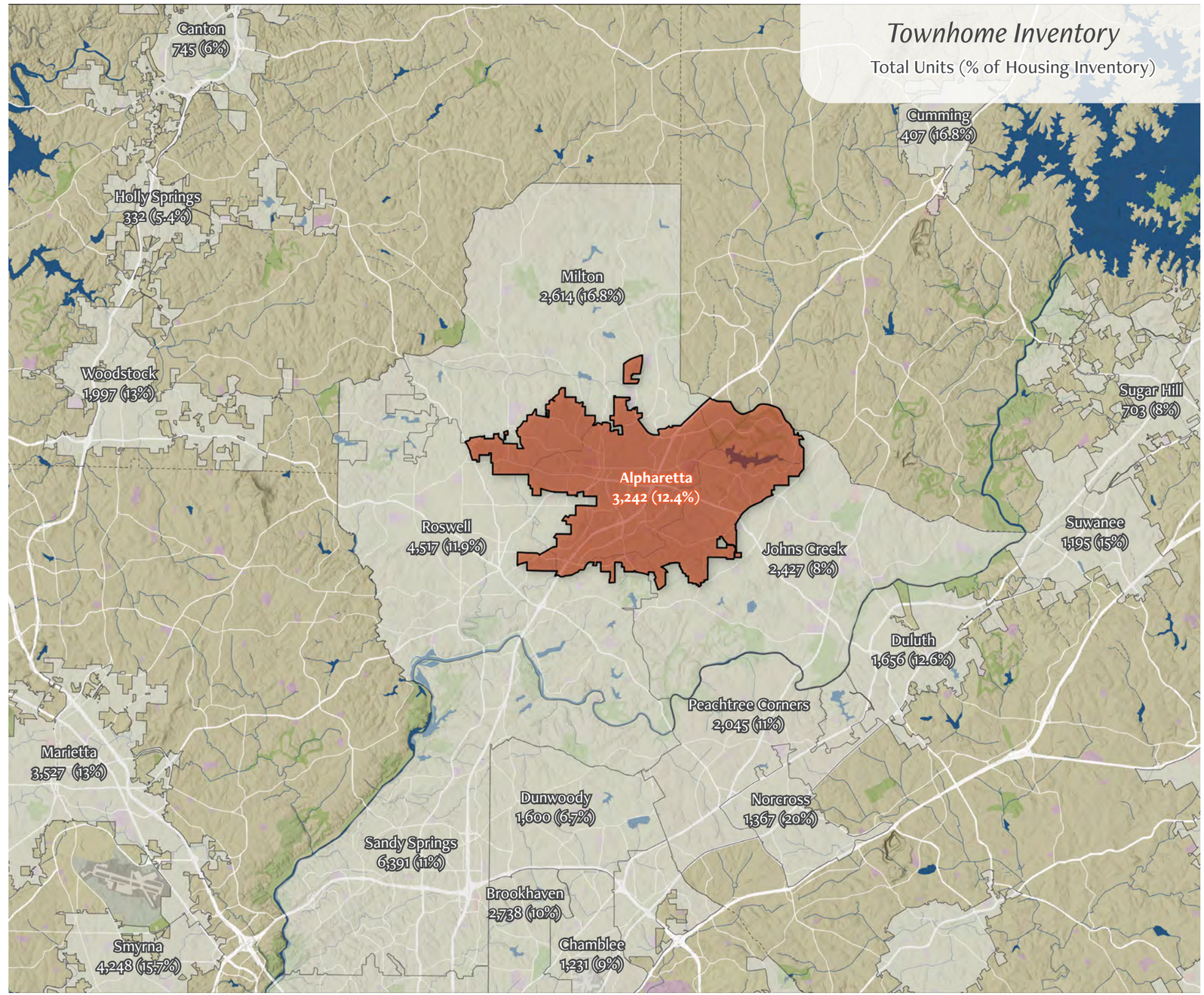


Housing Stock

Townhomes have become one of the most prevalent housing types being constructed nationally, driven by rising land costs, higher construction and financing expenses, and growing demand for more attainable ownership options in well-located communities. As developable land becomes more limited, townhomes allow for higher-density residential development while maintaining a for-sale product that appeals to a wide range of households, including first-time buyers, downsizing households, and those seeking lower-maintenance living. In Alpharetta, townhomes account for just over 3,200 units, representing 12.4 percent of the city's total housing inventory, placing the city near the middle of municipalities within the commutable region. Notably, peer communities such as Milton, Woodstock, and Suwanee have higher proportions of townhomes as a share of their housing stock compared to Alpharetta.

Townhomes - % of total Housing Inventory



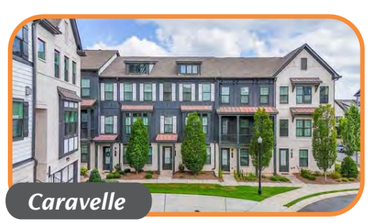


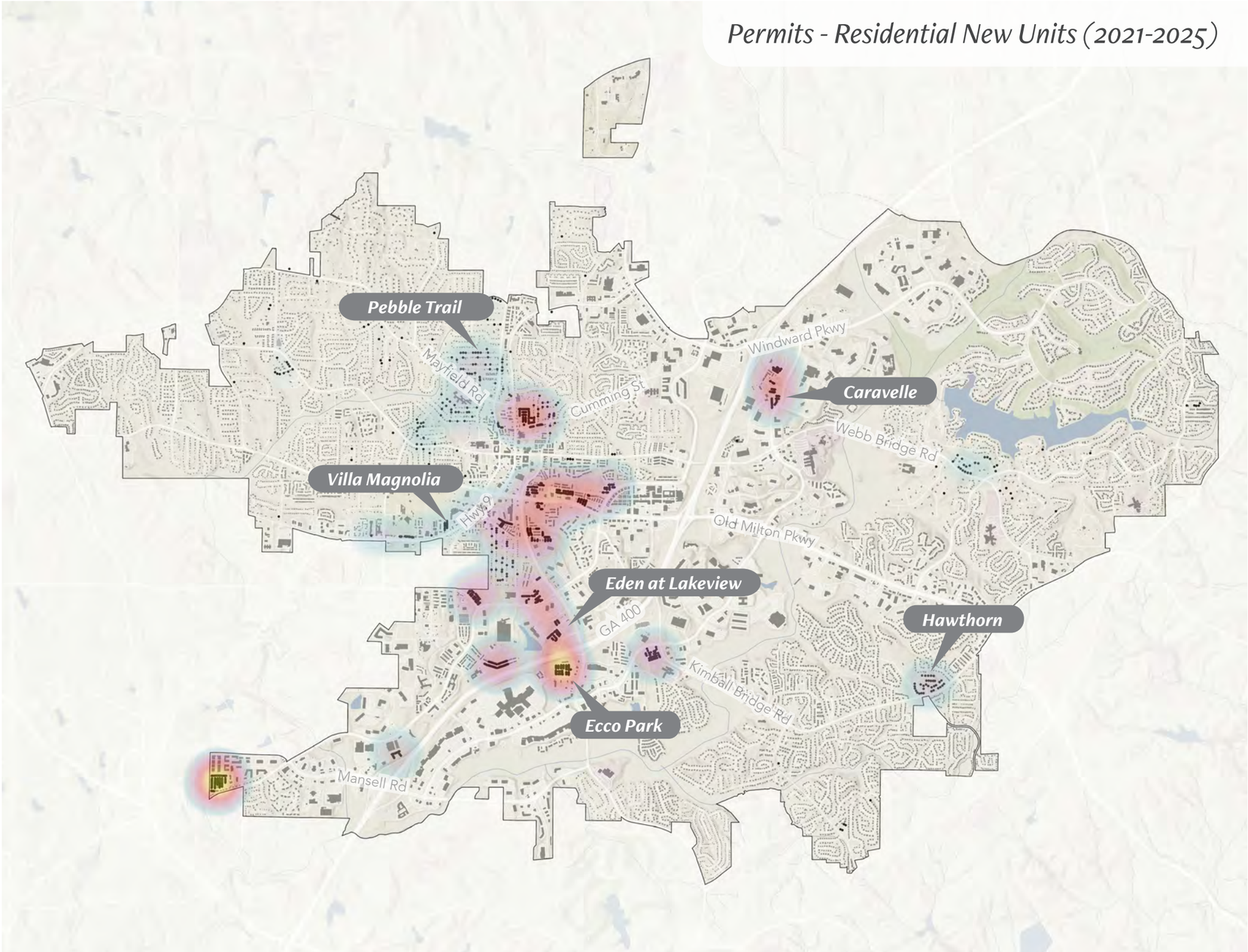
Residential Permits

Patterns of New Residential Development (2021-2025)

Between 2021 and 2025, Alpharetta issued 1,355 permits for new residential units, reflecting a mix of single-family detached homes, townhomes, multifamily development, and single-lot knock-down rebuilds. A majority of new residential activity occurred between GA 400 and Downtown Alpharetta, with particularly strong concentrations along the Haynes Bridge Road corridor. Knock-down rebuild activity was most prevalent in older neighborhoods close to Downtown, including areas along Mayfield Road, Cumming Street, Milton Avenue, and within Alpha Park, where aging housing stock and proximity to the city core drove redevelopment.

Examples of New Housing Product (2021-2025)





Residential Permits

Patterns of Residential Reinvestment over the last five years (2021-2025)

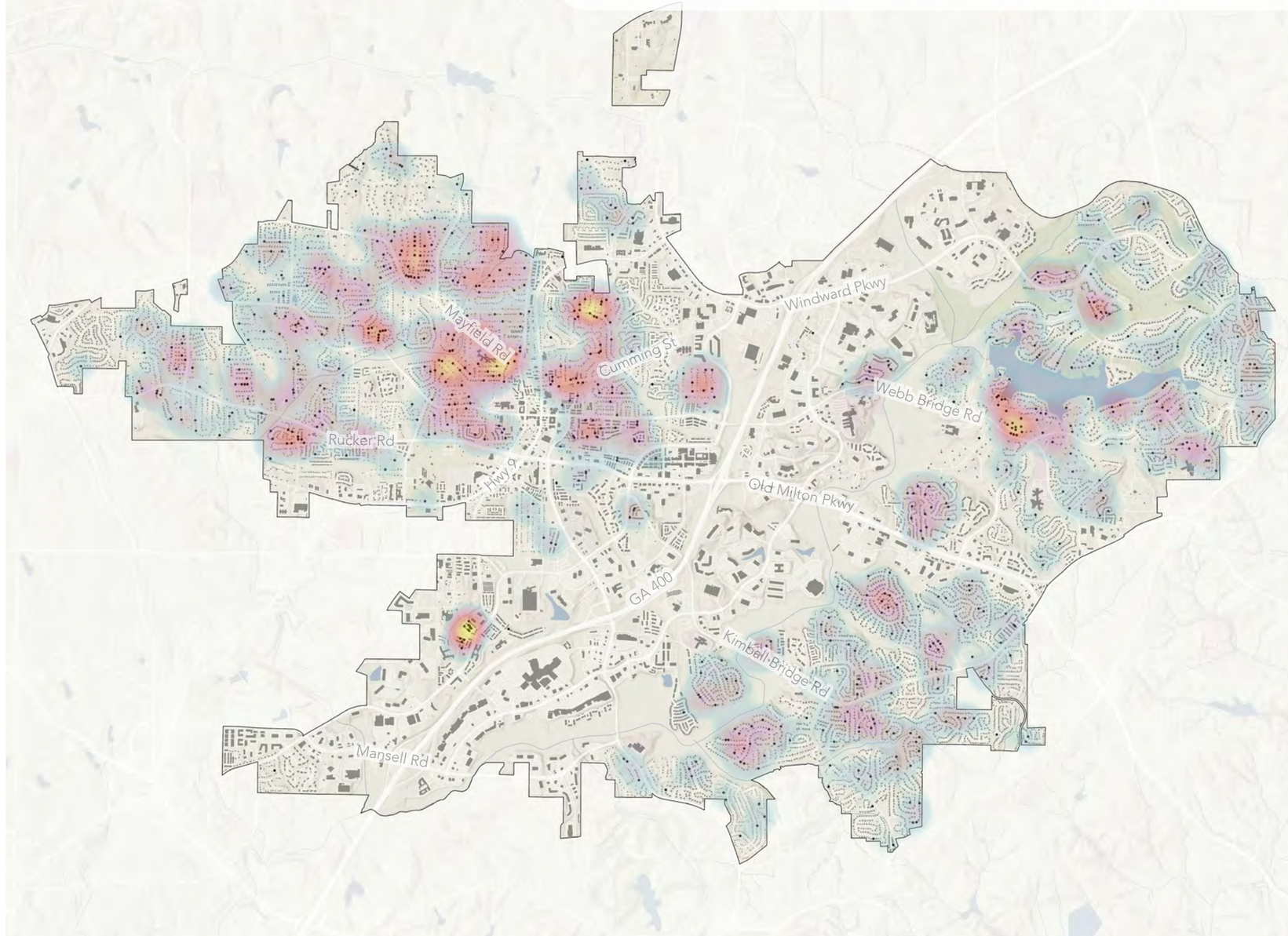
Between 2021 and 2025, residential additions and renovations represented a significant share of housing activity in Alpharetta, reflecting reinvestment in existing homes rather than large-scale new subdivision growth. This activity points to continued homeowner investment in established neighborhoods, often tied to changing household needs, aging in place, or long-term residency within the city.

Spatially, this reinvestment activity is not evenly distributed across the city. The most significant concentrations of permit activity form a radial pattern around Downtown Alpharetta, reflecting the value placed on proximity to the city's core, amenities, and walkable environment. Neighborhoods along Mayfield Road and Cumming Street, which contain some of Alpharetta's oldest housing stock built largely in the 1960s, are naturally experiencing higher levels of renovation and expansion as homes reach points in their life cycle where reinvestment is common.

Between 2021 and 2025, the total permitted valuation of 831 residential addition and renovation permits was $68.1 million.

Of these 831 permits citywide, 47% were located in the northwest quadrant of the city (north of Old Milton Parkway/Rucker Road and west of GA 400).

Permits - Residential Additions & Renovations (2021-2025)



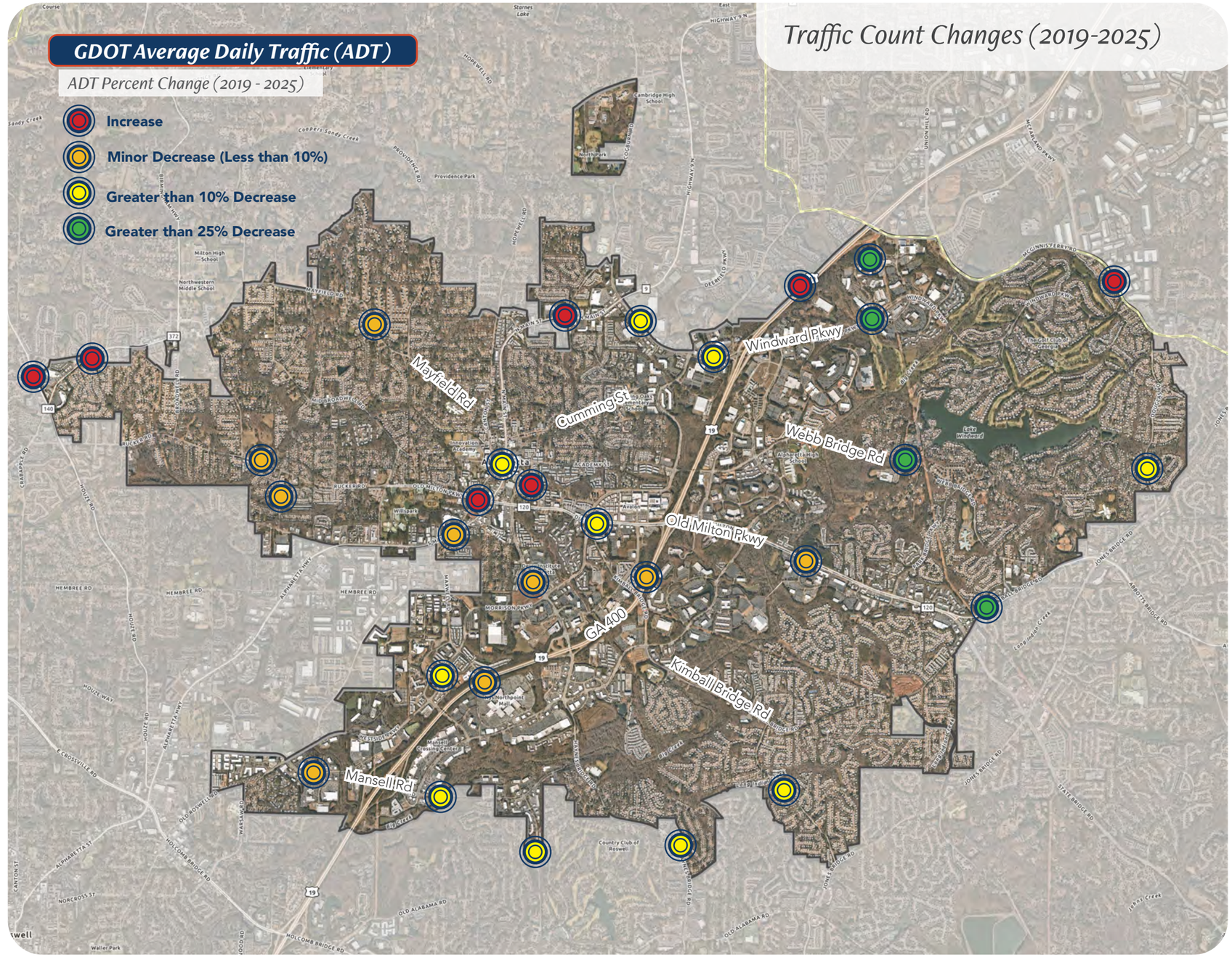
Transportation

Changes in Traffic Volumes Since 2019

An analysis of Georgia Department of Transportation (GDOT) average daily traffic counts provides valuable insight into how travel patterns have changed over time and how different parts of the city are recovering following the COVID-19 pandemic. Comparing traffic volumes from 2019 to 2025 helps illustrate where travel demand has rebounded, where it has shifted, and where volumes remain below pre-pandemic levels, offering an important snapshot of evolving mobility conditions across Alpharetta.

Changes in average daily traffic since 2019 indicate that traffic volume increases are concentrated primarily in Alpharetta's northwest quadrant, particularly along key corridors such as Old Milton Parkway and Highway 9. Additional growth is evident along GA 400 north of Windward Parkway and along McGinnis Ferry Road, reflecting the continued importance of these corridors in supporting regional commuting, employment access, and cross-jurisdictional travel. Increases along these roadways suggest a strong recovery in travel activity in areas that serve major employment centers and regional connections.

In contrast, roadways east of GA 400 continue to operate at traffic volumes more than 25 percent below pre-pandemic levels, indicating a slower recovery in those areas. This pattern may reflect differences in land use, commuting behavior, and travel demand associated with primarily residential neighborhoods east of the corridor. Work from home trends have increased from 6%-28% for Alpharetta residents over the last 25 years, which may also contribute to traffic decreases in highly residential areas of the city like Windward Parkway east of GA 400. Overall, the distribution of traffic changes highlights differing trends across the city, with growth concentrated along major regional corridors while other areas continue to experience reduced traffic volumes compared to 2019.



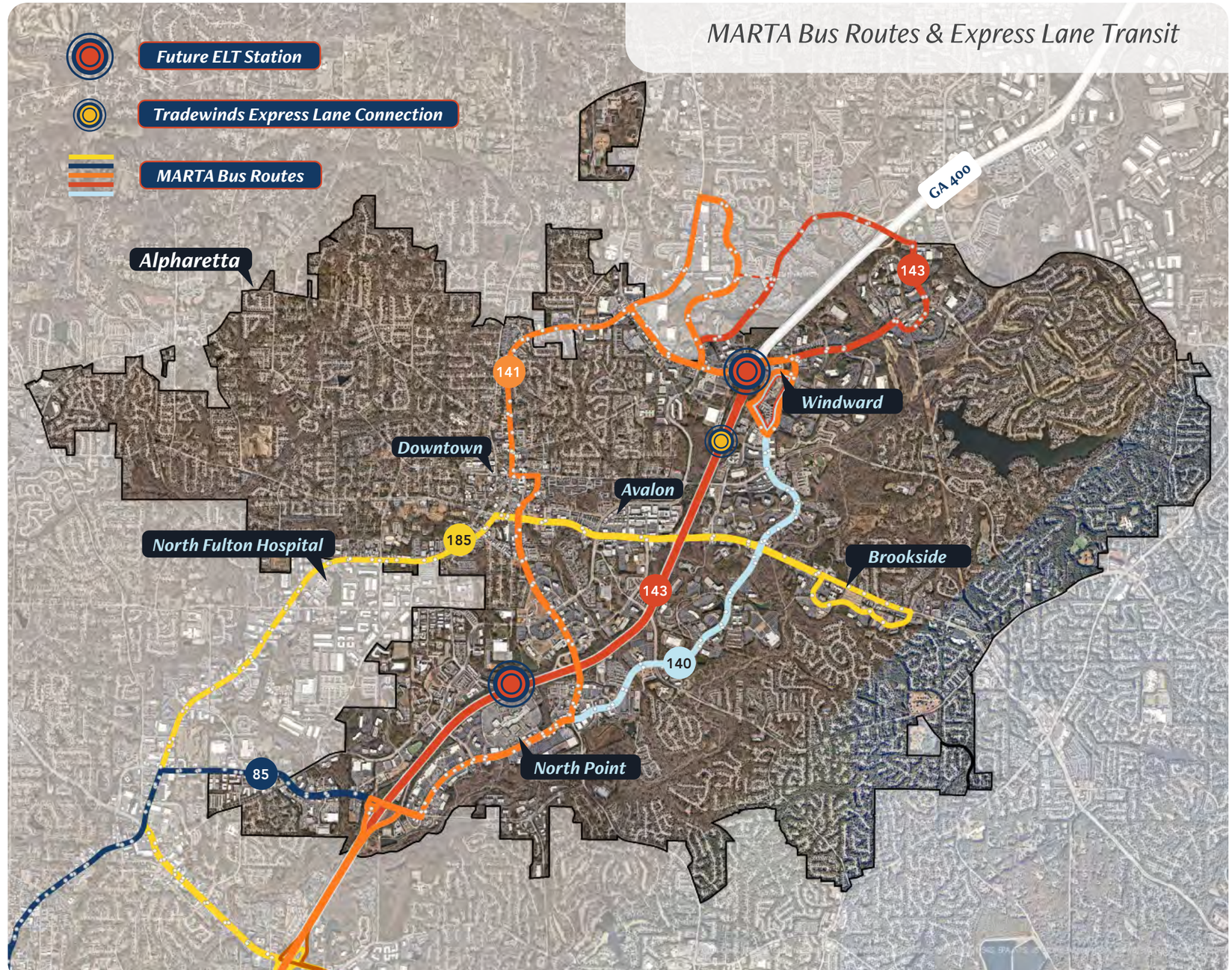
Transportation

Existing Transit Service and Future GA 400 Investments

MARTA currently operates five bus routes serving Alpharetta, providing connections between key activity centers within the city and regional transit hubs. These routes link Alpharetta to destinations such as North Springs MARTA Station, North Point Mall, Downtown Alpharetta, Avalon, Windward, and North Fulton Hospital, as well as to adjacent communities including Roswell, Sandy Springs, and Johns Creek. Together, these routes form the backbone of Alpharetta's existing fixed-route transit service, supporting commuter travel and access to employment, healthcare, retail, and regional rail service.

Future transit and roadway investments along the GA 400 corridor are expected to significantly enhance mobility options for Alpharetta residents and employees. The Georgia Department of Transportation is advancing the GA 400 Express Lanes project, which will add managed express lanes to improve travel reliability and support multimodal transportation. A new roadway connection at Tradewinds Parkway will provide direct access to the express lanes between Webb Bridge Road and Windward Parkway, improving connectivity to employment centers east of GA 400, with phased implementation anticipated over the coming years.

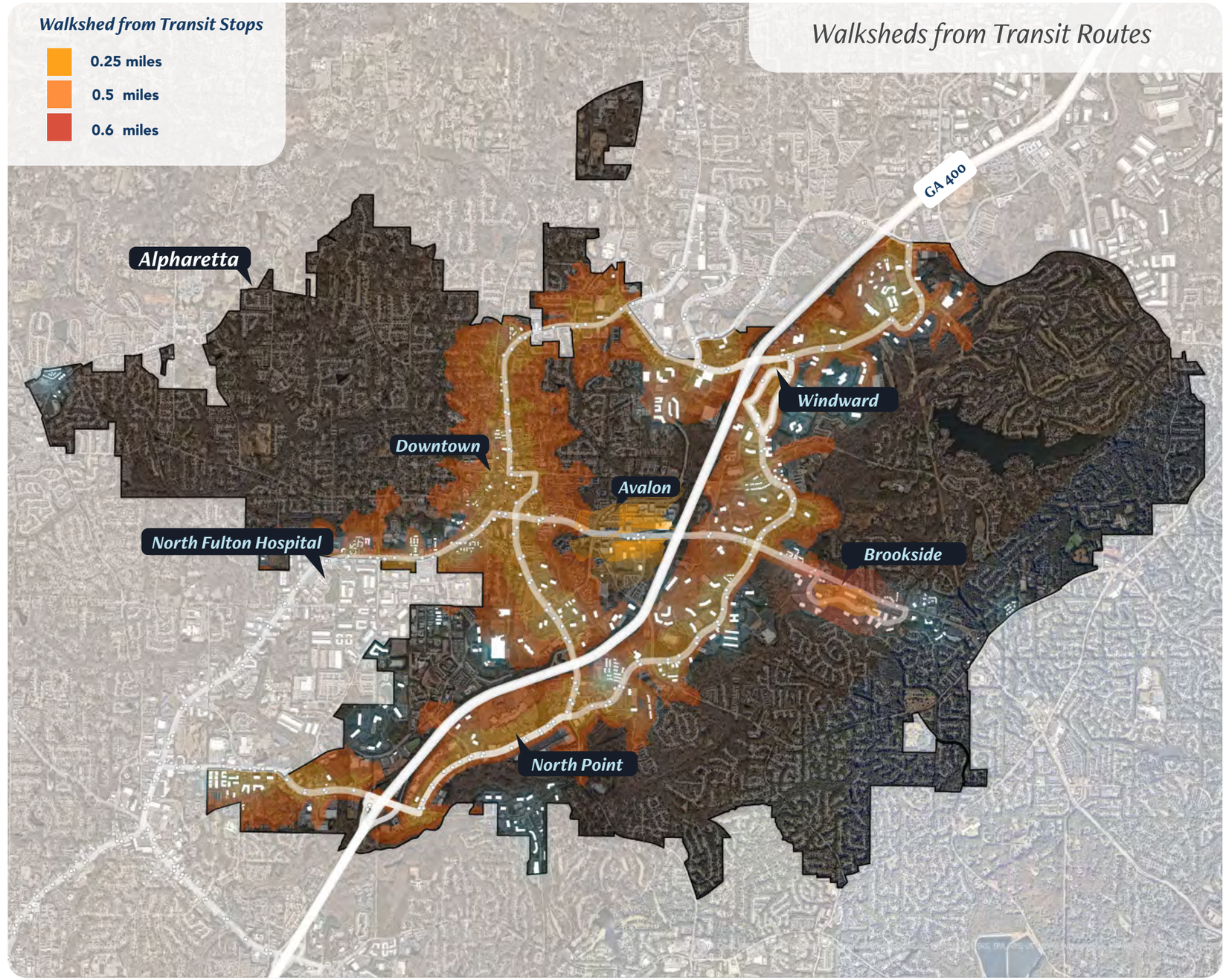
A key component of the express lanes project is the planned integration of Express Lane Transit (ELT) service operated by MARTA. The future ELT line will run within the express lanes, providing faster and more reliable service between northern Fulton County and existing MARTA rail stations. Two ELT stations are planned within Alpharetta, including one in the North Point Mall area and another at the Windward Parkway Park-and-Ride, positioning the city as a major northern anchor for high-capacity transit along the corridor.



Transportation

Walking Access to Transit Routes

Walking access to transit is a key component of transportation choice and first-mile/last-mile connectivity. The map illustrates walk sheds from existing transit routes, showing areas within approximately 0.25, 0.5, and 0.6 miles of transit service. These distances represent typical walking ranges and help identify where residents, employees, and visitors can reasonably access transit on foot. Walk shed coverage is most concentrated along the GA 400 corridor and around key activity centers such as Downtown Alpharetta, Avalon, North Point, Windward, and North Fulton Hospital, reflecting the alignment of transit routes with major employment, commercial, and mixed-use destinations. Areas farther from these corridors and centers exhibit more limited walk access to transit, highlighting opportunities to improve connectivity through enhanced pedestrian infrastructure.



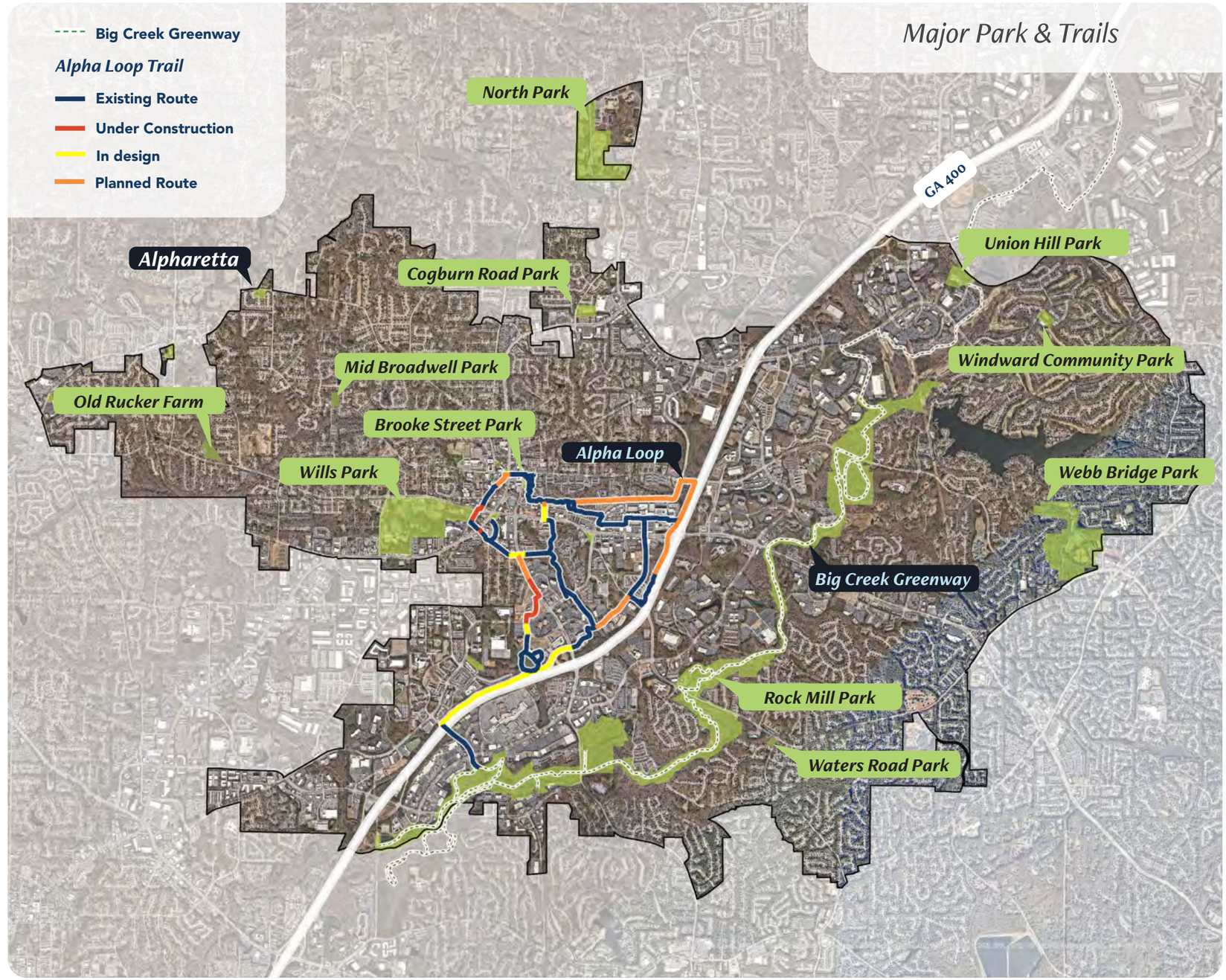
Parks & Trails

A Citywide System of Parks and Greenways

Parks, trails, and recreation facilities play a central role in supporting quality of life, public health, and community identity in Alpharetta. As outlined in the Alpharetta Parks and Recreation Master Plan, the city's park system is designed not only to provide recreational opportunities, but also to support environmental stewardship, social interaction, and connectivity between neighborhoods and activity centers. Parks and trails contribute to Alpharetta's attractiveness as a place to live and work, promote active lifestyles for residents of all ages, and function as important community gathering spaces.

Alpharetta's park system includes a diverse mix of community parks, neighborhood parks, greenways, and special-use facilities that serve a wide range of recreational needs. Major facilities such as Wills Park provide regional-scale amenities, including athletic fields, equestrian facilities, playgrounds, recreation centers, and trail connections. In addition, neighborhood parks such as Cogburn Road Park, Windward Community Park, and North Park play an important role in providing convenient access to recreation close to where residents live, offering playgrounds, athletic facilities, open space, and passive recreation opportunities that support daily use and neighborhood-scale activities.

Trails and greenways further enhance Alpharetta's recreational network by improving both recreational access and connectivity. The Big Creek Greenway serves as a major north–south corridor linking Alpharetta to neighboring communities and natural areas, while the Alpha Loop functions as a more urban linear park, knitting together neighborhoods, commercial districts and connecting a number of smaller, interstitial green spaces along its route. Together, these facilities create a connected system that supports walking, biking, and outdoor activity while reinforcing Alpharetta's long-term commitment to accessible, high-quality parks and trails throughout the city.

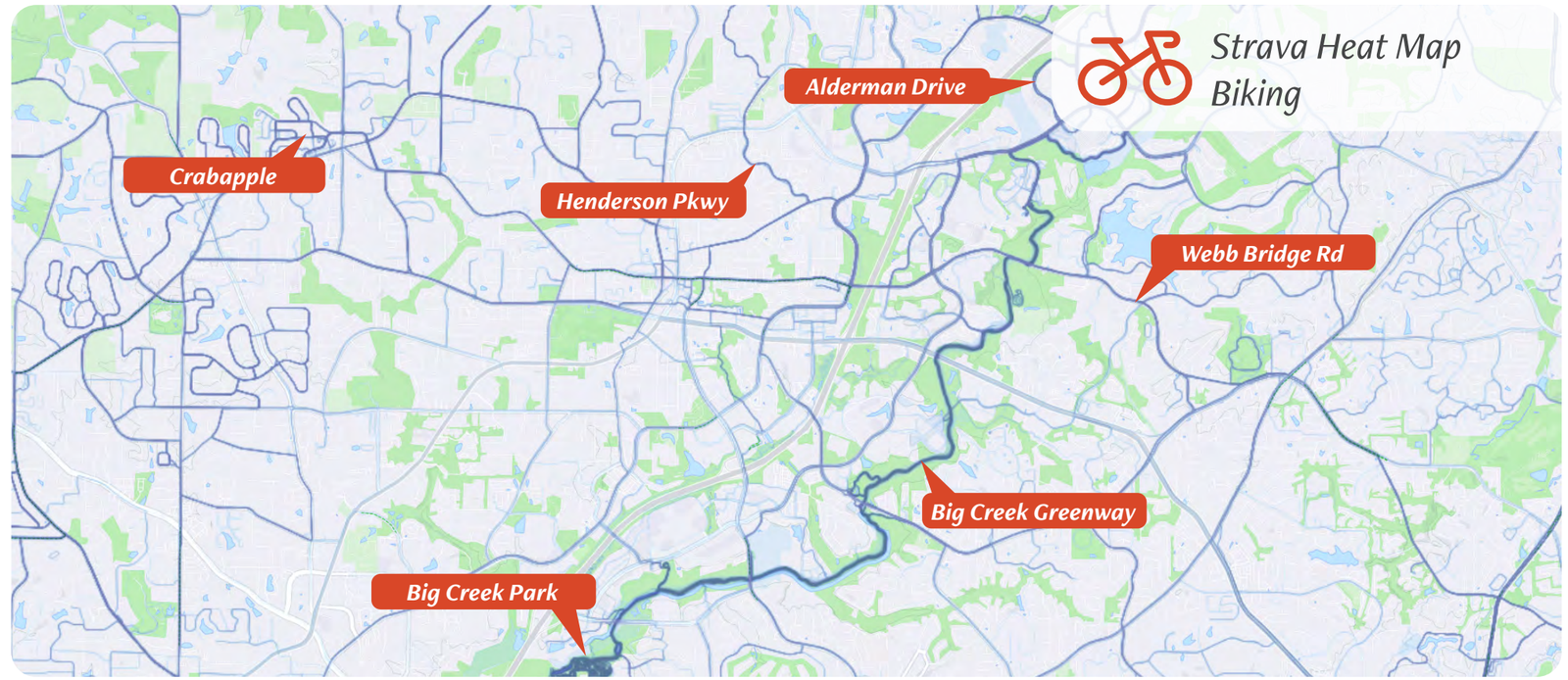


Recreational Movement

Where People Walk, Run and Bike for Fitness and Recreation

The Strava Global Heatmap, produced by Strava, is a valuable tool for understanding where people are most frequently biking, running, or walking based on aggregated, anonymized activity data. By visualizing millions of recorded workouts, the heatmap highlights corridors, trails, parks, and streets that are consistently used for exercise and recreation. Unlike traditional traffic or trail counts, the Strava Heatmap captures actual user behavior across time, revealing patterns that may not be evident through observational studies or short-term data collection. This makes it especially useful for identifying popular routes, informal connections, and areas of concentrated activity.

For planners and communities, the Strava Global Heatmap can help inform decisions related to trail planning, pedestrian and bicycle infrastructure, safety improvements, and park investments. High-activity corridors can signal where additional amenities, maintenance, or safety enhancements may be warranted, while gaps in the network may point to opportunities for new connections. When used alongside traditional data sources, the heatmap provides a complementary perspective that reflects how people choose to move through the city for recreation and fitness, helping ensure that infrastructure investments align with real-world use and community demand.



Community Engagement

How We Engaged

Community engagement was a central part of the Comprehensive Plan Update, with the goal of ensuring the plan reflects a broad range of voices from across Alpharetta. Consistent with the project objective of creating a plan shaped by the community, outreach combined in-person meetings, stakeholder discussions, digital tools, and online participation opportunities so residents, business owners, and community partners could engage in ways that were both convenient and meaningful. This approach helped gather broad citywide perspectives as well as place-specific ideas that informed plan priorities and recommendations.

Public input was collected through two public meetings held across four total sessions, an online survey, an interactive mapping tool, and open forum comments submitted through the project website. The interactive map and survey responses helped identify strengths, challenges, and opportunities across the city while reinforcing recurring themes related to growth, redevelopment, mobility, and quality of life. Together, these engagement activities created a strong foundation for shaping policies and strategies, updating the Future Land Use Map, and guiding Alpharetta's vision for the coming decades.

The planning process engaged a broad cross-section of Alpharetta voices through multiple outreach efforts.

90+
Attendees at four community meeting sessions

450
Public survey responses

200
Contributions to an online interactive map

50+
Open forum comments to the project website.

25
Steering Committee Member/Stakeholder Participants

This section summarizes the range of engagement activities used to gather community input throughout the planning process.

Community Meetings

2 Meetings
(4 Sessions)
90+ Attendees

What We Heard

North Point offers the greatest opportunity for Alpharetta over the next decade.

Nature & green space are top priorities *-- tree preservation, canopy coverage, access to parks & trails.*

Residents want more high-quality public spaces where people can gather and connect.

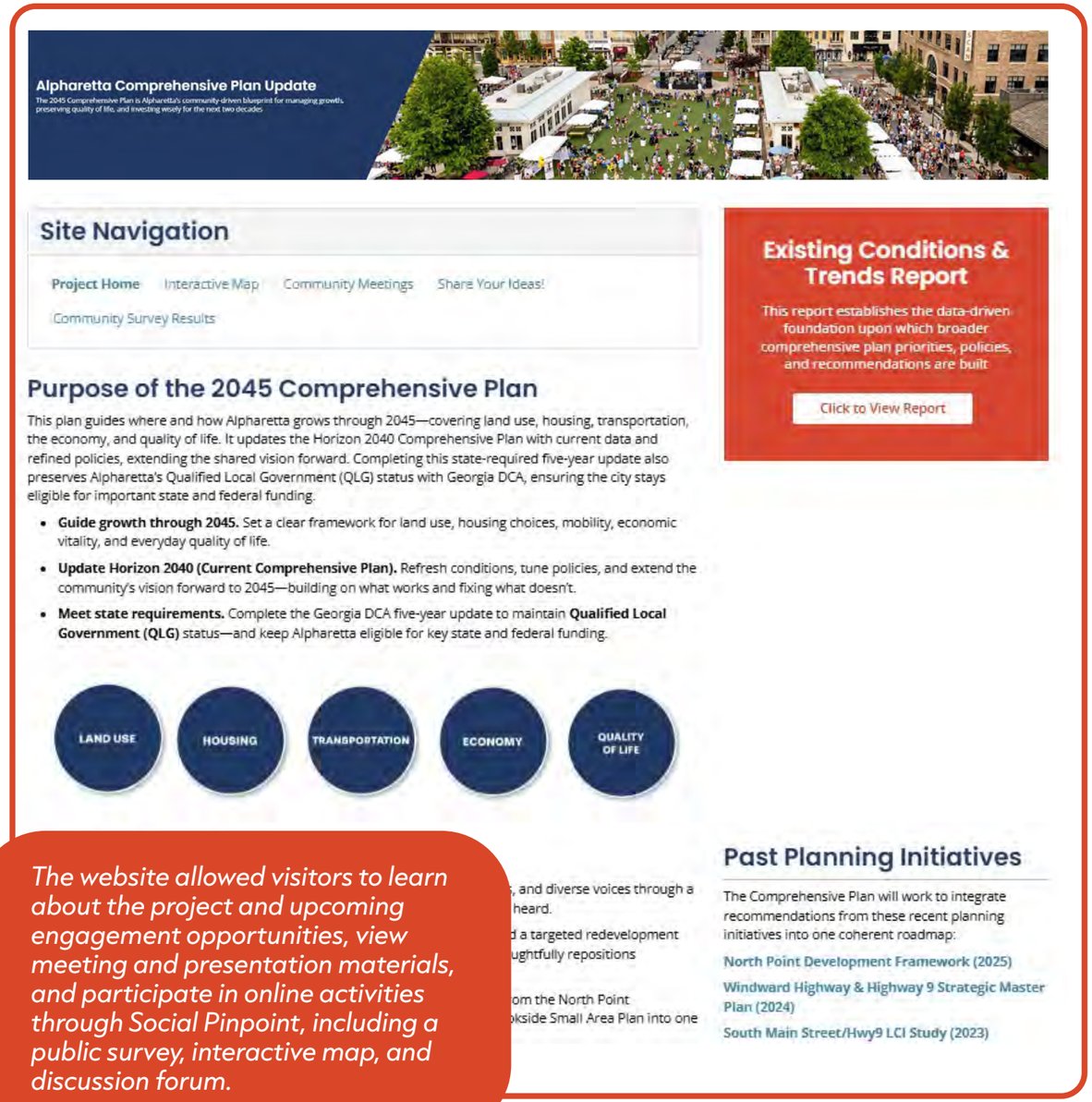
There is a desire for housing diversity and affordability.

Windward and major employment corridors should evolve into walkable, mixed-use destinations.

Mobility and traffic congestion are important infrastructure priorities to the community.

Sustainability and technology investment should guide how Alpharetta grows.

Online Engagement



Alpharetta Comprehensive Plan Update

The 2045 Comprehensive Plan is Alpharetta's community-driven blueprint for managing growth, preserving quality of life, and investing wisely for the next two decades

Site Navigation

Project Home | Interactive Map | Community Meetings | Share Your Ideas! | Community Survey Results

Purpose of the 2045 Comprehensive Plan

This plan guides where and how Alpharetta grows through 2045—covering land use, housing, transportation, the economy, and quality of life. It updates the Horizon 2040 Comprehensive Plan with current data and refined policies, extending the shared vision forward. Completing this state-required five-year update also preserves Alpharetta's Qualified Local Government (QLG) status with Georgia DCA, ensuring the city stays eligible for important state and federal funding.

- **Guide growth through 2045.** Set a clear framework for land use, housing choices, mobility, economic vitality, and everyday quality of life.
- **Update Horizon 2040 (Current Comprehensive Plan).** Refresh conditions, tune policies, and extend the community's vision forward to 2045—building on what works and fixing what doesn't.
- **Meet state requirements.** Complete the Georgia DCA five-year update to maintain **Qualified Local Government (QLG)** status—and keep Alpharetta eligible for key state and federal funding.

LAND USE | HOUSING | TRANSPORTATION | ECONOMY | QUALITY OF LIFE

Existing Conditions & Trends Report

This report establishes the data-driven foundation upon which broader comprehensive plan priorities, policies, and recommendations are built

Click to View Report

, and diverse voices through a
heard.
d a targeted redevelopment
ughtfully repositions

om the North Point
okside Small Area Plan into one

Past Planning Initiatives

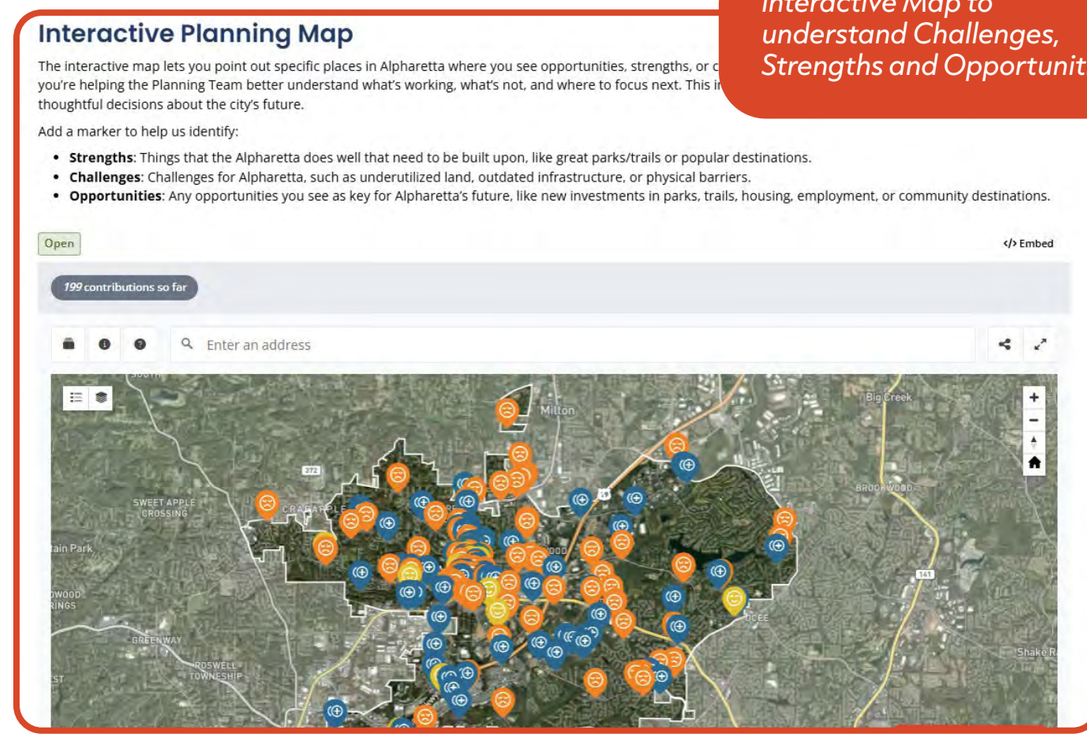
The Comprehensive Plan will work to integrate recommendations from these recent planning initiatives into one coherent roadmap:

North Point Development Framework (2025)

Windward Highway & Highway 9 Strategic Master Plan (2024)

South Main Street/Hwy9 LCI Study (2023)

The website allowed visitors to learn about the project and upcoming engagement opportunities, view meeting and presentation materials, and participate in online activities through Social Pinpoint, including a public survey, interactive map, and discussion forum.



Interactive Planning Map

The interactive map lets you point out specific places in Alpharetta where you see opportunities, strengths, or c
you're helping the Planning Team better understand what's working, what's not, and where to focus next. This i
thoughtful decisions about the city's future.

Add a marker to help us identify:

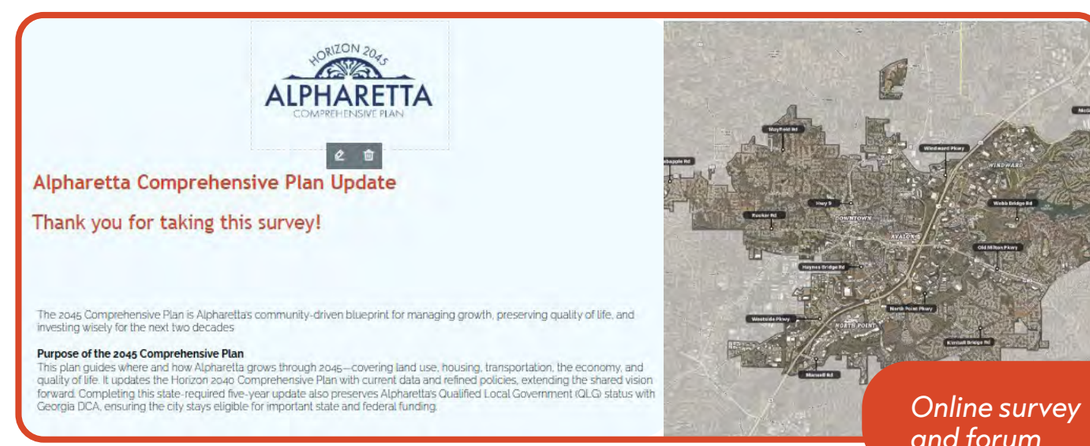
- **Strengths**: Things that the Alpharetta does well that need to be built upon, like great parks/trails or popular destinations.
- **Challenges**: Challenges for Alpharetta, such as underutilized land, outdated infrastructure, or physical barriers.
- **Opportunities**: Any opportunities you see as key for Alpharetta's future, like new investments in parks, trails, housing, employment, or community destinations.

Open | Embed

199 contributions so far

Enter an address

Interactive Map to understand Challenges, Strengths and Opportunities



HORIZON 2045 ALPHARETTA COMPREHENSIVE PLAN

Alpharetta Comprehensive Plan Update

Thank you for taking this survey!

The 2045 Comprehensive Plan is Alpharetta's community-driven blueprint for managing growth, preserving quality of life, and investing wisely for the next two decades

Purpose of the 2045 Comprehensive Plan

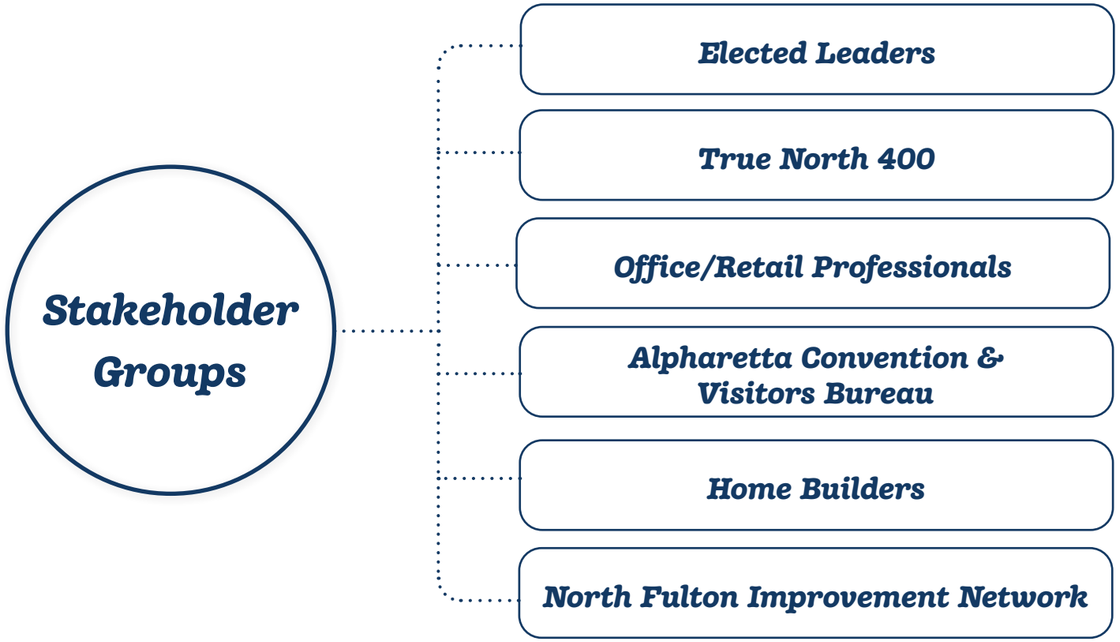
This plan guides where and how Alpharetta grows through 2045—covering land use, housing, transportation, the economy, and quality of life. It updates the Horizon 2040 Comprehensive Plan with current data and refined policies, extending the shared vision forward. Completing this state-required five-year update also preserves Alpharetta's Qualified Local Government (QLG) status with Georgia DCA, ensuring the city stays eligible for important state and federal funding.

Online survey and forum

Steering Committee & Stakeholder Roundtables

In addition to the many residents reached through community meetings, the public survey, and online engagement opportunities, the planning process also included multiple meetings with a Steering Committee composed of individuals representing a broad cross-section of community experience, perspectives, and expertise. The Steering Committee served as an important sounding board, helping review key findings, test emerging ideas, and ensure that community priorities remained central as the plan evolved.

To deepen understanding of key issues and opportunities, the team also conducted more than 10 stakeholder roundtables and interviews with city leadership, civic organizations such as True North 400, the Alpharetta Convention & Visitors Bureau, and the North Fulton Improvement Network, along with home builders, investors, and office and retail professionals. Together, these conversations helped ensure the plan reflects both broad community sentiment and targeted insight from those shaping Alpharetta's economic, civic, and development landscape.



Steering Committee Meeting #1

Major Themes - Needs & Opportunities

The Approach

Understanding Where the Data Matches the Lived Experience

The major themes of the 2045 Comprehensive Plan emerged through a deliberate process of comparing what the community expressed through engagement with what research revealed through existing conditions analysis and trend evaluation. Public meetings, survey responses, stakeholder conversations, and Steering Committee input helped identify the issues residents and community partners most consistently raised, while technical analysis examined housing patterns, development activity, mobility conditions, economic shifts, demographic change, and land use trends across the city. Particular attention was given to areas where public sentiment and objective data reinforced one another, helping distinguish recurring concerns from one-time comments or isolated issues.

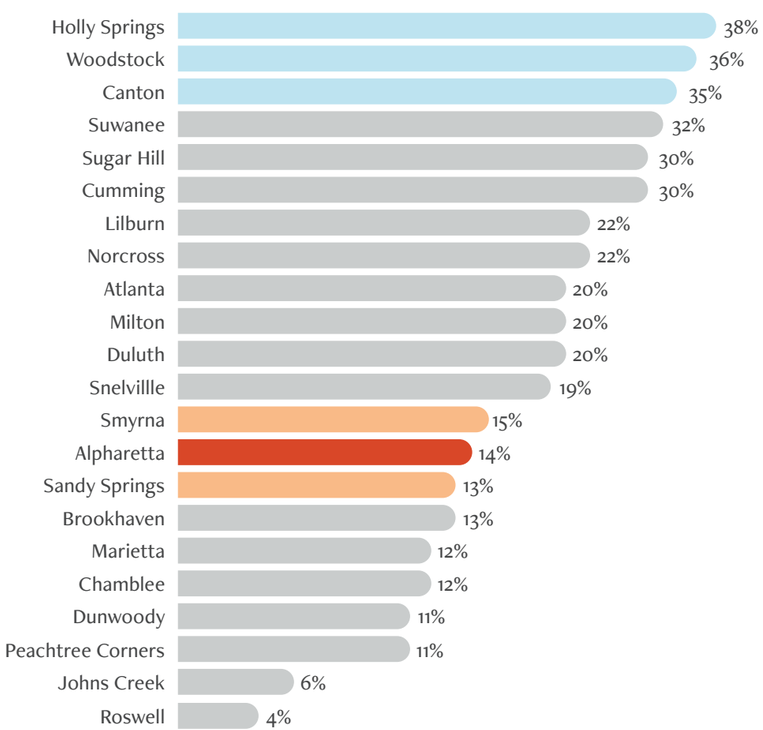
Those strong points of overlap shaped the formation of four primary themes, which collectively represent the most significant needs and opportunities influencing Alpharetta's future. While each theme captures a broad area of community focus, together they reflect much of the feedback heard throughout the planning process and organize it into a practical framework for decision-making. These themes are then carried forward more specifically through the Community Vision Framework, where they are translated into goals, policies, and strategies, and through the Future Land Use and Focus Areas, where they are applied to particular geographies and redevelopment contexts across the city.

Growth Management

Growth Pressures Shared Locally and Regionally

Community feedback consistently reflected concerns that are common in growing cities, particularly around traffic, housing costs, and how to accommodate continued investment without losing quality of life. Since 2000, Alpharetta has roughly doubled many of its key indicators, including population, jobs, commercial space, office space, household income, and home values, illustrating the scale of change the city has experienced over the past two decades. At the same time, Alpharetta's growth should be understood within the context of a broader high-growth North Fulton and Metro Atlanta region, where many neighboring communities are navigating similar pressures related to growth management, redevelopment, and long-term competitiveness.

Percent Population Growth (2010- 2025)



What We Heard

Traffic & Congestion
Residents want to maintain mobility as the city grows

Housing Affordability
Many are concerned about rising housing costs

Growth Pressures
People want Alpharetta to grow thoughtfully while maintaining quality of life

What We Found

City of Alpharetta

	Population	Number of Jobs	Median Household Income	Median Home Value	Total Commercial Space	Total Office Space
2000	34,611	59,378	71,207	226,300	3.6M SF	10.3M SF
2025	67,264	111,877	160,154	628,317	6.7M SF	20.1M SF

Source: Esri, Census, ACS, Fulton County Tax Assessor

While Alpharetta has experienced tremendous growth and the associated pressures over the past two decades, it is also **part of a broader high-growth region** where many communities are confronting similar growth management challenges.

North Point

A Clear Priority for Alpharetta's Next Phase of Redevelopment

Community input revealed unusually strong alignment around North Point as the part of Alpharetta with the greatest potential to shape the city's future over the next decade. Across multiple avenues of feedback, participants consistently identified North Point as the area where growth, reinvestment, and redevelopment should be most intentionally focused, reflecting both its visibility and its strategic opportunity within the city. There was also broad sentiment that the mall area in particular, once one of the region's most vibrant shopping destinations, has reached a point where a new direction is both desired and necessary. Many comments emphasized that thoughtful change in this area could introduce new entertainment destinations, housing, and activity while helping North Point reemerge as a major center of energy within the city. Participants also noted that the area's natural assets and EcoDistrict designation position it to become something distinctive, with the potential to evolve in a way that is intentionally different from both Downtown Alpharetta and Avalon.

"NORTH POINT MALL IS IN DESPERATE NEED! I MOVED TO THIS AREA IN HOPES OF THIS AREA TO BECOME THE NEXT AVALON."

-Public Survey

"NORTH POINT MALL IS THE PRIORITY, SHOULD BE THE PRIORITY"

-Developer/Investor

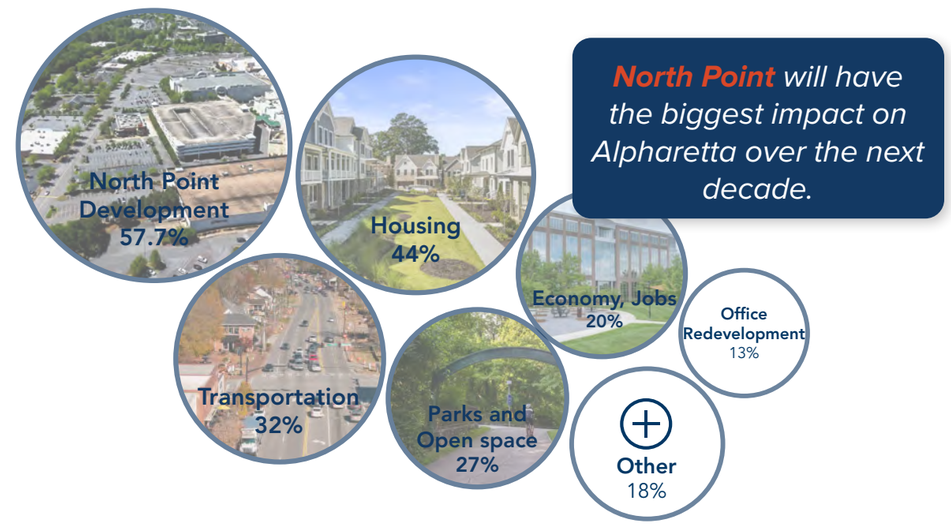
"THE MALL IS TERRIBLY UNDERUTILIZED, COULD THAT SPACE BE PUT TO BETTER USE?"

-Public Survey

What We Heard

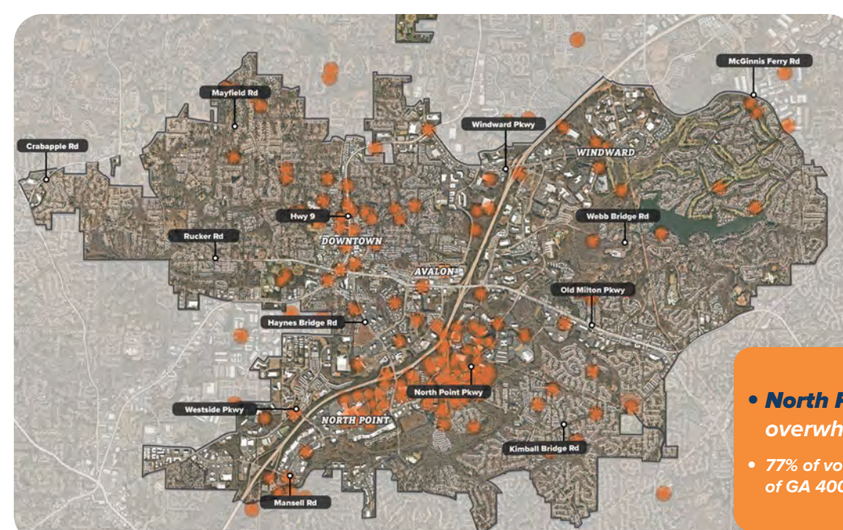
Online Survey Results

What **area of change will have the biggest impact** on Alpharetta over the next decade?



North Point will have the biggest impact on Alpharetta over the next decade.

Where in the city should the **future growth and development/redevelopment** be focused?



- ***North Point** is the overwhelming consensus*
- *77% of votes are on the east side of GA 400 (mostly in North Point)*

*Note - Many comments were placed directly on the North Point Parkway label (hence the cluster directly surrounding the label itself)

North Point

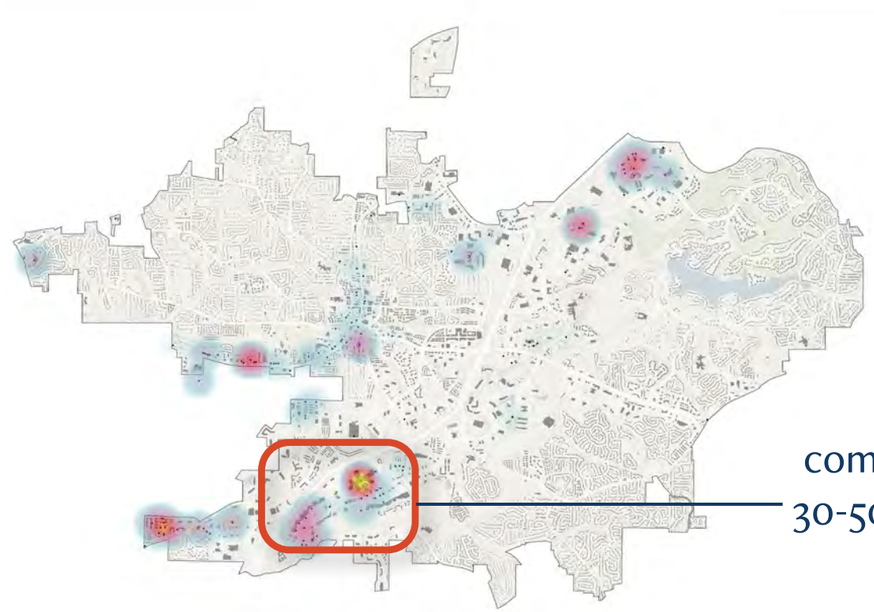
A District at a Natural Point of Reinvestment

Much of North Point emerged during the early 1990s, meaning a significant share of its commercial and office building stock has now reached 30 years of age or more. This aligns with a common point in the commercial building life cycle when substantial capital reinvestment is often needed to maintain competitiveness, modernize aging properties, and prevent long-term value decline. At the same time, the district's highly auto-oriented layout makes human-scale walkability, connectivity, and internal mobility difficult in its current form, reinforcing the need for a more coordinated long-term evolution. Importantly, the broader district spans roughly 670 acres, with the mall site representing only about 15 percent of that total area, creating considerable room for multiple redevelopment concepts and phased reinvestment opportunities to emerge over time. A major challenge, however, is that the district includes roughly 50 separate property owners, making long-term transformation dependent on coordination across many sites, interests, and investment timelines.

Visits to North Point Area have dropped by 38% since 2019

Source: Placer AI

What We Found



Building Age & Life Cycle
Commercial & Office Properties

30-50 Years

Built between 1975 - 1994

22% of Alpharetta's total commercial & office buildings are 30-50 years old, many of which are in **North Point**

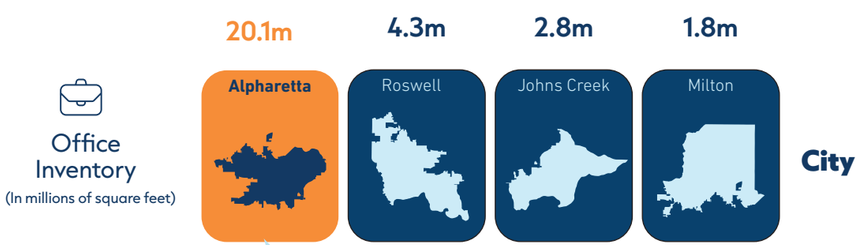
The 100 acre **mall site** represents **only 15%** of the 670 acres that make up the broader North Point District (east of GA 400)

Much of North Point's building stock is reaching **30+ years of age,** a point at which properties often **require reinvestment to avoid value decline.**

Economic Resilience & Office

Office as a Regional Strength Requiring Thoughtful Positioning

Alpharetta has established itself as one of the region's most significant employment centers, with an office inventory that exceeds nearby peer communities and serves as a major driver of the city's tax base, daytime population, and economic identity. With roughly 20 million square feet of office space, spread across approximately 1,852 acres, the city's employment footprint functions as a regional anchor, attracting workers from across North Fulton and beyond. At the same time, workplace preferences are evolving. Since the COVID-19 pandemic, employment growth has increasingly concentrated in mixed-use environments such as Avalon and Downtown Alpharetta, where walkability, dining, housing, and access to amenities support newer office demand, while some larger traditional office campuses have seen softer performance. This suggests Alpharetta's long-term opportunity is not simply preserving office space, but strategically strengthening it through selective reinvestment in aging properties, improved amenity offerings, and targeted adaptation where market conditions and community value align.



"ALPHARETTA'S ADVANTAGE OVER OTHER NORTH FULTON COMMUNITIES IS ITS VOLUME OF OFFICE SPACE"

-Investor

What We Heard

"NEVER AGAIN WILL OFFICE SPACE BE BUILT LIKE IT WAS IN THE 1990'S + 2000'S. ALPHARETTA CAPTURED SO MUCH OF THAT – THEY SHOULDN'T GET RID OF TOO MUCH OF IT, BUT SELECTIVELY PRUNE IT"

-Developers & Real Estate Investors

Nearly 60% of respondents said office conversion is acceptable if the new use adds community value.

-Community Survey

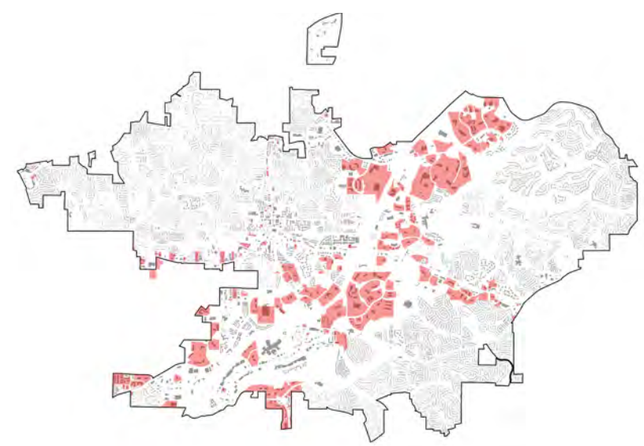
"OFFICE IS COMING BACK"

-Investor

"HOTEL OCCUPANCY IS AT 100% ON TUESDAY + WEDNESDAY NIGHTS (BUSINESS TRAVELERS)"

-Alpharetta ACVB

What We Found



Alpharetta's office properties amount to 1,852 acres. That's the size of 22 Avalons

Although residents are open to selective office conversion where community value is added, Alpharetta's **abundant office supply remains widely seen as a defining strength** that should be **pruned carefully** rather than broadly, with parallel emphasis on upgrading existing office spaces through new amenities and reinvestment.

Parks, Trails, Open Spaces & Trees

Natural Assets that Shape Daily Life

Quality of life emerged as the single most cited factor residents believe sets Alpharetta apart from other communities, with access to parks, trails, open spaces, and natural areas repeatedly identified as central to that identity. Public survey responses showed that residents place especially high value on the city's tree canopy, with many expressing strong support for protecting and maintaining what they see as one of Alpharetta's defining physical characteristics. That emphasis is reinforced by research showing Alpharetta's tree canopy covers nearly half of the city's total land area—substantially higher than most similarly sized, primarily developed communities across the country. Combined with a growing network of high-quality parks, along with major assets such as the Big Creek Greenway and Alpha Loop, this strong natural framework continues to shape daily life, community character, and long-term expectations for reinvestment and growth.

"GREEN SPACE AND NATURE PRESERVATION IS A LARGE REASON MANY LIVE IN ALPHARETTA. PLEASE PROTECT AS MUCH AREA AS POSSIBLE."

-Public Survey

"WE ARE VERY ATTRACTED TO TRAIL SYSTEMS....ACTIVATED, CONNECTED GREENWAYS ARE LIKE GOLD TO US"

-Developer

What We Heard

An extremely high number of open ended public survey responses dealt with protection of **tree canopy.**

-First Round of Public Engagement

The most voted for policy idea was a **tree canopy preservation target.**

-Second Round of Public Engagement

More than half of Alpharetta residents visit parks, trails or green spaces in the city at least 2-3 times a week

"GREENERY + TREES IS OUR IDENTITY HERE. IT IS OUR VALUE AS IF IT WERE MONEY. IT INCREASES CITY VALUE"

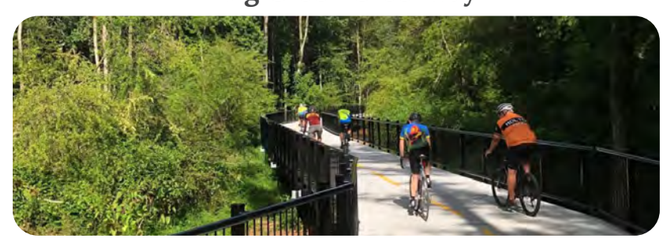
-Public Survey

"KEEP THE LANDSCAPING (AND LIGHTING) BUDGET HIGH. THIS IS A BIG DIFFERENCE BETWEEN ALPHARETTA AND CUMMING/ROSWELL"

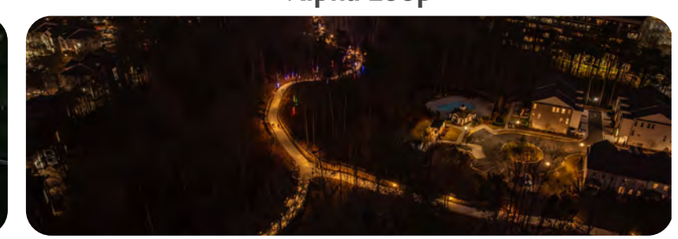
-Public Survey

What We Found

Big Creek Greenway



Alpha Loop



Credit: Chris Saxon

In addition to having **two regionally significant trail systems** in the Big Creek Greenway and the Alpha Loop, Alpharetta also has **15–20% more tree canopy coverage** than similarly sized communities across the country.

Community Vision

DRAFT

Community Vision Framework

Connecting Community Values to Future Policy

The Community Vision Framework organizes the plan's long-term direction by bringing together what was heard through public engagement with what was learned through research, trend analysis, and existing conditions. It serves as the policy foundation for the Comprehensive Plan, helping define how broad community priorities translate into decision-making over time. The framework is organized across eight topic areas, each addressing a core part of how Alpharetta grows, invests, and responds to future opportunities.

Community Vision Topics

- Housing
- Land Use
- Economic Development
- Transportation
- Natural, Historic and Cultural Resources
- Community Services and Facilities
- Intergovernmental Coordination
- Broadband Services

GOALS

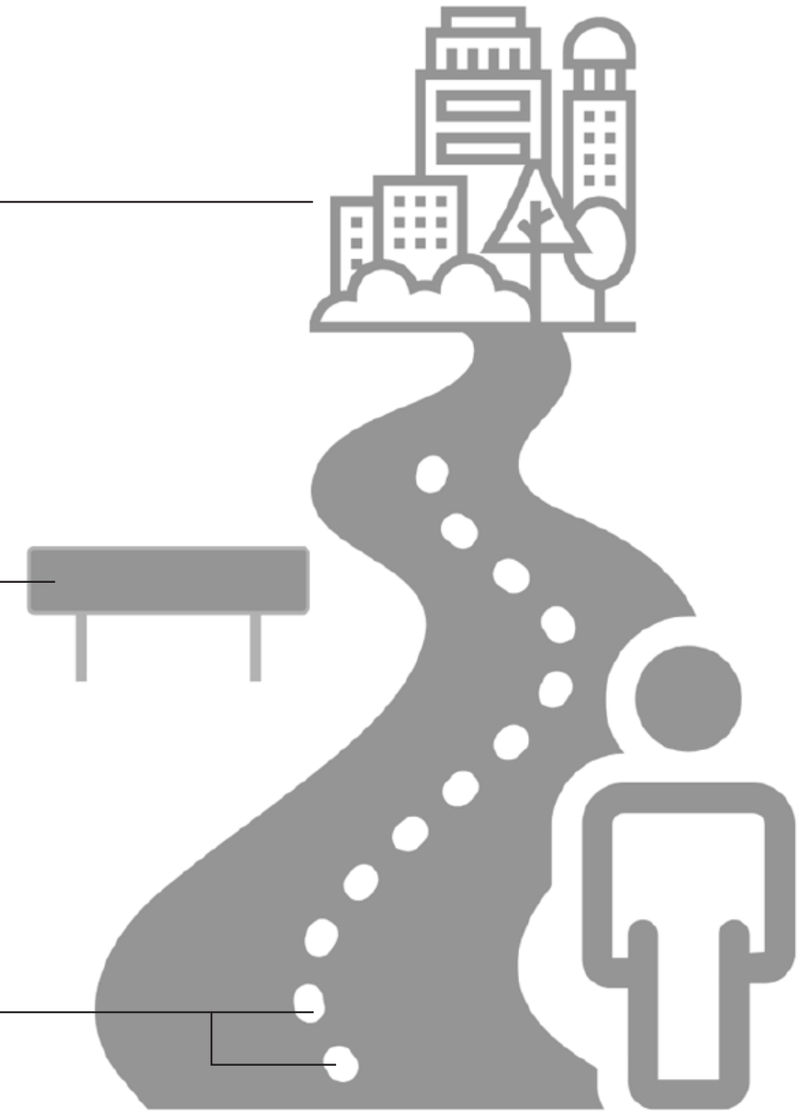
These define the desired state of the community. They are high-level and provide guidance related to long-term decision-making

POLICIES

Policies are not as abstract as goals, yet not as concrete as strategies. Like signposts, policies help guide the way to the future goal by clarifying priorities in everyday decision making

STRATEGIES

Strategies are the most concrete, action steps to help move a community toward the desired policies and goals



Community Housing Vision

GOAL

Capture the major market share of executive housing while providing opportunities for first-time home buyers and quality rental options.

POLICIES

- Promote and encourage residential densities and designs that ensure varied living areas and housing types.
- Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.
- Preserve the character of distinct residential areas.
- Design quality and long-term value into residential development to maintain appearance and property values.
- Provide opportunities for people who work in Alpharetta to live in Alpharetta by monitoring the housing-to-jobs balance and promoting a variety of housing options, including housing types, design and price-points.
- Promote opportunities for "aging in place."
- ◉ Encourage innovation in residential building methods and emerging housing products that improve quality, efficiency, and long-term housing choice.

◉ *Indicates a policy or strategy that has been added or revised as part of the 2045 Update*

H Policy 1: Promote and encourage residential densities and designs that ensure varied living areas and housing types.

- H Strategy 1.1 - Encourage appropriate residential densities and mix of uses close to Downtown Alpharetta.
- H Strategy 1.2 - Review residential plans and master plans to determine response to providing housing choices.
- H Strategy 1.3 - Encourage large land holdings to plan for multiple land uses.
- H Strategy 1.4 - Promote subdivisions fostering community and pedestrian mobility.
- H Strategy 1.5 - Prioritize high density development in North Point.
- H Strategy 1.6 - Manage residential densities consistent with area character.

H Policy 2: Maintain a balance between owner-occupied and renter-occupied in Alpharetta such that at least 68% of the housing stock is owner-occupied.

- H Strategy 2.1 - Use Census Data to track the number of owner-occupied and renter-occupied units located in Alpharetta.
- H Strategy 2.2 - Maintain the computerized system for land development records, building permits and engineering plans.
- H Strategy 2.3 - Continue biannual updates to the City's Rental Housing Study.

H Policy 3: Preserve the character of distinct residential areas.

- H Strategy 3.1 - Preserve Canton Street between Church Street and Vaughan Drive as residential and designate it as the Garden District of Alpharetta.
- H Strategy 3.2 - Protect all neighborhood character areas from urban development and incompatible land uses.
- H Strategy 3.3 - Explore regulations that limit height, massing and lot coverage to protect existing neighborhoods from incompatible infill development.

Community Housing Vision

H Policy 4: Design quality and long-term value into residential development to maintain appearance and property values.

- H Strategy 4.1 - Ensure at the beginning of the design process that consideration is given to natural environment and amenities to support high quality residential product.

H Policy 5: Provide opportunities for people who work in Alpharetta to live in Alpharetta by monitoring the housing-to-jobs balance and promoting a variety of housing options, including housing types, design and price-points.

- H Strategy 5.1 - Preserve existing neighborhoods as a source of workforce housing.
- H Strategy 5.2 - Assess the need of providing additional workforce housing.
- H Strategy 5.3 - Encourage housing types that address the Missing Middle Housing, such as cottage court, accessory dwelling units, live-work housing, etc.
- H Strategy 5.4 - Research and implement housing affordability tools such as long-time owner-occupancy programs, energy-efficient updates, density bonuses, partnerships, tax incentives and ADUs.

H Policy 6: Promote opportunities for aging in place.

- H Strategy 6.1 - Encourage development of housing opportunities for seniors that accommodate the needs of the aging population.
- H Strategy 6.2 - Protect all neighborhood character areas from urban development and incompatible land uses.
- H Strategy 6.3 - Explore regulations that limit height, massing and lot coverage to protect existing neighborhoods from incompatible infill development.
- H Strategy 6.4 - Explore regulations that limit height, massing and lot coverage to protect existing neighborhoods from incompatible infill development.

◎ **H Policy 7: Encourage innovation in residential building methods and emerging housing products that improve quality, efficiency, and long-term housing choice.**

- ◎ H Strategy 7.1 - Encourage pilot residential projects in the North Point area that showcase innovative building technologies, durable materials, and sustainable design approaches consistent with EcoDistrict principles.
- ◎ H Strategy 7.2 - Explore where diverse housing formats may be appropriate within thoughtfully designed residential or mixed-use settings, and where ADUs may be appropriate within existing neighborhoods.

◎ *Indicates a policy or strategy that has been added or revised as part of the 2045 Update*

Community Land Use Vision

GOAL

Develop a land use pattern and structure that fully complements the vision of Alpharetta as a signature community in the region.

POLICIES

- Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.
- Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic well-being.
- Guide development to areas where infrastructure is available concurrent with development.
- Preserve and protect neighborhood quality through code enforcement and land use decisions.
- Require subdivision design that fosters community, pedestrian mobility, recreation, and public open space.
- Support the success and expansion of employment centers.
- Ensure context-sensitive infill and redevelopment.
- Support appropriately located mixed-use development and employment centers.
- Promote redevelopment of highway corridors, especially North Point Parkway, Old Milton Parkway, and South Main Street.
- Promote retrofitting suburban office developments with amenities to increase marketability.
- Advance targeted small area planning for strategic growth areas where coordinated land use, mobility, infrastructure, and redevelopment strategies can guide change and respond to emerging opportunities.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

LU Policy 1: Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.

- LU Strategy 1.1 - Continue to implement the vision detailed in the Downtown Master Plan.
- LU Strategy 1.2 - Support improvements to Downtown that will result in a compact arrangement of retail and commercial enterprises with office, financial, entertainment, governmental and certain residential development, all designed and situated to permit internal pedestrian circulation.
- LU Strategy 1.3 - Encourage residential uses in the Downtown at higher densities and in mixed use buildings in order to support the viability of Downtown.
- LU Strategy 1.4 - Continue to encourage revitalization of Downtown through major streetscape improvements, landscaping, formal open spaces, and transportation network connectivity.

LU Policy 2: Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic well-being.

- LU Strategy 2.1 - Encourage clean, high-tech business activity that strengthens the economic base and minimizes pollution.
- LU Strategy 2.2 - Promote pedestrian-oriented development that minimizes vehicular trips.
- LU Strategy 2.3 - Encourage creative urban design solutions that improve physical character.

Community Land Use Vision

LU Policy 3: Guide development to areas where infrastructure is available concurrent with development.

- LU Strategy 3.1 - Use infrastructure as a tool to guide development into cost-effective service locations.
- LU Strategy 3.2 - Support the development of locally-owned, unique shopping, dining and entertainment opportunities.
- LU Strategy 3.3 - Maintain a healthy and attractive retail environment that continues to draw expenditures from households outside the City of Alpharetta.
- LU Strategy 3.4 - Continue to inventory all vacant, underperforming and distressed retail properties in order to inform the creation of targeted development strategies.

LU Policy 4: Preserve and protect neighborhood quality through code enforcement and land use decisions.

- LU Strategy 4.1 - Maintain and enforce high aesthetic standards and appropriate architectural guidelines.
- LU Strategy 4.2 - Maintain code enforcement for residential, commercial, and industrial properties.
- LU Strategy 4.3 - Investigate short-term rentals and whether regulations are necessary.

LU Policy 5: Require subdivision design that fosters community, pedestrian mobility, recreation, and public open space.

- LU Strategy 5.1 - Ensure new neighborhood roads and sidewalks connect to adjacent neighborhoods, parks, and services.

◎ *Indicates a policy or strategy that has been added or revised as part of the 2045 Update*

LU Policy 6: Support the success and expansion of employment centers.

- LU Strategy 6.1 - Support flexibility allowing mixed office uses and discreet warehouse/ distribution facilities.
- LU Strategy 6.2 - Designate major entranceways along GA-400 for office use.
- LU Strategy 6.3 - Limit industrial land uses to light industry only.
- LU Strategy 6.4 - Maintain code enforcement for commercial and industrial properties.
- ◎ LU Strategy 6.5 - Promote adaptable employment centers that incorporate maker spaces, innovation labs, co-working environments, and small-scale production spaces to support entrepreneurs, startups, and evolving industry needs.

LU Policy 7: Ensure context-sensitive infill and redevelopment.

- LU Strategy 7.1 - Maintain a list of vacant office and retail space and promote the vacant spaces to companies looking to move to Alpharetta.
- LU Strategy 7.2 - Continue quarterly outreach efforts with tenant representatives and leasing agents in order to keep them updated on public and private development.

LU Policy 8: Support appropriately located mixed-use development and employment centers.

- LU Strategy 8.1 - Allow mixed-use patterns creating activity nodes near jobs and services.
- LU Strategy 8.2 - Focus major commercial development into nodes and support neighborhood centers.
- LU Strategy 8.3 - Encourage large land holdings to plan for multiple land uses.
- LU Strategy 8.4 - Establish varying mixed-use densities with highest densities along GA-400.

Community Land Use Vision

LU Policy 9: Promote redevelopment of highway corridors, especially North Point Parkway, Old Milton Parkway, and South Main Street.

- LU Strategy 9.1 - Support cohesive retail/service nodes and avoid strip commercial patterns.
- LU Strategy 9.2 - Define retail boundaries to avoid retail creep.
- LU Strategy 9.3 - Maintain attractive gateway features at major entrances.
- LU Strategy 9.4 - Preserve GA-400 aesthetics through tree buffers and limiting retail at interchanges.
- LU Strategy 9.5 - Create small area plans for Old Milton Parkway, South Main Street, and Windward.
- LU Strategy 9.6 - Plan for regional draw uses such as university or entertainment in North Point.

LU Policy 10: Promote retrofitting suburban office developments with amenities to increase marketability.

- LU Strategy 10.1 - Allow mixed-use activity nodes within suburban office developments.
- LU Strategy 10.2 - Establish regulations and incentives for suburban office retrofitting.

LU Policy 11: Advance targeted small area planning for strategic growth areas where coordinated land use, mobility, infrastructure, and redevelopment strategies can guide change and respond to emerging opportunities.

- LU Strategy 11.1 - Implement the North Point Development Framework.
- LU Strategy 11.2 - Support implementation of the North Point Development Framework by convening North Point property owners for periodic (in-person or virtual) informational sessions on current activity in the district to build shared understanding and encourage coordinated reinvestment
- LU Strategy 11.3 - Initiate a Small Area Plan for the Great Oaks Area
- LU Strategy 11.4 - Advance the momentum at Brookside through coordinated reinvestment that strengthens neighborhood connectivity, expands mobility and greenspace options, supports existing employers, and leverages opportunities for future investment and partnership associated with Georgia State University.
- LU Strategy 11.5 - Guide future planning for commercial areas east of GA 400 along Windward Parkway by inventorying data centers and major employment assets, identifying where redevelopment opportunities are most and least appropriate, and supporting reinvestment that strengthens long-term economic competitiveness.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

Economic Development Vision

GOAL

Strengthen and sustain the economic base of Alpharetta.

POLICIES

- Maintain a highly viable, growing and attractive downtown.
- Attract highly-skilled and professional-level employment to corporate and industrial development areas while also focusing efforts to retain and grow existing quality businesses.
- Continue to attract quality retailers for commercial areas throughout the city.
- Maintain a high aesthetic standard and enhance architectural quality.
- Participate in regional efforts that support economic development.
- Promote branding and placemaking as a means of creating interesting, sustainable developments.
- Promote infill of vacant office and retail space with compatible uses and amenities that enhance synergy within the development.
- ◉ Grow Alpharetta's innovation economy by positioning the city to attract and retain emerging technology sectors, including artificial intelligence, advanced computing, and next-generation digital industries.

◉ *Indicates a policy or strategy that has been added or revised as part of the 2045 Update*

ED Policy 1: Maintain a highly viable, growing and attractive downtown.

- ED Strategy 1.1 - Continue to implement the Downtown Master Plan.
- ED Strategy 1.2 - Complete annual updates to the Downtown Code during regular public meetings to ensure consistency of the plan with community needs and goals.
- ED Strategy 1.3 - Encourage continued investment in historic downtown through façade grants and other incentives.
- ED Strategy 1.4 - Create and coordinate with the Alpharetta Business Association and/or Alpharetta Chamber on downtown marketing efforts.
- ED Strategy 1.5 - Explore community-oriented foot patrol policing for Downtown Alpharetta.
- ED Strategy 1.6 - Continue to pursue designation as Georgia Main Street Community and develop annual work plans to guide downtown development initiatives within the framework of the national Main Street approach to revitalization.
- ED Strategy 1.7 - Continue to build on the arts and special event programming in order to draw employers to Alpharetta.
- ED Strategy 1.8 - Identify public-private partnerships in order to coordinate marketing, maintenance, safety and event programming efforts in activity centers throughout the City.
- ED Strategy 1.9 - Continue Downtown Economic Development Initiative with the Alpharetta Chamber of Commerce in order to unify the downtown businesses.

Economic Development Vision

ED Policy 2: Attract highly-skilled and professional-level employment to corporate and industrial development areas while also focusing efforts to retain and grow existing quality businesses.

- ED Strategy 2.1 - Expand the technology forum to include the healthcare and renewable energy industries and encourage an environment of innovation, build linkages between companies with a presence in the community, and attract new firms.
- ED Strategy 2.2 - Continue to maintain the City's economic development action plan to ensure consistency with overall community objectives and needs.
- ED Strategy 2.3 - Continue to implement a business calling and retention program to encourage existing quality businesses to remain and grow in the city.
- ED Strategy 2.4 - Research strategies that attract and retain young adults and families in Alpharetta in light of declining elementary enrollment and a shrinking 25–34 population.
- ED Strategy 2.5 - Explore and implement economic development incentives to attract new businesses, especially in the North Point area.

ED Policy 3: Continue to attract quality retailers for commercial areas throughout the city.

- ED Strategy 3.1 - Encourage a variety of mobility options, such as improved public and private transportation for the retail and service employees who work in commercial centers.
- ED Strategy 3.2 - Support the development of locally-owned, unique shopping, dining and entertainment opportunities.
- ED Strategy 3.3 - Maintain a healthy and attractive retail environment that continues to draw expenditures from households outside the City of Alpharetta.
- ED Strategy 3.4 - Continue to inventory all vacant, underperforming and distressed retail properties in order to inform the creation of targeted development strategies.

ED Policy 4: Maintain a high aesthetic standard and enhance architectural quality.

- ED Strategy 4.1 - Maintain and enforce high aesthetic standards and appropriate architectural guidelines.

ED Policy 5: Participate in regional efforts that support economic development.

- ED Strategy 5.1 - Coordinate with regional economic development partners and marketing efforts to the benefit of North Fulton.
- H Strategy 5.2 - Support regional efforts to solve environmental and infrastructure problems.

ED Policy 6: Promote branding and placemaking as a means of creating interesting, sustainable developments.

- ED Strategy 6.1 - Implement the North Point Creative Placemaking Plan.
- ED Strategy 6.2 - Promote marketing and branding in redevelopment areas and employment centers.
- ED Strategy 6.3 - Provide public investments in the City's redevelopment areas in order to promote private re-investment.
- ED Strategy 6.4 - Support a Windward District Branding, Communications, & Programming Initiative

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

Economic Development Vision

ED Policy 7: Promote infill of vacant office and retail space with compatible uses and amenities that enhance synergy within the development.

- ED Strategy 7.1 - Maintain a list of vacant office and retail space and promote the vacant spaces to companies looking to move to Alpharetta.
- ED Strategy 7.2 - Continue quarterly outreach efforts with tenant representatives and leasing agents in order to keep them updated on public and private development.

ED Policy 8: Grow Alpharetta's innovation economy by positioning the city to attract and retain emerging technology sectors, including artificial intelligence, advanced computing, and next-generation digital industries.

- ED Strategy 8.1 - Support the development of flexible employment environments that can accommodate AI-oriented firms, including adaptable office, lab-enabled workspace, small-scale R&D space, and high-performance digital infrastructure within existing employment centers.
- ED Strategy 8.2 - Partner with educational institutions, incubators, and private employers to strengthen local talent pipelines in AI, data science, robotics, and related high-growth fields, helping residents and workers connect to evolving industry demands.
- ED Strategy 8.3 - Encourage reinvestment in aging office and commercial properties to meet the needs of innovation-based employers, including upgrades for collaborative spaces, connectivity, and modern building formats that can respond to rapidly changing business models.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

Community Transportation Vision

GOAL

Provide a transportation system that continues to keep pace with growth and integrates various modes of travel in order to allow mobility options.

POLICIES

- Increase transportation accessibility and mobility.
- Provide multi-modal transportation options.
- Improve transportation safety and neighborhood livability.
- Improve the environment and air quality.
- Maintain and preserve the existing transportation system.
- Develop a network of interconnected streets to provide more access routes and less dependence on the arterial and major collector street system.
- Maintain active involvement in state and regional transportation planning activities.
- ◎ Reduce traffic congestion by planning for alternative transportation options and encouraging the use of innovative traffic management solutions.

◎ *Indicates a policy or strategy that has been added or revised as part of the 2045 Update*

T Policy 1: Increase transportation accessibility and mobility.

- T Strategy 1.1 - Enhance connectivity to community destinations with a street network that expands route options for people driving, biking, walking and riding public transportation.
- T Strategy 1.2 - Support transit friendly streets, bicycle routes and walkable communities that provide linkages to activity centers within the city.
- T Strategy 1.3 - Promote the development of compact mixed-use and transit-oriented development particularly in the GA-400 corridor.
- ◎ T Strategy 1.4 - Strengthen internal connectivity within Windward through new street, trail, and pedestrian connections that improve circulation and reduce dependence on Windward Parkway for short local trips.

T Policy 2: Provide multi-modal transportation options.

- T Strategy 2.1 - Develop Complete Streets guidelines that encourage a system that accommodates all modes of travel while still providing flexibility to allow designers to tailor the project to unique circumstances.
- T Strategy 2.2 - Continue to facilitate the City's traffic calming program that involves physical improvements designed to decrease traffic speed and increase the walkability of roadways. Methods to be used can include raised crosswalks, narrower traffic lanes, addition of on-street parking, roundabouts, and landscaped medians.
- T Strategy 2.3 - Ensure that safe, adequate and well-designed facilities are provided for cyclists, including pavement markings, signage and intersection crossings to make biking a safe and convenient transportation option and recreation activity throughout the city. Require that new developments include dedicated bicycle facilities lanes/route as well as bike- and pedestrian-friendly streetscapes.

◎ *Indicates a policy or strategy that has been added or revised as part of the 2045 Update*

Community Transportation Vision

- T Strategy 2.4 - Encourage an interconnected public sidewalk and trail network within new developments and enhance connectivity area wide by linking new sidewalks and trails to existing sidewalks and trails in adjacent neighborhoods. In addition, the system should link residential areas to commercial, schools, employment centers, transit and parks.
- T Strategy 2.5 - Investigate the feasibility of effective transit options to Alpharetta, improve park and ride lots, provide express bus service and expand local bus and shuttle services.
- T Strategy 2.6 - While examining new development proposals, assess their ability to offer transportation alternatives and reduce the number of vehicular trips.
- T Strategy 2.7 - Continue to expand the Citywide trail systems, including the Alpha Loop and Big Creek Greenway.

T Policy 3: Improve transportation safety and neighborhood livability.

- T Strategy 3.1 - Identify roads that need to be upgraded to City standards.
- T Strategy 3.2 - Encourage greater levels of school bus ridership.
- T Strategy 3.3 - Develop an interconnected system of sidewalks that extends Citywide.
- T Strategy 3.4 - Provide interparcel connectivity within commercial areas.
- T Strategy 3.5 - Minimize cut-through traffic on local roads, and reduce speed limits, where appropriate.
- T Strategy 3.6 - Continue development and operation of the City's Traffic Control Center.
- T Strategy 3.7 - Continue implementation of prescribed streetscapes in the Downtown and North Point areas.

T Policy 4: Improve the environment and air quality.

- T Strategy 4.1 - Minimize transportation impacts on social, environmental, and historic resources by reducing total vehicle emissions.
- T Strategy 4.2 - Encourage development designs to promote pedestrian activity that reduces on-site vehicular dependence.
- T Strategy 4.3 - Encourage accommodations for alternative fuel vehicles.
- T Strategy 4.4 - For City street improvement projects (including new streets, street widenings, complete street design, and other street improvement measures to the extent practicable), develop public-private partnerships for integrating green infrastructure/low impact development to mitigate stormwater runoff impacts and beautify the right-of-way area.

T Policy 5: Maintain and preserve the existing transportation system.

- T Strategy 5.1 - Maintain the City's transportation plan on a regular annual basis.
- T Strategy 5.2 - Promote efficient use of the existing system, through improved operational and maintenance strategies, including access management along major corridors.
- T Strategy 5.3 - Encourage transportation demand management (e.g., vanpools, carpools, telecommuting, etc.) in the private and public sector, and greater development of HOV lanes on major corridors.

Community Transportation Vision

T Policy 6: Develop a network of interconnected streets to provide more access routes and less dependence on the arterial and major collector street system.

- T Strategy 6.1 - Support development of an interconnected public street network within new developments that links new streets and neighborhoods to existing public streets and adjacent subdivisions, allowing for more than one way in and one way out as well as providing for multiple route options within the development.

T Policy 7: Maintain active involvement in state and regional transportation planning activities.

- T Strategy 7.1 - Coordinate with North Fulton cities, True North 400 and ARC to implement the North Fulton Comprehensive Transportation Plan.

T Policy 8: Reduce traffic congestion by planning for alternative transportation options and encouraging the use of innovative traffic management solutions.

- T Strategy 8.1 - Explore an integrated transportation system for seniors to increase mobility around North Fulton.
- ◎ T Strategy 8.2 - Evaluate opportunities and partnerships for a community trolley or shuttle connecting major activity centers in the City (Windward, Avalon, Downtown, Northwinds, and North Point).
- T Strategy 8.3 - Explore innovative traffic management solutions and promote their use, such as The Connected Vehicle Technology.

◎ *Indicates a policy or strategy that has been added or revised as part of the 2045 Update*

Natural, Historic & Cultural Resources Vision

GOAL

Protect and nurture natural, cultural and historic resources

POLICIES

- Protect the natural, historic and scenic qualities of the city, including water resources.
- Promote environmental awareness through education.
- Permanently protect existing open space and purchase or protect additional open space to meet a 20% open space objective.
- Continue to lead by example by incorporating green, environmentally-friendly technology into the City's day-to-day operations.
- Encourage green building design, technology and sustainable site design.
- Continue to add to the City's open space inventory and provide trail connections between parks and where people live and work.
- ◉ Maintain and enhance the citywide tree canopy through effective regulation, strategic planting, and long-term stewardship.

◉ *Indicates a policy or strategy that has been added or revised as part of the 2045 Update*

NHCR Policy 1: Increase transportation accessibility and mobility.

- NHCR Strategy 1.1 - Enhance connectivity to community destinations with a street network that expands route options for people driving, biking, walking and riding public transportation.
- NHCR Strategy 1.2 - Protect the natural environment and areas that contribute to the unique character of the city by ensuring a balance between the natural and the built environment, continued use of buffers and other techniques.
- NHCR Strategy 1.3 - Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.
- NHCR Strategy 1.4 - Enlist non-profit land trusts to help preserve open space through voluntary land conservation agreements.
- NHCR Strategy 1.5 - Maintain the scenic tree-lined view along GA-400 through corridor setbacks, clearing and grading setbacks and signage and lighting height limitations.
- NHCR Strategy 1.6 - Continue to enforce standards and enact ordinances for historic preservation, tree protection, signage, landscaping, streetscape design, sidewalks, bicycle paths, greenways, open space preservation and water quality protection requirements.
- NHCR Strategy 1.7 - Continue to study, update, and enforce best available data for floodplains and future floodplains.
- NHCR Strategy 1.8 - Continue to evaluate water quality in City streams. Develop projects and regulations that will improve stream water quality. Continue to regulate new development with required discharge water quality measures. Encourage the use of low impact design and reuse water.
- NHCR Strategy 1.9 - Continue to evaluate ways to encourage Public Arts Programming and Arts Facilities.

Natural, Historic & Cultural Resources Vision

- NHCR Strategy 1.10 - Continue to work with the Historic Preservation Commission to preserve historic properties in the City of Alpharetta.
- NHCR Strategy 1.11 - Inventory and map public art throughout the City and develop a walking tour of public art in the Downtown.
- NHCR Strategy 1.12 - Encourage public and private arts and cultural event venues (symphony, museums, music venues, amphitheaters, etc.) in the City.
- NHCR Strategy 1.13 - Identify public-private partnerships and develop and expand Citywide special event programming.
- NHCR Strategy 1.14 - Encourage the use of incentives to preserve historic structures.

NHCR Policy 2: Promote environmental awareness through education.

- NHCR Strategy 2.1 - Promote environmental awareness among the general public and the development community through educational programs.
- NHCR Strategy 2.2 - Continue to utilize environmental education programs for both the general public and development community through the City's stormwater group in the Engineering/Public Works Department.
- NHCR Strategy 2.3 - Continue to emphasize education and current programs to further reduce the solid waste stream.

NHCR Policy 3: Permanently protect existing open space and purchase or protect additional open space to meet a 20% open space objective.

- NHCR Strategy 3.1 - Promote environmental awareness among the general public and the development community through educational programs.
- NHCR Strategy 3.2 - Actively pursue methods to expand, enhance, and create more multi-use trail activity.
- NHCR Strategy 3.3 - Inventory and map open space and greenspace throughout the City.
- NHCR Strategy 3.4 - Provide a balance of amenity space (privately owned, maintained and used) and civic space (publicly or privately owned and maintained, for public use) throughout the City.

NHCR Policy 4: Continue to lead by example by incorporating green, environmentally-friendly technology into the City's day-to-day operations.

- NHCR Strategy 4.1 - Promote environmental awareness among the general public and the development community through educational programs.
- NHCR Strategy 4.2 - Implement technologies, incentives and code requirements that lessen dependence on fossil fuels and reduce waste by replacing low-mileage vehicles with more fuel-efficient models (e.g. hybrids, electric, natural gas, etc.), use of solar panels, reuse of materials and resources, etc.
- NHCR Strategy 4.3 - Maintain the City's certification as a Green Community through the Atlanta Regional Commission.

NHCR Policy 5: Encourage green building design, technology and sustainable site design.

- NHCR Strategy 5.1 - Promote low-impact development through stormwater management, wastewater management, heat island mitigation and light pollution mitigation requirements.
- NHCR Strategy 5.2 - Continue to offer incentives such as expedited plan review, inspections, etc. as incentives to encourage the use of 'green' materials, systems, and practices.

Natural, Historic & Cultural Resources Vision

- NHCR Strategy 5.3 - Develop a Sustainable Site Design Guide describing best practices.
- NHCR Strategy 5.4 - Continue to enforce water conservation measures in all new development in the City.
- NHCR Strategy 5.5 - Continue to update and implement the North Point Overlay EcoDistrict regulations.
- NHCR Strategy 5.6 - Evaluate preparation of a citywide energy efficiency framework to guide municipal facilities, infrastructure investments, and development practices in response to evolving technologies, energy demands, and long-term operational resilience.

NHCR Policy 6: Continue to add to the City's open space inventory and provide trail connections between parks and where people live and work.

- NHCR Strategy 6.1 - Provide a balance of active and passive open space opportunities.
- NHCR Strategy 6.2 - Protect natural areas within passive parks.

NHCR Policy 6: Maintain and enhance the citywide tree canopy through effective regulation, strategic planting, and long-term stewardship.

- NHCR Strategy 7.1 - Provide a balance of active and passive open space opportunities.
- NHCR Strategy 7.2 - Continue to support and periodically update the City's tree protection regulations to reflect evolving best practices, available technologies, and efficient administration methods.
- NHCR Strategy 7.3 - Promote no net loss of citywide tree canopy by encouraging preservation, replacement, and strategic planting as development and redevelopment occur.
- NHCR Strategy 7.4 - Sustain and expand a city-led tree planting program that prioritizes public spaces, streetscapes, parks, and other areas where additional canopy can strengthen community character and environmental performance.
- NHCR Strategy 7.5 - Coordinate tree-related functions across city departments.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

Community Services & Facilities Vision

GOAL

Provide high quality, sustainable public facilities and services for the citizens and businesses within the city

POLICIES

- Encourage infrastructure development that keeps pace with growth and develops concurrently with the city's population, including water and sewer service, public safety, parks and recreation, and general government services.
- Meet the health needs of residents through a combination of private and public sources.
- 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.
- Support an educational system that achieves a higher standard of learning and meets current and future population needs.
- Promote walkable communities and areas throughout the City.
- Promote community safety and security.

CSF Policy 1: Encourage infrastructure development that keeps pace with growth and develops concurrently with the city's population, including water and sewer service, public safety, parks and recreation, and general government services.

- CSF Strategy 1.1 - Ensure that infrastructure and public services are adequately positioned to provide coverage to areas where higher intensity developments are planned.
- CSF Strategy 1.2 - Continue application of the Cost of Government Services Land Use Model to forecast fiscal impacts of land use decisions within the city.
- CSF Strategy 1.3 - Maintain the capital improvements plan and program that is tied to the Comprehensive Plan to ensure that infrastructure keeps pace with new development.
- CSF Strategy 1.4 - Revise the Capital Improvements Element annually as part of the budget process.
- CSF Strategy 1.5 - Coordinate development activities with Fulton County to ensure sufficient water and wastewater treatment capacities.

CSF Policy 2: Meet the health needs of residents through a combination of private and public sources.

- CSF Strategy 2.1 - Continue to work with the Fulton County Health Department to develop and expand programming to meet the needs of Alpharetta residents.

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 - Maintain the public art program to promote public art that will foster community pride and improve the visual attractiveness of public spaces.

Community Services & Facilities Vision

- CSF Strategy 3.2 - Continue expansion of the City's Greenway Program by exploring a Greenway Access Partnership Program focused on planning neighborhood connections to the primary greenway network and establishing partnership-based funding approaches to help implement these connections.
- CSF Strategy 3.3 - Continue to implement the Alpha Loop to enhance pedestrian connectivity between the Big Creek Greenway, Wills Park, Avalon, Northwinds, North Point and the Downtown.
- CSF Strategy 3.4 - Continue to promote the Center for the Arts.
- CSF Strategy 3.5 - Expand the Senior Activity Center and explore the need for a satellite facility.
- CSF Strategy 3.6 - Invest in a regionally recognized equestrian center.
- CSF Strategy 3.7 - Encourage developers to build recreational opportunities like the Alpha Loop in conjunction with new development.
- CSF Strategy 3.8 - Develop a skate park in the City.
- CSF Strategy 3.9 - Continue to support and assist the Alpha Loop Foundation.
- CSF Strategy 3.10 - Evaluate opportunities for a smaller-scale performing arts venue that complements Ameris Bank Amphitheatre by supporting flexible event formats, community programming, and performances not suited to larger venues.

CSF Policy 4: Support an educational system that achieves a higher standard of learning and meets current and future population needs.

- CSF Strategy 4.1 - Communicate with the Fulton County Board of Education concerning future growth areas of the city and school plans.
- CSF Strategy 4.2 - Continue to promote local opportunities for education and related human resource development and employee training.
- CSF Strategy 4.3 - Expand partnerships with area schools, such as the Old Rucker Urban Farm partnership with Cambridge High School.

CSF Policy 5: Promote walkable communities and areas throughout the City.

- CSF Strategy 5.1 - Identify partnerships to provide centralized parking facilities to promote walking and biking.
- CSF Strategy 5.2 - Address pedestrian improvements in areas of the City where pedestrian facilities are missing or disconnected.
- CSF Strategy 5.3 - Continue to implement the recommendations from the Alpharetta Walkability and Pedestrian Safety Study.
- CSF Strategy 5.4 - Prioritize pedestrian-friendly improvements in the Brookside Area through coordinated streetscape enhancements, intersection upgrades along Old Milton Parkway, and expanded trail connectivity.

CSF Policy 6: Promote community safety and security.

- CSF Strategy 6.1 - Implement the principles of Crime Prevention Through Environmental Design (CPTED) as part of the City's site plan approval process.
- CSF Strategy 6.2 - Implement pedestrian safety and walkability policies as part of the City's site plan approval process.
- CSF Strategy 6.3 - Complete regular updates to the City's Hazard Mitigation Plan and prioritize projects identified in the Plan.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

Intergovernmental Coordination Vision

GOAL

Coordination with adjacent local governments as well as regional, state & federal agencies

POLICIES

- Support coordination efforts with the county and the adjacent municipalities of Forsyth County, City of Milton, City of John's Creek and City of Roswell.
- Promote partnerships between the City and county Board of Education.
- Coordinate efforts with regional, state and federal agencies.

Broadband Services Vision

GOAL

Support regulations that promote access to broadband services throughout the City and for all groups regardless of socio-economic factors

POLICIES

- Promote access to broadband services, especially in areas that lack coverage

IC Policy 1: Support coordination efforts with the county and the adjacent municipalities of Forsyth County, City of Milton, City of John's Creek and City of Roswell.

IC Policy 2: Promote partnerships between the City and county Board of Education.

IC Policy 3: Coordinate efforts with regional, state, and federal agencies.

- IC Strategy 3.1 - Coordinate efforts with regional, state and federal agencies.
- IC Strategy 3.2 - Continue to be actively involved in ongoing transportation planning activities with Atlanta Regional Commission and True North 400.
- IC Strategy 3.3 - Continue to work with the Atlanta Regional Commission to coordinate planning and development efforts in the region.
- IC Strategy 3.4 - Work with regional, state and federal agencies to identify funding opportunities to address community development and transportation needs.
- IC Strategy 3.5 - Coordinate and participate with the Metropolitan North Georgia Water Planning District. Establish local goals and implementation programs consistent with the water planning goals and objectives.
- IC Strategy 3.1 - Continue to coordinate with surrounding municipalities on watershed wide studies, projects, and improvements.

BBS Policy 1: Coordinate efforts with regional, state, and federal agencies.

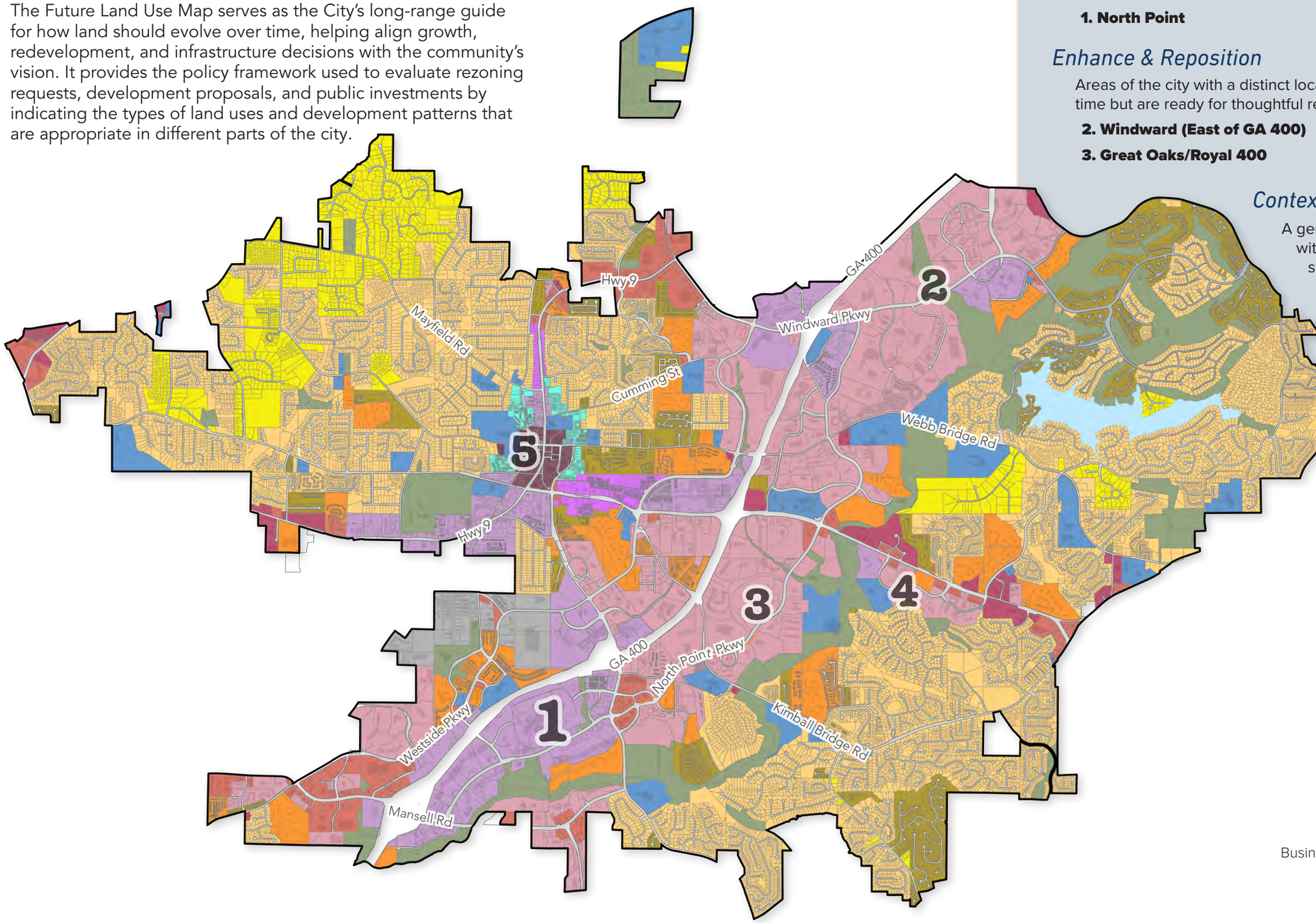
- IC Strategy 3.1 - Coordinate efforts with regional, state and federal agencies.

Future Land Use & Focus Areas

DRAFT

Future Land Use Map

The Future Land Use Map serves as the City's long-range guide for how land should evolve over time, helping align growth, redevelopment, and infrastructure decisions with the community's vision. It provides the policy framework used to evaluate rezoning requests, development proposals, and public investments by indicating the types of land uses and development patterns that are appropriate in different parts of the city.



Focus Areas

Growth Opportunity

Broad consensus that North Point should capture future growth and redevelopment energy, evolving beyond its current form over time.

1. North Point

Enhance & Reposition

Areas of the city with a distinct local role that have remained relatively stable over time but are ready for thoughtful reinvestment and repositioning.

2. Windward (East of GA 400)

3. Great Oaks/Royal 400

Context-Sensitive Continuation

A general preference for building on existing momentum, with future growth occurring in a careful and context-sensitive manner. Continued investment in the Downtown is supported but expected to remain measured and thoughtful.

4. Brookside

5. Downtown

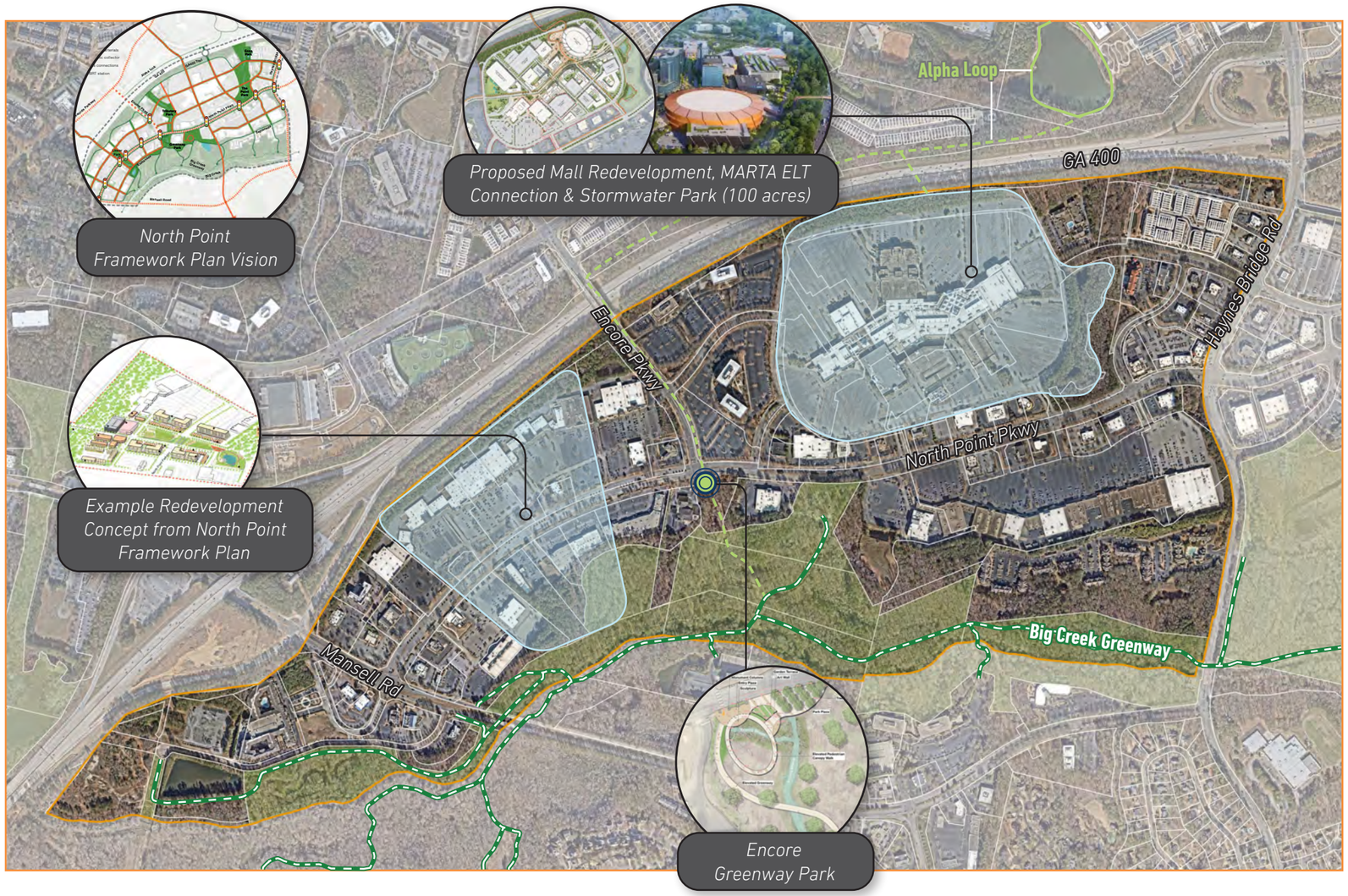
FUTURE LAND USE DESIGNATION

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

North Point

Growth Opportunity

North Point is a roughly 670-acre district anchored by North Point Mall and a collection of surrounding retail centers that together form one of Alpharetta's most prominent commercial areas. Developed primarily in the early 1990s in an auto-oriented format, the district has long served as a regional shopping and activity destination. Recent planning efforts have focused on how North Point can evolve into a more connected, mixed-use district with a character and identity distinct from both Avalon and Downtown Alpharetta.



Visitor Change Snapshot

Source: Placer AI

Challenges & Opportunities - A central challenge in North Point is that the district's future must unfold across a highly fragmented landscape, with roughly 50 property owners, varied lease terms, and differing redevelopment ambitions shaping what is possible over time. Much of the building stock is now more than 30 years old, and while many properties remain viable, the district's auto-oriented street layout, large parking fields, and aging commercial formats make cohesive transformation more difficult than in a single-owner environment.

The opportunity, however, is significant. Redevelopment of the 100-acre parcel at North Point Mall could become a major catalyst, yet it represents only about 15% of the broader 670-acre district, leaving substantial room for complementary community-serving redevelopment elsewhere. The North Point Development Framework outlines how incremental infrastructure upgrades, new street connections, and redevelopment can gradually reshape the district around major natural assets such as the Big Creek Greenway, tributary corridors, and stormwater areas that can evolve into public amenities. This builds on the existing EcoDistrict vision, current momentum behind the Gateway Park Greenway connection linking the Alpha Loop to Big Creek, and future transit investments such as the planned MARTA Express Lane Transit station that would directly serve the mall site.

Windward (East of GA 400)

Enhance & Reposition

Windward Parkway east of GA 400 remains one of Alpharetta's legacy employment areas, still home to many major employers and strengthened by direct highway access that supports regional business activity. The area also benefits from the newest extension of the Big Creek Greenway, with trail access at Marconi Road and Union Hill Park. Large office campuses, substantial property holdings, and a mixed range of occupancy levels create an opportunity for thoughtful reinvestment and repositioning that can strengthen the area's long-term competitiveness.

Employee Change Snaphots

Edison & Marconi

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
6.3k	6.4k	+100

Windward Plaza

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
3.5k	2.3k	-1.2k

Alderman Drive & Windward Concourse

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
9.8k	6.7k	-3.1k

***Physical Presence of Employees within the Focus Area**

Source: Placer AI

Challenges & Opportunities - Closer to GA 400, this area is seeing renewed momentum through major employment additions by global companies near Edison Drive and Marconi Drive, along with future mobility investments including the MARTA Express Lane Transit station and planned Dryden Road extension. Farther from the highway, areas such as Windward Plaza and Alderman Drive have experienced reduced employee presence and changing office utilization patterns. Adjacency to the Big Creek Greenway, the new McGinnis Ferry Road interchange, and recent planning efforts such as the 2023 ULI MTAP study and 2024 Windward/Highway 9 Strategic Master Plan create a strong foundation for reimagining how these areas evolve and support the broader Windward ecosystem.

Great Oaks/Royal 400

Enhance & Reposition

Great Oaks is uniquely positioned between several of Alpharetta's most active districts—just north of North Point, near Northwinds and Avalon, and immediately south of Brookside. At more than 370 acres, it is one of the city's larger master-planned areas and has remained largely stable for decades, anchored by large-format office uses, data centers, and North Point Community Church. Its size, location, and established employment character create long-term opportunity for thoughtful reinvestment as surrounding areas continue to evolve.

Employee Change Snapshot

Source: Placer AI

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
8.9k	7.2k	-1.7k

***Physical Presence of Employees within the Focus Area**

FOURTEEN OF THE 21 OFFICE PROPERTIES IN THIS FOCUS AREA **(67%) HAVE EXPERIENCED DECLINES IN ASSESSED VALUE SINCE 2019**, ACCORDING TO THE FULTON COUNTY TAX ASSESSOR

Challenges & Opportunities - This area benefits from growing connectivity assets nearby, including the Big Creek Greenway, the emerging Alpha Loop across GA 400, and the reconstruction of Kimball Bridge Road, where bridge replacement and pedestrian-friendly sidewalks are improving access across the corridor. Although Great Oaks remains primarily composed of single-use office buildings with limited nearby retail and has experienced increasing vacancy in recent years, it continues to function as an important employment node with high-quality office space that can accommodate a range of users. The challenge ahead is determining which targeted investments, redevelopment opportunities, or future small-area planning efforts can best strengthen the district's long-term role.

Brookside

Context-Sensitive Continuation

Brookside, a 155-acre master plan originally adopted in 1997 and reimagined through the 2022 Brookside Small Area Plan, has historically functioned as an office, institutional, and retail center. Today, the district is transitioning toward a more mixed-use neighborhood node through a major 19.7-acre redevelopment and an office-to-residential conversion that together will introduce hundreds of new homes into the area. This evolution reflects Brookside's growing role as a more active and connected district within east Alpharetta.

Employee Change Snapshot

Source: Placer AI

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
2.8k	3.4k	+600

***Physical Presence of Employees within the Focus Area**

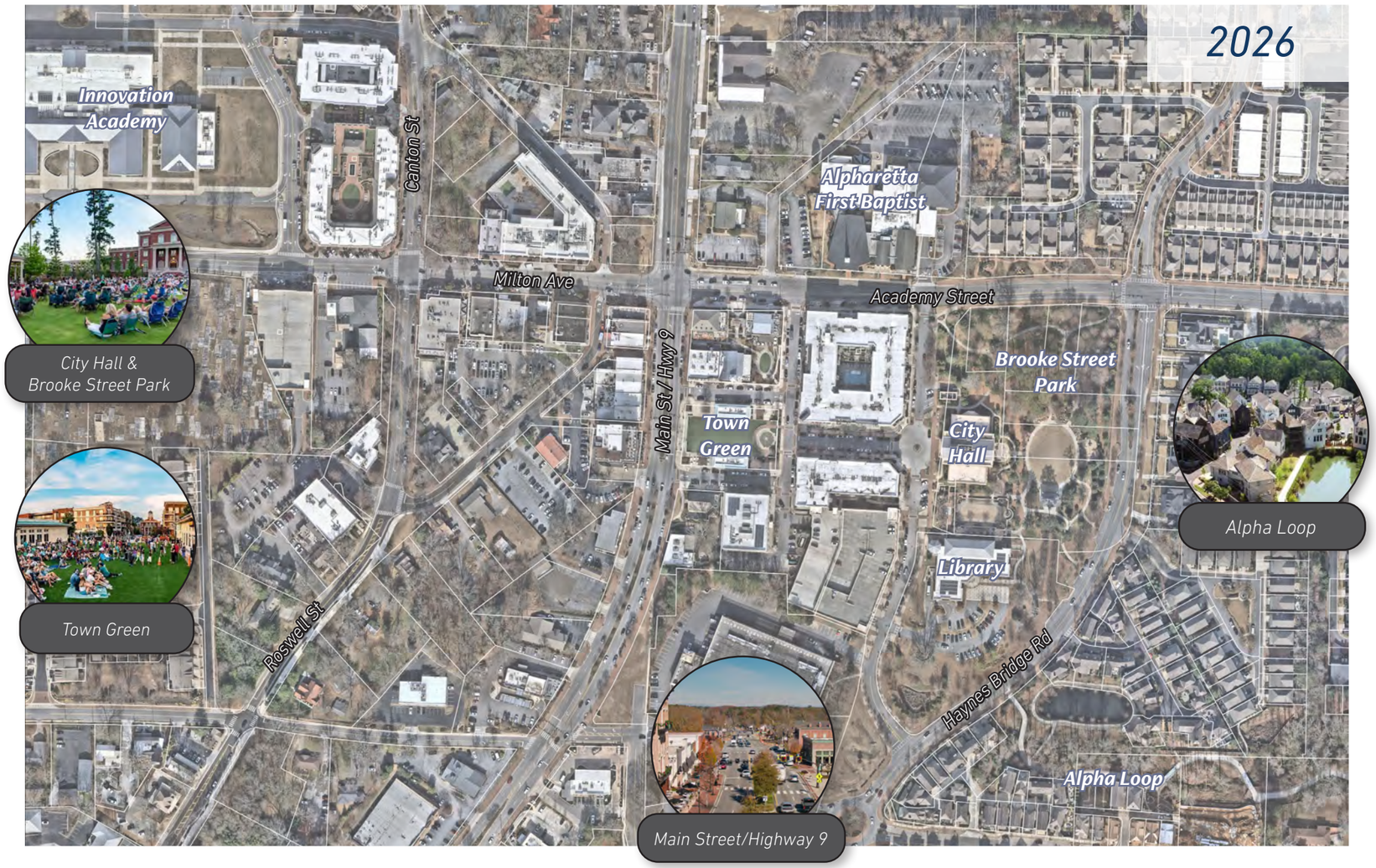
Challenges & Opportunities - A key challenge in Brookside is guiding the transition from a suburban office environment into a more neighborhood-scale district, where public infrastructure better reflects emerging residential and mixed-use activity. This includes long-term ambitions such as narrowing portions of Brookside Parkway to improve pedestrian and bicycle facilities, strengthening internal connectivity, and creating clearer links to the district's existing two miles of trails, which complement nearby access to the Big Creek Greenway.

A major opportunity is the transformative investment by Portman Holdings, whose redevelopment will introduce new office space, retail and restaurant destinations, and hundreds of housing units that can generate positive ripple effects across the district. This momentum is reinforced by the institutional presence of Georgia State University and planned campus enhancements, along with underutilized public assets such as Brookside Park, a city-owned lakefront park with potential to play a stronger community role. Continued investment in streets, trails, and public spaces will be essential to match the district's evolution, particularly as private development has already responded strongly since adoption of the 2022 Brookside Small Area Plan.

Downtown

Context-Sensitive Continuation

Downtown Alpharetta has experienced unprecedented transformation since adoption of the 2015 Downtown Master Plan, with sustained private investment, award-winning urban form, and high-quality public spaces elevating its role as one of the region's most distinctive destinations. Its success reflects a careful balance of public improvements and private development that created a highly walkable environment. The key challenge moving forward is managing continued growth while preserving character and balancing the movement of cars and people within one of the city's most beloved spaces.



Challenges & Opportunities - Downtown Alpharetta's greatest challenges today are largely a product of its success, as growth and activity have exceeded expectations. Private developments have introduced new homes, jobs, restaurants, and gathering places that continue to add energy and strengthen Downtown's role as a premier destination, while major public investments have created a walkable core with a strong sense of place. At the same time, Main Street/Georgia State Route 9 remains a major regional transportation corridor, making Downtown both a place where vehicles continue to move through and where people increasingly expect a comfortable pedestrian environment. The central opportunity and challenge moving forward is ensuring that future investment remains measured, carefully balancing mobility, character, access, and the many sensitive forces that now shape one of Alpharetta's most valued places.

Implementation & Accomplishments

DRAFT

Short Term Work Program

A Coordinated Five-Year Action Agenda

The Short Term Work Program establishes Alpharetta's near-term implementation agenda for the next five years, focusing on priority actions to be advanced between 2026 and 2031. It combines recommendations emerging from the 2045 Comprehensive Plan Update with implementation items carried forward from several recent planning efforts, including the Windward/Highway 9 Strategic Master Plan, Brookside Small Area Plan, South Main LCI, TPSLOST III project list, and the Alpharetta Recreation, Parks and Cultural Services Master Plan. Cost estimates and timeline assumptions shown in the program are drawn directly from those source plans where available, allowing the work program to function as a consolidated implementation framework that aligns multiple adopted initiatives into one coordinated action schedule.

Recommendations	Responsibility (City)	Potential Partners	Order of Magnitude Cost (if applicable)	Timeline
Comprehensive Plan Update 2045				
Initiate a North Point property owner/landlord coordination program and conduct regular informational meetings focused on redevelopment opportunities, infrastructure planning, and district reinvestment.	Community Development	True North 400	N/A	2026-2030
Formalize a partnership roundtable with educational institutions, incubators, and private employers to strengthen local talent pipelines in AI, data science, robotics, and related high-growth fields	Economic Development/ Community Development	Tech Alpharetta, GA Tech, GA State University, Gwinnett Tech	N/A	2027
Initiate a Small Area Plan for the Great Oaks Area	Community Development	True North 400	$60k - $120k	2027-2028
Develop a Greenway Access Partnership Program framework to identify neighborhood connections to the primary greenway network and establish partnership funding options for implementation.	Community Development/ Recreation, Parks & Cultural Services/Public Works	N/A	$50k-$100K	2026-2028
Develop an implementation strategy for a flex manufacturing incubator, including partnership structure, site options, and funding opportunities.	Economic Development/ Community Development	N/A	$75k-$125K	2026-2028
Update and implement a citywide tree canopy management program to support tree protection, canopy monitoring, strategic planting, and long-term stewardship.	Community Development/ Recreation, Parks & Cultural Services/Public Works	Natural Resources Commission	$50k-$100k	2026-2028
Windward/Highway 9 Strategic Master Plan				
Morris Road Extension	Community Development, Public Works	True North 400, City of Milton	$3.8M - $5.1M	TBD
Dryden Road Extension	Public Works	True North 400	$2M - $3.5M	2027
Marconi-Edison Connector	Community Development, Public Works	True North 400	$3.1M - $5.4M	TBD
Windward Terraces ULI TAP Study Area Primary Road Network	Community Development	Private Developer	$9.2M - $16.3M	2028-2030
MARTA-Continuum Trail Segment	Public Works	True North 400	$1.3M - $1.7M	2026-2027

Short Term Work Program

A Coordinated Five-Year Action Agenda

Recommendations	Responsibility (City)	Potential Partners	Order of Magnitude Cost (if applicable)	Timeline
Develop Signature Placemaking Destination at Edison Drive Site	Community Development	Private Developer	N/A	2027-2029
Support Connections to Placemaking Destination at Edison Drive Site	Community Development	True North 400	N/A	2027-2030
Expand Alpharetta Connect Forward Grant to include amenities at business campus trailheads	Community Development/ Alpharetta Development Authority	Land Owner	N/A	2026
Conserve Green Space (Camp Creek Area) for Public Use	Community Development	Land Owner	N/A	2027-2030
Develop Windward Area Design Guidelines	Community Development	True North 400	$120k - $180k	2027-2029
Dryden Road Extension	Public Works	True North 400	$2M - $3.5M	2027
Marconi-Edison Connector	Community Development, Public Works	True North 400	$3.1M - $5.4M	TBD
Brookside Small Area Plan				
Brookside Parkway Improvements	Public Works	N/A	$6M - $9M	2027-2029

Recommendations	Responsibility (City)	Potential Partners	Order of Magnitude Cost (if applicable)	Timeline
Alexander Drive - Streetscape Improvements	Public Works	N/A	N/A	
Intersection Upgrades - Old Milton Parkway & Brookside Parkway	Public Works	N/A	$120k - $240k	2028-2030
Brookside Trail Adjacent to Brookside Parkway	Recreation, Parks & Cultural Services/Public Works	Georgia State University	$1.4M	2028-2029
Park Gateway at Brookside Park	Recreation, Parks & Cultural Services, Community Development	N/A	$300k	2027-2028
Old Milton Parkway Streetscape Upgrades (adjacent to Brookside Parkway)	Public Works	N/A	$2.5M	2028-2030
TSPLOST III Project List (Subject to 2026 Voter Referendum) Assigned timelines: Tier 1 (2027–2029), Tier 2 (2028–2030), Tier 3 (2030+), Untiered (TBD)				
Maintenance Items (Citywide)	Public Works	N/A	$35M	2027-2029
Academy Street Improvements	Public Works	N/A	$5M	TBD
Alpha Loop Extension - Northwinds	Public Works	N/A	$5M	2027-2029

Short Term Work Program

A Coordinated Five-Year Action Agenda

Recommendations	Responsibility (City)	Potential Partners	Order of Magnitude Cost (if applicable)	Timeline
Alpha Loop Extension - Westside Parkway	Public Works	N/A	$2.5M	2027-2029
Big Creek Greenway Boardwalk	Public Works	N/A	$6.5M	TBD
Canton Street - Hopewell Improvements	Public Works	N/A	$8M	2027-2029
Charlotte Drive Mini-Roundabout	Public Works	N/A	$500k	2030
Haynes Bridge Road at Mansell Road Improvements	Public Works	N/A	$2M	2028-2030
Hembree Road Improvements	Public Works	City of Roswell, True North 400	$7M	2027-2029
Kimball Bridge Road Widening	Public Works	N/A	$12M	TBD
Kimball Bridge Sidewalk	Public Works	N/A	$7M	2030
Mansell Road Improvements	Public Works	N/A	$2.5M	2030
Mayfield Road Improvements	Public Works	N/A	$3.5M	2028-2030

Recommendations	Responsibility (City)	Potential Partners	Order of Magnitude Cost (if applicable)	Timeline
Milton Avenue Sidewalk	Public Works	N/A	$3M	2028-2030
Windward Parkway Sidewalk	Public Works	N/A	$2M	2028-2030
Traffic Calming	Public Works	N/A	$3M	TBD
South Main LCI				
Corridor brand and theme - Create branding identity and install signage	Community Development/ Parks & Cultural Services	N/A	$120k	2026
Create a plan for landscaping along SR 9 and begin GDOT streetscape improvements	Public Works	GDOT	$3M	2026
Bus shelter improvements of the MARTA bus stops along South Main Street	Community Development, Public Works	MARTA, GDOT	$800k	2026
Reclaiming ROW remnants - Create pocket greenspace and public art	Recreation, Parks & Cultural Services/Public Works	N/A	$850k	2026
Park Entrances - Work with Parks Department / Recreation Commission to finalize park entry monuments	Recreation, Parks & Cultural Services	Alpharetta Cultural Arts Commission	$100k	2027
Provide additional circulation and street frontage with New Maxwell Street Extension	Public Works	GDOT	$4.2M	2027

Short Term Work Program

A Coordinated Five-Year Action Agenda

Recommendations	Responsibility (City)	Potential Partners	Order of Magnitude Cost (if applicable)	Timeline
Connect to the Alpha Loop by creating a trail spur into Wills Park that features innovative landscape design elements	Recreation, Parks & Cultural Services/ Public Works/ Community Development	N/A	$750k	2028
Add sidewalks on one or both sides of the street in Alpha Park	Public Works	N/A	$2.4M	2028
Streetscape improvements along South Main including street light, outdoor furniture, trash cans	Public Works	GDOT	$2.4M	2029
Encourage catalytic mixed-use redevelopment to reinforce South Main's character	Community Development	N/A	N/A	2027
Promote the implementation of semi-permanent and temporary structures for potential gardens, maker spaces, music venues, etc.	Community Development/ Recreation, Parks & Cultural Services	N/A	N/A	2026
Create an area-wide façade grant / frontage improvement program	Community Development, Economic Development	N/A	$500k	2026
Reinforce area as a Commercial House district with small-scale, unique retail and mix of offerings as well as activated public spaces.	Community Development	N/A	N/A	2028
Create opportunity for infill Commercial Houses and gathering by reforming Brady Place to a Woonerf-style street	Community Development, Public Works	N/A	N/A	2027

Recommendations	Responsibility (City)	Potential Partners	Order of Magnitude Cost (if applicable)	Timeline
Support City's Urban Agriculture Plan and existing community gardens in Wills Park through implementation of a linear orchard	Recreation, Parks & Cultural Services	N/A	$175k	2026
Promote street framework to allow continuous connections between developments	Community Development	N/A	N/A	2027
Discuss development opportunity for property owned by Fulton Board of Education located within City of Roswell	Community Development	"Fulton Board of Education, City of Roswell"	N/A	2027
Alpha Park - Allow for On-Street Parking Spaces	Community Development, Public Works	N/A	N/A	2028
Alpha Park - Allow Carriage Houses or Accessory Dwelling Units (ADUs) for properties in side yard setbacks; Allow for On-Street Parking Spaces	Community Development	N/A	N/A	2028
Alpharetta Parks & Recreation Master Plan				
Acquire at least 52 acres for parks by 2030	Recreation, Parks & Cultural Services/ Community Development	Private Developer	N/A	2026-2030
Acquire more parkland in the eastern part of the city	Recreation, Parks & Cultural Services/ Community Development	Private Developer	N/A	2026-2030

Report of Accomplishments

Tracking Progress from the Previous Implementation Cycle

The Report of Accomplishments documents progress made on the Short Term Work Program established through the Horizon 2040 Comprehensive Plan and serves as an important accountability component of Georgia's comprehensive planning process under the Georgia Department of Community Affairs. Covering the 2021–2026 period, it tracks implementation outcomes, completed initiatives, ongoing efforts, and items that were deferred or adjusted over time. This review helps demonstrate how adopted priorities have advanced, while also informing the next Short Term Work Program by identifying where momentum has been maintained, where conditions have changed, and where implementation may continue into the next planning cycle.

Activity	Completed	Underway	Programmed/ Long Range	Postponed/ Dropped	Notes
Economic Development Toolbox Local incentives for new or growing businesses that demonstrate a serious economic impact through job creation and capital investment	X				
Develop and update Economic Development Strategic Plan	X				
Tech Alpharetta Support local business incubator	X				
North Point Development Framework Plan	X				
South Main Street LCI Supplemental Study	X				
Planning Updates: Updates to the City's master plans, LCI's, and other planning documents	X				

Activity	Completed	Underway	Programmed/ Long Range	Postponed/ Dropped	Notes
Crosswalk Improvements - Milton Avenue Parking Deck across Milton Avenue	X				
Crosswalk Improvements - Kingry & Old Milton Parkway Pavement Markings and Lighting			X		Recent Alpha Loop Improvements on both the North and South of the Intersection
Cumming Street (Lily Garden) Extension				X	Public feedback/ opposition led to this project being dropped
McGinnis Ferry Road Capacity Improvements	X				
Sidewalk Improvements Providence Road & Waters Road	X				
North Point Parkway Streetscape Design	X				
North Point Parkway Streetscape Improvements Phase 1				X	This project was halted with its funding redirected to the Alpha Link trail project
Haynes Bridge Road Capacity Improvements			X		
Kimball Bridge Road Improvements	X				

Report of Accomplishments

Tracking Progress from the Previous Implementation Cycle

Activity	Completed	Underway	Programmed/ Long Range	Postponed/ Dropped	Notes
UDC updates to promote availability of broadband services	X				
On-call consultant Wireless telecommunication facilities assistance	X				
Gateway Park - North Point Design and build-out		X			Construction is ongoing
Alpha Loop Design and build-out		X			Various segments are under design/have been constructed
Farmhouse Park Design and build-out		X			City approved $1.9 Million for the design and construction of the park in December 2025
Milton Avenue Park Build-out				X	Park was to be developed in conjunction with Marjean Way extension. That extension was not moved forward due to neighborhood opposition.
Mid-Broadwell Park Build-out	X				
Old Rucker Park Design and build-out		X			Initial park improvements advanced; phased implementation continues.

Activity	Completed	Underway	Programmed/ Long Range	Postponed/ Dropped	Notes
Webb Bridge Park Soccer field turf	X				
Brookside Park Build-out		X			
Union Hill Park Trailhead / Redevelopment	X				
Waters Road Park Design and build-out	X				
Wills Park Equestrian Center Renovation Build-out	X				
Wills Park Master Plan	X				
Downtown Stormwater Studies	X				
Downtown Stormwater Enhancements Meadow Brook Hills	X				
Downtown Stormwater Enhancements Milton Estates (design)	X				Design completed and incorporated into ongoing downtown stormwater improvement efforts.

Report of Accomplishments

Tracking Progress from the Previous Implementation Cycle

Activity	Completed	Underway	Programmed/ Long Range	Postponed/ Dropped	Notes
Milton Avenue Streetscape Improvements	X		X		Streetscape/ pedestrian improvements completed along Milton Avenue adjacent to Hamilton Hotel, potential for additional improvements to streetscape
Four (4) Pedestrian Bridges: Windward Parkway over Big Creek Greenway; Greenway Access		X			
Biannual updates to the Rental Housing Study	X				
Develop a housing affordability toolbox				X	Postponed pending feedback from the community with the development of the 2045 Alpharetta Comprehensive Plan. Staff has engaged with a consultant to develop a housing affordability tool box.

DRAFT

RESOLUTION NUMBER:

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA FOR THE TRANSMITTAL OF THE 2045 COMPREHENSIVE PLAN TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS AND THE ATLANTA REGIONAL COMMISSION FOR OFFICIAL REVIEW

WHEREAS, the City of Alpharetta has completed an update of its comprehensive plan; and

WHEREAS, in drafting the 2045 Comprehensive Plan, the City of Alpharetta followed the prescribed procedures for public hearing, plan transmittal, and other requirements identified in the Rules of the Georgia Department of Community Affairs (DCA), Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the required transmittal public hearings were properly advertised and held on May 7, 2026 and May 18, 2026; and

WHEREAS, the Planning Commission, at a public hearing, voted unanimously recommending approval to transmit the 2045 Comprehensive Plan to the Georgia DCA and Atlanta Regional Commission (ARC).

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

- Hereby transmits the 2045 Comprehensive Plan to the Georgia DCA and the ARC for official review.

SO RESOLVED this ____ day of May _____.

CITY OF ALPHARETTA

By: _____

Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member T. Kirk Driskell

_____
Council Member Katie Reeves

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
Molly Esswein, City Attorney

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: May 18, 2026

AGENDA ITEM: PH-26-05 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – PICKLEBALL

Consideration of text amendments to the Unified Development Code (UDC) to amend Article I and II related to pickleball courts.

This item was considered at the May 7, 2026 Planning Commission meeting. There were several public comments with four (4) in favor and two (2) in opposition. Generally, those providing comments appreciated that the City was adding regulations for pickleball courts due to the noise impacts on public health and hoped that HOAs would follow the City's lead. One commentor indicated that HOAs should regulate pickleball courts and asked for clarification whether the ordinance was retroactive. After discussion, the Planning Commission recommended approval subject to a few changes including, changing the prohibited zone from 350' or less to 250' or less and clarifying that pickleball nets may be attached or unattached to the court. Vote 7-0.

ITEM DESCRIPTION:

Staff recommend text amendments to Unified Development Code (UDC) Section 1.4 Definitions, to add definitions and Section 2.7 Miscellaneous Regulations, to add regulations pertaining to siting requirements and design standards for pickleball courts. The proposed text amendments are intended to balance the demand for pickleball courts, neighborhood compatibility concerns, and legal risk.

With the growing popularity of pickleball, the City has experienced an uptick in questions and complaints over noise related to pickleball courts. In the Glen Abbey and Clairmonte subdivisions, for example, tennis courts have been converted to pickleball courts resulting in numerous noise complaints to the City's Police Department. Currently, the UDC allows clubhouse, swimming pool, or community recreation facilities serving a subdivision as an accessory use in all residential zoning districts and the UDC does not distinguish among the types of sports courts permitted under community recreation facilities.

The American Planning Association (APA) *Zoning Practice, Managing Pickleball Noise Through Zoning* publication from November 2025 provides a framework for jurisdictions to address emerging issues related to pickleball. The publication identifies the problem (impulsive noise), tools for mitigating pickleball noise, and zoning ordinance amendments to address the issue. A variety of recommended pickleball noise mitigation strategies are identified, including requiring complete enclosure of courts, distance and setbacks, barriers and walls, quiet equipment, and hours of operation limitations. Zoning ordinance amendments are recommended, including defining pickleball as a distinct use, establishing distances for a three (3) tiered permitting structure (prohibited zone, conditional zone, by-right zone).

In addition to reviewing professional publications, Staff researched surrounding and nearby jurisdictions (Cherokee County, Dunwoody, Forsyth County, Fulton County, Johns Creek, Milton, Roswell, and Sandy Springs) to see if and how they address pickleball courts. None of the jurisdictions listed above currently have requirements specifically regulating pickleball courts. As shown in the table below, jurisdictions around the country are beginning to regulate pickleball courts which in most cases include distance separation requirements from residential properties.

Jurisdiction	Pickleball Regulations
Braselton, GA	Prohibits courts within 250' of a residential property; requires noise mitigation efforts; variance process to reduce distance based on noise study.

Park City, UT	Conditional use required; minimum distance separation; distance reduced w/noise study; limitation on operating hours.
Centennial, CO	Prohibits courts within 250' of residentially zoned land; special use permit required between 250'-600' w/noise study.
Torrance, CA	Requires minimum 250' distance separation between pickleball courts and a residential use.
Sagaponack, NY	Limited to certain residential zoning districts; minimum setback; court sunken a minimum 4' below adjacent grade; sound attenuation walls or AcoustiFence.

ATTACHMENTS:

- Ordinance

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLE I & II OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD DEFINITIONS AND REGULATIONS PERTAINING TO PICKLEBALL COURTS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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;

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 said Codes more responsive to community needs;

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;

WHEREAS, the City Council desires to amend Article I & II of the Unified Development Code for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendments to the Unified Development Code promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta.

NOW THEREFORE, the Mayor and City Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Article I, Subsection 1.4.2 titled "Defined Terms" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "A" attached hereto as if fully set forth herein.

Section 2: Article II, Section 2.7 titled "Miscellaneous Regulations" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "B" attached hereto as if fully set forth herein.

Section 3: 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 4: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this ____ day of June _____.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member T. Kirk Driskell

_____
Council Member Katie Reeves

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
Molly Esswein, City Attorney

First Reading: _____

Second Reading: _____

Exhibit "A"

SECTION 1.4 DEFINITIONS

1.4.2 Defined terms.

Pickleball. An activity where participants utilize a racket or paddle to strike and volley a hollow plastic ball over a net attached/unattached to a pickleball court. Pickleball may be played indoors or outdoors.

Pickleball Court. Any location designed for pickleball, regardless of whether the court is permanent or temporary, indoors or outdoors, privately or publicly owned or operated or operated with or without compensation. A court is designed for pickleball where the location includes court lines or markings suitable or customary for formal or organized pickleball play. A pickleball court does not include pickleball played or conducted in an informal or impromptu manner on a surface that does not bear lines or markings and a net that are suitable or customary for formal or organized Pickleball play.

Exhibit “B”

SECTION 2.7 MISCELLANEOUS REGULATIONS

2.7.9 Pickleball Courts.

A. Purpose and Intent. These standards are intended to regulate outdoor Pickleball Courts to ensure compatibility with nearby residential areas by controlling impulsive noise impacts, establishing siting requirements, and requiring appropriate mitigation measures.

B. Applicability.

1. This section applies to all new outdoor Pickleball Courts, including new construction and the new conversion of existing sports courts.

2. Fully enclosed indoor Pickleball Courts (roof and solid walls) are exempt from setback and noise performance requirements but remain subject to all applicable building and zoning standards.

C. Definitions.

1. Pickleball. An activity where participants utilize a racket or paddle to strike and volley a hollow plastic ball over a net attached/unattached to a Pickleball Court. Pickleball may be played indoors or outdoors.
2. Pickleball Court. Any location designed for Pickleball, regardless of whether the court is permanent or temporary, indoors or outdoors, privately or publicly owned or operated or operated with or without compensation. A court is designed for Pickleball where the location includes court lines or markings suitable or customary for formal or organized Pickleball play. A Pickleball Court does not include Pickleball played or conducted in an informal or impromptu manner on a surface that does not bear lines or markings and a net that are suitable or customary for formal or organized Pickleball play.

D. Siting Requirements.

1. Prohibited Zone (0–250 ft from a dwelling). Outdoor Pickleball Courts are prohibited when any portion of the playing surface is within 250 feet of a dwelling.
2. Conditional Zone (>250 ft – 800 ft from a dwelling). Outdoor Pickleball Courts are permitted only with a Conditional Use Permit (CUP). The CUP shall require:
   a. An acoustical analysis prepared by a qualified licensed professional demonstrating compliance with the City's noise ordinance.
   b. Mitigation measures including noise barriers, orientation, quiet equipment requirements, and hours limitations.
   c. A site plan showing line of sight conditions, barrier heights, and adjacent residential elevations.
3. By-Right Zone (>800 ft from a dwelling). Outdoor Pickleball Courts are permitted by-right, subject to compliance with Section E (Design Standards).
4. Topographic or Context Considerations. Where slopes, retaining walls, water bodies, or multi story residential buildings may increase sound propagation, the City may require additional distance, enhanced barriers, or a CUP even in areas beyond 800 ft.

E. Design Standards. All permitted or conditionally permitted courts shall comply with the following:

1. Court Orientation. Courts shall be oriented, where feasible, to direct the predominant sound energy away from residential properties.
2. Noise Barriers (when required).
    a. Barriers shall block direct line of sight from the paddle-strike zone to all residential façades, including upper stories.
    b. Barrier height, material, and placement shall be based on the acoustical analysis for CUP applications.
    c. Barriers shall be continuous with no gaps and constructed of solid, non-porous materials.

F. Enforcement.

1. Violations of equipment, barrier maintenance, or noise limits may result in citations, fines, or the suspension or revocation of a CUP.
2. The City may require third party acoustical verification following complaints.

G. Variances.

1. No variances shall be granted to allow outdoor courts within the Prohibited Zone (≤250 ft).
2. Variances in other areas must demonstrate equal or greater protection through design or enclosure.

H. Severability. If any provision of this section is held invalid, the remainder shall not be affected and shall remain in full force and effect.

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: May 18, 2026

AGENDA ITEM: PH-26-07 UNIFIED DEVELOPMENT CODE AND CODE OF ORDINANCES TEXT AMENDMENTS – SHORT-TERM RENTALS

Consideration of text amendments to the Unified Development Code (UDC) and Code of Ordinances related to short-term rentals. Amend UDC Article 11 and Code of Ordinances Article XV to add clarification regarding the use of a single-family dwelling unit and accessory dwelling unit as a short-term rental and amend UDC Article 11 and Appendix A: Alpharetta Downtown Code to add certain zoning districts permitting short-term rentals as a permitted use and conditional use and update the List of Permissible and Conditional Uses tables.

This item was considered at the May 7, 2026 Planning Commission meeting. There were no public comments. After discussion, the Planning Commission recommended approval. Vote 7-0.

ITEM DESCRIPTION:

The City's Short-Term Rental ordinance was approved on January 6, 2025 with the short-term rental permitting process rolled out in May 2025. The ordinance allows short-term rentals in residential zoning districts with a five percent (5%) cap in platted subdivisions and no short-term rentals located adjacent to one another. Annual licensing and operational regulations were included in the ordinance. To date, the City has received 40 short-term rental license applications, with 33 licenses issued. The remaining seven (7) applications were denied for various reasons. The City utilizes Neumo (previously Avenu Insights & Analytics), which is a short-term rental compliance software used to monitor short-term rentals in the community. The four (4) Downtown zoning districts and the PSC (Planned Shopping Center) zoning district were inadvertently not included in the initial short-term rental ordinance in 2025.

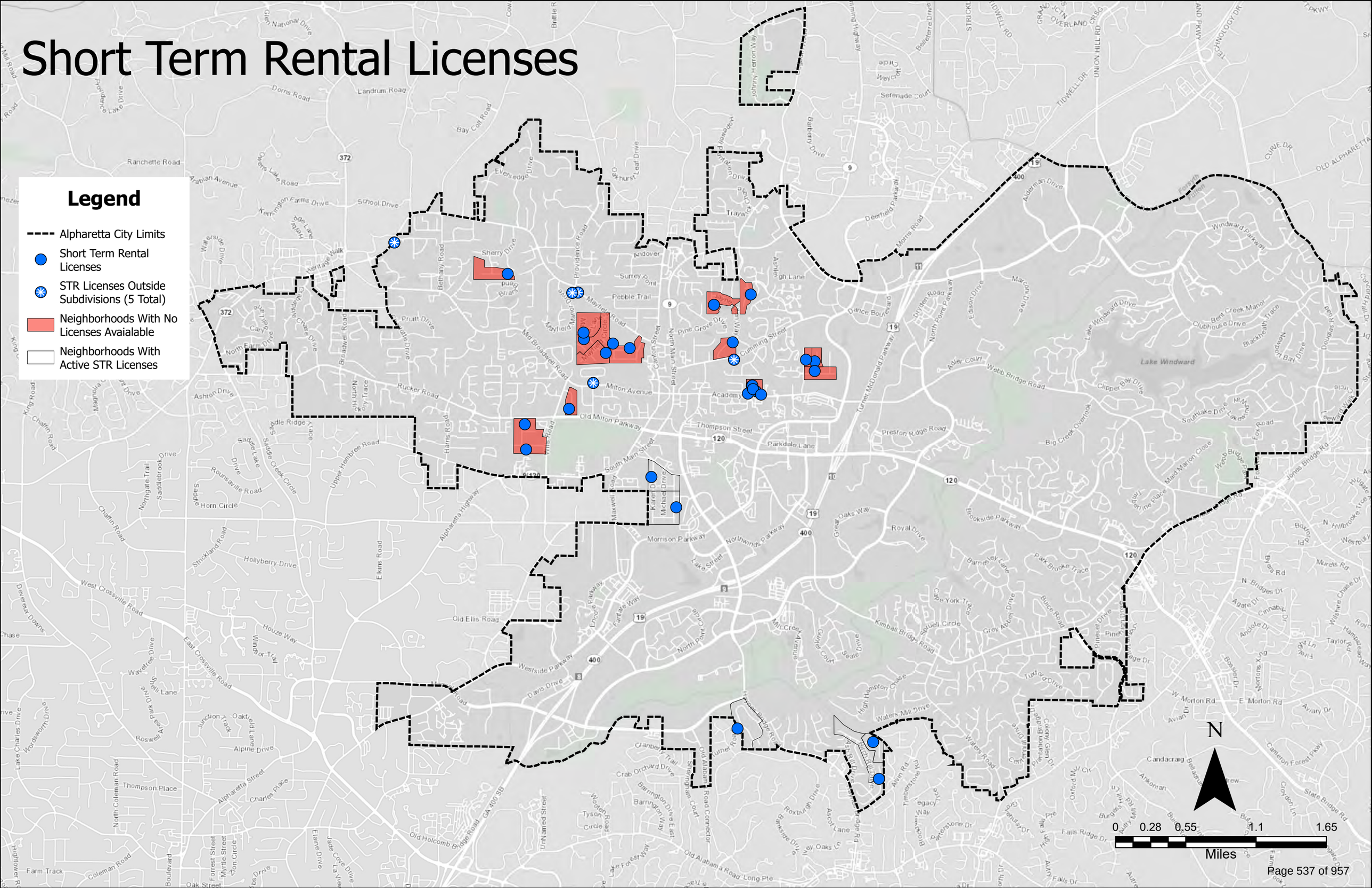
Staff recommends text amendments to UDC Article 11 and Code of Ordinances Article XV to add clarification regarding the use of a single-family dwelling unit and accessory dwelling unit as a short-term rental.

Staff is also recommending allowances for short-term rentals in the PSC (Planned Shopping Center) and Downtown zoning districts. These districts were left out of the previous advertising and not included. UDC Article 11 Table 2.2 List of Permissible and Conditional Uses to add 'Short-term Rental' as a conditional use the PSC zoning districts; UDC Subsection 2.7.1 to amend the short-term rental regulations to allow a short-term rental as a permitted use in the DT-C (Downtown Core), DT-MU (Downtown Mixed-Use), DT-LW (Downtown Live-Work), and DT-R (Downtown Residential) zoning districts and as a conditional use in the PSC zoning district; and UDC Appendix A Alpharetta Downtown Code Section 3.4 Uses Allowed by District to add short-term rental as a permitted use in the DT-C, DT-MU, DT-LW, and DT-R zoning districts.

ATTACHMENTS:

- Short-term Rental Map
- Ordinance

Short Term Rental Licenses



AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLE II AND APPENDIX A: ALPHARETTA DOWNTOWN CODE OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA AND ARTICLE XV OF THE CODE OF ORDINANCES OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD CLARIFICATION REGARDING THE USE OF A SINGLE-FAMILY DWELLING UNIT AND ACCESSORY DWELLING UNIT AS A SHORT-TERM RENTAL; TO ASSIGN SHORT-TERM RENTALS AS PERMITTED AND CONDITIONAL USES IN CERTAIN ZONING DISTRICTS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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;

WHEREAS, the Unified Development Code and Code of Ordinances were designed to be amended from time to time when circumstances warrant that modifications be made in order to make said Codes more responsive to community needs;

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;

WHEREAS, the City Council desires to amend Articles II and Appendix A: Alpharetta Downtown Code of the Unified Development Code and Article XV of the Code of Ordinances for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendments to the Unified Development Code and Code of Ordinances promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta.

NOW THEREFORE, the Mayor and City Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Article II, Section 2.7.1 titled "Short-term Rentals" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "A" attached hereto as if fully set forth herein.

Section 2: Article II, Table 2.2 titled "List of Permissible and Conditional Uses" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "B" attached hereto as if fully set forth herein.

Section 3: Appendix A: Alpharetta Downtown Code, Section 3.4.2 titled "Use Table Key" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "C" attached hereto as if fully set forth herein.

Section 4: Article XV, Section 10-434 titled "License and transferability" of the Code of Ordinances is hereby amended by amending same as set forth in Exhibit "D" attached hereto as if fully set forth herein.

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 the amendments made herein shall be incorporated into the Unified Development Code and Code of Ordinances of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this ____ day of June _____.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS*

_____
Mayor Pro Tem Dan Merkel

_____
Council Member T. Kirk Driskell

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Council Member Katie Reeves

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Council Member Douglas J. DeRito

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Council Member John Hipes

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Council Member Fergal M. Brady

[SIGNATURES CONTINUED ON FOLLOWING PAGE]
[SIGNATURES CONTINUED FROM PRECEDING PAGE]

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
Molly Esswein, City Attorney

First Reading: _____

Second Reading: _____

Exhibit "A"

2.7.1 Short-term Rentals.

A. Short-term Rentals shall be allowed as a permitted use within the AG, RE, R, R- 22, R-15, R-12, R-10, R-4A, R-4D, R-8A/D, ~~and~~ R-10M, DT-C, DT-MU, DT-LW, and DT-R zoning districts, and shall be a conditional use within the CUP, PSC, and MU zoning districts, subject to the following:

1. Short-term rental shall be limited to no more than one (1) residential lot or five percent (5%) of the residential lots within each platted subdivision, whichever is greater. Where a subdivision includes two (2) or more phases, the limit of the number of short-term rentals shall be applied to each phase within the subdivision.

2. Within platted subdivisions, no short-term rental may be located immediately adjacent to another short-term rental that is located along the same street or road.

3. Notwithstanding the provisions of subsection (A)(1) above, short-term rental shall be limited to no more than twenty-five (25) residential lots governed by a common homeowners/property owners association.

4. No Short-term Rental shall be permitted for apartments, tents, yurts, truck campers, trailers, or other similar portable shelters, but not including accessory dwelling units associated with a dwelling, 'for-sale,' detached/attached. No short-term rental shall offer individual rooms for rent, nor shall any short-term rental offer for rent less than the entirety of the single-family dwelling unit or accessory dwelling unit.

B. Notwithstanding the provisions of subsection (A) above, the allowance of short-term rentals in this Code shall not prevent private enforcement of private restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements.

Exhibit “B”

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zoning district subject to the general provisions of the Unified Development Code. An "M" means that a use that is permitted in accordance with an approved master plan that is required for rezoning to the district. An "A" means that the use is permitted as an accessory use in the zoning district subject to the general provisions of the Unified Development Code. An "S" means that the use will be permitted as a subordinate use in accordance with an approved master plan that is required for rezoning to the district. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC*	LI	OS-R	SU	MU*
Short-Term Rental	X	X	X	X	X	X	X	X	X	X	X	O					S				O

* Uses under the CUP, PSC, MU and O-I Zoning Districts shall be permissible through an approved master plan and statement of intent.

Exhibit "C"

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 UseO = Conditional UseEmpty Cell = Use Not Permitted				
Use Category	**Downtown Zoning Districts**			
Specific Use	**DT-C**	**DT-MU**	**DT-LW**	**DT-R**
Commercial Uses				
Short-Term Rental	X	X	X	X

Exhibit "D"

Sec. 10-434. Licenses and transferability.

(a) Required licenses.

(1) The owner shall pay the required occupation tax and shall comply with all applicable provisions of article III of chapter 42 of this Code;

(2) The owner shall collect and remit lodging excise taxes as required by article V of chapter 42 of this Code and the Official Code of the State of Georgia;

(3) The owner shall timely pay all property taxes owed for the real property on which the short-term rental is located;

(4) No owner or local contact person of a short-term rental shall rent, lease, or otherwise exchange for compensation all or any portion of such short-term rental without first obtaining a short-term rental license from the city;

(5) A separate short-term rental license shall be required for each structure used for short-term rental;

(6) Short-term rental licenses may be issued only to single-family housing units. No short-term rental license shall be issued for apartments, tents, yurts, truck campers, trailers, or other similar portable shelters, but not including accessory dwelling units associated with a dwelling, 'for-sale,' detached/attached as contemplated in the city's unified development code. No short-term rental shall offer individual rooms for rent, nor shall any short-term rental offer for rent less than the entirety of a single-family dwelling unit or accessory dwelling unit;

(7) An owner of a short-term rental, or their designated representative, shall submit an application for a short-term rental license to the community development department on an annual basis. The application shall be furnished on a form specified by the city, accompanied by a nonrefundable license fee as established in this section. Such application shall include:

a. The complete street address of the property to be used as a short-term rental;
b. Ownership information, including the name, address, e-mail address, and telephone number of each person or entity with an ownership interest in the property to be used as a short-term rental, as well as proof of such ownership. If a partnership, the application shall include the names and residence addresses of the partners; if a limited liability company with individual persons as members, the application shall include names and residence addresses of the members; if a corporation, the application shall include the name and address of the officer or employee of the corporation primarily responsible for the operation of the licensed premises;
c. The name, address, telephone number, and email address of the local contact person(s) for the short-term rental;
d. The number of bedrooms and approximate square footage in the short-term rental, and the maximum number of overnight and daytime occupants, as allowed by this article;
e. A sworn statement from the applicant certifying that all designated bedrooms, including egress from all designated bedrooms, meet applicable safety code requirements, as required by subsection 10-435(b);
f. The number and location of parking spaces allotted to the property to be used as a short-term rental, as required by subsection 10-434(c)(7);
g. The owner's sworn acknowledgment that they have reviewed all regulations of the city pertaining to the operation of a short-term rental and understand the requirements for short-term rentals. Such sworn acknowledgment shall be provided by all individuals identified in subsection 10-434(a)(7)b. above;

h. The local contact persons' sworn acknowledgment that they have reviewed all regulations of the city pertaining to the operation of a short-term rental, understand the requirements for short-term rentals, and agree to perform the duties of the local contact person specified in this article;
i. Acknowledgement that the owner or local contact person has or will post, at the short-term rental, the notice required in subsection 10-435(a);
j. The owner's agreement to use his or her best efforts to assure that use of the premises by short-term rental occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties;
k. Any other information that this article requires the owner to provide to the city as part of an application for a short-term rental license;
l. Where the property to be used as a short-term rental is located within a platted subdivision, the owner shall submit a sworn statement confirming short-term rental is not prohibited by private restrictions that may be contained in restrictive covenants or other private contractual arrangements or agreements applicable to the property; and
m. In cases where the short-term rental has an on-site septic system, a performance evaluation from the health department verifying condition of the on-site sewage management system, except that such a performance evaluation shall not be required for renewal applications. In cases where the short-term rental is serviced by sewer, documentation from the applicable county or city department providing sewer to the rental property verifying sewer capacity, except that such documentation shall not be required for renewal applications.

(8) Any false statements or false information provided in the application are grounds for denial or revocation of a license, including the denial of future applications.

(9) Upon the filing of a completed license application, the community development director, or his or her designee, shall review the application for compliance with the requirements of this article. Within 30 days of the filing of the completed application, the community development director, or his or her designee, shall either issue a short-term rental license to the applicant or issue a written notice of denial. Any license issued shall include a unique license number. A short-term rental license shall be issued to an applicant unless:

a. The applicant or any individual identified in subsection 10-434(a)(7)b. above has had a short-term rental license revoked within the previous 12-month period;
b. The property taxes have not been paid and are delinquent;
c. The health department notifies the city of an inadequate septic system or other health concerns;
d. Issuance of a short-term rental license would not conform to conditions of zoning;
e. Issuance of a short-term rental license would not conform to the requirements or limitations for short-term rentals set forth in the Unified Development Code; or
f. The application does not meet the minimum requirements of this article.

(10) A decision to deny an application shall be issued in writing and may be appealed to the city council. An appeal shall be filed with the community development director in writing within 30 days of the decision to deny an application for a license. A hearing on the appeal of the denial shall be conducted in accordance with the procedures set forth herein.

(b) License fee/renewal.

(1) The short-term rental license application and any renewal application shall be accompanied by an application fee as established by the city council.

(2) All licenses granted under this article shall expire on December 31 of each year. Applicants shall file a renewal application accompanied by the requisite renewal fee with the city on or before the second Monday in December of each year without penalty. If an application for renewal is submitted after the second Monday in December, a new application shall be required, as renewal eligibility will not be considered past this date.

(3) A short-term rental license is not transferrable. Should ownership of a short-term rental change, a new license application shall be required prior to any use of the property as a short-term rental.

(c) All short-term rentals are subject to the following:

(1) The owner or local contact person(s) shall, by written agreement with the responsible person, limit overnight occupancy of the short-term rental to the specific number of overnight occupants designated in the short-term rental license application;

(2) Any advertising of the short-term rental shall conform to information included in the short-term rental license and requirements of this article, and shall include the short-term rental license number issued by the city, notification of the maximum occupancy, maximum number of vehicles allowed, and provisions regulating noise;

(3) Occupancy for short-term rentals: the number of overnight occupants shall not exceed two persons per bedroom, and shall meet all life-safety codes, but in no case shall rental occupancy exceed 15 overnight persons total. The maximum capacity shall be based on the number of bedrooms. All occupants, regardless of age, are counted as persons;

(4) A bedroom shall be a room that is designed to be, or meets the building code requirements to be, used as a sleeping room and for no other primary purpose. Every bedroom shall have an emergency escape or rescue exit and a minimum ceiling height as follows:

a. Each bedroom shall have at least one operable window or door for emergency escape or rescue that opens directly to the exterior of the residence. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools, and shall comply with all requirements of the International Residential Code ("IRC") as were in effect on the date the short-term rental was issued a certificate of occupancy; and
b. Bedroom ceilings shall comply with all requirements of the IRC as were in effect on the date the short-term rental was issued a certificate of occupancy.

(5) The owner or local contact person(s) shall, by written agreement with the responsible person, limit daytime occupancy of the short-term rental to the specific number of daytime occupants designated in the short-term rental license application, with the number of daytime occupants not to exceed four guests in addition to the total number of allowed overnight occupants, but in no case shall the daytime occupancy of a short-term rental exceed 19 persons total. Overnight occupancy limitations shall apply between the hours of 11:00 p.m. and 7:00 a.m.;

(6) Prior to permitting occupancy of a short-term rental by a transient occupant, the owner or the local contact person(s) shall:

a. Verify the rental is to a responsible person and obtain their name and address;
b. Provide information about the short-term rental regulations to the responsible person; and
c. Require written confirmation from the responsible person that he or she:
   1. Has read the pertinent regulations;
   2. Understands all applicable laws, rules, and regulations pertaining to the use and occupancy of the short-term rental, including, but not limited to, the city's noise regulations;
   3. Understands that they are bound to all applicable laws, rules, and regulations; and
   4. Agrees to comply with all applicable laws, rules, and regulations, and agrees to be legally responsible for compliance by all occupants and/or guests of the short-term rental with all applicable laws, rules and regulations pertaining to the use and occupancy of the short-term rental, including, but not limited to, to the city's noise regulations.

This information shall be maintained by the owner or the local contact person(s) for a period of one year from the last day of each rental period.

(7) Parked vehicles.

a. Short-term rentals must have parking off the street sufficient for one car for each bedroom being rented. Vehicles shall be parked only on designated hard surfaced areas with gravel, concrete or asphalt surfacing; and shall not be permitted outside such hard surfaced areas (i.e. no parking in yards);
b. Required parking spaces must be located on the same property as the short-term rental; and
c. Vehicles shall not be parked on the city right-of-way or along any roadways at any time.

(8) The owner and/or local contact person(s) shall use best efforts to ensure that the occupants and/or guests of the short-term rental do not violate the noise regulations set forth in article V of chapter 26 of this Code by notifying the occupants of the rules regarding short-term rentals and responding when notified that occupants are violating laws regarding their occupancy. Any violation of the noise regulations by a guest at a short-term rental shall be considered a violation under this article. It is not intended that the owner and/or local contact person(s) act as a peace officer or place himself or herself in harm's way.

(d) Transferability.

(1) No short-term rental license issued under this article shall be transferred or assigned or used by any person other than the owner or local contact person(s) to whom it is issued, or at any location other than the one for which it is issued.

(e) For purposes of ensuring compliance with the regulations set forth in section 2.7.1 of the Unified Development Code, licenses issued under this article shall be issued on a first-come, first-served basis upon receipt of a complete application, provided that priority shall be given to timely submitted renewal applications.

STAFF REPORT

Department: Public Works
Submitted By: Arash Moradkhani
Meeting Date: May 18, 2026

AGENDA ITEM:

Invitation to Bid 26-012: Sidewalk Construction on Cumming Street, Westside Parkway, Devore Road
Consideration and approval of the award of ITB 26-012 for Sidewalk Construction on Cumming Street, Westside Parkway, Devore Road to Ohmshiv Construction in an amount not to exceed $1,891,097.20, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Award ITB 26-012 for Sidewalk Construction on Cumming Street, Westside Parkway, and Devore Road to Ohmshiv Construction in an amount totaling $1,891,097.20 and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

$1,891,097.20

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Cumming St Corridor (TSPLOST 2 Fund; 33641100-541410-C2230)	$1,292,572.20
Alpha Loop Devore Rd (2022 Parks Bond Fund; 31841100-541420-C2521; reallocation from general AlphaLoop account 31841100-541420-C1712)	$598,525

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	$0.00
N/A	$0.00

ITEM DESCRIPTION:

This agenda item is for consideration to award ITB 26-012 for Sidewalk Construction on Cumming Street, Westside Parkway, and Devore Road. The procurement method selected is an Invitation to Bid (ITB). The recommended vendor is Ohmshiv Construction.

BACKGROUND

Cumming Street (near Westside Parkway): Currently, there is a sidewalk gap on the south side of Cumming Street near Westside Parkway (across from Innovation Way). This section contains multiple mature trees. To enhance pedestrian safety, provide a continuous sidewalk, and preserve the majority of these trees, Public Works has designed a 6-foot-wide raised boardwalk with prefabricated concrete decking for approximately 325 feet. The decking system, known as Permatrak, minimizes impacts to existing tree roots. In the area near Westside Parkway where trees are not present, a standard 6-foot-wide at-grade sidewalk will be constructed. A temporary construction

easement from Windward Campus LLC located at 2001 Westside Pkwy was necessary for this sidewalk construction, which has been acquired.

Westside Parkway (near Cumming Street): This portion of the project includes constructing a new 6-foot-wide at-grade sidewalk along Westside Parkway, south of Cumming Street, to close the existing sidewalk gap. In addition, a new right-turn lane will be added on Westside Parkway at Cumming Street within the existing right-of-way. This is able to be accomplished by narrowing the existing median and reducing lane widths to 10.5-ft wide. This improvement is expected to significantly enhance traffic flow, particularly during morning and afternoon peak periods associated with Manning Oaks Elementary School drop-off and pick-up.

Devore Road (near Haynes Bridge Road): This portion of the project includes widening the existing sidewalk along Devore Road, in front of the QuikTrip gas station near Haynes Bridge Road, to 12 feet to match the remainder of the corridor. Additionally, the intersection of Haynes Bridge Road and Devore Road will be upgraded with new Alpha Loop-style crosswalks and ADA-compliant ramps to improve pedestrian accessibility and safety.

PROCUREMENT METHOD

Invitation to Bid (ITB): This method, which requires clear and well-defined specifications, allows the City to request bids from firms for the provision of goods, services, or construction projects with low cost being the primary focus of the award. The ITB outlines the project requirements, specifications, terms, and conditions that firms must meet in their bids (collectively identified as the “ITB requirements”). ITB requirements commonly refer to a responsive and responsible bid. A bid is considered responsive if it indicates compliance without material deviation from the requirements of the ITB and the terms and conditions of the proposed contract. A bidder (firm) is responsible if they possess the experience, facilities, reputation, financial resources and are fully capable of performing the contract. The focus of the ITB is on cost. Firms must meet the ITB requirements, but no consideration is given to firms that exceed the ITB requirements. The ITB method does not allow for negotiations (e.g. cost, etc.). The award of an ITB is based on the firm providing the lowest cost that meets the ITB requirements.

PROCUREMENT PROCESS

The Department of Public Works, with guidance from the Finance Department, prepared ITB 26-012 which was published on March 19, 2026. ITB 26-012 was advertised through the City’s e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in over 2,040 vendor (firm) invites and 50 document takers. ITB 26-012 responses were received on April 16, 2026 and included bids from 7 firms.

PROCUREMENT EVALUATION

The bids received in connection with ITB 26-012 are as follows:

- Ohmshiv Construction, LLC. ($1,891,097.20)
- Sol Construction LLC ($1,933,191.43)
- Hasbun Construction ($2,042,318.39)
- Summit construction & Development LLC ($2,125,858.19)
- Excellere Construction LLC ($2,270,700.00)
- Complete Site, LLC ($2,417,780.20)
- Lagniappe Development Co., Inc. ($3,186,500.82)

Staff reviewed and evaluated all 7 bids. The low bidder’s, Ohmshiv Construction, proposed cost and unit prices are consistent with other construction projects that are currently in progress in the City. Close bid amounts are another indication of competitive pricing among vendors. The difference between the first and second bidder’s proposed costs is only 2.2%. The difference between the first and third bidder’s proposed cost is less than 8%.

PROCUREMENT AWARD RECOMMENDATION

Staff recommends award of ITB 26-012 to Ohmshiv Construction as the low-cost responsive and responsible bidder. The Evaluation Committee met with Ohmshiv Construction on Tuesday April 21, 2026 to go over the project scope and the proposed cost, and to ensure that the city's expectations are clear for this project's construction. Ohmshiv Construction has successfully completed multiple projects similar in scope to this project. Completion of all aspects of the various projects is anticipated to take 300 days to complete.

ALTERNATIVES:

Do not award the project for construction, and it will be re-advertised for construction in the future.

ATTACHMENTS:

1. ITB 26-012 Sidewalk Construction - Preliminary Bid Tabulation
2. ITB 26-012 Ohmshiv Bid
3. ITB 26-012 Cumming St Exhibit
4. ITB 26-012 Westside Pkwy Exhibit
5. Ohmshiv Contract ITB 26-012
6. 2 Tree Removals on Cumming St

ITB 26-012 - Sidewalk Construction on Cumming Street, Westside Parkway, Devore Road

Project Overview

Project Details	
Reference ID	26-012
Project Name	Sidewalk Construction on Cumming Street, Westside Parkway, Devore Road
Project Owner	Debora Westbrook
Project Type	ITB
Department	Public Works
Budget	$0.00 - $0.00
Project Description	SIDEWALK CONSTRUCTION ON CUMMING STREET, WESTSIDE PKWY, DEVORE ROAD including, but not limited to installation of storm sewer system materials (such as structures, pipe, and bedding), construction of sidewalks and boardwalk, installation of curb and gutter, tree removal, grading, utility re-location, erosion control, traffic control, and stabilization of disturbed soils, and related work. Georgia Procurement Registry Event ID: PE-66085-NONST-2026-000000085 (ITB 26-012, Sidewalk Construction on Cumming Street, Westside Parkway, Devore Road)
Open Date	Mar 19, 2026 8:00 AM EDT
Close Date	Apr 16, 2026 10:00 AM EDT

Preliminary Bid Tabulation: Submissions, Scoring Summary

Supplier	Date Submitted	/ 100 pts
Ohmshiv Construction, LLC.	Apr 16, 2026 9:40 AM EDT	100 pts ($1,891,097.20)
Sol Construction LLC	Apr 16, 2026 9:19 AM EDT	97.82 pts ($1,933,191.43)
Hasbun Construction	Apr 16, 2026 9:54 AM EDT	92.6 pts ($2,042,318.39)
Summit construction & development LLC	Apr 16, 2026 9:56 AM EDT	88.96 pts ($2,125,858.19)
Excellere Construction LLC	Apr 16, 2026 9:14 AM EDT	83.28 pts ($2,270,700.00)
Complete Site, LLC	Apr 16, 2026 9:50 AM EDT	78.22 pts ($2,417,780.20)
Lagniappe Development Co., Inc.	Apr 16, 2026 9:07 AM EDT	59.35 pts ($3,186,500.82)

CITY OF ALPHARETTA SCHEDULE OF ITEMS

ITB 26-012, Addendum #1, Sidewalk Construction on Cumming Street, Westside Pkwy, Devore Road

Bidder's Name:	Ohmshiv Construction, LLC

Instructions for Bid Form Completion:

1. This form MUST be used to submit cost proposal
2. Do not include a copy of this Bid Form in your technical bid information.
3. Complete all the fields. See end of this page as well for bid authorization and contact info.
4. Verify all amounts entered. This form will be used for bid price award.
5. During bid opening, only bid grand total for all locations will be called.
6. Enter Unit Price. Form will calculate Bid Price, multiplying Estimated Quantity by Unit Price.

BID TOTALS

Total Cost of Location A:	Cumming Street	$	551,825.00
Total Cost of Location B:	Westside Parkway	$	695,747.20
Total Cost of Location C:	Devore Road	$	573,525.00
Miscellaneous Construction		$	70,000.00
GRAND TOTAL, ALL LOCATIONS		**$**	**1,891,097.20**

By completing and submitting this bid price form in response to the City of Alpharetta's ITB 26-012 Bidder certifies that:

A. Bidder has carefully read and understands Bidding Documents;

B. Bidder has visited site and become familiar with local conditions under which Work is to be performed, including verifying visible conditions, such as dimensions, materials, and attachments to remain, on existing facility;

C. Bidder has correlated Bidder's personal observations with requirements of Bidding Documents;

D. Bidder understands that Bid may not be withdrawn within Sixty (60) days after bid due date, and Bidder guarantees that the City has the right to waive informalities and irregularities in Bid received and to accept Bid which, in City's judgment, is in City's own best interests.

Certificate of Independent Price Determination: By submitting a bid in response to ITB 26-012, the authorized signer below certifies to the following:

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies, services, or equipment and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder or offeror.

Bidder Name:	Ohmshiv Construction, LLC
Address:	805 Progress Ct, Ste A, Lawrenceville, GA 30043
Name, Title Authorized Signer:	Naresh Bhanderi- Managing Member/President
Contact Info - Phone Number:	404 379 5007
Contact Info - Email Address:	naresh@ohmshiv.com

Location A. Cumming Street

ITB 26-012, Addendum #1, Location A Schedule of Items

	Bidder Name	Ohmshiv Construction, LLC			
Item #	**Item Description**	**QTY**	**Unit**	**Unit Price**	**Total Cost of Line Item**
	Traffic Control				
1	Traffic Control	1	LS	$ 30,000.00	$ 30,000.00
	Demolition				
2	Demolition (including any necessary clearing and tree removal)	1	LS	$ 32,500.00	$ 32,500.00
	Site Development				
3	Grading Complete	1	LS	$ 36,500.00	$ 36,500.00
4	24" Curb & Gutter (including 6" GAB extending 6" behind back of curb)	47	LF	$ 30.00	$ 1,410.00
5	Header curb (Flush)	320	LF	$ 22.00	$ 7,040.00
6	Header curb (Type 4)	151	LF	$ 22.00	$ 3,322.00
7	Concrete Sidewalk - 4"	162	SY	$ 45.00	$ 7,290.00
8	Concrete Driveways - 8"	294	SY	$ 68.00	$ 19,992.00
9	Class B Concrete - Pavement Widening (8" thick, dyed black)	7	CY	$ 280.00	$ 1,960.00
	Striping and Marking				
10	THERMOPLASTIC SOLID TRAF STRIPING, 5 IN, WHITE	372	LF	$ 1.00	$ 372.00
11	THERMOPLASTIC MINI SKIP TRAF STRIPING, 5 IN, WHITE	92	LF	$ 1.00	$ 92.00
	Utilities				
12	Adjust Utility MH top to grade	1	EA	$ 1,500.00	$ 1,500.00
13	Adjust SWCB top to grade	1	EA	$ 1,500.00	$ 1,500.00
14	Adjust Utility Box to grade	1	EA	$ 500.00	$ 500.00
15	Adjust water valve to grade	1	EA	$ 500.00	$ 500.00
16	Pull box (type 5)	2	EA	$ 1,250.00	$ 2,500.00
17	2 inch Conduits with 48 ct Fiber and Tracer Wire	2,271	LF	$ 7.00	$ 15,897.00
	Erosion Control				
18	Temporary Grassing (Ds1)	880	SF	$ 0.25	$ 220.00
19	Inlet Sediment Trap (Sd2-F)	1	EA	$ 200.00	$ 200.00
20	Temporary Siltfence - Type C (Sd1-S)	1,096	LF	$ 3.25	$ 3,562.00
21	Temporary Compost Filter Socks (Sd1-NS)	323	LF	$ 15.00	$ 4,845.00
22	Tree Protection Fence (CoA Std L-6, Type B)	620	LF	$ 3.00	$ 1,860.00
23	Tree Protection Fence (CoA Std L-6, Type C)	581	LF	$ 3.00	$ 1,743.00
	Landscaping				
25	Sod - Tiftuf	880	SY	$ 9.00	$ 7,920.00
26	Mulch - Pinestraw, 3" depth	900	SY	$ 4.00	$ 3,600.00
	Permatrak Boardwalk				
27	Permatrak Boardwalk Materials	1	LS	365000	$ 365,000.00
	Total Cost of Location A:				$ 551,825.00

Location B. Westside Parkway					
ITB 26-012, Addendum #1, Location B Schedule of Items					
	Bidder Name	Ohmshiv Construction, LLC			
Item #	Item Description	QTY	Unit	Unit Price	Total Cost of Line Item
	Traffic Control				
1	Traffic Control	1	LS	$ 49,850.00	$ 49,850.00
	Demolition				
2	Demolition (including any necessary clearing and tree removal)	1	LS	$ 70,500.00	$ 70,500.00
	Site Development				
3	Grading Complete	1	LS	$ 72,500.00	$ 72,500.00
4	Recycled Asph Conc 12.5 MM Superpave, GP 2 only (including Bitum Material and H Lime)	1,099	TN	$ 158.00	$ 173,642.00
5	Mill - 2" Depth	9,561	SY	$ 4.15	$ 39,678.15
6	Class B Concrete, Pavement Widening	72	CY	$ 240.00	$ 17,280.00
7	Pvmt Reinf Fabric Strips, Tp2, 18 inch width (including required milling)	1,198	LF	$ 11.50	$ 13,777.00
8	24" Curb & Gutter (including 6" GAB extending 6" behind back of curb, Alph std 901)	2,678	LF	$ 27.00	$ 72,306.00
9	Header Curb, 8 in Type 3 (GDOT std 9032B)	316	LF	$ 22.00	$ 6,952.00
10	Header Curb, 10 in Type 4 (GDOT std 9032B)	174	LF	$ 22.00	$ 3,828.00
11	Concrete Sidewalk - 4" (Alph std 902)	85	SY	$ 45.00	$ 3,825.00
12	Concrete Sidewalk - Bridging Section	255	SY	$ 55.00	$ 14,025.00
13	Concrete Driveway - 8" (Alph std 951)	244	SY	$ 66.00	$ 16,104.00
14	Handrail	502	LF	$ 140.00	$ 70,280.00
	Striping and Marking				
15	Remove and relocate existing signage	2	EA	$ 150.00	$ 300.00
16	THERMOPLASTIC PVMT MARKING ARROW, TP 2	14	EA	$ 150.00	$ 2,100.00
17	THERMOPLASTIC SOLID TRAF STRIPING, 5 IN, WHITE	2,564	LF	$ 1.00	$ 2,564.25
18	THERMOPLASTIC SOLID TRAF STRIPING, 5 IN, YELLOW	3,904	LF	$ 1.00	$ 3,903.73
19	THERMOPLASTIC SOLID TRAF STRIPING, 24 IN, WHITE	469	LF	$ 6.50	$ 3,049.10
20	THERMOPLASTIC SOLID TRAF STRIPING, 24 IN, YELLOW	168	LF	$ 6.50	$ 1,092.37
21	THERMOPLASTIC SOLID TRAF STRIPING, 8 IN, WHITE	438	LF	$ 3.00	$ 1,313.96
22	THERMOPLASTIC SKIP TRAF STRIPING, 5 IN, WHITE	5,026	LF	$ 0.75	$ 3,769.51
23	THERMOPLASTIC MINI SKIP TRAF STRIPING, 5 IN, WHITE	2,625	LF	$ 0.75	$ 1,968.38
	Storm Drainage				
24	Convert Single Wing Catch Basin to Grate Inlet	1	EA	$ 3,250.00	$ 3,250.00
25	Flowable Fill	6	CY	$ 200.00	$ 1,200.00
	Utilities				
26	Remove and replace FH	1	EA	$ 6,500.00	$ 6,500.00
27	Adjust water valves to grade	2	EA	$ 250.00	$ 500.00
28	Adjust utility markers to grade	1	EA	$ 250.00	$ 250.00
29	Adjust utility boxes to grade	4	EA	$ 500.00	$ 2,000.00
30	Remove and replace existing light pole	1	EA	$ 9,000.00	$ 9,000.00

Location B. Westside Parkway						
ITB 26-012, Addendum #1, Location B Schedule of Items						
	Bidder Name	Ohmshiv Construction, LLC				
Erosion Control						
31	Temporary Grassing (Ds1)	1,053	SF	$ 0.25	$	263.25
32	Temporary Siltfence - Type C (Sd1-S)	2,259	LF	$ 3.50	$	7,906.50
33	Temporary Compost Filter Socks (Sd1-NS)	1,154	LF	$ 12.00	$	13,848.00
34	Tree Protection Fence (CoA Std L-6, Type B)	514	LF	$ 3.00	$	1,542.00
35	Tree Protection Fence (CoA Std L-6, Type C)	370	LF	$ 3.00	$	1,110.00
Landscaping						
37	Mulch - Hardwood mulch, 2" depth	469	SY	$ 5.00	$	2,345.00
38	Sod - Tiftuf	178	SY	$ 8.00	$	1,424.00
Total Cost of Location B:					$	695,747.20

Location C. Devore Road					
ITB 26-012, Addendum #1, Location C Schedule of Items					
	Bidder Name	Ohmshiv Construction, LLC			
Item #	Item Description	QTY	Unit	Unit Price	Total Cost of Line Item
150-1000	TRAFFIC CONTROL	1	LS	$ 27,500.00	$ 27,500.00
210-0100	GRADING COMPLETE	1	LS	###########	$ 118,250.00
310-1101	GR AGGR BASE CRS, INCL MATL	200	TN	$ 38.00	$ 7,600.00
402-3113	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	275	TN	$ 158.00	$ 43,450.00
432-0208	MILL ASPHALT PAVEMENT, 2 IN THICK	2500	SY	$ 5.75	$ 14,375.00
441-0106	CONC SIDEWALK, 6 IN	750	SY	$ 52.00	$ 39,000.00
441-6012	CONCRETE CURB & GUTTER 6 IN X 24 IN, TP 2	130	LF	$ 21.00	$ 2,730.00
441-6022	CONCRETE CURB & GUTTER 6 IN X 30 IN, TP 2	525	LF	$ 22.50	$ 11,812.50
441-0018	DRIVEWAY CONCRETE, 8 IN TK - HIGH EARLY STRENGTH CONC.	175	SY	$ 72.00	$ 12,600.00
441-0754	CONCRETE MEDIAN, 7 1/2 IN	5	SY	$ 63.00	$ 315.00
441-0748	CONCRETE MEDIAN, 6 IN	5	SY	$ 54.00	$ 270.00
441-0748	STAMPED CONCRETE MEDIAN, 6 IN	10	SY	$ 125.00	$ 1,250.00
N/A	METHYL METHACRYLATE TRAF STRIPE, 24 IN, GREEN	175	LF	$ 45.00	$ 7,875.00
653-0120	THERMOPLASTIC PVMT MARKING, ARROW, TP 2	3	EA	$ 125.00	$ 375.00
653-0130	THERMOPLASTIC PVMT MARKING, ARROW, TP 3	1	EA	$ 125.00	$ 125.00
653-1704	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	1000	LF	$ 7.00	$ 7,000.00
653-1906	THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, WHITE	110	LF	$ 1.00	$ 110.00
653-2602	THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, YELLOW	175	LF	$ 1.00	$ 175.00
653-2605	THERMOPLASTIC SKIP TRAF STRIPE, 6 IN, WHITE	50	LF	$ 0.75	$ 37.50
165-0010	MAINTENANCE OF TEMPORARY SILT FENCE , TP A	75	LF	$ 1.00	$ 75.00
165-0030	MAINTENANCE OF TEMPORARY SILT FENCE , TP C	450	LF	$ 1.00	$ 450.00
165-0105	MAINTENANCE INLET SEDIMENT TRAP	1	EA	$ 100.00	$ 100.00
163-0232	TEMPORARY GRASSING	1	AC	$ 740.00	$ 740.00
163-0240	MULCH	16	TN	$ 250.00	$ 4,000.00
163-0550	CONSTRUCT & REMOVE INLET SEDIMENT TRAP	1	EA	$ 200.00	$ 200.00
171-0010	TEMPORARY SILT FENCE, TYPE A	150	LF	$ 2.50	$ 375.00
171-0030	TEMPORARY SILT FENCE, TYPE C	900	LF	$ 3.50	$ 3,150.00
700-7000	AGRICULTURAL LIME	3	TN	$ 200.00	$ 600.00
700-8000	FERTILIZER MIXED GRADE	1	TN	$ 500.00	$ 500.00
700-8100	FERTILIZER NITROGEN CONTENT	50	LB	$ 4.00	$ 200.00
N/A	TREE PROTECTION FENCE, COA TYPE B	150	LF	$ 3.00	$ 450.00
N/A	MAINTENANCE OF TREE PROTECTION FENCE	75	LF	$ 1.00	$ 75.00
700-9300	TIFTUF BERMUDA SOD	400	SY	$ 8.00	$ 3,200.00
647-1000	TRAFFIC SIGNAL INSTALLATION NO. 2	1	LUMP	###########	$ 162,500.00
682-2150	PULLBOX, TYPE 5	1	EA	$ 3,550.00	$ 3,550.00
682-6233	CONDUIT, NONMETAL, TP 3, 2 IN	1600	LF	$ 6.75	$ 10,800.00

Location C. Devore Road					
ITB 26-012, Addendum #1, Location C Schedule of Items					
	Bidder Name	Ohmshiv Construction, LLC			
682-9950	DEIRECTIONAL BORE - 7 IN	410	LF	$ 31.00	$ 12,710.00
680-4110	LIGHTING STD, 11-15 FT MH, POST TOP	3	EA	$ 25,000.00	$ 75,000.00
Total Cost of Location C:					$ 573,525.00

THE CITY OF ALPHARETTA PUBLIC WORKS

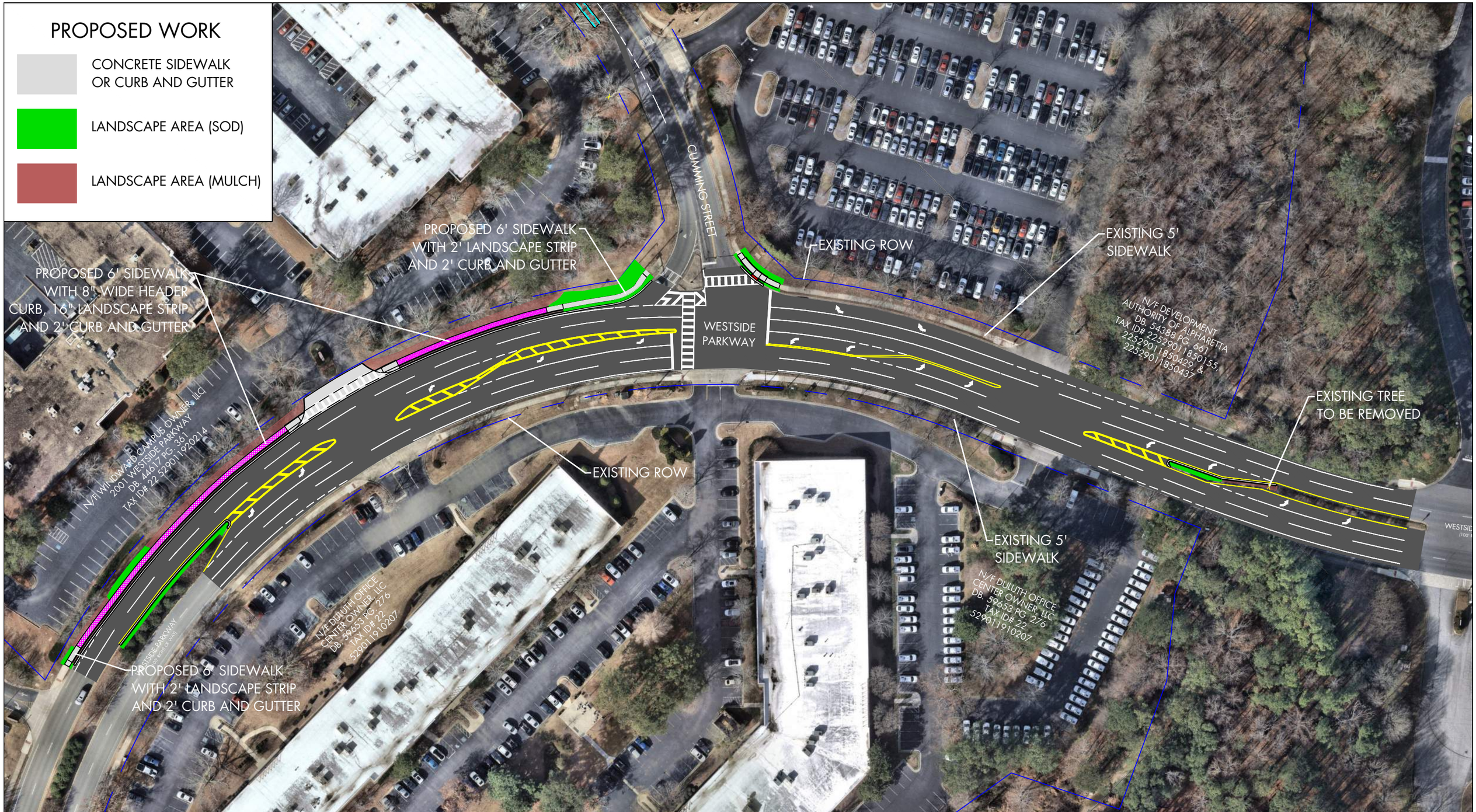
CUMMING STREET SIDEWALK IMPROVEMENTS

APRIL 22, 2026

NORTH

0 20' 40' 80'

SCALE: 1" = 40'



THE CITY OF ALPHARETTA PUBLIC WORKS

WESTSIDE PARKWAY IMPROVEMENTS

APRIL 22, 2026

NORTH

0 40' 80' 160'

SCALE: 1" = 80'

CONTRACT AGREEMENT
SIDEWALK CONSTRUCTION ON CUMMING STREET, WESTSIDE PARKWAY, DEVORE ROAD
(INVITATION TO BID NO. 26-012)

THIS AGREEMENT, made by and between **CITY OF ALPHARETTA, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter, the "CITY"), and **OHMSHIV CONSTRUCTION, LLC**, a Georgia limited liability company, with its principal office located at 805 Progress Ct, Suite A, Lawrenceville, GA 30043 (the "CONTRACTOR").

WITNESSETH: that for and in consideration of the payments to be made by the CITY, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the CONTRACTOR hereby agrees to commence and complete the construction project described as follows:

> **SIDEWALK CONSTRUCTION ON CUMMING STREET, WESTSIDE PARKWAY, DEVORE ROAD** including, but not limited to installation of storm sewer system materials (such as structures, pipe, and bedding), construction of sidewalks and boardwalk, installation of curb and gutter, tree removal, grading, utility re-location, erosion control, traffic control, and stabilization of disturbed soils, and related work --- within the City of Alpharetta, Georgia.

For CONTRACTOR'S performance and completion of the Project (as defined in the ITB Documents), CITY shall pay CONTRACTOR a fee in accordance with the unit costs on Exhibit "A" attached for a total sum not to exceed **ONE MILLION, EIGHT HUNDRED NINETY-ONE THOUSAND, NINETY-SEVEN DOLLARS AND 20/100 ($1,891,097.20)**. At CONTRACTOR's own cost and expense, CONTRACTOR shall furnish all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary or convenient to the successful completion of the Project and the carrying out of all duties and obligations in accordance with the terms and conditions set forth in ITB No. 26-012, CONTRACTOR'S Bid, including any technical specifications for the Project, the Plans and Specifications, including all explanatory matter thereof (herein referred to as "Contract Documents") all of which are made a part hereof and collectively constitute the Contract (the "Work").

The CITY agrees to pay CONTRACTOR in current funds for the performance of the Work subject to additions and deductions.

In the event of any delay which is not the fault or responsibility of CONTRACTOR or any supplier to CONTRACTOR, CONTRACTOR is entitled to additional days for performance of this Contract (not to exceed fifteen (15) days from the date of completion set forth in this Contract). CONTRACTOR shall not be entitled to any additional money for any delay which it encounters. CONTRACTOR's sole remedy shall be to obtain an extension of time within which this Contract is to be performed. Under no circumstances shall CONTRACTOR be entitled to assert any claim of entitlement against the CITY for actual or consequential damages resulting from delays.

Upon CONTRACTOR's breach of any material provision of this Contract, which breach remains uncured after seven (7) days written notice of default, the CITY may terminate this Contract without liability for further payment of amounts due or to become due under this Contract. Termination shall be in addition to, and not in lieu of, any other remedies available to the CITY under this Contract or applicable law, including making of claims under CONTRACTOR's bonds. Upon the CITY's breach of any material provision of this Contract, which breach remains uncured after seven (7) days written notice of default, CONTRACTOR shall be entitled to terminate this Contract or pursue such other remedies not inconsistent with this Contract, as it may have in law or equity. This Contract may also be terminated or suspended by the CITY for CITY's convenience upon not less than seven (7) days written notice to CONTRACTOR. In the event of such termination, CONTRACTOR shall be compensated for services performed through the date of termination, together with any reimbursable expenses then due. Any termination of this Contract by the CITY for an alleged default which is ultimately held unjustified shall automatically be deemed to be a termination for convenience.

This Contract was awarded and is contingent upon CONTRACTOR's compliance with O.C.G.A. § 13-10-91, Chapter 300-10-1 of the Rules of the Georgia Department of Labor, and CONTRACTOR's certification to the CITY that it has registered and currently participates in the federal work authorization program to verify employment eligibility of all newly hired employees. Further, as part of any approved subcontracting agreement, CONTRACTOR has certified that any subcontractor entering into this Contract for the physical performance of services within this State is in compliance with O.C.G.A. § 13-10-91 and Chapter 300-10-1 of the Rules of the Georgia Department of Labor and has registered and currently participates in the federal work authorization program to verify employment eligibility of all newly hired employees. This Contract may be suspended or terminated if it is determined that CONTRACTOR has made a false certification or has violated such certification by failure to carry out this requirement.

CONTRACTOR shall maintain the types and amounts of insurance set forth in the ITB, and as otherwise reasonably required by the CITY from time to time. CONTRACTOR shall provide proof of such insurance to the CITY contemporaneously with the execution of this Contract, and as and when requested by the CITY during the term hereof. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the CITY that the insurance requirements have been satisfied. CONTRACTOR shall indemnify and hold the CITY harmless from all claims, demands, losses, attorneys' fees and liabilities of any type or nature arising out of or related to CONTRACTOR's, or CONTRACTOR's agents', employees' or subcontractors', performance or non-performance of this Contract, including, but not limited to, claims for injury to person or property; provided, however, that this indemnification obligation shall not apply to claims arising from the sole negligence of the CITY or its employees. Nothing in this paragraph or this Contract shall be deemed to constitute a waiver of the CITY's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

The provisions of this Contract and the Contract Documents constitute the entire Contract between the parties, and all prior discussions and agreements are merged herein. This Contract is expressly intended to supersede all provisions of the Georgia Prompt Pay Act.

Any dispute arising in connection with the interpretation of this Contract, the performance of any party under this Contract or any claim or dispute under this Contract or otherwise related to this Contract shall, at the sole option of the CITY, be referred to binding arbitration in Atlanta, Georgia in accordance with the Construction Arbitration Rules of the American Arbitration Association. CONTRACTOR'S surety shall be obligated to be a party to any such arbitration and be conclusively bound by the decision of the arbitrator.

The CONTRACTOR shall promptly commence the Work with adequate force and equipment **within ten (10) calendar days** from receipt of Notice to Proceed, or as may be specified by Special Provision, continuously pursue the Work without interruption to achieve final completion of the Work **three hundred (300) calendar days from Notice to Proceed.**

[signatures begin next page]

IN WITNESS WHEREOF, the Parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent, or official as of the date set forth below.

Executed _____

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to Content:

_____
Chris Lagerbloom, City Administrator

Approved as to form:
JARRARD & DAVIS, LLP

_____
[name], City Attorney

OHMSHIV CONSTRUCTION, LLC

By: _____
Naresh Bhanderi, Managing Member/President

EXHIBIT "A"

CITY OF ALPHARETTA SCHEDULE OF ITEMS

ITB 26-012, Addendum #1, Sidewalk Construction on Cumming Street, Westside Pkwy, Devore Road

Bidder's Name:	Ohmshiv Construction, LLC

Instructions for Bid Form Completion:

1. This form MUST be used to submit cost proposal
2. Do not include a copy of this Bid Form in your technical bid information.
3. Complete all the fields. See end of this page as well for bid authorization and contact info.
4. Verify all amounts entered. This form will be used for bid price award.
5. During bid opening, only bid grand total for all locations will be called.
6. Enter Unit Price. Form will calculate Bid Price, multiplying Estimated Quantity by Unit Price.

BID TOTALS

Total Cost of Location A:	Cumming Street	$	551,825.00
Total Cost of Location B:	Westside Parkway	$	695,747.20
Total Cost of Location C:	Devore Road	$	573,525.00
Miscellaneous Construction		$	70,000.00
GRAND TOTAL, ALL LOCATIONS		**$**	**1,891,097.20**

By completing and submitting this bid price form in response to the City of Alpharetta's ITB 26-012 Bidder certifies that:

A. Bidder has carefully read and understands Bidding Documents;

B. Bidder has visited site and become familiar with local conditions under which Work is to be performed, including verifying visible conditions, such as dimensions, materials, and attachments to remain, on existing facility;

C. Bidder has correlated Bidder's personal observations with requirements of Bidding Documents;

D. Bidder understands that Bid may not be withdrawn within Sixty (60) days after bid due date, and Bidder guarantees that the City has the right to waive informalities and irregularities in Bid received and to accept Bid which, in City's judgment, is in City's own best interests.

Certificate of Independent Price Determination: By submitting a bid in response to ITB 26-012, the authorized signer below certifies to the following:

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies, services, or equipment and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder or offeror.

Bidder Name:	Ohmshiv Construction, LLC
Address:	805 Progress Ct, Ste A, Lawrenceville, GA 30043
Name, Title Authorized Signer:	Naresh Bhanderi- Managing Member/President
Contact Info - Phone Number:	404 379 5007
Contact Info - Email Address:	naresh@ohmshiv.com

Contract: **Sidewalk Construction on Cumming Street, Westside Parkway, Devore Road**
Contract No.: 26-012

Location A. Cumming Street

ITB 26-012, Addendum #1, Location A Schedule of Items

	Bidder Name	Ohmshiv Construction, LLC			
Item #	**Item Description**	**QTY**	**Unit**	**Unit Price**	**Total Cost of Line Item**
	Traffic Control				
1	Traffic Control	1	LS	$ 30,000.00	$ 30,000.00
	Demolition				
2	Demolition (including any necessary clearing and tree removal)	1	LS	$ 32,500.00	$ 32,500.00
	Site Development				
3	Grading Complete	1	LS	$ 36,500.00	$ 36,500.00
4	24" Curb & Gutter (including 6" GAB extending 6" behind back of curb)	47	LF	$ 30.00	$ 1,410.00
5	Header curb (Flush)	320	LF	$ 22.00	$ 7,040.00
6	Header curb (Type 4)	151	LF	$ 22.00	$ 3,322.00
7	Concrete Sidewalk - 4"	162	SY	$ 45.00	$ 7,290.00
8	Concrete Driveways - 8"	294	SY	$ 68.00	$ 19,992.00
9	Class B Concrete - Pavement Widening (8" thick, dyed black)	7	CY	$ 280.00	$ 1,960.00
	Striping and Marking				
10	THERMOPLASTIC SOLID TRAF STRIPING, 5 IN, WHITE	372	LF	$ 1.00	$ 372.00
11	THERMOPLASTIC MINI SKIP TRAF STRIPING, 5 IN, WHITE	92	LF	$ 1.00	$ 92.00
	Utilities				
12	Adjust Utility MH top to grade	1	EA	$ 1,500.00	$ 1,500.00
13	Adjust SWCB top to grade	1	EA	$ 1,500.00	$ 1,500.00
14	Adjust Utility Box to grade	1	EA	$ 500.00	$ 500.00
15	Adjust water valve to grade	1	EA	$ 500.00	$ 500.00
16	Pull box (type 5)	2	EA	$ 1,250.00	$ 2,500.00
17	2 inch Conduits with 48 ct Fiber and Tracer Wire	2,271	LF	$ 7.00	$ 15,897.00
	Erosion Control				
18	Temporary Grassing (Ds1)	880	SF	$ 0.25	$ 220.00
19	Inlet Sediment Trap (Sd2-F)	1	EA	$ 200.00	$ 200.00
20	Temporary Siltfence - Type C (Sd1-S)	1,096	LF	$ 3.25	$ 3,562.00
21	Temporary Compost Filter Socks (Sd1-NS)	323	LF	$ 15.00	$ 4,845.00
22	Tree Protection Fence (CoA Std L-6, Type B)	620	LF	$ 3.00	$ 1,860.00
23	Tree Protection Fence (CoA Std L-6, Type C)	581	LF	$ 3.00	$ 1,743.00
	Landscaping				
25	Sod - Tiftuf	880	SY	$ 9.00	$ 7,920.00
26	Mulch - Pinestraw, 3" depth	900	SY	$ 4.00	$ 3,600.00
	Permatrak Boardwalk				
27	Permatrak Boardwalk Materials	1	LS	365000	$ 365,000.00
	Total Cost of Location A:				$ 551,825.00

Contract: **Sidewalk Construction on Cumming Street, Westside Parkway, Devore Road**
Contract No.: 26-012

Location B. Westside Parkway					
ITB 26-012, Addendum #1, Location B Schedule of Items					
	Bidder Name	Ohmshiv Construction, LLC			
Item #	Item Description	QTY	Unit	Unit Price	Total Cost of Line Item
	Traffic Control				
1	Traffic Control	1	LS	$ 49,850.00	$ 49,850.00
	Demolition				
2	Demolition (including any necessary clearing and tree removal)	1	LS	$ 70,500.00	$ 70,500.00
	Site Development				
3	Grading Complete	1	LS	$ 72,500.00	$ 72,500.00
4	Recycled Asph Conc 12.5 MM Superpave, GP 2 only (including Bitum Material and H Lime)	1,099	TN	$ 158.00	$ 173,642.00
5	Mill - 2" Depth	9,561	SY	$ 4.15	$ 39,678.15
6	Class B Concrete, Pavement Widening	72	CY	$ 240.00	$ 17,280.00
7	Pvmt Reinf Fabric Strips, Tp2, 18 inch width (including required milling)	1,198	LF	$ 11.50	$ 13,777.00
8	24" Curb & Gutter (including 6" GAB extending 6" behind back of curb, Alph std 901)	2,678	LF	$ 27.00	$ 72,306.00
9	Header Curb, 8 in Type 3 (GDOT std 9032B)	316	LF	$ 22.00	$ 6,952.00
10	Header Curb, 10 in Type 4 (GDOT std 9032B)	174	LF	$ 22.00	$ 3,828.00
11	Concrete Sidewalk - 4" (Alph std 902)	85	SY	$ 45.00	$ 3,825.00
12	Concrete Sidewalk - Bridging Section	255	SY	$ 55.00	$ 14,025.00
13	Concrete Driveway - 8" (Alph std 951)	244	SY	$ 66.00	$ 16,104.00
14	Handrail	502	LF	$ 140.00	$ 70,280.00
	Striping and Marking				
15	Remove and relocate existing signage	2	EA	$ 150.00	$ 300.00
16	THERMOPLASTIC PVMT MARKING ARROW, TP 2	14	EA	$ 150.00	$ 2,100.00
17	THERMOPLASTIC SOLID TRAF STRIPING, 5 IN, WHITE	2,564	LF	$ 1.00	$ 2,564.25
18	THERMOPLASTIC SOLID TRAF STRIPING, 5 IN, YELLOW	3,904	LF	$ 1.00	$ 3,903.73
19	THERMOPLASTIC SOLID TRAF STRIPING, 24 IN, WHITE	469	LF	$ 6.50	$ 3,049.10
20	THERMOPLASTIC SOLID TRAF STRIPING, 24 IN, YELLOW	168	LF	$ 6.50	$ 1,092.37
21	THERMOPLASTIC SOLID TRAF STRIPING, 8 IN, WHITE	438	LF	$ 3.00	$ 1,313.96
22	THERMOPLASTIC SKIP TRAF STRIPING, 5 IN, WHITE	5,026	LF	$ 0.75	$ 3,769.51
23	THERMOPLASTIC MINI SKIP TRAF STRIPING, 5 IN, WHITE	2,625	LF	$ 0.75	$ 1,968.38
	Storm Drainage				
24	Convert Single Wing Catch Basin to Grate Inlet	1	EA	$ 3,250.00	$ 3,250.00
25	Flowable Fill	6	CY	$ 200.00	$ 1,200.00
	Utilities				
26	Remove and replace FH	1	EA	$ 6,500.00	$ 6,500.00
27	Adjust water valves to grade	2	EA	$ 250.00	$ 500.00
28	Adjust utility markers to grade	1	EA	$ 250.00	$ 250.00
29	Adjust utility boxes to grade	4	EA	$ 500.00	$ 2,000.00
30	Remove and replace existing light pole	1	EA	$ 9,000.00	$ 9,000.00
	Erosion Control				
31	Temporary Grassing (Ds1)	1,053	SF	$ 0.25	$ 263.25
32	Temporary Siltfence - Type C (Sd1-S)	2,259	LF	$ 3.50	$ 7,906.50
33	Temporary Compost Filter Socks (Sd1-NS)	1,154	LF	$ 12.00	$ 13,848.00
34	Tree Protection Fence (CoA Std L-6, Type B)	514	LF	$ 3.00	$ 1,542.00
35	Tree Protection Fence (CoA Std L-6, Type C)	370	LF	$ 3.00	$ 1,110.00
	Landscaping				
37	Mulch - Hardwood mulch, 2" depth	469	SY	$ 5.00	$ 2,345.00
38	Sod - Tiftuf	178	SY	$ 8.00	$ 1,424.00
	Total Cost of Location B:				$ 695,747.20

Contract: **Sidewalk Construction on Cumming Street, Westside Parkway, Devore Road**
Contract No.: 26-012

Location C. Devore Road					
ITB 26-012, Addendum #1, Location C Schedule of Items					
	Bidder Name	Ohmshiv Construction, LLC			
Item #	**Item Description**	**QTY**	**Unit**	**Unit Price**	**Total Cost of Line Item**
150-1000	TRAFFIC CONTROL	1	LS	$ 27,500.00	$ 27,500.00
210-0100	GRADING COMPLETE	1	LS	$ 118,250.00	$ 118,250.00
310-1101	GR AGGR BASE CRS, INCL MATL	200	TN	$ 38.00	$ 7,600.00
402-3113	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	275	TN	$ 158.00	$ 43,450.00
432-0208	MILL ASPHALT PAVEMENT, 2 IN THICK	2500	SY	$ 5.75	$ 14,375.00
441-0106	CONC SIDEWALK, 6 IN	750	SY	$ 52.00	$ 39,000.00
441-6012	CONCRETE CURB & GUTTER 6 IN X 24 IN, TP 2	130	LF	$ 21.00	$ 2,730.00
441-6022	CONCRETE CURB & GUTTER 6 IN X 30 IN, TP 2	525	LF	$ 22.50	$ 11,812.50
441-0018	DRIVEWAY CONCRETE, 8 IN TK - HIGH EARLY STRENGTH CONC.	175	SY	$ 72.00	$ 12,600.00
441-0754	CONCRETE MEDIAN, 7 1/2 IN	5	SY	$ 63.00	$ 315.00
441-0748	CONCRETE MEDIAN, 6 IN	5	SY	$ 54.00	$ 270.00
441-0748	STAMPED CONCRETE MEDIAN, 6 IN	10	SY	$ 125.00	$ 1,250.00
N/A	METHYL METHACRYLATE TRAF STRIPE, 24 IN, GREEN	175	LF	$ 45.00	$ 7,875.00
653-0120	THERMOPLASTIC PVMT MARKING, ARROW, TP 2	3	EA	$ 125.00	$ 375.00
653-0130	THERMOPLASTIC PVMT MARKING, ARROW, TP 3	1	EA	$ 125.00	$ 125.00
653-1704	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	1000	LF	$ 7.00	$ 7,000.00
653-1906	THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, WHITE	110	LF	$ 1.00	$ 110.00
653-2602	THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, YELLOW	175	LF	$ 1.00	$ 175.00
653-2605	THERMOPLASTIC SKIP TRAF STRIPE, 6 IN, WHITE	50	LF	$ 0.75	$ 37.50
165-0010	MAINTENANCE OF TEMPORARY SILT FENCE , TP A	75	LF	$ 1.00	$ 75.00
165-0030	MAINTENANCE OF TEMPORARY SILT FENCE , TP C	450	LF	$ 1.00	$ 450.00
165-0105	MAINTENANCE INLET SEDIMENT TRAP	1	EA	$ 100.00	$ 100.00
163-0232	TEMPORARY GRASSING	1	AC	$ 740.00	$ 740.00
163-0240	MULCH	16	TN	$ 250.00	$ 4,000.00
163-0550	CONSTRUCT & REMOVE INLET SEDIMENT TRAP	1	EA	$ 200.00	$ 200.00
171-0010	TEMPORARY SILT FENCE, TYPE A	150	LF	$ 2.50	$ 375.00
171-0030	TEMPORARY SILT FENCE, TYPE C	900	LF	$ 3.50	$ 3,150.00
700-7000	AGRICULTURAL LIME	3	TN	$ 200.00	$ 600.00
700-8000	FERTILIZER MIXED GRADE	1	TN	$ 500.00	$ 500.00
700-8100	FERTILIZER NITROGEN CONTENT	50	LB	$ 4.00	$ 200.00
N/A	TREE PROTECTION FENCE, COA TYPE B	150	LF	$ 3.00	$ 450.00
N/A	MAINTENANCE OF TREE PROTECTION FENCE	75	LF	$ 1.00	$ 75.00
700-9300	TIFTUF BERMUDA SOD	400	SY	$ 8.00	$ 3,200.00
647-1000	TRAFFIC SIGNAL INSTALLATION NO. 2	1	LUMP	$ 162,500.00	$ 162,500.00
682-2150	PULLBOX, TYPE 5	1	EA	$ 3,550.00	$ 3,550.00
682-6233	CONDUIT, NONMETAL, TP 3, 2 IN	1600	LF	$ 6.75	$ 10,800.00
682-9950	DEIRECTIONAL BORE - 7 IN	410	LF	$ 31.00	$ 12,710.00
680-4110	LIGHTING STD, 11-15 FT MH, POST TOP	3	EA	$ 25,000.00	$ 75,000.00
Total Cost of Location C:					$ 573,525.00

2001 Westside Pkwy
Cumming Street Frontage
Western access Driveway (across from Innovation Way)

2001 Westside Pkwy
Cumming Street Frontage
Eastern access Driveway (near Westside Pkwy)

STAFF REPORT

Department: Public Works
Submitted By: Dennis Roland
Meeting Date: May 18, 2026

AGENDA ITEM:

Crabapple Government Building Roof Replacement
Consideration and approval of the award of the Crabapple Government Building Roof Replacement project to Hopewell Roofing & Restoration in an amount not to exceed $64,559.56, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Award the Crabapple Government Building Roof Replacement project to Hopewell Roofing & Restoration in an amount totaling $64,559.56 and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: YES
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST: $64,559.56
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
PS Roof Repair/Replacement (30131150-541300-C1229)	$64,559.56

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00

ITEM DESCRIPTION:

This agenda item is for consideration to award the Crabapple Government Building Roof Replacement project.

Procurement method is vendor quotes.

Recommended vendor is Hopewell Roofing & Restoration (low quote).

This project was funded as part of the FY 2026 Mid-Year Budget Amendment.

Background

This request is for the replacement of the asphalt shingle roof at the Crabapple Government Facility. The existing roof was installed in 1999 and is at the end of its useful life. The current asphalt roof is experiencing leaks causing damage to ceilings and walls located inside the police training offices and rooms. The roof was originally budgeted to be replaced in FY 2027. Due to recent damage caused by leaks, a mid-year budget request was approved to replace the roof in FY 2026. The existing roof will be replaced with a 50-year architectural shingle with a 25-year workmanship warranty and a 50-year manufacturer's warranty.

The following scope consists of the following:

- Remove the existing roof down to the decking.
- Replace any rotten plywood / decking.
- Install GAF Feltbuster Synthetic Underlayment to 100% of the roof deck surface.
- Install GAF Weather Watch Ice & Water Shield on all valleys, sidewalls, penetrations and low slope areas.
- Install GAF Timberline HDZ 50 Year Lifetime Architectural shingles.
- Step Flash all walls, dormers and chimneys as needed.
- Install drip edge to all eaves and rakes.
- Install GAF Pro Start starter strips on all eaves and rakes.
- Install GAF Cobra 3 Ridge Vents to ensure proper attic ventilation.
- Install GAF Timbertex high profile 50 year hip and ridge shingles.
- Install GAF Masterflow Lifetime Pivot Pipe Boots.
- Paint all roof accessories to match the shingle color.
- Protect all landscaping, lawn ornaments, lighting, HVAC condensers, etc.
- Dispose of all job-related debris.
- All materials to be installed per manufacturer's specifications and local building code.
- GAF Golden Pledge 50 Year Lifetime Manufacturer's Warranty—GAF 25 Year Workmanship Warranty.
- GAF Infinite Wind Speed Warranty.
- GAF 25 Year StainGuard Warranty.

The Public Works Department solicited quotes for the scope of work from the following contractors:

Hopewell Roofing and Restoration (low quote)	$64,559.56
C.L. Burks Construction Commercial Roofing Contractors	$67,450.82
Strickland Products	$72,017.92

Hopewell Roofing and Restoration provided the lowest quote and met all specifications. The Public Works Department has worked with Hopewell Roofing and Restoration before with the asphalt shingle roof replacement of the Adult Activity Center and are confident they will be able to complete the work within budget and scope. Hopewell Roofing and Restoration has stated that the roof replacement would take approximately 2 weeks from the time of notice to proceed.

ALTERNATIVES:

Do not approve funding for Crabapple Government Facility roof replacement

ATTACHMENTS:

1. Hopewell Roofing and Restoration Quote
2. C.L Burks Commercial Roofing Contractors Quote
3. Stickland Products Quote

Hopewell Roofing
1480 Bettis Tribble Gap Road
Cumming, GA 30040
Phone: (678) 771-5372

Company Representative
Andrew Morrison
Phone: (678) 771-5372
andy@hopewell-roofing.com

GAF GOLDEN PLEDGE LIFETIME ROOFING SYSTEM - HDZ

04/21/2026
Claim Information

Joey Shirley
12624 Broadwell Road
Alpharetta, GA 30004
(404) 787-1571

Job: Joey Shirley

Roofing Section

-Remove the existing roof down to the decking
-Replace any rotten plywood / decking
-Install GAF Feltbuster Synthetic Underlayment to 100% of the roof deck surface
-Install GAF Weather Watch Ice & Water Shield to all valleys, sidewalls, penetrations and low slope areas
-Install GAF Timberline HDZ 50 Year Lifetime Architectural shingles
-Step Flash all walls dormers and chimneys as needed
-Install drip edge to all eaves and rakes
-Install GAF Pro Start starter strips to all eaves and rakes
-Install GAF Cobra 3 Ridge Vents to ensure proper attic ventilation
-Install GAF Timbertex high profile 50 year hip and ridge shingles
-Install GAF Masterflow Lifetime Pivot Pipe Boots
-Paint all roof accessories to match shingle color
-Protect all landscaping, lawn ornaments, lighting, HVAC condensers, etc.
-Dispose of all job related debris
-All materials installed per manufacturer's specifications and local building code
-GAF Golden Pledge 50 Year Lifetime Manufacturer's Warranty
-GAF 25 Year Workmanship Warranty
-GAF Infinite Wind Speed Warranty
-GAF 25 Year StainGuard Warranty

	Qty	Unit
Materials		
GAF Timberline HDZ SG (3 BD/SQ)	163.00	SQ
GAF Cobra 3 Ridge Vent	55.00	EA
GAF WeatherWatch Ice & Water Shield	2.82	RL
GAF ProStart Starter Shingle Strip (120')	8.00	BD
GAF Timbertex Hip & Ridge (20')	29.33	BD
Plastic Cap Nails - 1"	8.00	BX
Coil Nails - 1 1/4"	11.00	BX
GAF FeltBuster Synthetic Underlayment (10 sq)	15.00	RL
ChemLink F1260 Duralink 50 (10.1 oz)	20.00	EA
GAF ShingleMatch Spray Paint (12 oz)	4.00	EA
Geocel 2300 Construction TriPolymer Sealant (10.3 oz)	4.00	EA
Eave Drip Edge	77.00	EA
Rake Drip Edge	28.00	EA
Step Flashing - 4" x 4" x 8" - Black	95.49	LF
Labor		
Remove & Replace Asphalt Shingles	163.00	SQ
Install Hip & Ridge Shingles	440.00	LF
Install Ridge Vent	220.00	LF
Install Drip Edge	900.00	LF
Steep Charge - 7/12 - 9/12	136.00	SQ
Install Starter Strip	900.00	LF

Warranty		
GAF Golden Pledge Lifetime Warranty w/ 25YR Workmanship	140.00	SQ
Disposal		
Dump Trailer - 40SQ Capacity	4.00	EA
		$64,559.56

TOTAL	$64,559.56

ALL PRICING IS GOOD FOR 30 DAYS UNLESS OTHERWISE SPECIFIED

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

C.L. Burks Construction – Commercial Roofing Contractors, LLC

C.L.BURKS
CONSTRUCTION
COMMERCIAL ROOFING CONTRACTORS

A Proposal To:

City of Alpharetta

12624 Broadwell Road

Milton, GA 30004

Attn: Joey Shirley

Presented On:

April 17, 2026

Submitted by:
C.L. Burks Construction, LLC
Andrew Armistead
Vice President of Service Division
678-373-9801
Andrew.armistead@clburks.com

Suggested Preventative Maintenance & Repair Work

- Work will proceed with due diligence and crews will install what can be reasonably be recovered that day. At the end of each workday, all new work will be tied into existing roof providing a watertight connection.
- Coordinate work with onsite managers to minimize impact on building operations while
- All employees will be in uniform.

Scope of Work:

a) Set up safety according to OSHA and C.L. Burks regulations.
b) Remove and dispose of existing roof down to deck. (dispose of offsite)
c) Remove and replace all rotten wood found during tear off.
d) Install new GAF Felt buster Synthetic Underlayment to 100% of the roof deck surface
e) Install new GAF Weather Watch Ice & Water Shield to all valleys, sidewalls, penetrations and low slope areas.
f) Install new GAF Timberline HDZ 50 Year Lifetime Architectural shingles
g) Install new step flashing at all walls and dormers per industry standards.
h) Install new metal drip edge to all eves and rake edges per industry standards.
i) Install new GAF Cobra Vents per industry standards.
j) Install new GAF Timber Tex high profile 50-year hip and ridge shingles per industry standards
k) Install new GAF Master Flow Lifetime Pivot Pipe Boots per industry standards
l) Paint all roof jacks and pipes to match shingles as close as possible.
m) Provide and install protection of the grounds during construction.
n) Current building code will be met with all new installed items.
o) Provide a GAF Golden Pledge 50 Year Lifetime Manufacturer's Warranty to owner upon completion
p) Provide a GAF 25 Year Workmanship Warranty to owner upon completion
q) Provide a GAF Infinite Wind Speed Warranty to owner upon completion
r) Provide a GAF 25 Year Stain Guard Warranty to owner upon completion.
s) Remove all work-related debris offsite.

Total Investment: $67,450.82

Burks is committed to providing the most cost-effective option possible and we feel we are uniquely qualified to complete this project to the best of your liking. If you would like to speak any further regarding the price or the procedure please feel free to contact me at the numbers listed above. CL Burks would like to thank you for the opportunity to provide this pricing.

Sincerely,

Andrew Armistead

Andrew Armistead

Vice President of Service Division

CL Burks Construction – Commercial Roofing Contractors

Approved By: _____ Date: _____

Print Name Here: _____ P.O.: _____

STRICKLAND PRODUCTS

PROPOSAL AND CONTRACT

To: Joey Shirley

April 16, 2026
Project: 12624 Broadwell Rd.
Quote: GAF1018

Based on satellite takeoff

Roofing System as manufactured by GAF

Scope

GAF Roofing System

- Remove the existing roof down to the decking
- Replace any rotten plywood / decking
- Install Synthetic Underlayment to 100% of the roof deck surface
- Install Ice & Water Shield to all valleys, sidewalls, penetrations and low slope areas
- Install GAF Timberline HDZ 50 Year Lifetime Architectural shingles
- Step Flash all walls dormers and chimneys as needed
- Install drip edge to all eaves and rakes
- Install starter strips to all eaves and rakes
- Install Ridge Vents
- Install hip and ridge shingles
- Install Pipe Boots

QUALIFICATIONS:

- Paint all roof accessories to match shingle color
- Protect all landscaping, lawn ornaments, lighting, HVAC condensers, etc.
- Dispose of all job related debris in dumpster by others
- Includes GAF Standard Product Warranty
- Strickland Products is not an engineering firm and all engineering responsibilities for the proposed systems are to be provided by the manufacturer.
- This proposal shall be part of the contract if accepted thereto; any deviations shall be mutually agreed prior to acceptance and edited in writing as required.
- All materials installed per manufacturer's specifications and local building code
- **Anything not specifically included in this proposal is to be considered excluded from this proposal.**

STRICKLAND PRODUCTS
(678) 592-1607 · E-mail: ian@strickpro.com
www.strickpro.com

EXCLUSIONS:

- Lifts/Equipment Rental
- Special flashings
- Structural Steel Supports
- Multiple Mobilizations
- Evaluation of structure and framing
- Painted exposed fasteners
- Installation of temporary protective covers
- Disposal of materials to be by Strickland Products in on-site container provided by others.
- Payment & Performance Bond.
- Mock-ups
- Any engineering review responsibilities of any existing materials/structure (by others)
- Permits and inspections.

PRICE: WE PROPOSE HEREBY TO FURNISH THE WORK IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS INCLUDING MATERIAL, 7% SALES TAX, FREIGHT AND NON-UNION INSTALLATION FOR THE SUM OF:

Total Furnished and Installed Price: $72,017.92

All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents or delays beyond Strickland Products' control. The owner is to carry fire, tornado and other necessary insurance. Strickland Products' workers are fully covered by Workman's Compensation Insurance.

Note: This proposal expires if not accepted within 30 days, and this Proposal is subject to revision or withdrawal by Strickland Products until acceptance and may be revised or withdrawn if an error by Strickland Products has occurred.

I appreciate the opportunity of submitting this proposal and look forward to working with you on this project. Please let me know if you have any questions.

STRICKLAND PRODUCTS

By: _____
Ian Strickland, LEED AP
Sales/Project Management

Terms and Conditions

1. Entire Agreement: This Proposal and Contract shall be the entire agreement between the CLIENT and Strickland Products ("SP"), notwithstanding any previous communications and negotiations, whether oral or written, there being no covenants or agreements, inducements, guarantees, warranties or considerations, other than as set out herein. Acceptance shall be complete and the contract binding when signed by the CLIENT or their representative and an authorized representative of SP. Any changes in this Proposal and Contract must be approved in writing by an officer of SP.

2. Payment: Existing use and sales taxes applicable at the date of this Proposal and Contract are included in the quoted price. Any additional taxes upon materials or services furnished will be paid by CLIENT. The contract sum and unit prices quoted in this Proposal and Contract are based upon current costs and conditions. CLIENT shall pay the contract sum as set forth in the Proposal and Contract and shall pay any unit price work, additional charges for taxes, changed conditions, material escalation, additional or extra work within one (1) month of substantial completion of the work. If substantial completion is not completed within one (1) month, progress payments for work performed each month shall be paid by the tenth (10th) of the month for work performed during the previous calendar month. All sums not paid when due shall bear interest at the rate of one and a half percent (1.5%) per month (or the maximum legal rate permitted by law if less). If CLIENT does not make payment when due, CLIENT agrees to pay all costs and expenses incurred in the collection of any unpaid sums, including reasonable attorney's fees. If a manufacturer's guarantee is to be issued, a delay by the manufacturer in the processing and formal issuance of a manufacturer's guarantee document shall not be cause to delay the CLIENT's payment to SP.

3. Work Stoppage: The failure of CLIENT to make any payment to SP when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle SP, at its sole election, to suspend all work and shipments until payment is made, including interest and collection costs. In the event of work stoppage for any reason, CLIENT shall provide for protection of and be responsible for any damage, warping, wrecking, or loss of material on premises. The time period shall be accordingly extended, and the contract sum to be paid SP shall be increased by the amount of SP's reasonable costs of shut-down, demobilization and remobilization, delay and start-up.

4. Delays: Neither SP nor CLIENT shall be responsible for damages or delays caused by circumstances beyond its reasonable control, such as weather conditions, labor disputes, and unavailability of materials. However, if CLIENT interferes with or interrupts SP in the performance of its work during work hours, it is agreed that the CLIENT shall pay all extra expenses involved in making up the time lost, including, but not limited to, overtime and/or idle time and/or extra traveling expenses caused thereby.

5. Extra Work: Any work which is performed with CLIENT's knowledge or consent and which is not included on the reverse side shall be deemed as extra, quoted separately, and shall be paid for accordingly. Re-mobilizations to the job site are extra work unless qualified.

6. Pre-existing Conditions and Asbestos: SP shall not be responsible or liable for damages resulting from pre-existing conditions, including, but not limited to, defective or insufficient structural elements of the building, building movement, settlement, deflection, deterioration, or decomposition of walls, foundations, or substrate, or the infiltration or condensation of moisture in, through, or around the walls, coping, building structure, or other building elements, which existed prior to SP's commencement of work. While SP will seek to minimize any such damage, it is understood that where such deteriorated conditions exist, the normal performance of work may result in damage. This Proposal and Contract is based upon the materials to be removed by SP not including or containing asbestos or other toxic materials and that asbestos-containing or toxic materials will not be encountered or disturbed during the course of performing the work. If materials containing asbestos are encountered in the performance of the work, SP shall not be responsible or liable for any claims associated with such asbestos, and CLIENT agrees to hold harmless and indemnify SP against any such claims or losses resulting from asbestos found on CLIENT's premises.

7. Warranty: SP's work will be warranted by SP in accordance with its standard commercial warranty (if a commercial project) or standard LIMITED residential warranty (if a residential project), which is made a part of this Proposal and Contract and incorporated by reference. A copy of SP's standard warranty is attached or, if not, will be furnished upon request. SP SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES. The acceptance of this Proposal and Contract by the CLIENT signifies their agreement that this warranty shall be and is the exclusive remedy against SP for all defects in material and workmanship furnished by SP. A manufacturer's warranty shall be furnished to CLIENT if a manufacturer's warranty is called for on the face of this Proposal and Contract. It is expressly agreed that in the event of any defects in the materials furnished pursuant to this Proposal and Contract, CLIENT shall have recourse only against the manufacturer of such material.

8. Access to Work and Working Hours: CLIENT shall grant free and open access to work areas for workmen and vehicles and shall allow areas for storage of materials and debris. CLIENT agrees to keep driveways clear and available for movement and parking of trucks during normal work hours. SP shall not be responsible for keeping gates closed for animals or children. SP shall not be responsible for reasonable wear and tear to driveways, walks, lawns, shrubs, or other vegetation by movement of trucks, men, equipment, materials, debris, etc. This Proposal and Contract is based upon the performance of all work during SP's regular working hours, and extra charges will be made for all work performed other than during SP's regular working hours, if required by CLIENT.

9. Working Conditions: SP shall not be required to install its material either (a) under conditions contrary to manufacturer's instructions; (b) under adverse weather conditions; (c) under conditions which are generally unacceptable in the trade; or (d) where job site conditions are not suitable for orderly, efficient, and proper installation of materials. SP shall not be required to provide or be responsible for the installation or erection of temporary weather protection facilities.

10. Labor and Materials: SP agrees to furnish labor and materials either directly or through sub-contractors retained by SP to complete the work as specified on the reverse side.

11. Insurance: Worker's compensation, general liability, and such other insurance as is required by law will be carried by SP from the beginning to the completion of the work. CLIENT shall purchase and maintain builder's risk and property insurance upon the entire work at the site to the full insurable value thereof, including the labor and materials furnished by SP.

12. Utilities: CLIENT shall furnish at no cost to SP all required electric, gas, and/or water service.

13. Title to Property: Title of this property is recorded in the name(s) of the CLIENT stated on the reverse side unless otherwise noted. CLIENT agrees that, inasmuch as the equity in this property is a consideration for SP performing work to improve the property, said property will not be sold or title transferred until full payment to SP has been made.

14. Credit Information: SP reserves the right to obtain credit information on the CLIENT. If SP finds in its opinion that the CLIENT's credit is unsatisfactory, then this Proposal and Contract shall not be binding upon SP.

15. Variances and Zoning: CLIENT shall be responsible for variances and zoning changes required in connection with the work provided for hereunder.

16. Final Acceptance of Work: Upon completion, CLIENT shall have the opportunity to inspect SP's work. If CLIENT believes that SP's work is incomplete or unsatisfactory in some manner, CLIENT shall so inform SP in writing at that time. Otherwise, SP's work shall be deemed accepted.

17. Disputes: At the discretion and sole election of SP, SP may require that all disputes, claims, or demands, of whatever kind, be resolved by arbitration, administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association ("AAA"). This Proposal and Contract, and all rights, responsibilities, and liabilities arising therefrom, shall be governed and construed in accordance with the laws of the State of [State], and any litigation or arbitration arising out of this Proposal and Contract shall be brought, maintained, and administered in [County]. Should SP be successful, in part or whole, in prosecuting or defending any lawsuit or arbitration, then SP shall be entitled to recover its litigation and arbitration expenses, including expert and attorney's fees, as well as any expenses incurred in any appeal therefrom.

18. Force Majeure: If the commencement, progress, or completion of SP's work is delayed, impacted, disrupted, hindered, or more costly to perform by any act or omission of the CLIENT, its design professionals, other contractors, their respective representatives, employees, agents, or any other person or entity employed by the CLIENT, its design professionals, or other contractors, or by changes or alterations in the work, unforeseen or changed conditions, or by any condition or circumstance over which SP has no control, whether known or unknown, foreseeable or unforeseeable, including but not limited to, acts of God, weather, winds, floods, riots, strikes, labor shortages, labor stoppages or lockouts, boycotts, accidents, material shortages, changes in market conditions, explosions, governmental actions, tariffs, embargos, epidemics, pandemics, fires, hurricanes, acts of the public enemy, wars, price escalations, or latent conditions, then SP shall be entitled to an equitable adjustment and SP may, at its option, cancel, in whole or part, any unfinished work.

19. Notice Requirement: For residential and condominium projects: GEORGIA LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT OR OTHER ACTION FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR WHO CONSTRUCTED, IMPROVED, OR REPAIRED YOUR HOME. NINETY DAYS BEFORE YOU FILE YOUR LAWSUIT OR OTHER ACTION, YOU MUST SERVE ON THE CONTRACTOR A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE. UNDER THE LAW, A CONTRACTOR HAS THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECTS OR BOTH. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY A CONTRACTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE A LAWSUIT OR OTHER ACTION.

20. Indemnification: To the fullest extent permitted by law, CLIENT shall defend, indemnify, and hold SP and its officers, directors, employees, and agents wholly harmless from any claims, demands, liabilities, damages, costs, suits by any person or persons, losses, and expenses, including attorneys' fees, arising out of or resulting from the execution of or in connection with the work, including liability for any negligence of a party indemnified hereunder, provided the negligent act was not the sole negligence of a party indemnified hereunder.

21. Price Escalation: Materials, goods, and products are sometimes subject to price volatility and availability due to political, economic, and other conditions that are beyond the control of SP. If there is a price increase in any of the materials, goods, or products between the date of this Proposal and Contract and the time when the work is performed, the amount of this Proposal and Contract may be increased to reflect the additional cost actually incurred by SP to obtain the materials, goods, and products, plus reasonable overhead and profit, upon submission of written documentation.

22. Covid-19, Pandemic, or Epidemic: This Proposal and Contract does not include or account for any impacts resulting from or concerning Covid-19, other pandemics, or epidemics, including, but not limited to, time and cost impacts on or relating to: (i) material (whether occurring during or the result of procurement, production, delivery, price escalation), (ii) labor (e.g., whether due to shortages, absenteeism, inefficiencies, labor rate escalation), (iii) equipment (e.g., whether occurring during or the result of procurement, production, delivery, price escalation), (iv) sanitary precautions or safeguards, (v) social distancing measures, (vi) personal protection equipment, (vii) travel restrictions, (viii) general conditions and overhead, and (ix) delay, disruption, or inefficiency. SP shall be entitled to an equitable adjustment for demonstrated impacts.

23. Disclosure: SP is not a professional engineer or architect nor does SP have a certificate of authority to practice engineering or architectural. To the extent SP is to provide any design services—which must be expressly and clearly required—all design services will be subcontracted to an engineering or architectural firm where all design services shall be performed by a duly licensed and registered architect or engineer in compliance with the licensing law requirements. The design professionals shall provide the standard of care, skill, judgment, and diligence that are ordinarily exercised or expected of other design professionals under similar circumstances. All responsibilities, performance criteria, and warranties will be subject to the foregoing professional standard.

STAFF REPORT

Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Meeting Date: May 18, 2026

AGENDA ITEM:

Invitation To Bid 26-010: ADA Alpharetta Active Adult Center Parking Lot Improvements (CDBG)
Consideration and approval of the award of ITB 26-010 to Summit Construction & Development LLC for ADA Alpharetta Active Adult Center Parking Lot Improvements (CDBG) in an amount not to exceed $262,350.40, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Award ITB 26-010 for ADA Alpharetta Active Adult Center Parking Lot Improvements (CDBG) to Summit Construction & Development LLC in an amount totaling $262,350.40 and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: $262,350.40 (GRANT FUNDING OF $110,000; CITY FUNDING OF $152,350.40).

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
CDBG Grant - ADA AAC Parking Lot Imp. (34061150-541500-G2603)	$110,000
City - ADA AAC PArking Lot Imp. (30161150-541500-G2603)	$146,521.41
City - ADA AAC Parking Lot Imp. (prioritization of funding from the Park Enhancements Acct. 30161150-541500-C2010 to City Match 30161150-541500-G2603)	$5,828.99

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
CDBG Grant - ADA AAC Parking Lot Imp. (34061150-331350-G2603)	$110,000
-	-$_
-	-$_

ITEM DESCRIPTION:

This agenda item is for consideration to award ITB 26-010 for ADA Alpharetta Active Adult Center Parking Lot Improvements.

Procurement method selected is an Invitation to Bid (ITB).

Recommended vendor is Summit Construction & Development LLC (low bid).

This project funded in part by federal grant assistance under the Community Development Block Grant program (CDBG) through a subgrant award from Fulton County, Georgia. The ITB Documents reflect the grant reporting obligations for both the City and the awarded vendor.

BACKGROUND

The ADA Parking Improvements at Alpharetta Adult Activity Center project entails the expansion of ADA-accessible parking capacity, for handicap barrier removal, as well as improvement of ADA accessibility facilities and accouterments, and the barrier removal and rehabilitation of parking facilities. The Alpharetta Adult Activity Center is a facility providing recreation, socialization, and educational programming for senior adults (50+ years of age) in Alpharetta and adjacent North Fulton Communities.

The facility was constructed in 1988 and draws over 27,000 participants (average age 65- 72) annually, who engage in age and ability-appropriate activities five days a week, year-round.

The parking area is shared with an adjoining 12-court pickleball center estimated to attract over 4,000 participants of all ages annually. The high usage of the facilities places a strain on parking and leads to rapid deterioration of the parking lots. As the local population ages, we are seeing an increasing need for ADA-accessible parking, and improvements to the parking area are needed to ensure that it is safe and easily accessible for our older population. The proposed project consists of the following:

1. Redesign of the parking facilities to expand ADA-accessible parking
2. Site demolition and grading, including curb, gutter, and sidewalks/walkways to reduce slope/improve accessibility
3. Mill existing asphalt where full demolition is not necessary
4. Inlay asphalt and install new curbs, gutters, and sidewalks
5. Additional items: survey; storm structure modification; removal, re-installation of existing wheel stops; new wheel stop purchase and installation; striping; bonds; and insurance.

PROCUREMENT METHOD

Invitation to Bid (ITB): This method, which requires clear and well-defined specifications, allows the City to request bids from firms for the provision of goods, services, or construction projects with low cost being the primary focus of award. The ITB outlines the project requirements, specifications, terms, and conditions that firms must meet in their bids (collectively identified as the “ITB requirements”). ITB requirements commonly refer to a responsive and responsible bid. A bid is considered responsive if it indicates compliance without material deviation from the requirements of the ITB and the terms and conditions of the proposed contract. A bidder (firm) is responsible if they possess the experience, facilities, reputation, financial resources and are fully capable of performing the contract.

The focus of the ITB is on cost.

Firms must meet the ITB requirements, but no consideration is given to firms that exceed the ITB requirements. The ITB method does not allow for negotiations (e.g. cost, etc.). Award of an ITB is based on the firm providing the lowest cost that meets the ITB requirements.

PROCUREMENT PROCESS

The Department of Recreation, Parks & Cultural Services, with guidance from the Finance Department, prepared ITB 26-010 which was issued on March 20, 2026.

ITB 26-010 was advertised through the City’s e-procurement site (Bonfire), Georgia Procurement Registry, and the Alpharetta-Roswell Herald (March 26, 2026, and April 9, 2026, newspaper editions) and resulted in 1,786 vendor (firm) invites and 52 document takers.

ITB 26-010 responses were received on April 23, 2026, and included bids from 6 firms.

PROCUREMENT EVALUATION

The bids received in connection with ITB 26-010 are as follows:

Bidder	ITB Cost
Summit Construction & Development, LLC	$ 262,350.40
East Coast Grading	$ 275,633.00
Sol Construction, LLC	$ 279,981.95

Complete Site, LLC	$ 296,750.00
Property Management Solutions, Inc.	$ 299,622.35
Lagniappe Development Co., Inc.	$ 398,961.09

PROCUREMENT AWARD RECOMMENDATION

Staff recommends awarding ITB 26-010 to Summit Construction & Development LLC, the lowest responsive and responsible bidder. Having successfully delivered multiple local projects - including the Alpha Loop (Phase A) and the Mayfield-Bethany Roundabout Drainage Improvements - Summit has demonstrated efficiency and competency, earning staff's full recommendation for this contract.

GRANT INFORMATION

This project is funded by federal grant assistance under the Community Development Block Grant program through a subgrant award from Fulton County, Georgia (the “Grant”). As provided in the ITB documentation as well as the contract, Summit Construction & Development LLC agrees to comply with and perform the ADA Parking Improvements at Alpharetta Adult Activity Center in accordance with all applicable federal, state, and local laws, regulations, rules, executive orders, policies, guidelines, procedures, directives, and requirements, including, without limitation, 2 C.F.R. § 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, etc.

ALTERNATIVES:

Deny approval and resubmit through the ITB process.

ATTACHMENTS:

1. Bid Tab (ITB 26-010)
2. Contract (ITB 26-010)
3. Technical Proposal - Summit - (ITB 26-010)

26-010 - ADA Alpharetta Adult Activity Center Parking Lot Improvements

Scoring Summary

	B - Cost - Bid Pricing	B-1 - SOI
Supplier	**/ 100 pts**	**/ 100 pts**
Summit construction & development LLC	100 pts	100 pts ($262,350.40)
EAST COAST GRADING	95.18 pts	95.18 pts ($275,633.00)
Sol Construction LLC	93.7 pts	93.7 pts ($279,981.95)
Complete Site, LLC	88.41 pts	88.41 pts ($296,750.00)
PROPERTY MANAGEMENT SOLUTIONS, INC.	87.56 pts	87.56 pts ($299,622.35)
Lagniappe Development Co., Inc.	65.76 pts	65.76 pts ($398,961.09)

CONTRACT FOR SERVICES
CDBG – ADA ALPHARETTA ADULT ACTIVITY CENTER PARKING LOT IMPROVEMENTS (INVITATION TO BID NO, 26-010)

This Contract for Services (hereinafter, "Contract") for the City of Alpharetta is made and entered into and is effective_____upon execution, by and between, Summit Construction & Development, LLC, a Georgia Limited Liability Company with its principal office located at 6991 Peachtree Industrial Blvd., Bldg. 700, Peachtree Corners, GA 30092 (hereinafter, "CONTRACTOR"), and **CITY OF ALPHARETTA, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter, the "CITY").

1. Contract Documents. The Contract Documents consist of this Contract, the City's Invitation to Bid, dated March 20, 2026 (the "ITB"), including plan set and any addenda thereto, and the Contractor's Bid, dated April 23, 2026, all of which collectively are incorporated herein by reference (collectively, the "Contract Documents"). In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract shall govern; provided however, to the extent any of Contractor's obligations or duties set forth in the Bid exceed the requirements provided within the ITB or this Contract, or the City finds any of the terms set forth in the Bid more desirable, the terms set forth in the Bid shall control. Subject to the foregoing, in the event of a conflict between the language in the ITB and the Bid, the language in the former shall govern. In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract shall govern.

2. Scope of Services. The Contractor's duties and scope of services, in general, include the following: all labor, material, and equipment to complete the construction of the Parking Lot Improvements at the North Park Adult Activity Center to include, but is not limited to, demolition, milling of existing pavement, installation of asphalt pavement, installation of sidewalk, installation of storm sewer system materials, installation of curb and gutter, grading, erosion control, and related work (collectively, the "Work").

3. Contract Prices. In accordance with the costs established in Contractor's Cost Bid and as finally awarded by the City, the City shall pay Contractor a fixed fee in the amount of **TWO HUNDRED SIXTY-TWO THOUSAND, THREE HUNDRED FIFTY DOLLARS AND 40/100 ($262,350.40)** for Contractor's performance of Work. This price includes the full development and provision of all deliverables as specified in the Bid, as further supplemented, or modified by the City's requirements. The City will process approved payment requests under this project to the Contractor. Payment to sub-contractors and suppliers is the responsibility of the Contractor. The City will not entertain any other payment arrangements.

   Invoices shall be submitted to:

   City of Alpharetta
   Recreation, Parks & Cultural Services Department
   2 Park Plaza
   Alpharetta, Georgia 30009
   Attn: Sarah Bausano
   sbausano@alpharetta.ga.us

Payments may be made in the manner and on the periodic basis agreed to by the City prior to the commencement of the Work. Upon completion of the Work or, if agreed to by the City, upon completion of certain portions thereof, the Contractor shall submit an invoice detailing the appropriate charges as currently allowed. Upon receipt of Contractor's invoice and following inspections and confirmation of the performance of the subject portion of the Work, the City will render payment. Upon receipt of Contractor's final invoice and following final inspection and final acceptance of the Work, the City will render final payment. Subject to the withholding of any amounts due to the City as further set forth herein, all such invoices will be paid within forty-five (45) days by the City unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. The Contractor will provide complete cooperation during any such investigation. No price adjustments shall be made during the term or any extension of this Contract except upon mutual consent of the parties. Notwithstanding any other provision of this Contract, and without prejudice to any of City's other rights and remedies, City shall have the right at any time or times to deduct and withhold from any payment for services that may become due under this Contract, such amount or amounts as may reasonably appear necessary to compensate the City for any portion of the Work that is defective, damaged, flawed, unsuitable, non-conforming or incomplete and/or for any liquidated damages due to the City. Acceptance of final payment shall constitute a waiver of all claims against the City by the Contractor except for those claims previously made in writing against the City by the Contractor, pending at the time of final payment, and identified in writing by the Contractor as unsettled at the time of its request for final payment.

4. Commencement of Services and Final Completion.

(a) Commencement of Services. The City shall not become obligated to pay for the Work prior to execution of this Contract and the Contractor shall not proceed to perform the Work until a written authorization to proceed ("Notice to Proceed") has been sent to the Contractor from the City. The Contractor shall commence performance of the Work ("Commencement of Work") as set forth in the Notice to Proceed.

(b) Final Completion. When all of the Work is finally complete and the Contractor is ready for a final inspection, the Contractor shall notify the City thereof in writing. Thereupon, the City will make final inspection of the Work and, if the Work is complete in full accordance with this Contract and this Contract has been fully performed ("Final Completion"), subject to other terms and provisions hereof, the Contractor shall be entitled to payment of the Contract Price following submittal of the invoice(s) as set forth in Section 3. Warranty of the materials/product and labor required by this Contract shall commence upon the date of Final Completion.

i. Time for Performance and Contract Term. The Contractor shall promptly commence the Work with adequate force and equipment as set forth in each Notice to Proceed or otherwise in the Contract. Contractor shall within ten (10) calendar days from receipt of Notice to Proceed, or as otherwise specified in the Notice to Proceed, continuously pursue the Work without interruption to

completion and to achieve Final Completion of the Work within thirty (30) calendar days from Notice to Proceed.

(c) Delay Caused by City. If the completion of the Work is delayed by actions of the City, then and in such event the required time for completion of the Work shall be extended for such additional time within which to complete performance as is required by such delay.

(d) Time is of the Essence. All limitations of time set forth in this Contract are of the essence.

5. Duration of Contract.

(a) Contract Extension. If the completion of this Contract is delayed by actions of the City, then and in such event the term of this Contract shall be extended for such additional time within which to complete the performance of the Contract as is required by such delay. This Contract may be extended by mutual consent of both the City and the Contractor for reasons of additional time, additional services and/or additional areas of work.

6. Termination. This Contract may be terminated prior to the term ending by either party in the event of substantial failure or default of the other party to fulfill its obligations under this Contract. Prior to such termination, the non-defaulting party shall give notice to the defaulting party of the failure or default. Such party shall have fifteen (15) days from the date of the notice to cure the default or failure if such default or failure is capable of being cured. Upon failure to cure the default or failure within fifteen (15) days, or if such failure or default is not capable of being cured, the non-defaulting party may terminate the Contract effective immediately upon the provision of written notice as provided in Section 16 (*Notices*). The Contract may also be terminated prior to expiration of the term by the City for City's convenience upon the provision of not less than fourteen (14) days written notice to the Contractor. In the event of such termination, the Contractor shall be compensated for services performed prior to termination. Such amount shall be paid by the City upon the Contractor's delivering or otherwise making available to the City, all data, drawings, specifications, reports, estimates, summaries and other information and materials as may have been accumulated by the Contractor in performing the services included in this Contract, whether completed or in progress. All unperformed obligations incurred by Contractor prior to such date shall survive termination of this Contract.

7. Representations and Warranties. Contractor represents and warrants that:

(a) Contractor has full power and authority to perform its obligations hereunder and to deliver the products and services set forth in the Contract Documents to the City without the consent of any other person or entity, and the products and services shall be delivered free and clear of any lien, encumbrance, security interest or other claim, of whatever nature; (b) Contractor shall comply with all applicable statutes, rules, regulations and requirements of any governmental agency or authority, whether now or hereafter enacted, in performing its obligations hereunder, and the products and services shall comply with all such statutes, rules, regulations and requirements in effect at the time of delivery to and acceptance by the City; (c) Contractor shall perform its obligations hereunder in a good, professional and workman-like manner, and in strict accordance with City's specifications and the terms of this Contract; (d) All services performed by the

Contractor under this Contract shall be conducted in a manner consistent with the level of care and skill ordinarily exercised by other members of Contractor's profession or trade currently practicing in the same locality under similar conditions; and (e) Contractor, in the performance of its duties under this Contract, including but not limited to, its dealings with property owners, developers, contractors, consultants, architects and any local, state or federal governmental agency or political subdivision, shall owe its primary duty of loyalty to the City.

8. Licenses, Registrations, Certifications and Permits. The Contractor shall be responsible for obtaining and maintaining in a valid status, all licenses, registrations, certifications and permits necessary to perform the Work as required by law. Contractor represents to the City that the Contractor and its employees are properly licensed and/or registered within the State of Georgia for the performance of the services required herein, provided such licensure and/or registration is required by applicable law. Contractor shall provide copies of any such licenses, certifications or permits to the City upon request.

9. Insurance.

(a) Insurance Generally. Contractor shall obtain and shall continuously maintain during the term of this Contract insurance of the kind and in the minimum amounts as specified in the ITB, as follows:

i. Workers' Compensation and Employers' Liability: Workers' Compensation policy with limits as required by the State of Georgia and Employers' Liability limits of $1,000,000 (one million dollars) per occurrence or disease. (If Contractor is a sole proprietor, who is otherwise not entitled to coverage under Georgia's Workers' Compensation Act, Contractor must secure Workers' Compensation coverage approved by both the State Board of Workers' Compensation and the Commissioner of Insurance. The amount of such coverage shall be the same as what is otherwise required of employers entitled to coverage under the Georgia Workers' Compensation Act. Further, the Contractor shall provide a certificate of insurance indicating that such coverage has been secured and that no individual has been excluded from coverage.)

ii. Commercial General Liability: $1,000,000 (one million dollars) combined single limit per occurrence, $2,000,000 (two million dollars) aggregate comprehensive/extended/ enhanced Commercial General Liability policy with coverage including bodily and personal injury, sickness, disease or death, injury to or destruction of property, including loss of use resulting therefrom, damage to premises/operations, products/completed operations, independent consultants and contractual liability (specifically covering the indemnity), broad-from property damage, and underground, explosion and collapse hazard. This coverage may be achieved by using an excess or umbrella policy. The policy or policies must be on "an occurrence" basis ("claims made" coverage is not acceptable).

iii. Commercial Automobile Liability (owned, non-owned, hired): $1,000,000 (one million dollars) combined single limit per occurrence, $2,000,000 (two million dollars) aggregate for comprehensive Commercial Automobile liability coverage (owned, non-owned, hired) including bodily and personal injury, sickness,

disease or death, injury to or destruction of property, including loss of use resulting therefrom.

iv. Commercial Umbrella Liability Coverage: $2,000,000 (two million dollars) per occurrence shall be provided and will apply over all liability policies, without exception, including but not limited to Commercial General Liability, Commercial Automobile Liability, Employers' Liability, and Professional Liability.

(b) Requirements of Insurance.

i. Insurance shall be procured and maintained with insurers with an A- or better rating as determined by Best's Key Rating Guide. All insurance shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Contractor.

ii. No policy of insurance shall contain any exclusion for bodily injury or property damage arising from completed operations.

iii. Every policy of insurance shall provide that the City will receive notice no less than thirty (30) calendar days prior to any cancellation, termination, or a material change in such policy.

iv. Proof of required insurance shall be maintained in all equipment and motor vehicles insured in accordance with the provisions of this Contract.

v. Contractor will ensure that any and all policies of insurance procured hereunder shall provide for a waiver of subrogation against the City, and Contractor waives any claim against the City arising in contract or tort which is covered by its insurance hereunder.

(c) Failure to Obtain or Maintain Insurance. The Contractor's failure to obtain and continuously maintain policies of insurance in accordance with this Section and its subsections shall not limit, prevent, preclude, excuse, or modify any liability, claims, demands, or other obligations of the Contractor arising from performance or non-performance of this Contract. Failure on the part of the Contractor to obtain and to continuously maintain policies providing the required coverage, conditions, restrictions, notices, and minimum limits shall constitute a material breach of this Contract upon which the City may immediately terminate this Contract without advance notice.

(d) Insurance Certificates. Contractor shall provide proof of such insurance to the City contemporaneously with the execution of this Contract. Prior to commencement of the Work, Contractor shall submit to the City certificates of insurance for all required insurance. Insurance limits, term of insurance, insured parties, and other information sufficient to demonstrate conformance with this Section and its subsections shall be indicated on each certificate of insurance. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the City that the insurance requirements have been satisfied.

(e) Other Insurance. Contractor shall maintain such other types and/or amounts of insurance as reasonably required by the City from time to time.

10. Indemnification. Contractor shall, to the fullest extent permitted by law, indemnify and hold harmless the City, including its elected officials, officers, employees, and agents, from and against any and all claims, demands, losses, liabilities, suits, actions, costs, expenses (including expenses of litigation and attorneys' fees) and damages ("Claims") of any type or nature, including, but not limited to, Claims for injury to person or property, arising out of or related to Contractor's, or its officers', agents', employees' or subcontractors', performance or non-performance of this Contract; provided, however, that this indemnification obligation shall not apply to any Claims arising from the sole negligence of the City. Nothing in this Section or this Contract shall be deemed to constitute a waiver of the City's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

11. Performance and Payment Bonds. Prior to or at the time of execution of this Contract, the Contractor, as principal, and a surety company listed in the Federal Register and licensed to write surety insurance in the State of Georgia, as surety, shall give a Contract Performance Bond and a Payment Bond, each in the amount of one hundred percent (100%) of the contract price, for the use of the City (performance bond) or all persons doing work or furnishing skills, tools, machinery, or materials under or for the purpose of this Contract (payment bond), in accordance with the provisions of the law of the State of Georgia, including, but not limited to O.C.G.A. § 36-91-21, et seq., as applicable. The life of these bonds shall extend through the life of this Contract including a sixty (60) day maintenance period (if applicable) and a twelve-month warranty/guarantee period after the completion of Work performed under this Contract. If the City, in its sole discretion, determines either (a) the surety has become insolvent, (b) the surety is no longer certified or approved to write surety insurance or do business in the State of Georgia, or (c) there are no longer sufficient sureties on any or all of the bonds, Contractor shall be required to furnish new or additional bonds within ten (10) days of City providing written notice of such determination to Contractor. Further, City shall have the right to order Contractor to cease performance of the Work until such new or additional bonds are furnished. Contractor shall be liable for any delay in the completion of the work arising out of the failure to maintain sufficient sureties, as any such delay shall be deemed to be caused by Contractor.

12. No Subcontractors. No subcontractor or consultant shall be retained by Contractor to perform services under this Contract without the prior written consent of the City, except for those subcontractors previously identified in the Bid. Essential staff members assigned to the performance of the Work shall not be reassigned without the consent of the City, which consent shall not be unreasonably withheld. Administration of any approved subcontractor shall be the Contractor's responsibility and all subcontracts shall require each subcontractor to be bound by all pertinent portions of this Contract and to assume all applicable obligations and responsibilities which the Contractor by this Contract assumes toward the City. In particular, and not by way of limitation, all indemnification and insurance provisions shall be fully binding upon any subcontractor providing a portion of the services, for all intents and purposes as if said subcontractor were a party to this Contract.

13. Independent Contractor. The Contractor shall at all times be acting as an independent contractor and not be considered or deemed to be an agent, employee, joint venture, or partner of the City. Contractor shall have no authority to contract for or bind City in any

manner. Contractor shall have and maintain the responsibility for and control of the rendition of the Work, the discipline of its employees, and other matters incident to the performance of the Work (services, duties and responsibilities as described and contemplated herein). Notwithstanding the provisions of Section 12 (*No Subcontractors*) hereof or any other provision(s) of this Contract to the contrary, no employee, contractor or subcontractor of Contractor shall be considered an "employee" of the City during the performance of this Contract (the term "employee" shall have the same meaning as provided in IRS Publication No. 15 (2014)(Circular E).

14. Conflict of Interest. The Contractor represents that it has not, within two (2) years preceding the execution of this Contract, made or agreed to make any valuable gift, whether in the form of service, loan, thing, or promise, to any person (including any member of such person's immediate family) having the duty to recommend, the right to vote upon, or any other direct influence on the selection of the Contractor to provide products and services to the City. This provision shall not apply to legal campaign contributions, provided that such contributions have been disclosed in Contractor's response to the City's ITB.

15. Ownership of Work Product. In the event Contractor prepares, pursuant to the performance of this Contract, any drawings, plans, studies, reports, specifications, other documents (the "Work Product"), the City shall be deemed the owner of the original of all such Work Product, and all statutory and common law rights with respect to such Work Product shall accrue to the City, provided the City has paid for the services in full.

16. Notices. All contractual notices and communications under this Contract shall be deemed sufficient if given by certified mail or statutory overnight mail with return receipt requested, or hand delivered:

(a) If to the Contractor, at the following address:

Summit Construction & Development LLC
6991 Peachtree Industrial Blvd., Bldg. 700
Peachtree Corners, GA 30092,
Attn: Ruben Bucio Duran

(b) If to the City, at the following address:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
Attn: Morgan Rodgers, Director, Recreation, Parks, and Cultural Services

(c) With a copy to:

Alpharetta City Attorney
Jarrard & Davis, LLP
222 Webb Street
Cumming, GA 30040

For the purposes of this Contract, the effective date of notice shall be the date that the notice is placed in certified or statutory overnight mail or placed with a courier for hand delivery.

17. Grant Related Requirements. Contractor acknowledges that the Work will be funded by federal grant assistance under the Community Development Block Grant program through a subgrant award from Fulton County, Georgia (the "Grant"). The Contractor agrees to comply with and perform the Work in accordance with all applicable federal, state, and local laws, regulations, rules, executive orders, policies, guidelines, procedures, directives, and requirements, including, without limitation, 2 C.F.R. § 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and the requirements, terms, and conditions set forth in EXHIBIT "A" - Grant Related Requirements, attached hereto and incorporated herein by reference.

18. Public Records. Contractor understands that in accordance with O.C.G.A. § 50-18-70, *et seq.,* the public has a right of reasonable access to all public records of the City, subject to certain exceptions set forth therein or as otherwise provided by law and agrees to allow access by the City to all documents subject to disclosure under applicable law. Contractor's willful failure or refusal to comply with the provisions of this Section shall result in the immediate termination of this Contract by the City. Further, Contractor agrees to retain all public records in accordance with the City's records retention and disposal policies, O.C.G.A. § 50-18-92, *et seq.*, and the Georgia Administrative Code. Notwithstanding the foregoing, nothing contained herein shall limit the Contractor's or the City's right to defend against disclosure of records alleged to be public.

19. Compliance with Illegal Immigration Reform and Enforcement Act:

E-Verify Program: The City is committed to compliance with Federal and State laws requiring the verification of newly hired employees to ensure they are lawfully entitled to work in the United States. As such, the City shall not enter into a contract for the "physical performance of services" (as defined in O.C.G.A. § 13-10-90) unless the Contractor registers and participates in a federal work authorization program (E-Verify). The E-Verify affidavit or the secure identifiable document submitted by the Contractor will become part of the Contract Documents.

(a) Requirement to Participate in a Federal Work Authorization Program (E-Verify):

i. Pursuant to O.C.G.A. § 13-10-91, Contractor represents, warrants, acknowledges, and/or agrees that:

The Contractor has registered and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;

Subcontractors shall not enter into any contract with the Contractor for the physical performance of services within the State of Georgia unless such subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

Sub-subcontractors shall not enter into any contract with a subcontractor or sub-subcontractor for the physical performance of services within the State of Georgia unless such sub-subcontractor registers and participates in a federal

work authorization program to verify the employment eligibility of all newly hired employees.

ii. As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is "E-Verify" (*https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES*) operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland Security. Information and instructions regarding E-Verify program registration, corporate administrator registration, and designated agent registration can be found at that website address.

(b) Contractor, Subcontractor, and Sub-subcontractor Evidence of Compliance:

i. Contractor, if providing the physical performance of services under this contract, shall comply with the requirements of O.C.G.A. § 13-10-91.

ii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor in connection with the covered contract, the Contractor shall secure from such subcontractor attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 by the subcontractor's execution of the subcontractor affidavit, the form of which is included in Appendix B of the ITB 26-010 Information and Contract document, and will maintain a record of such attestation for inspection by the City at any time. Such subcontractor affidavit shall become a part of the Contractor/subcontractor agreement. Further, it shall be the duty of the Contractor to submit copies of all affidavits, drivers' licenses, and/or identification cards required pursuant to this Section, as applicable, to the City within five (5) business days of receipt.

iii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor that employs or contracts with any sub-subcontractor, the subcontractor will secure from such sub-subcontractor attestation of the sub-subcontractor's compliance with O.C.G.A. § 13-10-91 by the sub-subcontractor's execution of the sub-subcontractor affidavit, the form of which is included in Appendix B of the ITB 26-010 Information and Contract document, and maintain records of such attestation for inspection by the City at any time. Such sub-subcontractor affidavit shall become a part of the subcontractor/sub-subcontractor agreement. Any subcontractor receiving an affidavit from a sub-subcontractor shall forward notice to the Contractor of the receipt, within five (5) business days of receipt, of such affidavit. Further, it shall be the duty of any sub-subcontractor to forward notice of receipt of any affidavit from a sub-subcontractor to the subcontractor or sub-subcontractor with whom such receiving sub-subcontractor has privity of contract. Any subcontractor receiving notice of receipt of an affidavit from any sub-subcontractor that has contracted with a sub-subcontractor shall also forward, within five (5) business days of receipt, a copy of such notice to the Contractor.

iv. In lieu of the affidavit required by this Section, if Contractor, or any subcontractor or sub-subcontractor, as applicable, has no employees and does not hire or intend to hire employees for purposes of satisfying or completing the terms and conditions of the Contract (or the subcontractor's or sub-subcontractor's portion of work utilized to perform part of the Contract with the

City), such party shall instead provide a copy of his or her state issued driver's license or state issued identification card.

(c) The Contractor shall comply with any and all other applicable requirements and provisions of O.C.G.A. § 13-10-91 and other applicable rules and regulations promulgated in relation thereto.

(d) All portions of contracts pertaining to compliance with O.C.G.A. § 13-10-91 and these rules, and any affidavit related hereto, shall be open for public inspection in this State at reasonable times during normal business hours.

20. Miscellaneous.

(a) Compliance with Laws; No Discrimination. The Contractor, including any approved subcontractors, shall, in performance of the Work, fully comply with all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. In performance of the Work, the Contractor shall not discriminate against any person on the basis of race, color, religion, sex, national origin or ancestry, age or disability and shall further ensure that Contractor's agents and/or subcontractors comply with same. Further, Contractor, its agents and subcontractors shall affirmatively comply with all applicable provisions of federal, state and local equal employment laws and shall not engage in or commit any discriminatory practice against any employee, applicant or person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot lawfully be used as a basis for the provision or denial of employment or service delivery.

(b) Governing Law. This Contract is executed and shall be performed in the State of Georgia, and this Contract shall be construed and enforced in accordance with the laws of the State of Georgia. Subject to Subsection (j) below (*Arbitration*), venue for any action arising out of this Contract shall lie in the appropriate court of Fulton County, Georgia.

(c) Captions. Titles or captions of sections contained in this Contract are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or prescribe the scope of this Contract or the intent of any provision.

(d) Counterparts. This Contract may be executed in three (3) or more counterparts, each of which shall be deemed an original, but all of which shall together constitute one (1) and the same instrument.

(e) Severability. In the event that any provision hereof is held to be invalid or unenforceable, such provision shall be severed from this Contract and shall not affect the validity or enforceability of the remainder of this Contract.

(f) Entire Agreement. This Contract supersedes all prior discussions and agreements between the parties with respect to the matters contained herein and constitutes the sole and entire agreement between the parties.

(g) Persons Bound. This Contract shall be binding upon and shall inure to the benefit of the parties, their respective successors, successors in title, legal representatives,

heirs and permitted assigns. This Contract may not be assigned by the Contractor without the prior written consent of the City.

(h) Amendment. No term or provision of this Contract may be amended, waived, supplemented, modified, or terminated except by an instrument in writing signed by the party against whom the enforcement of the amendment, waiver, supplement, modification, or termination is sought.

(i) Waiver. The City's failure or forbearance to enforce any term hereof shall not be deemed to be a waiver of such right or claim, or any right of claim hereunder. Moreover, the City's waiver of any term hereof shall not operate or be construed as a waiver of any subsequent breaches of the same or any other term.

(j) Arbitration. Any dispute arising out of this Contract shall, at the option of the City of Alpharetta, be submitted to binding arbitration conducted in Atlanta, Georgia in accordance with the rules of the American Arbitration Association.

(k) Annual Appropriation. Notwithstanding any other provision or provisions of this Contract, pursuant to O.C.G.A. § 36-60-13, this Contract will terminate immediately and absolutely if the City determines that adequate funds are not appropriated or granted or funds are de-appropriated such that the City cannot fulfill its obligations under the Contract, which determination is at the City's sole discretion and shall be conclusive.

(l) Additional Terms of Contractor. The City shall not be bound by any terms and conditions included in any Contractor invoice, packaging, catalog, brochure, technical data sheet, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

(m) Presumptions and Interpretations. The parties further agree that should any provision of this Contract require interpretation or construction, the court, administrative body or other entity interpreting or construing this Contract shall not apply a presumption that the provisions hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared same, it being agreed that all parties and/or their respective attorneys and agents have been fully afforded the opportunity to review all provisions of this Contract.

(n) No Third-Party Beneficiaries. Nothing contained in this Contract is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant, or sub-contractor of the Contractor. Absolutely no third-party beneficiaries are intended by this Contract. Any third-party receiving a benefit from this Contract is an incidental and unintended beneficiary only.

(o) No Waiver of Governmental Immunity. Nothing in this Contract shall be construed to waive, limit, or otherwise modify any governmental or sovereign immunity that may be available by law to the City, its elected officials, officers, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental, or sovereign immunity afforded or available pursuant to Georgia Statutes.

(p) Publicity Provision. Contractor shall not use any trademarks, service marks, or logos of the City without the City's express prior written consent. In particular, Contractor shall not identify or make reference to the City in any advertising or other promotional modality regardless of its form without the express prior written consent of the City.

(q) Survival. Any and all provisions of this Contract creating obligations extending beyond the term of this Contract, including, without limitation, Contractor's warranty of products and labor and the indemnification provisions contained herein, shall survive the expiration or termination of this Contract, regardless of the reason for such termination.

IN WITNESS WHEREOF, the parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent or official as of the date set forth below.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to Substance:

_____
Chris Lagerbloom, City Administrator

Approved as to form:
JARRARD & DAVIS, LLP

_____
Greg Mayfield, City Attorney

SUMMIT CONSTRUCTION & DEVELOPMENT, LLC

By: _____
Ruben Bucio Duran, President

EXHIBIT "A"

GRANT RELATED REQUIREMENTS

The Work under this Contract will be funded in part by federal funding assistance through the Grant. The Contractor shall comply with and perform the Work in accordance with all applicable federal, state, and local laws, regulations, rules, executive orders, policies, guidelines, procedures, directives, and requirements, including, without limitation: 2 C.F.R. § 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; the Community Development Block Grant Program Agreement between the City of Alpharetta and Fulton County, Georgia dated July 14, 2025, as amended, the terms of which are incorporated herein by reference; and the requirements, terms, and conditions set forth below in this Exhibit "A":

Compliance with Grant Requirements
Contractor shall cooperate fully with City in its efforts to comply with Grant requirements, including, without limitation, the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the Housing and Urban Development regulations concerning Community Development Block Grants).

Title VI of the Civil Rights Act of 1964 (P.L. 88-352) as stated in 24 CFR 570.601
No person in the United States shall on the grounds of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this Title.

Nondiscrimination
All Federal requirements relating to nondiscrimination, including, but not limited to: a) Executive Order 14173; b) Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. §§2000d et seq.), which prohibits discrimination on the basis of race, color, or national origin; c) Title V, Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of disability; d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101 et seq.), which prohibits discrimination on the basis of age; and e) all other applicable Federal laws and regulations prohibiting discrimination, to the end that no person in the United States shall, on the grounds of race, color, sexual orientation, national origin, disability, religion, age, or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by the Contractor.

Contract Work Hours and Safety Standards Act (40 U.S.C. 327 et. seq.)
The Contractor, if the contract is in excess of $2,000, and any of his subcontractors, shall comply with Section 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330) as supplemented by Department of Labor Regulations contained in 29 CFR Part 5. Under Section 103 of the Act, the Contractor and any of his subcontractors, shall be required to compute the wages of every mechanic and laborer on the basis of a standard work week of forty (40) hours. Work in excess of the standard work week is permissible, provided the worker is compensated at a rate not less than one and one-half (1 1/2) times the basic rate of pay for all hours worked in excess of forty (40) hours in any week. Section 107 of the Act provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous to his health and safety, as determined under construction, safety and health standards promulgated by the Secretary of Labor.

Federal Labor Standards Provisions

(Davis-Bacon Act, Copeland Act, and Contract Works Hours & Safety Standards Act) The Project to which the construction Work covered by this Contract pertains is being assisted by the United States of America and the Federal Labor Standards Provisions summarized below at the end of this Exhibit are included in this Contract pursuant to the provisions applicable to such Federal assistance.

Lead Based Paint Requirements
Title IV of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4831) prohibits the use of lead-based paint in residential structures constructed or rehabilitated with Federal Assistance in any form.

Clean Air and Clean Water Acts
This Contract is subject to the requirements of the Clean Air Act, as amended, 42 U.S.C. 1857 et. seq., and the regulations of the Environmental Protection Agency with respect thereto, at 40 CFR Part 15, as amended from time to time.

The Contractor and any of its subcontractors for work funded under the Agreement which is in excess of one-hundred thousand ($100,000) dollars agree to the following requirements:

(1) A stipulation by the Contractor or subcontractors that any facility to be utilized in the performance of any nonexempt contract or subcontract is not listed on the List of Violating Facilities issued by the Environmental Protection Agency (EPA) pursuant to 40 CFR Part 15.20.

(2) Agreement by the Contractor to comply with all the requirements of Section 114 of the Clean Air Act, as amended (42 U.S.C. 1857c-8) and (33 U.S.C. 1318) relating to the inspection, monitoring, entry reports and information as well as all other requirements specified in said Section 114 and Section 308, and all regulations, and guidelines issued thereunder.

(3) A stipulation that as a condition for the award of the Contract prompt notice will be given of any notification received from the Director, Office of Federal Activities, EPA, indicating that a facility utilized or to be utilized for the Contract is under consideration to be listed on the EPA List of Violating Facilities.

(4) Agreement by the Contractor that it will include or cause to be included the criteria and requirements in paragraph (1) through (4) of this section in every nonexempt subcontract and requiring that the Contractor will take such action as the Government may direct as a means of enforcing such provision.

In no event shall any amount of the assistance provided under this Agreement be utilized with respect to a facility which has given rise to a conviction under Section 113(c)(1) of the Clean Air Act or Section 309(c) of the Federal Water Pollution Control Act.

Architectural Barriers Act of 1968 and Americans with Disabilities Act
The Contractor agrees to comply with the requirements of the Architectural Barriers Act of 1968 and the Americans with Disabilities Act of 2008 in the design or alteration of any property improved with funds provided hereunder. These standards insure accessibility to, and use by, physically handicapped people.

Build America Buy America Contractor shall comply with the Build America, Buy America Act Section 70912, enacted as part of the Infrastructure Investment and Jobs Act (IIJA). Pub. L. 117-58. The Act establishes domestic content procurement preference for infrastructure projects.

(1) All iron and steel used in the project are produced in the United States. This means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

(2) All manufactured products used in the project are produced in the United States. This means the manufactured product was manufactured in the United States, and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation. IIJA, § 70923(a) & (b)(1). OMB Memorandum M-21-26, Increasing Opportunities for Domestic Sourcing and Reducing the Need for Waivers from Made in America Laws available at: https://www.whitehouse.gov/wp-content/uploads/2020/11/M-21-06.pdf. For the purposes of this guidance, a "Buy America" preference is a domestic content procurement preference as defined in IIJA, § 70912(2). 8 IIJA, § 70912 (5) & (7).

(3) All construction materials are manufactured in the United States. This means that all manufacturing processes for the construction material occurred in the United States.

Procurement of recovered materials
Contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

Section 109 of the Housing and Community Development Act of 1974
No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this Title.

Age Discrimination Act of 1975
No person in the United States shall be on the basis of age, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

Section 504 of the Rehabilitation Act of 1973
No qualified individual with handicaps shall, solely on the basis of handicaps, be excluded from

participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance.

Debarment and Suspension (Executive Orders 12549 and 12689)
A contract award (see 2 CFR 180.220) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Use www.SAM.gov

Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)
Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

Restrictions on lobbying set forth in 2 CFR Part 200 and 43 CFR Part 18: Contractor must provide to City the following certification regarding lobbying. In addition, Contractor shall comply with the applicable restrictions on lobbying contained in the federal appropriations act through which funds for the Grant were appropriated. By entering into this Contract, Contractor certifies, to the best of its knowledge and belief, that:

a) No Federal appropriated funds have been paid or will be paid, by or on behalf of Contractor, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, Contractor shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

c) This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

2 CFR 200.216 Prohibition on certain telecommunications and video surveillance services or equipment.

Recipients and subrecipients are prohibited from obligating or expending loan or grant funds to: (1) Procure or obtain; (2) Extend or renew a contract to procure or obtain; or (3) Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities). (i) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities). (ii) Telecommunications or video surveillance services provided by such entities or using such equipment. (iii) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country. (b) In implementing the prohibition under Public Law 115-232, section 889, subsection (f), paragraph (1), heads of executive agencies administering loan, grant, or subsidy programs shall prioritize available funding and technical support to assist affected businesses, institutions and organizations as is reasonably necessary for those affected entities to transition from covered communications equipment and services, to procure replacement equipment and services, and to ensure that communications service to users and customers is sustained. (c) See Public Law 115-232, section 889 for additional information.

2 CFR 200.322 Domestic preferences for procurements.

(a) As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under the award. (b) For purposes of this section: (1) “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States. (2) “Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

2 CFR 200.471 Telecommunication costs and video surveillance costs.

(a) Costs incurred for telecommunications and video surveillance services or equipment such as phones, internet, video surveillance, cloud servers are allowable except for the following circumstances: (b) Obligating or expending covered telecommunications and video surveillance services or equipment or services as described in § 200.216 to: (1) Procure or obtain, extend or renew a contract to procure or obtain; (2) Enter into a contract (or extend or renew a contract) to procure; or (3) Obtain the equipment, services, or systems.

Federal Labor Standards Provisions

U.S. Department of Housing and Urban Development
Office of Labor Relations

Applicability

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

A. 1. (i) Minimum Wages. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section l(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible, place where it can be easily seen by the workers.

(ii) (a) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, D.C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

(c) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(d) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part

of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

2. Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work, all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

3. (i) Payrolls and basic records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section I(b)(2)(B) of the Davis-bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section I(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215-0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i) except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at *http://www.dol.gov/esa/whd/forms/wh347instr.htm* or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this subparagraph for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to HUD or its designee. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5.5 (a)(3)(ii), the appropriate information is being maintained under 29 CFR 5.5(a)(3)(i), and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A.3.(ii)(b).

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under subparagraph A.3.(i) available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and Trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant ',to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by

the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) Equal employment opportunity. The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract

6. Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs 1 through 11 in this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

7. Contract termination; debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U.S. Department of Labor, or the employees or their representatives.

10. (i) Certification of Eligibility. By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, Section 1 01 0, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of . . . influencing in any way the action of such Administration..... makes, utters or publishes any statement knowing the same to be false..... shall be fined not more than $5,000 or imprisoned not more than two years, or both."

11. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

B. Contract Work Hours and Safety Standards Act. The provisions of this paragraph B are applicable where the amount of the prime contract exceeds $100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in sub paragraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety. The provisions of this paragraph C are applicable where the amount of the prime contract exceeds $100,000.

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(2) The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, (Public Law 91-54, 83 Stat 96). 40 USC 3701 et seq.

(3) The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontractor as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

SUMMIT CONSTRUCTION & DEVELOPMENT

STATEMENT OF PROPOSERS QUALIFICATIONS/COVER LETTER

ADULT ACTIVITY CENTER PARKING LOT IMPROVEMENTS

Project Approach and Methodology

Summit Construction & Development's strategic approach of your project will deliver a quality product that is on-time and in budget.
We understand this project's Scope of work includes Parking Lot Improvements.
We are planning to perform this work within contract time.
Our firm uses the latest equipment and innovative systems such as a cloud platform for project management communication, scheduling and coordination and GPS sensor systems, which reduces human error and increases accuracy and production rate.
We have in-house crews and our own equipment and trucks for all related trades, which makes us more efficient in accomplishing projects within time and budget.

1. Project History

Our firm has been involved in a variety of projects since its inception, more than 17 years ago. We have completed projects for various municipalities, counties, government agencies and large commercial contractors, having accomplished even the most challenging projects successfully, within schedule requirements and under budget. The following list contains just a few of the projects with similar scope and size, that are in process or completed over the last 3 years:

1. *Circle 75 Parkway at Windy Hill Road – Cobb County. Our scope of work includes Grading, erosion control, storm drainage, water and sewer, Concrete work, Asphalt paving and other relate work. Contract value: $1,060,110.76 Completion 4/1/2022*

2. *Barnwell Road at Rivermount Pkwy Roundabout City of Johns Creek. Our scope of work includes Demolition, earthwork, storm drainage, concrete work, asphalt paving and other related work. Contract value: $936,924.62*

3. *Dallas Street Improvements City of Acworth. Our scope work includes Erosion control, grading, GAB installation, Asphaltic Concrete, Storm Drainage, Striping and grassing. Contract value: $844,561.63 Completion 3/30/2022*

4. *SR140 at East Cherokee Drive Improvements. Our scope of work includes Demolition, Grading, drainage, storm drain, milling, asphalt paving 17,172 tons and other related work. Contract value: $3,897,016.00*

5. *Rockdale county Milstead II Drainage Improvements, 962 Milstead Avenue, Conyers, GA 30012. Our scope of work includes Grading, storm drainage, domestic water installation, Asphalt paving. Contract value: $701,844.45*

6. *Beaver Ruin Road Multiuse Greenway Trail, our scope of work includes Erosion control, grading, concrete sidewalk, curb and gutter, storm drainage, manholes. Contract value: $703,523.99 Completion 06/19/2020*

7. *Granade road sidewalk project Rockdale County. Our scope of work includes concrete work, asphalt, Storm drainage. Contract value: $2,229,790.70 Completion 09/22/2022*

8. *Brockett road Traffic Calming City of Tucker, our scope of work includes milling and resurfacing, patching, concrete medians and other related work. Contract Value $1,275,679.00 Completion 1/31/2023*

9. *Indian Trail Park and Ride Transit Project, our scope of work includes asphalt demo, mill and overlay, full depth pavement, concrete work and other related work. Contract Value $1,571,412.00 Completion 08/17/2021*

10. *City of College Park LMIG Street resurfacing 2023, Milling and resurfacing, Contract Value $340,210,.08. Completion 07/31/2023*

11. *West Paces Ferry Road Resurfacing Buckhead CID, Contracts Value: $7,087,955.65. Completion date: 10/31/2023*

12. *Haynes Bridge Road Improvements City of Johns Creek, Contract Value $3,979,559.63 Completion Date 10/01/2023*

13. *City of Roswell Resurfacing Project 2024 $3,589,536.26. Completion Date 12/19/2024*

A complete list of our projects is available upon request.

2. Manpower & Delivery Schedule

1. *The current value of work-in-progress over 77+ million dollars and current manpower and resources can accommodate our projected workload with ability to perform new projects with no issues.*

2. *We have a dedicated Project Managers, Superintendents, and support system to accomplish this project successfully, within milestone goals and budget. Our in-house crews are experienced in all trades necessary to complete this project and are trained to produce quality work.*

3. *We have 60+ direct field employees.*

3. Company History

1. *Summit Construction & Development has been in business for 17+ years.*

2. *The firm has only operated under its current name.*

3. *GDOT Pre-Qualified Contractor, DBE.*

4. *No, we do not have any bankruptcies.*

5. *No, we do not have any lawsuits against our company.*

4. References

Location	Contract amount	Date Complete	% complete	Name & Address of Owner/Engineer	Email/Phone
Goode Road, Rockdale county culvert	$627,364.38	06/30/2020	100 %	Todd A. Cosby, PE 962 Milstead Ave, Conyers, GA 30012	678-281-4848
North Road, Gwinnett County	$1,114,464.00	08/25/2016	100 %	Dan Wnek, 75 Langley Drive, Lawrenceville, GA	678-848-5718/ Dan.Wnek@oneatlas.com
Milstead Road, Rockdale county	$701,844.45	08/23/2018	100 %	Todd A. Cosby, PE 962 Milstead Ave, Conyers, GA 30012	678-281-4848
Swan Drive Culvert Replacement, Paulding County	$548,278.75	2020	100 %	David Huff, Paulding County	770-445-4759
Nichols Box Culvert, Forsyth county	$121,366.44	May, 2014	100 %	Tim Allen, Forsyth County	770-781-2165 / tlallen@forsythco.com
Storm Drain replacement Chestnut Lake drive, Box Culvert	$216,566.20	2020	100 %	Cesar Sanchez, 347 Phillips Drive, McDonough, GA 30253 Henry County	770-288-7254 / csanchez@co.henry.ga.us
Woodstown Road Storm drain repair, Box Culvert	$348,587.20	2020	100 %	Cesar Sanchez, 347 Phillips Drive, McDonough, GA 30253 Henry County	770-288-7254 / csanchez@co.henry.ga.us
Seven Oaks Dam		2021	100 %	Riki Forney	Riki.forney

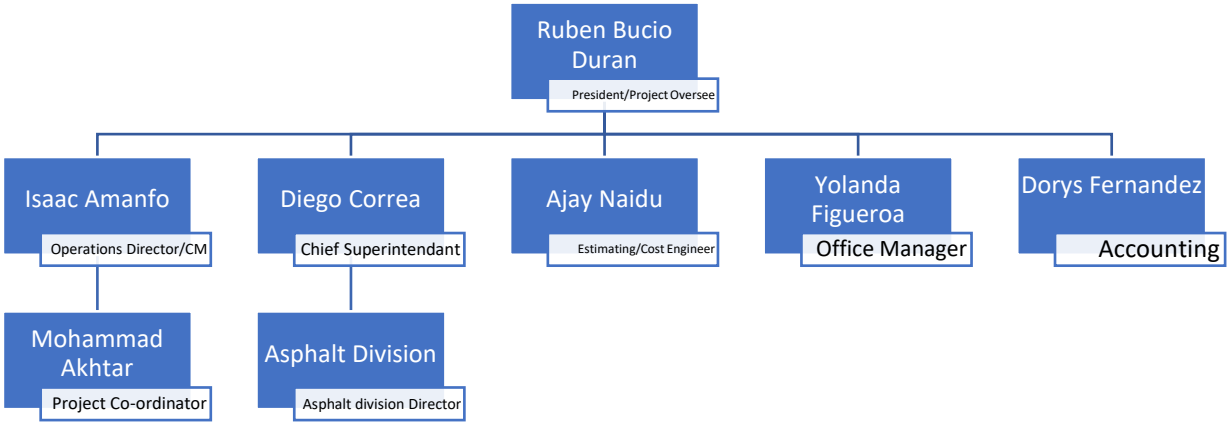
Reference Project	Description of the Work	Owner Contact	Owner Contact Phone	Owner Contact Email	Role (prime/sub)	Firm Responsible for $x.	Start and Completion dates
SR 140 at East Cherokee Drive Improvements Scope of work includes road widening, asphalt milling and overlay, full depth, concrete work, storm drainage and other related work. 17,172 tons of asphalt installed , 942 lf storm pipe		Lori Jones 678-410-0124 lmjones@cherokeega.com			Construction Inspection Manager	$3,897,016	12/7/2020-12/20/2022

West Paces Ferry Resurfacing Project	Lee Upkins 404-978-7552 Lee.upkins@jacobs.com	Construction Manager	$7,087,955.65	07/25/2023-10/31/2023
Indian Trail Park and Ride Transit Project Scope of work includes asphalt demo, mill and overlay, full depth pavement, concrete work and other related work.	Thomas Clausen 678-521-6433 Thomas.Clausen@oneatlas.com	Project Engineer	$1,571,412	03/19/2021-08/17/2021
Brockett road Traffic calming Scope of work includes mill and overlay, patching, concrete medians and other related work.	Sam Durrance 678-215-7030 sdurrance@tuckerga,gov	Construction Manager	$1,275,679	10/10/2022-1/31/2023
Haynes Bridge Road Improvements	Riki Forney 678-512-3266 riki.forney@johnscreekga.gov	Construction Manager	$3,979,559.63	10/01/2023
Garden Reserve at Power Build	Kyungsu Kim 470-406-9629 Kyungsu.kim@powerbuild.com	Director of Construction	$2,691,031.47	2021-2023
Reserve at Jacson	Billy Kimball 540-993-6914 Billy.kimball@kcgcompanies.com	Senior Project Manager	$10,005,572.22	2022-2023
Kirkland at Jack Neely Rd. Roundabout Project	Chester Clegg 678-414-9353 cclegg@co.newton.ga.us	Transportation Director	$3,248,196.83	2022-2024
Access Road at I20	Chester Clegg 678-414-9353 cclegg@co.newton.ga.us	Transportation Director	$7,540,672.64	2023-2024
Jones Bridge road –	Riki Forney 678-512-3266 riki.forney@johnscreekga.gov	Construction Manager	$2,571,440.97	2023

Additional references shall be provided upon request.

5. Organization Chart

Below is the Organization Chart for this Specific Project:



- Ruben Bucio Duran, President/Project Oversee – This personnel will oversee the Project from bidding to completion of the Project to ensure all the protocols have been followed per the contract specifications and company's quality assurance and safety plan.
- Isaac Amanfo, VP Construction/Construction Manager – This personnel will be responsible for the Project management, scheduling, invoicing, safety and all other Project operations.
- Diego Correa, Chief Superintendant – This Personnel will be in charge of all crews on site and executing the Project on site and also site safety.
- Ajay Naidu, Estimating/Cost Engineer – This Personnel is responsible for pre-construction activities and budgeting during construction phase.
- Yolanda Figueroa, Office Manager – Administrative Support through out the Project.
- Dorys Fernandez, Accounting P/R – Responsible for the accounts related to Project.
- Mohammad Akhtar, Project Coordinator – Responsible for submittals and material tickets.
- , Asphalt división Director – This personnel is responsible for onsite operations and safety.

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Construction Industry Licensing Board
LICENSE NO. UC302166
Summit Construction & Development

6991 Peachtree Industrial Blvd
Building 700
Norcross GA 30092

Utility Contractor

EXP DATE - 04/30/2027 Status: Active
Issue Date: 07/15/2011

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Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia State Board of Professional Licensing
237 Coliseum Drive
Macon GA 31217
Phone: (404) 424-9966
www.sos.ga.gov/plb

Summit Construction & Development
2108 Bentley Drive
Stone Mountain GA 30087

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Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

Georgia Department of Transportation

December 5, 2024

CERTIFICATE OF QUALIFICATION
Vendor ID: 2SU355

Summit Construction & Development, LLC
2108 Bentley Dr. NW
Stone Mountain, GA 30087

In accordance with The Rules and Regulations Governing the Prequalification of Prospective Bidders, you are hereby notified that the Georgia Department of Transportation has assigned the following Rating. This Certificate is effective on the date of issue stated above and cancels and supersedes all Certificate(s) previously issued:

MAXIMUM CAPACITY RATING:	**$135,400,000.00**
CERTIFICATE EXPIRES:	**October 31, 2026**
PRIMARY WORK CLASS/CODE:	**400**
SECONDARY WORK CLASS(ES)/CODE(S):	**150, 201, 209, 310, 310A, 400A, 432, 432A, 441, 550, 660, 668 and 670.**

The total amount of incomplete work, regardless of its location and with whom it is contracted, whether in progress or awarded but not yet begun, shall not exceed the Maximum Capacity Rating. If dissatisfied with the Rating, we direct you to the Appeals Procedures in §672-5-.08 (1) & (2) and §672-1-.05, Rules of the State Department of Transportation.

A Prequalified Contractor may request an extension of its current prequalification **prior** to the expiration date of the prequalification by providing the Department with the following information: the amount of time requested for the extension (either 30, 60 or 90 days), the reason for the extension request and the original expiration date of the prequalification. The Department in its discretion will determine whether the extension should be granted and will notify the Contractor of its determination.

Allowing approved prequalification to lapse will leave the Contractors without the ability to bid work until such time as the standing returns to an approved status. If you desire to apply at some intermediate period before the expiration date, your Rating will be reviewed based on the new application.

This Prequalification Certificate is issued for contractors to be eligible for work with the Georgia Department of Transportation (GDOT) only. GDOT does not certify contractors as eligible to do business with entities other than GDOT. *Work class codes are for reference only and do not represent a certification to be provided in support of contractor ability or NAICS code determinations. NAICS Codes are assigned by the office of Equal Employment Opportunity.*

Sincerely,

Patrick Allen, P.E.
Chairman, Prequalification Committee/Contractors

PA:TKA

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 1/29/2024 1:06:14 PM

BUSINESS INFORMATION	
CONTROL NUMBER	08094768
BUSINESS NAME	SUMMIT CONSTRUCTION AND DEVELOPMENT, LLC.
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/29/2024
ANNUAL REGISTRATION PERIOD	2024, 2025, 2026

PRINCIPAL OFFICE ADDRESS	
ADDRESS	2108 BENTLEY DR, STONE MOUNTAIN, GA, 30087, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
BUCIO Duran, RUBEN	2108 BENTLEY DR STONE MOUNTAIN, GA 30087, STONE MOUNTAIN, GA, 30087, USA	Gwinnett

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Ruben Duran
AUTHORIZER TITLE	Organizer

2026

BUSINESS OCCUPATIONAL TAX CERTIFICATE

Other Heavy and Civil Engineering Construction

(NOT TRANSFERABLE)

Business ID
19163

License Number
2026-22596

Date Issued
03/27/2026

Date Expires
03/31/2027

CITY OF PEACHTREE CORNERS
310 TECHNOLOGY PKWY
PEACHTREE CORNERS, GA 30092

FOR OPERATION IN THE CITY OF PEACHTREE CORNERS, GEORGIA SUBJECT TO ZONING RESTRICTIONS AND ALL OTHER CODES AND RESOLUTIONS OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CORNERS, GEORGIA. THIS LICENSE IS A MERE PRIVILEGE SUBJECT TO BE SUSPENDED OR REVOKED, AND IS SUBJECT TO ANY FURTHER ORDINANCES WHICH MAY BE ENACTED

Valid for Business Shown Below Only:

BUSINESS NAME / ADDRESS:

SUMMIT CONSTRUCTION AND DEVELOPMENT LLC
6991 PEACHTREE INDUSTRIAL BLVD SUITE 700
PEACHTREE CORNERS, GA 30092

CORPORATE / MAILING ADDRESS:

SUMMIT CONSTRUCTION AND DEVELOPMENT LLC
6991 PEACHTREE INDUSTRIAL BLVD SUITE 700
PEACHTREE CORNERS, GA 30092

MUST POST IN A CONSPICUOUS LOCATION

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Construction Industry Licensing Board
LICENSE NO. UC302166
Summit Construction & Development

6991 Peachtree Industrial Blvd
Building 700
Norcross GA 30092

Utility Contractor

EXP DATE - 04/30/2027 Status: Active
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Norcross GA 30092

Utility Contractor

EXP DATE - 04/30/2027 Status: Active
Issue Date: 07/15/2011

STAFF REPORT

Department: Police
Submitted By: Grace Orehosky
Meeting Date: May 18, 2026

AGENDA ITEM:

Ordinance: Offenses and Miscellaneous Provisions Ordinance Text Amendments
SECOND READING: The first reading of this item occurred during the April 27, 2026 City Council meeting.
Consideration and approval of an Ordinance to amend Chapter 30, referred to as Offenses and Miscellaneous Provisions, of the Code of the City of Alpharetta to amend provisions regarding the discharge of firearms; to amend provisions regarding urban camping and the improper use of property; to regulate the discharge of bows and crossbows; to prohibit interference of a city officer; to prohibit false representations to a city officer; to prohibit loitering and prowling; to prohibit trespass; to prohibit street racing and reckless driving exhibitions; to prohibit vandalism; to prohibit aggressive panhandling; to prohibit public drunkenness; to provide for traffic violations for disobeying or avoiding an official traffic control device; to prohibit public urination or defecation; to prohibit creating a disturbance at schools; to provide for enforcement; to provide for penalties for violations; to repeal conflicting ordinances; and for other purposes.

STAFF RECOMMENDATION:

Adopt an Ordinance to amend Chapter 30 of the Code of the City of Alpharetta, referred to as Offenses and Miscellaneous Provisions.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

The City Council reviewed and discussed as a Work Session item, proposed text amendments to Chapter 30, Offenses and Miscellaneous Provisions, of the Code of the City of Alpharetta at the Special Called City Council meeting on March 23, 2026. The intent of the proposed amendments and new ordinances is to provide more control to the local police in terms of discouraging undesirable behaviors without necessarily giving someone a permanent criminal record. The new and amended ordinances will allow the City Police to maintain local control to address these behaviors at the municipal level by providing authority to issue citations for ordinance violations.

The first reading for this item occurred on April 27, 2026, and since that time there have been revisions to the Discharge of Bows and Crossbows section.

ALTERNATIVES:

Do not adopt an Ordinance and offer alternative language for the text amendment.

ATTACHMENTS:

1. 2026-05-18 Ordinance Amending Ch 30

ORDINANCE NUMBER:

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 30 OF THE CODE OF THE CITY OF ALPHARETTA, OFFENSES AND MISCELLANEOUS PROVISIONS; TO PROVIDE FOR EFFECTIVE DATES; AND FOR OTHER PURPOSES.

WHEREAS, O.C.G.A. § 36-35-3(a) provides that the governing authority of each municipal corporation shall have power to adopt clearly reasonable ordinances, resolutions and regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto; and

WHEREAS, in the interests of the health, safety, and general welfare of the citizens of the City of Alpharetta, Georgia, the Mayor and City Council desires to amend Chapter 30 of the Code of the City of Alpharetta, Georgia, referred to as the Offenses and Miscellaneous Provisions; and

WHEREAS, within the City of Alpharetta, certain activities can place individuals at risk of physical harm, may impede the lawful use of public or private property, and/or may create a nuisance so as to endanger the public health, safety, and welfare of citizens and the community at large; and

WHEREAS, the Mayor and City Council wish to maintain the quality of life within the City of Alpharetta and prevent degradation of public roads and property by addressing and mitigating the impact of certain activities that affect the public health, safety, welfare of citizens and the community at large; and

WHEREAS, the Mayor and City Council find that the maintenance of safe, clean, and accessible public spaces, streets, sidewalks, rights-of-way, parks, and other public facilities is essential to preserving the quality of life within the City and ensuring the safe and orderly use of public property; and

WHEREAS, the Mayor and City Council find that the prompt abatement and enforcement of conditions affecting public infrastructure, roadways, rights-of-way, public spaces, sanitation, and related municipal concerns are necessary to reduce hazards, prevent injuries, protect public resources, and promote the public heath, safety, and welfare; and

WHEREAS, the Mayor and City Council find that the amendments set forth herein are reasonable and necessary to protect citizens, visitors, businesses, and property within the City of Alpharetta; and

WHEREAS, appropriate notice and hearing on the amendments contained herein have been carried out according to general and local law;

NOW THEREFORE, the Mayor and City Council of the City of Alpharetta hereby ordains, as follows:

Section 1. Section 30-5 of Chapter 30, Article I, of the Code of Ordinances of the City of Alpharetta is hereby amended and replaced with the following:

Sec. 30-5. – Firearms.

> *It shall be unlawful for any person to use, discharge, or shoot firearms in the city except by authorized officers of the law, in lawful defense of persons or property, or as otherwise permitted for use in an indoor shooting range in accordance with Section 10-238.*

Section 2. Section 30-7 of Chapter 30, Article I, of the Code of Ordinances of the City of Alpharetta is hereby amended and replaced with the following:

Sec. 30-7. – Urban Camping and improper use of property.

a) *Definitions.* The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

1. *Camp* means the use of a public street or public park for private living accommodations purposes, such as erecting tents or other temporary structures or objects providing shelter; sleeping in a single place for any substantial prolonged period of time; regularly cooking or preparing meals; or other similar activities.
2. *Interference* or i*nterfere with ingress and egress* means standing, sitting, lying down, using personal property, or performing any other activity on a public street and/or in a public park, where such activity: a) materially interferes with the ingress into and egress from buildings, driveways, streets, alleys, or any other real property that has a limited number of entrances/exits, regardless of whether the property is owned by the city, a private owner or another public entity; b) reasonably appears, in light of all of the circumstances, to have the purpose of blocking ingress and egress; and c) occurs without the express written permission of the owner of the property at issue. Where written permission has been granted, the individuals interfering with ingress and egress must have possession of the permission at the time of the activity in question.
3. *Public park* means all city-owned parks, playgrounds, plazas, attractions, and monuments.
4. *Public street* means all public streets and highways, public sidewalks, right-of-way, public benches, public parking lots, and medians.

5. *Storing personal property* means leaving one's personal effects, such as, but not limited to, clothing, bedrolls, cookware, sleeping bags, luggage, knapsacks, or backpacks, unattended for any substantial prolonged length of time. This term shall not include parking a bicycle or other mode of transportation.

b) It shall be unlawful for any person to camp except in areas specifically designated for such use or specifically authorized by permit.

c) It shall be unlawful for any person to store personal property on any public street or in any public park.

d) It shall be unlawful for any person to interfere with ingress and egress.

e) Private property. It shall be unlawful for anyone other than the owner, a leaseholder, an employee, or other rightful occupant to sleep, reside, store personal property, or lie down outside on any private property without the owner's or leaseholder's permission.

f) Warning. No person may be arrested for violating this section until he has received an oral or written warning to cease the unlawful conduct. If the violator fails to comply with the warning issued, he is subject to arrest for urban camping. In addition, city officials shall have the right to remove any debris or property that creates a legitimate concern for health and safety or that creates an immediate and substantial danger to the environment.

g) Exceptions. This section shall not be construed to prohibit the following behavior:

1) Persons sitting or lying down as a result of a medical emergency;

2) City, state, or county contractors or subcontractors where said activities are associated and performed in conjunction with the scope of work set forth in the city contract;

3) Persons sitting down while attending parades;

4) Persons sitting down while patronizing sidewalk cafes;

5) Persons lying down or napping while attending performances, festivals, concerts, fireworks, or other special events;

6) Persons sitting on chairs or benches supplied by a public agency or abutting private property owner;

7) Persons sitting on seats in bus zones occupied by people waiting for the bus;

8) Persons sitting or lying down while waiting in an orderly line outside a box office to purchase tickets to any sporting event, concert, performance, or other special event;

9) Persons sitting or lying down while waiting in an orderly line awaiting entry to any building, including shelters, or awaiting social services, such as provision of meals;

10) Children sleeping while being carried in a stroller or baby carriage; or

11) Persons camping in a city park pursuant to a city authorized permit, such as scout groups, etc.

Section 3. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-9 to Chapter 30, Article I, as follows:

Sec. 30-9. – Discharge of Bows or Crossbows.

a) It shall be unlawful to discharge any bow or crossbow projecting any arrows or projectiles, except in accordance with the provisions of this section. This section shall not be construed to prohibit any individual from discharging a weapon when lawfully defending person or property.
b) Any individual who discharges a bow or crossbow within the City of Alpharetta shall adhere to the following:
    1) The discharge of any bow or crossbow must be on the land of the individual discharging the bow or crossbow or, if a bow or crossbow is discharged on the property of another, the individual discharging the bow or crossbow have express written permission of the owner of the property.
    2) Arrows and projectiles are prohibited from leaving the property specified in subsection (b)(1) above as a result of the discharge of a bow or crossbow. A sufficient backstop must be provided to prevent any projectile from leaving the property. An arrow or projectile entering a neighboring property as a result of the discharge is prima facie evidence of a violation of this subsection.
    3) A target or any portion of a target is prohibited from leaving the property specified in subsection (b)(1) above as a result of the discharge of a bow or crossbow. A target or any portion of a target entering a neighboring property as a result of the discharge is prima facie evidence of a violation of this subsection.
    4) If discharging a bow or crossbow within one hundred fifty (150) feet from a property line, any such discharge shall be toward the interior of the property upon which the discharge is occurring.
    5) Discharge of a bow or crossbow within one hundred fifty (150) feet of any residential dwelling is expressly prohibited.
c) Any person discharging a bow or crossbow within the City of Alpharetta in violation of this section shall be punished as set forth in Section 1-8.

Section 4. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-10 to Chapter 30, Article I, as follows:

Sec. 30-10. – Interference of a City Officer.

It shall be unlawful for any person to interfere with, molest, hinder, or prevent any City police officer, firefighter, or code enforcement officer in the discharge of his or her official duties.

Section 5. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-11 to Chapter 30, Article I, as follows:

Sec. 30-11. – False Representations to City Officers.

It shall be unlawful for any person, knowingly and willfully and with intent thereby to mislead, either on such person's own behalf or on behalf of others, as principal or as agent, to make or file, orally or in writing, any false representation of fact to any City police officer, firefighter, or code enforcement officer.

Section 6. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-12 to Chapter 30, Article I, as follows:

Sec. 30-12. – Loitering or prowling.

a) It shall be unlawful for a person to be in a place at a time or in a manner not usual for law-abiding individuals under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity.
b) Among the circumstances which may be considered in determining whether alarm is warranted is the fact that the person takes flight upon the appearance of a law enforcement officer, refuses to identify himself, or manifestly endeavors to conceal himself or any object. Unless flight by the person or other circumstances make it impracticable, a law enforcement officer shall, prior to any arrest for an offense under this section, afford the person an opportunity to dispel any alarm or immediate concern which would otherwise be warranted by requesting the person to identify himself and explain his presence and conduct. No person shall be convicted of an offense under this section if the law enforcement officer failed to comply with the foregoing procedure or if it appears at trial that the explanation given by the person was true and would have dispelled the alarm or immediate concern.

Section 7. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-13 to Chapter 30, Article I, as follows:

Sec. 30-13. – Petty Trespass.

a) It is unlawful for any person to enter upon the private land or premises of another, or in or upon any vehicle, boat or aircraft owned by another, after having received notice from the owner, lawful occupier, lessee, tenant, or any agent thereof, that entry is forbidden. If requested by the owner, lawful occupier, lessee, tenant, or any agent thereof, of the premises, or vehicle, boat or aircraft, a police officer may give such notice.
b) After notice as provided in subsection (a) of this Code section has been given, it shall be unlawful for a person to remain upon the land or premises of another, or in or upon any vehicle, boat or aircraft owned by another.
c) Violation of this Code section shall be punished by a fine not to exceed $1,000.00 or by 60 days imprisonment, or by both such fine and imprisonment.

Section 8. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-14 to Chapter 30, Article I, as follows:

Sec. 30-14. – Street Racing and Reckless Driving Exhibitions.

a) Definitions. As used herein, the following terms shall have the means ascribed to them below:
   1) Illegal street racing or reckless driving exhibition shall mean a motor vehicle speed contest using public highways, streets, or rights-of-way in violation of applicable motor vehicle and traffic laws, including, without limitation, O.C.G.A. §§ 40-6-186, 40-6-251 and 40-6-390. Illegal street racing or reckless driving exhibition may include, but is not limited to, situations in which: (1) a group of motor vehicles or individuals has arrived at a location for the purpose of participating in the event; (2) a group of individuals has gathered on private property open to the general public without the consent of the owner, operator, or agent thereof for the purpose of participating in the event; (3) one or more individuals has impeded the free public use of a public street, sidewalk or highway by actions, words, or physical barriers for the purpose of conducting the event; (4) two or more vehicles have lined up with motors running for an illegal motor vehicle speed contest or exhibition of speed; (5) one or more drivers is revving his engine or spinning his tires in preparation for the event; or (6) an individual is stationed at or near one or more motor vehicles serving as a race starter.
   2) *Organizer* shall mean any individual who in any manner knowingly takes part in the planning, organization, coordination, facilitation, advertising or sharing of the location for any such illegal street race, or collect moneys in connection with an illegal street racing or reckless driving exhibition, as defined herein.
   3) *Participant* shall mean any individual who is knowingly present at an illegal street racing or reckless driving exhibition for the purpose of actively taking part in the event, through conduct including, but not limited to: riding in a race vehicle as a passenger; assisting the organizers and/or drivers in carrying out or promoting the event; taking video or photographic images for purpose of promoting and/or profiting from the event (also known as a "spectator"); or exchanging money or anything of value with any driver, car owner, organizer or other participant in connection with the event. For the purpose of this definition, a person who is a mere bystander, passerby, or observer not aware of the illegal activity shall not be deemed a participant.

b) No person shall knowingly act as an organizer of an illegal street racing or reckless driving exhibition, as defined herein.

c) Except as provided elsewhere in this article, no person shall knowingly act as a participant in, or spectator of, an illegal street racing or reckless driving exhibition, as defined herein.

d) Exemption. Nothing in this article prohibits law enforcement officers or their agents from being participants or spectators at an illegal street racing or reckless driving exhibition in the course of their official duties.

e) This article shall not apply to licensed or duly authorized racetracks, drag strips, other designated areas set aside by proper authorities for such purposes.

f) In all cases of violations of this ordinance, the individual charged shall appear in municipal court. For violation of this ordinance, prepayment of a fine without appearance shall not be permitted.
g) Violations of this article shall be punished as follows:
    1) Organizers and those driving motor vehicles shall be punished by a fine not exceeding $1,000.00, imprisonment for a term not exceeding 60 days, or any combination thereof, subject to all limitations contained in applicable state law.
    2) All other participants shall be punished by a fine not exceeding $1,000.00, imprisonment for a term not exceeding six months, or any combination thereof, subject to all limitations contained in the Charter of the city or applicable state law.
    3) Any motor vehicle used in illegal street racing or reckless driving exhibition as defined in this article may be removed and impounded by police to the extent authorized by applicable state law, including, without limitation, O.C.G.A. § 40-6-206, or pursuant to a warrant issued by a court of competent jurisdiction. An impounded vehicle may be held in impound for not less than 30 days or final adjudication of the case, to the maximum extent allowed under state law.

Section 9. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-15 to Chapter 30, Article I, as follows:

Sec. 30-15. – Vandalism.

a) Public property. It is unlawful for any person to vandalize, deface, or in any way alter the appearance or operation of any public property or park in the city.
b) Private property
    1) It is unlawful for any person to vandalize, deface, or in any way alter the appearance or operation of any private property without the consent of the owner.
    2) This subsection shall not be construed as affecting any remedy the private property owner may have at law

Section 10. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-16 to Chapter 30, Article I, as follows:

Sec. 30-16. – Aggressive Panhandling.

a) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:
    1) Aggressive panhandling means and includes:
        i. Intentionally or recklessly making any physical contact with or touching another person or his vehicle in the course of the solicitation without the person's consent;
        ii. Following the person being solicited, if that conduct is intended to or is likely to cause a reasonable person to fear imminent bodily harm or the

commission of a criminal act upon property in the person's possession, or is intended to, or is reasonably likely to intimidate the person being solicited into responding affirmatively to the solicitation;

iii. Continuing to solicit within five (5) feet of the person being solicited after the person has made a negative response, if continuing the solicitation is intended to or is likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession, or is intended to, or is reasonably likely to intimidate the person being solicited into responding affirmatively to the solicitation;

iv. In the course of soliciting, intentionally or recklessly blocking the safe or free passage of the person being solicited or requiring the person, or the driver of a vehicle, to take evasive action to avoid physical contact with the person making the solicitation. Acts authorized as an exercise of one's constitutional right to picket or legally protest shall not constitute obstruction of pedestrian or vehicular traffic;

v. In the course of soliciting, intentionally or recklessly using obscene or abusive language or gestures intended to or likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession, or words intended to, or reasonably likely to intimidate the person being solicited into responding affirmatively to the solicitation;

vi. Approaching the person being solicited in a manner that is intended to or is likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession, or is intended to, or is reasonably likely to intimidate the person being solicited into responding affirmatively to the solicitation.

2) Public area means an area to which the public or a substantial group of persons has access including, but not limited to, alleys, bridges, buildings, driveways, parking lots, parks, play grounds, plazas, sidewalks, and streets that are open to the general public

3) Solicit means to request an immediate donation of money or other thing of value from another person, regardless of the solicitor's purpose or intended use of the money or other thing of value, including employment, business or contributions or to request the sale of goods or services. The solicitation may be, without limitation, by the spoken, written, or printed word, or by other means of communication.

b) Prohibitions. It shall be unlawful for any person, firm, organization, or corporation to aggressively panhandle within any public area in the city or panhandle or solicit funds for the sole benefit of the solicitor:

1) In any public transportation vehicle, or bus or subway station or stop;

2) Within fifteen (15) feet of any entrance or exit of any bank or check cashing business or within fifteen (15) feet of any automated teller machine during the hours of operation of such bank, automated teller machine or check cashing business without the consent of the owner or other person legally in possession of such facilities. Provided, however, that when an automated teller machine is

located within an automated teller machine facility, such distance shall be measured from the entrance or exit of the automated teller machine facility;

3) On private property if the owner, tenant, or lawful occupant has asked the person not to solicit on the property, or has posted a sign clearly indicating that solicitations are not welcome on the property; or
4) From any operator of a motor vehicle that is in traffic on a public street, whether in exchange for cleaning the vehicle's windows, or for blocking, occupying, or reserving a public parking space; provided, however, that this paragraph shall not apply to services rendered in connection with emergency repairs requested by the operator or passengers of such vehicle.

c) Applicability. This article regulates the time, place, and manner of solicitations and shall not apply to any persons from exercising their clearly established constitutional right to picket, protest, or engage in other constitutionally protected activity

Section 11. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-17 to Chapter 30, Article I, as follows:

Sec. 30-17. – Public Drunkenness.

It shall be unlawful for any person to be and appear in an intoxicated condition in any public place or within the curtilage of any private residence not his own other than by invitation of the owner or lawful occupant, when such condition is made manifest by boisterousness, by indecent condition or act, or by vulgar, profane, loud, or unbecoming language.

Section 12. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-18 to Chapter 30, Article I, as follows:

Sec. 30-18. – Avoiding a Traffic Sign, Signal, or Light.

a) The driver of a vehicle shall not disobey the instructions of an official traffic-control device unless otherwise directed by a police officer, subject to the exemptions granted to the driver of an authorized emergency vehicle.
b) The driver of a vehicle shall not, for the purpose of avoiding obedience to an official traffic-control device, drive upon or through private property, or upon or through public property which is not a street or highway.

Section 13. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-19 to Chapter 30, Article I, as follows:

Sec. 30-19. – Public Urination or Defecation.

It shall be unlawful for any person to defecate or urinate on or adjacent to any street, alley, or sidewalk, or on any property open to public view in the City, or in any portion of a public building other than has been designated as a restroom.

Section 14. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-20 to Chapter 30, Article I, as follows:

Sec. 30-20. – Creating a Disturbance at Schools.

It shall be unlawful for any person to create a disturbance in any private, public, or parochial school or on the surrounding school grounds or on the fields or grounds lawfully used for school activities while such recreational areas are in use or other activities within the school or school activities on the school grounds or fields while such activities are in progress thereon.

Section 15. Section 30-85 of Chapter 30, Article IV, of the Code of Ordinances of the City of Alpharetta is hereby repealed and replaced with the following:

Sec. 30-85. – Loitering for purpose of engaging in the solicitation of sex acts.

a) It shall be unlawful for any person to remain or be in any place for the purpose of soliciting another to perform or offer or consent to perform an act of prostitution as more specifically defined in O.C.G.A. § 16-6-9.
b) Any person found guilty of violating any of these sections shall be punished as provided in Section 1-8.

Section 16. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-86 of Chapter 30, Article IV, as follows:

Sec. 30-86. – Loitering for the Purpose of Engaging in Drug-Related Activity.

a) It shall be unlawful for any person to loiter, in or near any thoroughfare, place open to the public, or any public or private place in order to induce, entice, solicit or procure another to engage in unlawful drug-related activity. "Unlawful drug-related activity" means conduct which constitutes an offense defined in Title 16 Chapter 13 of the Official Code of Georgia Annotated; conduct which constitutes complicity to commit such an offense by, for example, acting as a lookout; or conduct which constitutes conspiracy to commit such an offense.
b) A police officer who observes a person loitering under circumstances that provide the officer with an articulable suspicion to believe unlawful drug-related activity is occurring or has occurred may detain the individual for the purpose of investigating whether the person is in violation of this section.
c) A police officer may not detain an individual under this section unless:
    1) The person engages in one or more of the following behaviors:
        a. The person passes or receives from a passer-by, bystander or person in a motor vehicle money, objects having characteristics consistent with controlled substances, and/or an envelope, bag or other container that could reasonably contain such objects or money; or
        b. The person conceals or attempts to conceal an object having characteristics consistent with controlled substances and/or an envelope,

bag, clear plastic baggie or other container that could reasonably contain such objects; or

c. The person flees or obscures himself upon seeing law enforcement officers; or
d. The person communicates the fact that law enforcement officers are in the vicinity to another person in a manner that suggests that the communication is a warning; or
e. The officer observes the person in possession of any instrument or object that is designed or marketed as useful primarily for one or more of the following purposes:
    i. To inject, ingest, inhale or otherwise introduce marijuana or a controlled substance into the human body; or
    ii. To enhance the effect of marijuana or a controlled substance on the human body; or
    iii. To test the strength, effectiveness, or purity of marijuana or a controlled substance; or
    iv. To process or prepare marijuana or a controlled substance for introduction into the human body; or
    v. To conceal any quantity of marijuana or a controlled substance; or
    vi. To contain or hold marijuana or a controlled substance while it is being introduced into the human body. AND

2) One of the following factors applies:
    a. The officer is aware that, within the preceding three years, the person has been convicted of an offense defined in O.C.G.A. Title 16, Chapter 13, or of complicity to commit such an offense, or of conspiracy to commit such an offense with in the preceding three years; or
    b. The officer has knowledge of a specific reliable tip concerning unlawful drug-related activity at a specific location, and the person who is found loitering is doing so at a time, in a place or in a manner that is otherwise consistent with the details provided in the tip; or
    c. The person is loitering in an area that has been designated a notorious drug-related activity area; or
    d. The person is in an area where he is prohibited by court order from being, and the officer is aware of the court order; or
    e. The officer knows that the person has been previously convicted of loitering with the intention of engaging in unlawful drug-related activity under this section; or
    f. Any vehicle the person has approached or communicated through is registered to an individual who has been convicted of an unlawful drug-related activity in the previous three years, and the officer is aware of that fact.

d) No citation or arrest may be made for a violation of this section unless the officer first affords the person an opportunity to explain the person's presence and conduct, unless flight by the person or other circumstances make it impracticable to afford such an opportunity, and no one shall be convicted of violating this

section if it appears at trial that the explanation given at the scene was true and disclosed a lawful purpose.

Section 17. Severability

It is hereby declared to be the intention of the Mayor and City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section hereof 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 Mayor and Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 18. Effective Date

This Ordinance shall be effective immediately upon adoption.

Section 19. Repealer

All ordinances or parts of ordinances found to be in conflict herewith are hereby repealed.

SO ORDAINED, this ____ day of _____ 2026.

CITY OF ALPHARETTA

By: _____

Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS*

_____
Mayor Pro Tem Dan Merkel

_____
Council Member T. Kirk Driskell

_____
Council Member Katie Reeves

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

(SEAL)

Attest:

_____
Grace Orehosky, Acting City Clerk

Approved as to form and legal sufficiency:

_____
Molly Esswein, City Attorney

First Reading: _____

Second Reading: _____

STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: May 18, 2026

AGENDA ITEM:

Fiscal Year 2027 Budget
Discussion of the upcoming FY 2027 budget.

STAFF RECOMMENDATION:

The purpose of this workshop is to provide an opportunity for dialogue and feedback from the City Council regarding the Fiscal Year 2027 Budget including operating and capital initiatives.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

The purpose of this workshop is to continue the discussion from the May 4, 2026 meeting to provide an opportunity for dialogue and feedback from the City Council regarding the Fiscal Year 2027 Budget including operating and capital initiatives. The recommendations are the result of a collaborative process involving our departmental leadership that included multiple budget work sessions. Department Directors are present to discuss their recommendations and to allow for a question/answer dialogue. The FY 2027 Budget is in draft form only.

The FY 2027 Budget was distributed electronically to the City Council on April 29, 2026, and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency sites powered by ClearGov (FY 2027 budget as well as historical budget/actual revenue/expenditure trend data) and OpenGov (FY 2027 budget line-item detail).

There have been no changes to the budget since distribution to the City Council on April 29, 2026.

Public Hearings and City Council action on the FY 2027 Budget and Millage Levy are tentatively scheduled for June 1, 2026 (6:30pm) and June 15, 2026 (one meeting at 11:30am and a final meeting at 6:30pm).

ALTERNATIVES:

ATTACHMENTS:

1. FY 2027 GFOA Budget (5.4.26)

Operating and Capital Budget for Fiscal Year 2027

THE CITY OF ALPHARETTA GEORGIA

July 1, 2026 through June 30, 2027

Budget Overview

pages 15-26

Capital Investment

pages 192-244

Citywide Budget Review

pages 80-89

City of Alpharetta, GA

Prepared by:
Finance Department
2 Park Plaza
Alpharetta, GA 30009
Phone (678) 297-6094
Fax (678) 297-6063

Recommended Annual Operating & Capital Budget

for Fiscal Year 2027

(July 1, 2026 through June 30, 2027)

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Mayor and City Council

T. KIRK DRISKELL
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CITY COUNCIL (POST 2)

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DOUGLAS DERITO
CITY COUNCIL (POST 3)

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JIM GILVIN
MAYOR

JGilvin@alpharetta.ga.us

Mission Statement

TO MAKE A POSITIVE DIFFERENCE in the community by efficiently managing public resources and providing effective services and leadership that exceed the expectations of our citizens.

JOHN HIPES
CITY COUNCIL (POST 4)

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FERGAL BRADY
CITY COUNCIL (POST 5)

FBrady@alpharetta.ga.us

DAN MERKEL
CITY COUNCIL (POST 6)

DMerkel@alpharetta.ga.us

VISION

Vision

Our Community Vision is to advance Alpharetta as a signature City by:

Offering the highest quality of environment for our residents and businesses.

Fostering strong sense of community including safety and security.

Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government, and each department structures its mission, goals and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget to identify the link between the city's Community Vision and the goals and objectives of our various departmental activities.

Mission

To make a positive difference in the community by efficiently managing public resources and providing effective services and leadership that exceed the expectations of our citizens.

EXECUTIVE MANAGEMENT TEAM

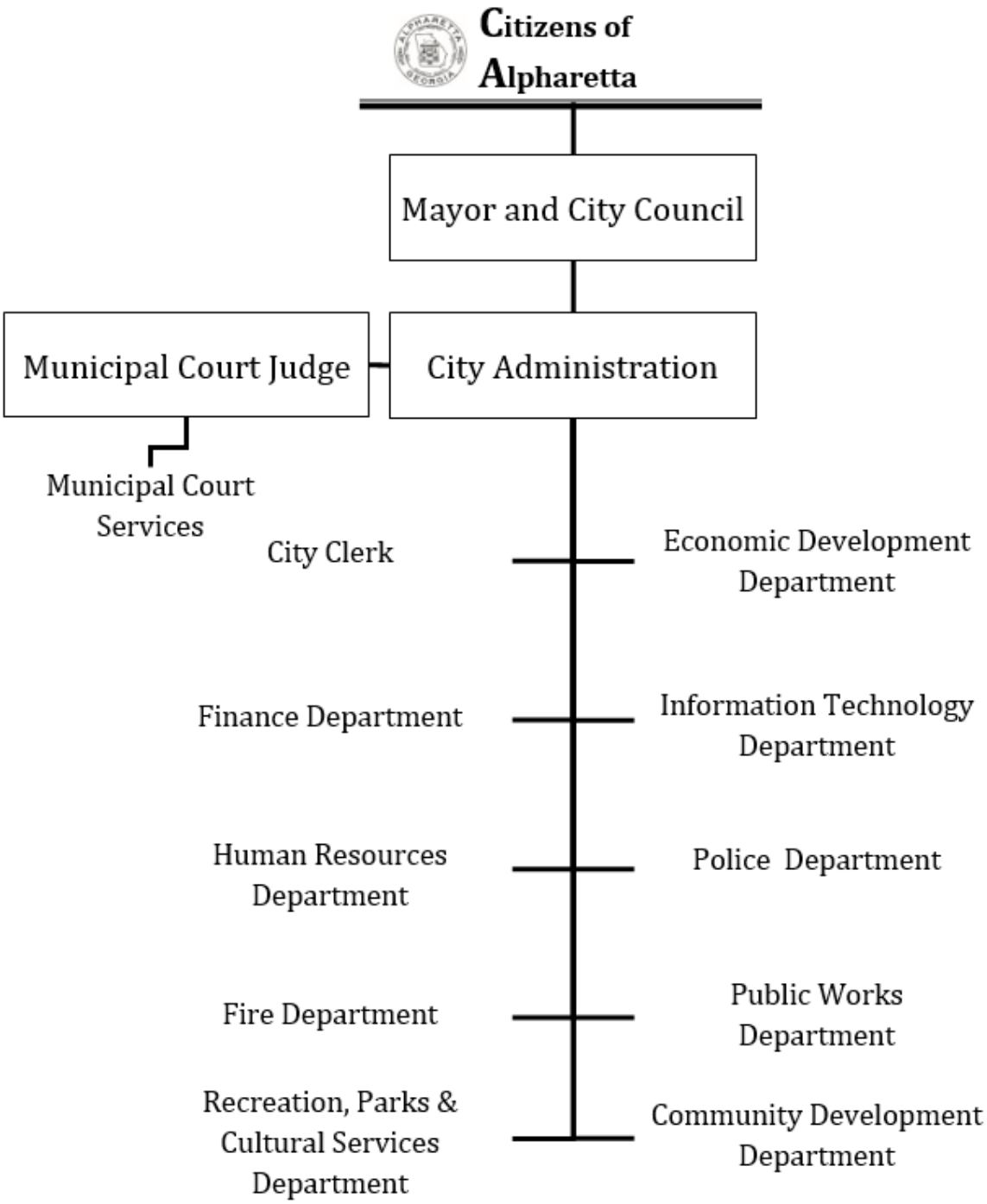
Executive Management Team

CHRIS LAGERBLOOM
CITY ADMINISTRATOR

CLagerbloom@alpharetta.ga.us

EXECUTIVE STAFF		
John Robison	JRobison@alpharetta.ga.us	Assistant City Administrator
Lauren Shapiro	LShapiro@alpharetta.ga.us	City Clerk
Charlie Jewell	CJewell@alpharetta.ga.us	Director of Economic Development
Thomas G. Harris	THarris@alpharetta.ga.us	Director of Finance
Adam Montgomery	AMontgomery@alpharetta.ga.us	Director of Information Technology
Cris Randall	CRandall@alpharetta.ga.us	Director of Human Resources
Brooke Lappin	BLappin@alpharetta.ga.us	Director of Municipal Court Services
Trent Lindgren	TLindgren@alpharetta.ga.us	Police Chief
Brad Denkinger	BDenkinger@alpharetta.ga.us	Fire Chief
Pete Sewczwicz	PSewczwicz@alpharetta.ga.us	Director of Public Works
Morgan Rodgers	MRodgers@alpharetta.ga.us	Director of Recreation, Parks & Cultural Services
Kathi Cook	KCook@alpharetta.ga.us	Director of Community Development

Organizational Structure



Reader's Guide

The City of Alpharetta Budget is intended to provide information at both the detailed and summary level – information that can be used by both citizens (as an informational tool) and city employees (as an operational tool) alike. Following is a brief description of the information included in each section of this document.

Introduction and Overview

Transmittal Letter

Comprehensive introduction to the City's fiscal year 2027 budget.

2027 Annual Action Plan

The City Council Retreat during January 2026 set forth priorities to guide the construction of the FY 2027 budget including operations and capital investment. These priorities were condensed into an Annual Action Plan.

About Alpharetta

Brief history of our City and detail of our governmental structure, Mission, and Vision.

Alpharetta by the Numbers

Demographic, economic, and statistical data of our City.

Financial Structure, Policy, and Process

Financial Accounting Structure

Information on our financial accounting structure including classification (e.g., Governmental vs. Proprietary), descriptions, and a graph of all city funds.

Financial Reporting

Comprehensive listing of our financial reporting products aimed at ensuring the information needs of the government, authorities, regulatory agencies, and citizens/ stakeholders are met.

Budget Process

Information on our budget basis and structure, budget process, and performance measurement program.

Financial Summaries

Citywide Budget Summaries

Information on the overall (i.e., all appropriated funds) fiscal year 2027 budget. Included are schedules that provide readers with revenue and expenditure summaries from several different perspectives including fund, revenue source, expenditure category, and expenditures by department. A detailed multi-year personnel listing by department is also provided.

General Fund Summary

Information on the fiscal year 2027 budget for the General Fund. Included are schedules that provide readers with revenue and expenditure summaries/narratives from several different perspectives including fund summary; statement of budgetary comparisons (i.e., FY 2026 and FY 2027); statement of revenues, expenditures, and changes in fund balance (FY 2023 through FY 2027); and a detailed narrative of revenue and expenditure trends including historical information.

General Fund Department Summaries

Detailed non-financial and financial information about each department's activities (General Fund only) including departmental mission statement; goals and objectives and how they link with the city's vision/strategic priorities; revenue and expenditure summary and fiscal year 2027 budget narrative; changes in personnel; and performance measurement.

Special Revenue/Enterprise/Internal Service Fund Summaries

Information on the fiscal year 2027 budget for the Special Revenue Funds, Enterprise Fund, and Internal Service Funds. Included are schedules set forth by Fund that provide readers with revenue and expenditure summaries/narratives from several different perspectives including fund summaries; statements of budgetary comparisons (i.e., FY 2026 and FY 2027); and statements of revenues, expenditures, and changes in fund balance (FY 2023 through FY 2027).

Capital and Debt

Capital Project Fund Summaries

Information on our capital budgeting process and funding methodology as well as detailed capital listing (Fiscal Year 2027 as well as a summary 5-Year Capital Plan).

Debt Service Fund Summary

Listing and description of the city's outstanding debt obligations (including debt schedules) and the debt service requirements.

Appendices

Capital Improvement Plan (5-Year)

Alpharetta Convention & Visitors Bureau FY 2027 Budget

Financial Management Policies

Glossary

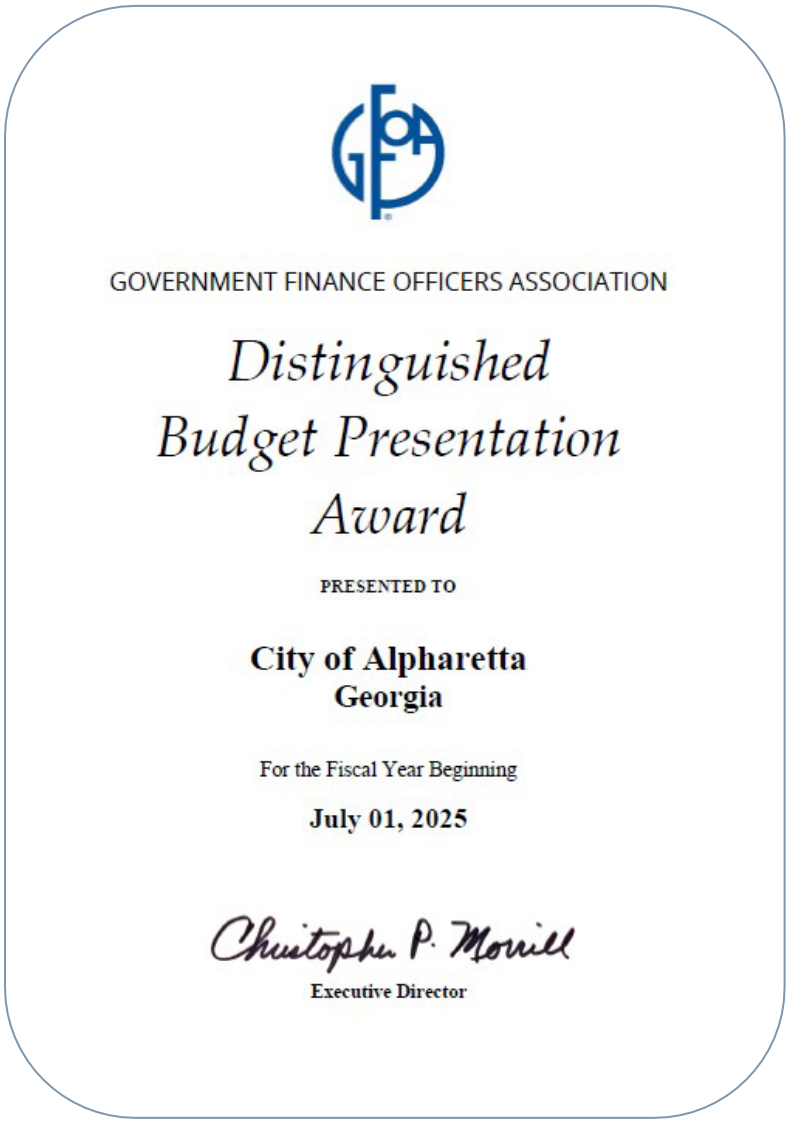
Definition of the many terms used in city government/budget process.

Acronyms and Abbreviations

BRC	Budget Review Committee
ACFR	Annual Comprehensive Financial Report
ACVB	Alpharetta Convention & Visitors Bureau
CF	Carryforward
CIP	Capital Improvement Plan
CPI	Consumer Price Index
CY	Current Year
DCA	Department of Community Affairs (Georgia)
DEA	Drug Enforcement Administration (Federal)
DOR	Department of Revenue (Georgia)
E911	Emergency 911
FT	Full-Time
FTE	Full-Time Equivalent
FY	Fiscal Year
GAO	General Accounting Office (Federal)
GAAP	Generally Accepted Accounting Principles
GAAS	Generally Accepted Auditing Standards
GAGAS	Generally Accepted Governmental Auditing Standards
GASB	Governmental Accounting Standards Board
GDOT	Georgia Department of Transportation
GF	General Fund
GFOA	Government Finance Officers Association
GO Bonds	General Obligation Bonds
HX	Homestead Exemption
IT	Information Technology Department
LOST	Local Option Sales Tax
M&O	Maintenance and Operations
MPP	Minimum Premium Plan
NTV	Net Taxable Value
O.C.G.A.	Official Code of Georgia Annotated
OMB	Office of Management and Budget (Federal)
PAFR	Popular Annual Financial Report
PO	Purchase Order
PT	Part-Time
PY	Prior-Year
SWAT	Special Weapons and Tactics (team)
TV	Taxable Value

THE CITY OF ALPHARETTA GEORGIA

GFOA Distinguished Budget Presentation Award



GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Alpharetta
Georgia

For the Fiscal Year Beginning

July 01, 2025

Christopher P. Morrill

Executive Director

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to the City of Alpharetta, Georgia for its annual budget for the fiscal year beginning July 1, 2025. This award is the highest form of recognition in governmental budgeting and Alpharetta's budget received special recognition for Strategic Goals & Strategies. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device.

This award is valid for a period of one year only. We believe the FY 2027 budget continues to conform to Distinguished Budget Presentation Award program requirements and are submitting it to GFOA to determine its eligibility.

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

May 4, 2026

To the Mayor, City Council, and Citizens of Alpharetta:

We are pleased to present our Recommended Annual Operating and Capital Budget for Fiscal Year 2027 (the "Budget") of the City of Alpharetta, Georgia. Our recommendations are based on direction provided at the City Council Retreat (compiled as the "Annual Action Plan") 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.

The City's budget for FY 2027 reflects a tightening fiscal reality characterized by a widening gap between revenue growth and operational mandates. While revenues are projected to grow at basic inflationary levels, these gains are outpaced by the accelerating costs of personnel and customer service delivery (e.g. contractual services, software infrastructure, etc.). In response, this budget emphasizes prudent fiscal management, strategic resource allocation, and a commitment to maintaining core services while ensuring long-term financial sustainability.

Today, more than ever, governments need to be nimble to respond to market conditions.

Alpharetta's 2027 budget is focused on City Council priorities (including the 2027 Annual Action Plan) and responding to market conditions in a prudent manner including maintaining a competitive compensation package for our staff and keeping up with market prices from private service providers.

Highlights include:

- Tax-burden reductions for our homeowners in excess of $12.3 million through our annual homestead exemption offerings coupled with the one-time State HTRG grant (see section entitled *Taxpayer Savings* for more information).
- Maintenance of the city's millage rate at 5.750 mills (flat with FY 2026) including funding expanded service levels for our citizenry,

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

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

CITY ADMINISTRATOR
CHRIS LAGERBLOOM

business owners, and stakeholders (*Operating Initiative Requests* section of this document).

- The FY 2027 budget includes expanded service levels within multiple departments and is described in detail under the *Operating Initiative Requests* section of this document.
- Capital investment focused on maintaining and improving city infrastructure and assets ($36.5 million when including potential grant sources) which includes capital investment recommendations of $18.3 million along with reserving sufficient funds to provide flexibility for future prioritized capital investment ($18.2 million) and described in detail under the *Capital Project Fund Summaries* section of this document.
- Continuation of the same high service levels our citizenry, business owners, and stakeholders expect from our city.

Fiscal Year 2027 Annual Action Plan

The City Council Retreat during January 2026 set forth priorities to guide the construction of the FY 2027 budget including operations and capital investment. These priorities were condensed into an Annual Action Plan and are detailed within the section of this document entitled *2027 Annual Action Plan* with the components set forth below:

- Strategic Growth and Redevelopment of North Point.
- Safe and Welcoming Community.
- The Alpha Loop and Greenway.
- Downtown Alpharetta.
- Communications that Connect.
- Recreation, Parks, and Culture.
- Infrastructure and Facilities Maintenance.
- Transportation and Traffic.
- People Focused Workforce.
- Economic Development.

Budget Process and Overview

The Fiscal Year 2027 Budget process began with an update of the city's financial condition, which was presented to the Mayor and City Council during the January 2026 City Council retreat.

As previously detailed, the City Council Retreat set forth priorities (Annual Action Plan) that guided our departmental decision making and resource allocation during construction of the FY 2027 budget.

The FY 2027 Budget is balanced for all funds and totals $182 million with the breakdown by fund type as follows:

FUNDS BY TYPE	$	
General Fund	$107,166,499	
Special Revenue Funds	17,745,846	(1)
Capital Project Funds	30,175,671	(1)
Debt Service Fund	6,704,256	
Solid Waste Fund	6,284,164	
Internal Service Funds	13,018,500	
Fiduciary Funds	1,122,361	
Total	$182,217,297	

(1) Amounts contained herein represent new appropriations for FY 2027. Unexpended FY 2026 appropriations for City Council approved projects are re-appropriated annually pursuant to city policy.

Several of the major points of the FY 2027 Budget are as follows:

- Management of personnel and compensation program to align with current market environment which includes budgetary adjustments to cover significant inflation in labor costs which are necessary to retain and recruit our highly skilled workforce:
  - Staffing level of 487 full-time equivalents "FTE" (citywide). No change in the overall staffing level is requested for FY 2027.
  - Staff compensation adjustments aimed at maintaining competitiveness in an inflationary labor market include:
    - Proposed compensation adjustments:
      - ✓ July 1, 2026: Continuation of the annual performance-based compensation program (3% on average) in a total estimated cost of $1.8 million coupled with targeted market-based compensation adjustments (2% to 3% on average in an estimated cost of $640,000). These figures are included within departmental operating budgets.

- Recent compensation adjustments:
  - ✓ July 1, 2025: Continuation of the annual performance-based compensation program (3% on average) in a total estimated cost of $1.6 million coupled with targeted market-based compensation adjustments.
  - ✓ July 1, 2024: Continuation of the annual performance-based compensation program (4% on average) in a total estimated cost of $2.2 million.
  - ✓ July 1, 2024 (Operating Initiative): Market-based personnel compensation adjustments scheduled for July 1, 2024, in a total estimated cost of $913,800.
  - ✓ July 1, 2023: Continuation of the annual performance-based compensation program (4% on average) in a total estimated cost of $1.8 million.
  - ✓ July 1, 2023: This initiative represents a continuation of the City's salary adjustment process aimed at maintaining competitiveness within the market and is estimated at $1.73 million.

- Minimal growth (<1% or $100,569) in departmental maintenance and operations budgets (General Fund). However, included in this figure is one-time funding in FY 2026 for election costs ($150,000 for potential runoff election costs, which were not incurred). After adjusting for FY 2026 election funding, the base operational growth totals 1%. Specific cost drivers include:
  - Decrease in professional services of -$130,138 (-3% reduction) due primarily to FY 2026 funding for runoff election costs that are not needed in FY 2027 (as discussed above; FY 2027 is not an election year).
  - Increase in maintenance contract costs of $158,034 (3% growth) due primarily to the following:
    - Public Works: increase in maintenance contract costs of $103,692 (7% growth) due primarily to anticipated landscape (ROW) maintenance cost growth (current contract expires in January 2027, new projects such as Webb Bridge Road streetscape come online in sections, etc.), growth in funding for the North Fulton Regional Radio System Authority, etc.
    - Recreation, Parks & Cultural Services: Increase in maintenance contract cost growth of $59,793 (3%) due primarily to additional funding for shavings/manure removal (Equestrian Center), parks landscape maintenance, janitorial services, etc.

- Decrease in IT professional services costs of -$265,537 due primarily to the following:
  - Partial reduction in estimated software maintenance fees for Hexagon (the FY 2026 Budget included year-2 software maintenance fees; however, with the revised go-live estimate for Fall 2026, year-2 software maintenance fees will not be needed until FY 2028). This action results in a funding reduction of -$372,940 in FY 2027 (includes removal of $136,569 in Milton pass-through funding and $232,940 in Alpharetta hexagon software funding). This maintenance funding will be reprogrammed into the FY 2028 Budget.
  - Offsetting the reduction noted above is general growth in citywide technology infrastructure costs including Microsoft Enterprise licensing cost growth of $89,090 (this includes Copilot AI costs of $40,500) as well as specific department enterprise financial management software costs including Tyler Munis ($15,330 growth) and revenue management software (occupational business licenses, hotel taxes, etc.) for Finance, CityWorks for Public Works, Community Development, and Recreation, Parks, and Cultural Services ($21,423 growth).
- Increase in utility expenses of $219,800 (6% growth) for electricity, natural gas, water/sewer, and miscellaneous utilities (e.g., cable and garbage). The main driver is electric utility cost growth and is based on usage trends. GA Power base rates are frozen through 2028, but rate payers are still subject to adjustments in fuel costs, storm recovery costs, etc. Streetlight additions through City projects (e.g. Webb Bridge Road streetscape, etc.) will also drive cost growth. Lastly, FY 2027 includes the addition of $60,000 in electric utility expenses associated with the Tesla Superchargers. Conservatively, we are estimating service fee revenue in an amount totaling $100,000. FY 2027 will be our 1st full year of operations, and the FY 2028 budget will reflect a more accurate operational picture of the Supercharger financial impact as we will have actual usage trends to guide our budgeting forecasts.
- Increase in travel/training of $38,725 due to a citywide professional development focus aimed at equipping staff with the skills, knowledge, and adaptability needed to deliver efficient, compliant, and high-quality services to the community.
- Increase in insurance premium funding of $146,000 (14% growth) to the Risk Management Fund to cover the increasing costs of liability insurance premiums.

- All other departmental maintenance and operations accounts declined -$66,315, or -1%, as part of a concerted effort to reduce discretionary spending and align with current revenue/expense trends.

- Other Uses include Contingency (1% of Operational Expenditure Appropriations), Debt Service on the Gwinnett Technical College Campus contribution, and the initial year funding impact associated with Senate Bill 285 passed during the 2026 legislative session that requires local governments to remit 1.5% of Insurance Premium Tax collections to the POAB (Peace Officers' Annuity & Benefit Fund of Georgia).

- Funding from the General Fund, which is available for immediate capital investment in 2027, includes the following:

  - $ 5,661,572 Fund Balance for one-time capital.
  - 475,000 Capital Contribution from the General Fund.

  $ 6,136,572

Please refer to the Fund and Departmental Summary sections of this document for (1) multi-year revenue/expense statements on both a citywide and individual fund basis (e.g., Special Revenue Funds, Enterprise Fund, etc.) as well as (2) a personnel listing by department.

Budget and Millage Rate Hearings

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

DATE	ACTION
May 4, 2026	Release Fiscal Year 2027 Budget (pdf, transparency site, etc.)
May 4, 2026	City Council Budget Workshop
	Base Budget, Operating and Capital Initiatives
May 18, 2026	City Council Budget Workshop
	Base Budget, Operating and Capital Initiatives
June 1, 2026	1st Public Hearing and Council Meeting (Budget/Millage)
	1st reading of Budget Ordinance
	1st reading of Millage Rate Ordinance
June 15, 2026	2nd Public Hearing (Budget/Millage; 11:30am)
June 15, 2026	3rd Public Hearing and Council Meeting (Budget/Millage)
	2nd reading of Budget Ordinance
	2nd reading of Millage Rate Ordinance

Budget Issues and Priorities

The FY 2027 Budget formalizes numerous key financial factors which have been themes for several years within the government.

- ✓ Taxpayer savings.
- ✓ Cost of government.
- ✓ Bond ratings.
- ✓ Debt service payments.
- ✓ Expansion of departmental service levels.
- ✓ Proper use of fund balance.
- ✓ Funding capital initiatives from operating budget.
- ✓ Maintaining an effective capital improvement program.

Taxpayer Savings – City (annual)

The FY 2027 millage rate, coupled with the city's substantial Homestead Exemptions, goes great lengths in keeping Alpharetta an affordable place to live and strategically position us relative to neighboring areas. The city's multiple homestead exemptions are estimated to save our homeowners over $11 million annually and include:

- Floating Homestead exemption that caps the taxable value growth of homesteaded properties to the lesser of 3% or CPI.
- Basic Homestead exemption of $45,000 off the assessed value of homesteaded properties which is among the highest in the State.
- Senior Basic Homestead exemption of $25,000 off the assessed value of homesteaded properties for residents aged 65 and older.
- Senior full-value exemption available to residents aged 70 and older who meet certain income requirements.

The City's homestead exemptions, coupled with the one-time HTRG credit (see below) will **save our homeowners over $12.3 million** in FY 2027.

Taxpayer Savings – State HTRG Program (one-time)

On March 3, 2026, House Bill 973 was signed into law and is reflected in the State of Georgia's Amended Fiscal Year 2026 budget. One component of this bill includes an initiative by Governor Brian Kemp to refund $850 million in property taxes back to homesteaded property owners in 2026. Specifically, HB 973 authorizes the HTRG Program (Homeowner Tax Relief Grant) which provides onetime tax relief to homesteaded property owners by reducing the assessed value of their property by up to $18,000.

The City will add the HTRG exemption to its current homestead exemption offerings, which are among the highest in the State, resulting in additional savings estimated at $1.3 million for our homeowners. The City will work with the GA Department of Revenue and claim reimbursement for the value of HTRG Program. The City's property tax revenue will not be affected under this program.

Cost of Government

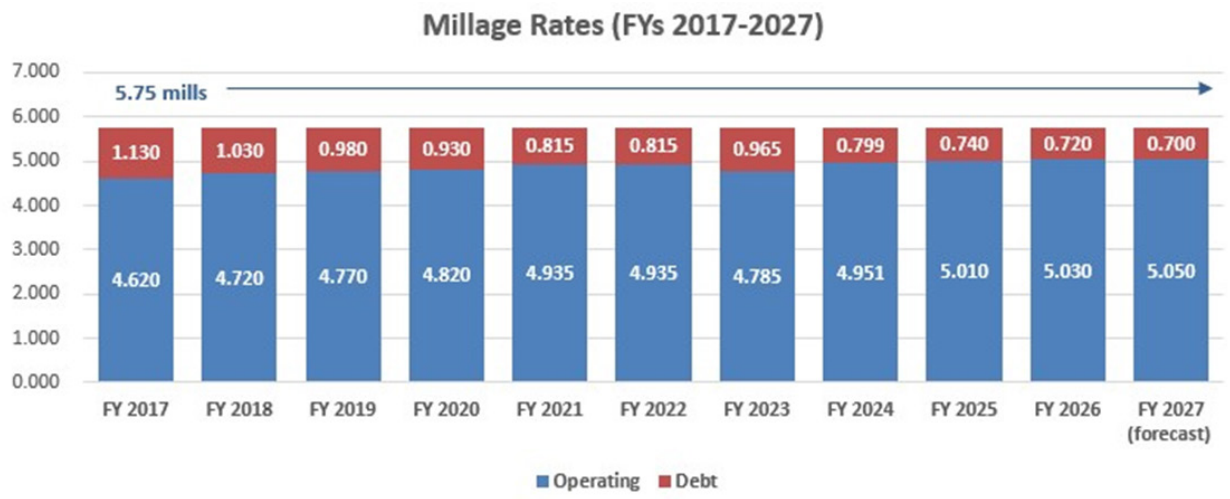
The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service.

The FY 2027 Budget is based on **maintenance of the city's millage rate at 5.750 mills**.

- The portion of the millage rate funding debt service (Debt Service Fund) is estimated to decrease 0.020mills compared to FY 2026 to a total of 0.700 mills. As our annual debt service obligations are relatively flat, growth in the tax digest allows for a reduction in the debt service millage rate. The decrease in tax revenue associated with the debt service millage shift is estimated at -$180,000.

- The portion of the millage rate funding operations and capital investment (General Fund) is estimated to increase 0.020 mills compared to FY 2026 to a total of 5.050 mills. The increase in tax revenue associated with the operations millage shift is estimated at +$145,000 and has been allocated towards operating initiatives and capital funding. The shift from debt service millage to operations millage results in additional tax savings for our homeowners as the operations millage rate is subject to homestead exemptions.

The chart below illustrates the annual millage rates levied by the city for the last 10 years including the request for FY 2027.



Bond Ratings

The city's AAA bond rating was reaffirmed by Moody's and Standard & Poor's ("S&P") during January 2022 in conjunction with the sale of $27 million (par) of Series 2022 General Obligation Bonds to fund a variety of park enhancements and projects.

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 and manageable debt/pension burdens. The FY 2027 Budget is mindful of these factors and the importance of maintaining the highest rating, not only for our citizens but also our bondholders.

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 in. General obligation bonds are funded through a separate millage levy. 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 our 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 2027 are budgeted at $8.5 million with the following forecast: 2028 - 2041[1]: $8.8 million (annual average); 2042-2046[2] totaling $1.6 million (annual average). These figures include City and Development Authority obligations and span multiple Funds.

Expansion of Departmental Service Levels (Operating Initiatives)

The FY 2027 budget includes expanded service levels totaling $27,500 within multiple departments and increases in capital investment and is described in detail under the *Operating Initiative Requests* section of this document.

Proper Use of Fund Balance

General Fund: Based on audited financial statements for the year ending June 30, 2025, the city's fund balance totaled $35.7 million. Of this amount, approximately $5 million was appropriated in the FY 2026 Budget for capital/one-time initiatives/ reserve, $800,000 for legal contingency reserves, and $24.2 million has been designated as an emergency account based on a conservative policy of 25% of total appropriations (i.e., roughly 3 months of operating expenditure). It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time expenditures (generally capital investment). Available capital/one-time initiative funding for FY 2027 totals $5.7 million.

Funding Capital Initiatives from Operating Budget

The FY 2027 budget includes funding totaling $475,000 from General Fund operations for capital investment (e.g., replacement of our infrastructure and equipment, etc.). The annual capital funding goal from General Fund operations is $7.5 million and is a budgetary planning priority for future budgets. By programming an annual capital contribution 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

[1] Represents the final maturity of the Series 2016 Alpharetta Parks and Transportation Bonds and the Series 2016 Development Authority Revenue Bonds.

[2] Represents the final maturity of the Series 2022 General Obligation Bonds.

as opposed to relying on fund balance which may or may not be accumulated. Funding from the General Fund, which is available for immediate capital investment in 2027, includes the following:

- $ 5,661,572 Fund Balance for one-time capital.
- 475,000 Capital Contribution from the General Fund.

$ 6,136,572

Maintaining an Effective Capital Improvement Program (Capital Initiatives)

The FY 2027 Capital Plan includes funding of $36.5 million for capital initiatives (including potential grant funding). Base capital funding totals $32.7 million and has been appropriated to the identified projects and non-allocated. Other Sources totaling $3.8 million and consisting of anticipated LMIG (Local Maintenance & Improvement Grant) and LRA (Local Roads Assistance Grant) grant funding and Capital Lease funding will be appropriated once received (and/or appropriate agreements executed).

FY 2027 Capital Source & Use Summary	Capital Project Fund	Stormwater Capital Fund	2022 Parks Bond Fund	TSPLOST 1 Capital Fund	TSPLOST 2 Capital Fund	Impact Fee Fund (Parks)	Subtotal	Other Sources (grants, etc.)	Total
Sources									
Available Fund Balance	$ 3,500,000	$ -	$ 450,000	$ 1,939,099	$ 7,600,000	$ 2,500,000	$ 15,989,099	$ -	$ 15,989,099
General Fund									
Annual Capital Appropriation	475,000	-	-	-	-	-	475,000	-	475,000
Available Fund Balance	4,261,572	1,400,000	-	-	-	-	5,661,572	-	5,661,572
TSPLOST Collections	-	-	-	-	9,000,000	-	9,000,000	-	9,000,000
Investment Earnings	400,000	100,000	-	300,000	750,000	-	1,550,000	-	1,550,000
Other									
Local Maintenance Improvement Grant (LMIG); Milling and Resurfacing	-	-	-	-	-	-	-	731,300	731,300
Local Roads Assistance Grant (LRA); Milling and Resurfacing	-	-	-	-	-	-	-	838,403	838,403
Capital Leases	-	-	-	-	-	-	-	2,275,000	2,275,000
Total Sources	**$ 8,636,572**	**$ 1,500,000**	**$ 450,000**	**$ 2,239,099**	**$ 17,350,000**	**$ 2,500,000**	**$ 32,675,671**	**$ 3,844,703**	**$ 36,520,374**
Uses									
Capital/One-Time Initiatives									
Economic Development	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000
Information Technology	567,800	-	-	-	-	-	567,800	-	567,800
Police	1,556,249	-	-	-	-	-	1,556,249	-	1,556,249
Public Works	2,750,000	1,500,000	-	-	5,131,597	-	9,381,597	3,844,703	13,226,300
Recreation, Parks & Cultural Servi	1,243,500	-	450,000	-	-	1,169,000	2,862,500	-	2,862,500
Community Development	-	-	-	-	-	-	-	-	-
Total Uses	**$ 6,217,549**	**$ 1,500,000**	**$ 450,000**	**$ -**	**$ 5,131,597**	**$ 1,169,000**	**$ 14,468,146**	**$ 3,844,703**	**$ 18,312,849**
Non-Allocated (Future Capital/One-Time Initiatives)	**$ 2,419,023**	**$ -**	**$ -**	**$ 2,239,099**	**$ 12,218,403**	**$ 1,331,000**	**$ 18,207,525**		

Recommended capital investment totals $18.3 million and is focused on maintaining and improving city infrastructure and assets, including:

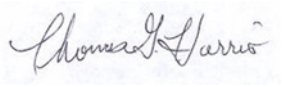
- Acting on the findings of the Facility Condition Assessment completed during FY 2025 (City Facility Preventative Maintenance Assessment and Implementation, HVAC Replacements, generator replacements, Public Safety Headquarters maintenance, Fire Station maintenance, City Hall maintenance, etc.).
- Continuing focus on the responsible maintenance and preservation of our municipal infrastructure to serve the needs of the entire community now and into the future (milling/resurfacing, stormwater, fleet, equipment, parks amenities, etc.).
- Incorporating the Fleet Maintenance and Replacement Policy (adopted in FY 2026) process into the annual budget and CIP which establishes a uniform framework for fleet maintenance, acquisition, utilization, and replacement planning across all City departments.
- Delivering on prior-year design projects (Marietta-Roswell St. Corner Park).
- Leveraging restricted revenue sources (parks impact fees) to deliver service improvements to our citizens and stakeholders (Greenway restrooms at Haynes Bridge Road Park and Marconi Drive Park as well as buildout of the Marietta-Roswell St. Corner Park).

An additional $18.2 million is being reserved to provide flexibility for future prioritized capital investment.

Please refer to the *Capital Project Fund Summaries* and *Appendix A (Detailed 5-Year Capital Improvement Plan)* sections of this document for details of the requests.

In closing, while this budget is conveyed on behalf of the City Administrator, this document is due in large part to the diligent work of staff, as well as the constructive management provided by the City Council and the feedback provided by our citizenry. We would like to thank our elected officials for their effective leadership and commitment to continuing our Signature City status in the region, despite the many demands on their time and interests.

Respectfully Submitted,



Chris Lagerbloom
City Administrator

Thomas G. Harris
Finance Director

Fiscal Year 2027 Annual Action Plan

The City Council Retreat during January 2026 set forth priorities to guide the construction of the FY 2027 budget including operations and capital investment. These priorities were condensed into an Annual Action Plan with the following components:

- Strategic Growth and Redevelopment of North Point.
- Safe and Welcoming Community.
- Communications that Connect.
- Downtown Alpharetta.
- The Alpha Loop and Greenway.
- Recreation, Parks, and Culture.
- Infrastructure and Facilities Maintenance.
- Economic Development.
- People Focused Workforce.
- Transportation and Traffic.

FISCAL YEAR 2027 ANNUAL ACTION PLAN

The 2027 Annual Action Plan builds upon the city's Community Vision and guides construction of the FY 2027 budget including operations and capital investment. Linkages, where applicable, have been provided within the *Operating Initiative Requests* and *Capital Project Fund Summaries* sections of this document.

Strategic Growth and Redevelopment of North Point

- North Point holds tremendous potential as one of the city's main redevelopment areas. To ensure that we make the most of this opportunity, we will dedicate the necessary time and attention to get it right.
- As new projects and opportunities emerge in our city, we remain committed to supporting strategic growth. We believe that our city is unique and deserves development patterns that reinforce that fact.
- To support North Point redevelopment, we re-created the tax allocation district and will evaluate new tax opportunities.
- We will explore options to improve transportation in the area, including the alignment of the Alpha Link to connect to Encore Parkway Gateway Park.

Safe and Welcoming Community

- We enjoy the benefits of a safe community, and we are driven to protect everything within our borders.
- We value and support our Police and Fire Departments and recognize their essential role in keeping our city safe. We are committed to providing them with the necessary resources to fulfill their duties effectively.
- Our 911 dispatchers are lifelines to our community. We will actively remember their value.
- We will examine all emerging technologies and how they can enhance the way we keep our community safe, such as enhanced cameras and unmanned aerial flights.
- We will evaluate our community paramedic program and quantify results, make changes, and look for ways to provide new services.

Communications that Connect

- Through talented communicators, we will improve communication across all areas of our organization, including internal communications, and implement an effective crisis communications plan.
- To improve community engagement, we will develop a new website featuring advanced capabilities that will enable us to communicate in real-time, providing timely and relevant information.
- Through the launch of the new city website, we will enhance our usability by exploring AI options and further refine the Alpha Bot chat feature.
- We will focus our communication strategy on crafting compelling content and strategic messaging and will seek new and evolving ways to connect with the public.

Downtown Alpharetta

- Safety is fundamental to a vibrant downtown. We understand the importance of our image and remain driven to provide a safe environment.
- Effective parking management is key to ensuring that everyone can enjoy downtown. We will continue to explore and implement strategies that maximize our current parking resources.
- We are dedicated to supporting our local businesses and will collaborate with the Downtown District to identify and pursue mid-term and long-term options that maintain the character, cleanliness, and desirability of downtown.
- We will create a balance by designating specific areas for activity while preserving green space for leisure.

The Alpha Loop and Greenway

- Our city is mobile. Extending the Alpha Loop and Alpha Link remain an important focus of our transportation network.
- User experience matters, and we will pursue public art and other gateway features on our transportation network.
- We will review the Alpha Loop project plan to identify and address any gaps. Project phasing will be considered if necessary.
- To ensure that we have the necessary resources to complete the Alpha Loop, we will identify additional funding sources and seek out interested private investors.

Recreation, Parks, and Culture

- Parks are valued assets in our city, and we will continue to deliver on park bond projects to ensure that our parks are well-maintained and equipped with the necessary amenities to serve our residents.
- We will renovate, reimagine, and construct improvements to all parts of Wills Park.
- We will partner with the Equestrian Foundation to complete arena projects and other important updates at the equestrian center.
- Culture is an important part of our community, and we are committed to implementing efforts that celebrate it. We will continue to promote public art and the filming of oral history to showcase our shared history and traditions.
- We will promote fun.

Infrastructure and Facilities Maintenance

- To maintain the safety and long-term functionality of our facilities, we will conduct assessments, formulate recommendations, and develop renovation plans.
- Managing stormwater is important in our city, and we will continue investing in projects with high impact areas.
- Focus on transportation enhancements to our transportation network, the completion of the Highway 9 project, the Webb Bridge Road project, and the beginning of the Old Milton project are important.
- New street and directional signage will be designed and installed to improve wayfinding and enhance public spaces, making it easier for residents and visitors to navigate the city.

THE CITY OF ALPHARETTA GEORGIA

Economic Development

- To attract new businesses and industries to our city, we will explore innovative solutions by repurposing underutilized areas that can be transformed into thriving working models creating a vibrant and diverse economy that benefits both our residents and businesses.
- Maintaining a presence in Atlanta and Washington DC is crucial for our city, and we will utilize lobbying services to help us achieve our goals in both locations.
- We will continue to pursue grants to fund projects and initiatives that benefit our city, creating opportunities for growth and development.
- We will market Alpharetta more comprehensively. As our focus on Economic Development grows, we will reach broader audiences and diversify the way we market ourselves as a desirable city to do business in.

People Focused Workforce

- Our highly talented staff works tirelessly to serve our community. We're committed to recruiting, retaining, and rewarding our public servants to ensure we continue to attract and retain top talent. By investing in our staff, we can build a stronger, more effective team that provides top-quality services for our community.
- We strive to be an employer of choice that attracts and retains the best talent. Our employees are our greatest asset, and we are devoted to providing them with a rewarding work environment. We will continue to implement a competitive market compensation system that ensures employees are well-compensated and supported.

Transportation and Traffic

- Our city is on the move, and we recognize the importance of managing traffic and promoting ease of mobility in our city as it continues to grow and evolve.
- We support multi-modal transportation options and will explore both traditional and non-traditional solutions for surface, underground, and aerial transportation to meet the diverse needs of our community.
- Public transit is a crucial component of a well-connected community, and we will continue to support bus rapid transit in the Georgia 400 Corridor.

About Alpharetta

History[3]

From the North Georgia Mountains to the Chattahoochee River along a Cherokee Indian trail, a tiny village named *New Prospect Campground* was formed. This village made up of tents, a log school, and an arbor became a trading post where Indians and settlers exchanged their goods. The surrounding countryside provided excellent farmland, especially for cotton. On December 11, 1858, the town was chartered and became the county seat of Milton County. The town was renamed Alpharetta from the Greek words “alpha” meaning first and “retta” meaning town.

Alpharetta and Milton County can trace their history to the time of the Cherokee Indian Nation resettlement in the 1830’s. First, drawn by the promise of free Indian lands, a few somewhat itinerant settlers moved into the area. These first pioneers were soon followed by permanent farmers and merchants who were the fortunate winners of the land lotteries of the early 1830’s.

The first permanent landmark in the area was the New Prospect Campground, often referred to as the "Methodist Campground". This campground was located next to a natural spring just north of the present "downtown" section of Alpharetta. A "Camp Meeting" in that era was the social and cultural highlight of the year for the families living on isolated farms with few travel options.

On December 11, 1858, Alpharetta was legally chartered. Prior to July of that year, the town was known as the "Town of Milton". The original town charter provided that the city could pass a tax on every grocery store, retailing liquor store, hallway and billiard table of not more than $25 per year. Another provision of that charter was the right to levy a tax of $25 on

[3] The information contained within this section is based upon original research by Anne Rogers Ferguson and accessed via the City of Alpharetta website.

every show that may be exhibited within the city. The first report of the city Trustees showed a balance of $1,302 for fiscal year 1859.

A courthouse and jail were soon constructed, and with building costs being what they were, the final bill for the completed facility was $2,400. This building served as a landmark for the city limits because, according to the charter, the limits were to extend in a one-half mile radius from the Courthouse.

By the time of the Civil War, Alpharetta had grown to a fair-sized town with three hotels, several mercantile shops, numerous churches and a school. The farms around the area were for the most part small family farms and most of the farmers were not slave owners.

In 1863, an epidemic of smallpox spread through town. In one instance, 16 cases of the disease were recorded in two families alone. Guards were hired to keep people from leaving their quarantine and thereby spreading the sickness further.

Many of these early records are incomplete because as the left flank of the Union Army passed through Milton County, the original Courthouse was burned. In fairness, it was never established whether it was burned by the Union Troops or by retreating Confederate soldiers. In any case, one enterprising citizen, a Dr. O.P. Skeleton salvaged many of the court documents and carried them to a hiding place in Jackson County and promptly billed the city $30.00 for "services rendered". Later, the city paid O.P.'s friend, John Webb, $60.00 to bring them back.

As the Civil War ended, Alpharetta, along with the rest of the South, suffered a period of economic hardship. These "hard times" tended to draw folks together and a sense of community identity began to grow. As hard as these times were, Milton County fared better than many areas. Since the area was populated primarily by small farms and merchants, the collapse of the "Plantation" economy had nowhere near the impact as in other communities.

In the next decades, growth in Milton County was steady, but never spectacular. The area was hampered by the lack of a railroad, around which most growth in those times was centered. The nearest railroad dead-ended at the river in Roswell. It is ironic that in those times a railroad was so important, but today the absence of a noisy and dangerous railroad track is considered desirable for community development.

When the depression of the early 1930's devastated the nation's economy, Milton County found itself near bankruptcy. In order to save the area from disaster, it was decided that a merger of Milton County with Fulton County would be to everyone's advantage. It was because of this merger that the first roads began to be paved. Until that time, the only paved roads in the area were State Highway 19 (now Highway 9) and 120 (now Old Milton Parkway).

Today, Alpharetta represents one of fourteen incorporated cities/towns within Fulton County and is one of the fastest growing communities in the South. Its environment is

considered ideal for raising families and living a quality lifestyle free from the problems found in so many similar sized cities.

Located approximately 25 miles north of the City of Atlanta, Alpharetta occupies a land area of approximately 27 square miles and serves an estimated population of 122,395 (daytime) and 66,485 (nighttime). Population growth has been fueled in part by the city's strong economic base as well as the annexation of surrounding communities. With the incorporation of the City of Milton and the City of John's Creek, all unincorporated areas within north Fulton County have been absorbed. As such, future growth is through development and redevelopment as opposed to annexation. Please refer to the *Alpharetta by the Numbers* section of this document for detailed economic and demographic information about our great city.

Population (nighttime) **66,485**

Population (daytime) **122,395**

Bond Rating **AAA**

The AAA rating represents the highest rating available to municipalities and translates to significant savings to our citizens and stakeholders through reduced borrowing costs.*

Square Miles **27**

Incorporated **1858**

* 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. Alpharetta is one of only 221 cities nationwide to earn an AAA bond rating from Moody's Investors Service.

Government

The City of Alpharetta ("city") operates under a strong mayoral form of government, whereby the mayor possesses all the executive and administrative powers granted to the government under the constitution and laws of the State of Georgia and the city charter. Policy making and legislative authority are vested in the governing council, consisting of the mayor and six (6) council members, all elected on a non-partisan basis. The mayor is chosen by popular vote. City Council members run for a specific post, but they are elected by a citywide vote. The city's elected officials serve four (4) year terms which begin on January 2nd immediately following the date of election into office. Council members elected for three (3) consecutive terms are not eligible for the succeeding term. A mayor elected and qualified for two (2) consecutive terms is not eligible for a succeeding term. Elections are held every two (2) years and are conducted by the Fulton County Board of Elections. The Mayor and City Council appoint a City Administrator to carry out the day-to-day operations of the city.

The city provides a full range of services, including police and fire protection; the construction and maintenance of highways, streets, and other infrastructure; and recreational activities and cultural events. Sanitation services are provided through relationships with private operators. The city relies heavily on its dedicated volunteers that provide their expertise and time through serving on our various board and commissions which include.

Board of Ethics

Meeting Day:	As Needed
Meeting Time:	Case-By-Case Based on Member Availability
Meeting Location:	Alpharetta City Hall – Council Chambers
City Department:	City Clerk

The Board of Ethics is charged with conducting investigations and hearings of complaints of unethical behaviors by City Officials. The City of Alpharetta adopted an Ethics Ordinance to ensure that City Officials will work for the common good of the people of Alpharetta and not for any private or personal interest, they will ensure fair and equal treatment of all persons, claims, and transactions coming before City Council, Boards, and Commissions.

When a complaint is submitted and meets the requirements of the code, the board will have a meeting to conduct an initial review of the ethics complaint to determine whether specific, substantiated evidence from a credible source(s) exists in the ethics complaint to support a reasonable belief that there has been a violation of this article. If the complaint is substantiated by a reasonable belief that there has been an ethics violation, the Board shall set a hearing at least 30 days from the date of notice for the hearing.

Five members have been appointed to serve a term of four years, and there are two alternates for the Board. Three members must be attorneys, while the remaining two must be residents of the city.

Board of Zoning Appeals

Meeting Day:	3rd Thursday of the Month (generally)
Meeting Time:	5:30 PM
Meeting Location:	Alpharetta City Hall – Council Chambers
City Department:	Community Development

The Board of Zoning Appeals hears and decides appeals of determinations made by the Director of Community Development and may authorize a hardship variance or an exception from the City's Unified Development Code. The Board of Zoning Appeals may hear variance or exceptions that fall between a 20% and 50% variance or exception from the City's stipulated code requirement.

Code Enforcement Board

Meeting Day: As Needed
Meeting Time: 3:30 PM
Meeting Location: Alpharetta City Hall – Council Chambers
City Department: Community Development

The Code Enforcement Board was created with the intent to promote, protect, and improve the health, safety, and welfare of the citizens of Alpharetta. The Code Enforcement Board has the authority to impose administrative fines and non-criminal penalties as a method of enforcing City codes and ordinances where a pending or repeated violation continues to exist.

Cultural Arts Commission

Meeting Day: 4th Tuesday of the Month
Meeting Time: 6:00 PM
Meeting Location: Alpharetta City Hall – Council Chambers
City Department: Recreation, Parks, and Cultural Services

The Cultural Arts Commission was created with the intent to promote, protect, and support the growth of cultural arts in the City of Alpharetta. The Commission reviews and recommends the acquisition of all works of art to be purchased by or gifted to the City, encourages cultural enrichment programs, supports existing local arts and culture organizations, and works to expand public understanding, appreciation, and enjoyment of cultural activities and art forms.

Further, the Commission advises the City Council on art acquisition, strategic arts planning, local art groups, sponsoring artistic performances and programs, preservation of city cultural landmarks, and design and location of current or future statutory or artworks owned by the City.

Design Review Board

Meeting Day: 3rd Friday of the Month
Meeting Time: 8:30 AM
Meeting Location: Alpharetta City Hall – Council Chambers
City Department: Community Development

The Design Review Board is charged with conducting a public hearing for all design applications for non-single-family detached buildings, structures, sites, and property areas that are located within the Downtown Overlay, Corridors of Influence, Interchange Districts, and any other applications forwarded to the Board by the Director of

Community Development. Further, the Design Review Board hears and decides appeals of administrative decisions, where the Director of Community Development has denied sign design approval.

The Board reviews design applications for exterior features of new construction or changes to existing structures, exterior modifications, new paint selection, and signage applications for master plans or properties within the Downtown Overlay. The Board grants or denies applications based upon a review of the application's compliance with the City's design standards and preservation of the historical, cultural, and aesthetic heritage of the City.

Development Authority

Meeting Day:	2nd Thursday of the Month
Meeting Time:	6:00 PM
Meeting Location:	Alpharetta City Hall – Council Chambers
City Department:	Economic Development

The Alpharetta Development Authority is a seven-member board appointed by the Alpharetta City Council with the goal of fostering commerce and growth within the City of Alpharetta.

Statement of Purpose: The Development Authority of Alpharetta is granted powers and jurisdiction through the Georgia General Assembly and a resolution adopted by the Alpharetta City Council on September 3, 1996, and is regulated under O.C.G.A. Sec. 36-62-1. The function of this Authority is to promote the public good and general welfare, trade, commerce, industry, general tax base, and the employment opportunities available in the City of Alpharetta. To accomplish these goals, the Authority may acquire, own, and/or lease real property; issue revenue bonds or other obligations to finance projects and may arrange or provide for property tax abatements or other means of incentivizing projects. The Authority may also engage in a variety of initiatives and programs to promote and market the community and/or strengthen the city's position as a location for business investment.

The Development Authority consists of seven members who are appointed by vote of the City Council, with each member serving a term of four years. In accordance with Georgia Law, the members of the Authority do not receive compensation for their service but may be reimbursed for out-of-pocket expenses incurred in performing the duties of their appointment.

Historic Preservation Commission

Meeting Day: 2nd Thursday of the Month

Meeting Time: 3:00 PM

Meeting Location: Alpharetta City Hall – Council Chambers

City Department: Community Development

The Historic Preservation Commission updates and maintains an inventory of all properties and buildings within the City that have the potential for designation as a historic property. The Historic Preservation Commission is charged with the responsibility of conducting a public hearing for applications seeking historic property designation. Also, the Commission reviews historic preservation plans and may make recommendations, and further, approve or deny said preservation plans. The Commission makes recommendations to City Council when a historic structure should be listed in or removed from the City's Historic Resources Inventory – Contributing Historic Buildings and may also recommend other historic preservation incentive programs for City Council to review.

Additionally, the Commission promotes programs related to historic properties, may undertake the restoration or preservation of a historic property owned by the City (based on funding and City Council approval), conduct education programs on historic properties, and may retain persons with professional expertise to carry out tasks related to historic preservation.

Natural Resources Commission

Meeting Day: 3rd Tuesday of the Month

Meeting Time: 6:30 p.m.

Meeting Location: Alpharetta City Hall – Executive Conference Room (1st Floor)

City Department: Public Works / Community Development

The Natural Resources Commission advises City Council, provides leadership in the development and understanding of the tree program, and assists the Director of Community Development and Director of Public Works in the development and maintenance of technical specifications. Further, the Commission maintains a list of proposed changes to the kinds and species of trees described in the City's Tree Planting List. Any changes are presented before City Council by way of resolution.

Planning Commission

Meeting Day:	1st Thursday of the Month
Meeting Time:	6:30 PM
Meeting Location:	Alpharetta City Hall – Council Chambers
City Department:	Community Development

The Planning Commission is charged with the responsibility of conducting a public hearing for all applications for zoning changes, Comprehensive Land Use Plan amendments, and amendments to the City's Unified Development Code. During the public hearing, the Commission reviews applications and makes an appropriate recommendation (based on the City's Unified Development Code) to City Council.

Further, the Commission may also initiate proposed changes to the Comprehensive Land Use Plan and the City's Unified Development Code when said changes are necessary or desirable.

Recreation Commission

Business Meeting Day:	2nd Tuesday of the Month
Business Meeting Time:	5:30 PM
Business Meeting Location:	Alpharetta City Hall – Council Chambers
Workshop Meeting Day:	3rd Wednesday following the Regularly Scheduled Recreation Commission Business Meeting
Workshop Meeting Time:	5:30 p.m.
Workshop Meeting Location:	Alpharetta City Hall–Community Room
City Department:	Recreation, Parks, and Cultural Services

The Recreation Board was created in an advisory capacity to the Alpharetta City Council in matters of policy and administration of city-owned parks, recreation programs, special events, and other activities as managed by the city's Recreation, Parks, and Cultural Services Department. The recreation board is authorized to receive public input for changes or improvements to current parks, recreation, or cultural activities within the City of Alpharetta.

All meetings and hearings are held at Alpharetta City Hall (2 Park Plaza, Alpharetta, GA 30009) and are open to the public. City residents and stakeholders are encouraged to attend.

All meetings are subject to change. Please confirm the dates/times on the city's website: https://alpharettaga.portal.civicclerk.com/.

Alpharetta by the Numbers

OUR COMMUNITY

Population (nighttime) **66,485**

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about us

Alpharetta's remarkable growth is no coincidence. Guided by community-driven planning and visionary leadership, the city has blossomed into a vibrant hub where businesses flourish, families thrive, and neighborhoods feel genuinely connected. Local leaders have shaped Alpharetta into a place where everyday life feels anything but ordinary.

strategic location *seamless access*

Strategically embedded in one of America's most competitive economies, Alpharetta sits at the heart of the prestigious North Fulton suburbs. The region also features the communities of Johns Creek, Milton, Roswell, and Sandy Springs. North Fulton is home to approximately one third of Fulton County's total 1.09M population. The area provides easy access to many successful businesses and the clear benefits of a strong knowledge worker economy. Just 25 miles from downtown Atlanta, the city is part of the highly-desirable Metro Atlanta region and directly benefits from Georgia's top-ranked business climate.

TRANSPORTATION

connected regionally and globally

Exceptional highway access

Alpharetta offers a well-integrated transportation network with a combination of regional highway access points, MARTA transit connections, abundant nearby international air service, regional rail service, and trail-based local mobility options.

With direct access to Georgia 400 through five interchanges, it's easy for workforce talent, locals, and visitors to all move around the region and far beyond. Easy proximity to I-285, I-85, and I-75 provides convenient highway reach across Atlanta metro, enabling same-day regional car travel to Charlotte, Nashville, Birmingham, and more.

public transportation bus routes to North Springs

Taking MARTA saves gas and frees you from driving stress

Alpharetta is served by five MARTA bus routes, including intra-city connections with direct service to the North Springs MARTA Station, the northernmost rail terminal in the region. From there, commuters and visitors can ride the train directly to:

- Buckhead (10 mins)
- Midtown (20 mins)
- Downtown Atlanta (25 mins)
- Hartsfield-Jackson International Airport (45 mins)

global access through the world's busiest airport

2,100+ daily arrivals and departures

Just 34 miles south of Alpharetta, Hartsfield-Jackson Atlanta International Airport (ATL) provides unparalleled global reach. The airport enables travelers to take advantage of:

- Nonstop flights to 150+ U.S. cities
- Service to 70+ international destinations across 43 countries
- 286,000 average daily passengers
- 80% of the U.S. population living within a 2-hour flight of Atlanta

rail freight transport prividing inland port access

The Blue Ridge Connector is set to open in 2026

Rail freight lines intersect the region, delivering strategic options to support advanced logistics needs. The Blue Ridge Connector will soon offer a direct rail link between Northeast Georgia and the Port of Savannah via the nearby inland port of Gainesville. This new route will reduce highway congestion, streamlining costs for local businesses by eliminating the 600-mile round trip truck route to move goods for import/export.

BUSINESS ADVANTAGES

the best companies choose Alpharetta

Alpharetta stands at the intersection of innovation, connectivity, and community, offering a dynamic environment where businesses don't just operate – they thrive. Strategically positioned with convenient access to Metro Atlanta and global markets, Alpharetta empowers companies to launch, scale, and succeed in a city built for growth.

More than 5,000 businesses – including approximately 900 technology firms and nine Fortune 500 companies – have chosen Alpharetta as their home. The city boasts over 20 million square feet of premier office space, a pro-business climate with access to valuable state and regional incentives, a highly educated workforce, and a culture of innovation that fuels entrepreneurship and attracts globally recognized brands.

Alpharetta's economic landscape is anchored by key industries that continue to drive growth and attract investment: Technology, Life Sciences & Biological Research, Healthcare, and Research, Development & Precision Production. These sectors benefit from one of the Southeast's most advanced and redundant fiber-optic networks, pro-business policies, premier commercial real estate, and a responsive local government.

5,096 businesses in Alpharetta

~900 technology companies

20 million square feet of office space

1.9 million workers within a 40 minute commute

top 10 employers

Providing a strong economic foundation for our community, the City of Alpharetta is pleased to recognize the top 10 employers based on the number of employees.

Employer	*No. of Employees*
ADP	4,000
Morgan Stanley	2,500
Equifax	2,100
Jackson Healthcare	2,000
Fiserv	1,907
UPS Supply Chain Solutions	1,200
Verizon	1,200
LexisNexis Risk Solutions	1,200
Change Healthcare	1,000
Delta Dental	1,000

Source: City of Alpharetta Economic Development Department

WORKFORCE

robust infrastructure support

85,000+ professionals commute daily to Alpharetta

As today's workforce becomes increasingly educated, mobile, and selective, quality of life and work flexibility are more important than ever. That's why Alpharetta has invested in the framework, connectivity, and amenities needed to meet the expectations of modern professionals and the businesses that employ them.

Whether on-site or remote, companies in Alpharetta benefit from a highly skilled talent pool, an innovative technology community, and dependable infrastructure. Our city offers the best of both worlds: reliable work-from-home access and premier Class A office space within a vibrant community with short commutes, walkable districts, and easy access to dining, entertainment, and green spaces.

GA 400 in Alpharetta is known as The Technology Corridor

regional access to top talent

As one of Metro Atlanta's premier employment hubs, North Fulton, anchored by Alpharetta, offers unmatched access to a highly skilled and mobile workforce. Alpharetta's daytime population nearly doubles to over 122,395, as employees commute from across the region to work in the city's thriving tech sector and growing number of corporate headquarters.

With five direct GA 400 highway interchanges and convenient connectivity to I-285, I-85, I-75, and MARTA transit, Alpharetta is easily accessible for both local and regional commuters, helping provide businesses with a deep and diverse talent pool to draw from.

educated talent pool drawn from highly-regarded colleges

40.2% bachelor's degree

5.1% associate's degree

31.5% graduate or professional degree

Alpharetta's workforce stands out for its exceptional educational attainment, making it a competitive labor market. No matter your industry or growth goals, you'll find employees here with the knowledge and credentials to help your business thrive.

Alpharetta's talent pool draws from top-performing public and private schools, renowned technical colleges, and some of the most respected universities in the nation. Institutions like Gwinnett Technical College—located right here in Alpharetta—offer career-focused programs that keep our workforce agile and prepared for the jobs of tomorrow.

The city is also home to a campus of Georgia State University, while top institutions such as Georgia Tech, Emory University, and Kennesaw State University are within an hour drive.

With a strong educational foundation and access to continued training and development, Alpharetta is perfectly positioned to supply the high-quality, highly skilled workforce your business needs.

GWINNETT TECHNICAL COLLEGE | Georgia State University | Georgia Tech | EMORY UNIVERSITY | KENNESAW STATE UNIVERSITY

CONNECTED ALPHARETTA

trails and parks

room to breathe and space to play

More than 30 parks citywide

With our vision for 77% of residents to live within a 10-minute walk of a park by 2029, Alpharetta is prioritizing outdoor accessibility and environmental stewardship. Over half of the city's total acreage is shaded by a thriving tree canopy.

Our extensive trail system features the Alpha Loop and the Big Creek Greenway. The Alpha Loop links different areas of the city, offering pathways to workplaces, shops, restaurants, and green spaces. The Big Creek Greenway is a scenic trail spanning multiple jurisdictions, including 12 miles within Alpharetta where residents and visitors can walk, run, cycle, or simply enjoy the serenity of nature.

30 sculptures are installed across the city

arts and culture

discover something beautiful

Alpharetta nurtures a dynamic cultural landscape that honors its history while embracing innovation, offering residents and visitors alike a rich tapestry of experiences. At the heart of it all is our Arts and Culture scene, where imagination flourishes and community comes alive.

Whether you're walking on a public arts tour, taking a class at the Alpharetta Arts Center, exploring galleries and artisan shops, or attending an Alpharetta Symphony concert, you'll find inspiration at every turn. Alpharetta's commitment to accessible art, curated performances, and creative placemaking makes it a haven for artists and art lovers of all kinds.

community events

opportunities to belong

Over 200 community events each year

The Alpharetta Farmers Market takes place on Saturday mornings April–November.

From farmers markets and summer concerts to holiday celebrations and food festivals, Alpharetta hosts over 200 special events annually for people of all ages to enjoy. These events aren't just entertainment—they're how Alpharetta builds community, fosters a sense of belonging, and invites everyone to experience the city's best aspects.

dining and entertainment

where flavor meets fun

Top 3 Culinary Towns in the South
The Local Palate

Whether you're a foodie on the hunt for your next favorite dish or a thrill-seeker chasing your next adventure, Alpharetta invites you to indulge in its dynamic blend of tastes, tunes, and experiences. From award-winning restaurants and lively festivals to high-energy attractions and stylish shopping districts, you'll discover something for every preference.

RECOGNITION

Certificate of Achievement for Excellence in Financial Reporting
for fiscal year 2024 from the Government Finance Officers Association (GFOA)

Distinguished Budget Presentation Award
for fiscal year 2026 from GFOA.

Insurance Services Office (ISO) Class 1 Rating

This certification, representing superior property fire protection capabilities, is based primarily on an evaluation of the city's water supply and distribution, fire department equipment, manpower, etc. Alpharetta is one of only 24 agencies in Georgia and 503 agencies nationwide, to receive an ISO Class 1 rating, the highest available.

Tree City USA
from the National Arbor Day Foundation for the 35th consecutive year.

RANKINGS

> A dense-suburban town north of Atlanta, Alpharetta offers its residents a balance between lively hubs with coffee shops and restaurants and quiet streets. Public schools in the area have been highly rated, and the town is ranked as the second-best place to raise a family in Georgia.
>
> — *Business Insider*

The 20 Best US Suburbs to Live in 2025 If You Want To Escape The City
BUSINESS INSIDER

10 Best Places To Live in Georgia (#2)
2025
TRAVEL+ LEISURE

#2 Best Place to Live in Georgia
#16 Best Small City to Live in the US
2025
U.S.News

2025 Best Places to Live in America
NICHE

5 Best Atlanta Suburbs
2025
LIVABILITY

5 Alpharetta-area High Schools Ranked Among Georgia's Top 30
BEST HIGH SCHOOLS U.S.News RANKINGS

Source: https://www.awesomealpharetta.com/about/

CITY DEPARTMENTS BY THE NUMBERS

PUBLIC SAFETY

- **2** Police Stations
- **2** Training Facilities
- **6** Fire Stations
- **115** Sworn Police Officers
- **108** Certified Firefighters
- **2** Fire Ladder Trucks (in-service)
- **6** Fire Pumper Trucks (in-service)
- **48,147** Emergency 911 Calls

RECREATION, PARKS AND CULTURAL SERVICES

- **6** Community/Art Centers
- **1** Aquatic Facility
- **1** Equestrian Center
- **3** Community Agriculture Venues
- **862** Acres of Parks
- **32** Athletic Fields
- **30** Miles of Trails
- **12** Playgrounds
- **202** Special Events (city-sponsored and city-partnered)
- **75,842** Recreation Program Registrations

PUBLIC WORKS

- **757** Streetlights (city-owned/maintained)
- **126** Signalized Intersections
- **568** Paved Lane Miles
- **21** Street Resurfacing (in miles)
- **235** Sidewalks (in miles)
- **5,443** Storm Pipe Lined (in linear feet)
- **434** Storm Pipe Replaced (in linear feet)
- **5,932** Storm Pipe Cleaned (in linear feet)
- **6,828** Streetlights (power companies maintained)

COMMUNITY DEVELOPMENT

- **4,588** Permits Issued
- **1,971** Code Enforcement Inspections Performed
- **5,181** Business Licenses

** Data set forth above is based on prior-year values and not reflective of FY 2027 changes.*

Mission[4]

To make a positive difference in the community by efficiently managing public resources and providing effective services and leadership that exceed the expectations of our citizens.

Vision[5]

Our Community Vision is to advance Alpharetta as a signature City by:

- Offering the highest quality of environment for our residents and businesses.
- Fostering strong sense of community including safety and security.
- Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principle for the planning and operation of our city government, and each department structures its mission, goals, and objectives to facilitate achievement of our mission.

In summary, our vision for the future guides the city's decision-making process. As you read this document, you will notice that direct linkages are identified between the city's vision/strategic priorities and departmental goals & objectives as well as the projects set forth in the Capital Improvement Plan.

When funding initiatives (e.g., annual departmental budgets) are brought before the City Council for consideration, discussion is centered on how the initiatives link with the city's vision for the future.

[4] The Mission Statement details our City's reason for existence and embodies our philosophies, goals, ambitions, and character.

[5] The Vision Statement represents what we want our City to become and details how the City's future will look if we continue to achieve our Mission.

Financial Accounting Structure

The accounting policies of the city shall conform to the generally accepted accounting principles ("GAAP") as applicable to local governments.

The diverse nature of governmental operations and the necessity of assuring legal compliance preclude recording and summarizing all governmental financial transactions and balances in a single entity. From an accounting and financial management viewpoint, a governmental unit is a combination of several distinctly different fiscal and accounting entities, each having a separate set of accounts and functioning independently of each other.

Each accounting entity is accounted for in a separate "fund". A fund is defined as a fiscal accounting entity with a self-balancing set of accounts recording cash and other financial resources together with related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

The city's accounting records for governmental funds are maintained on a modified accrual basis with the revenues being recorded when available and measurable and expenditures being recorded when the services or goods are received, and the liabilities are incurred. Accounting records for the city's proprietary and fiduciary funds are maintained on an accrual basis.

Fund Classification

The city's accounting system is organized and operated on a "fund" basis and each fund is classified in one of three categories:

CLASSIFICATION	FUND TYPE
Governmental Funds	General Fund
	Special Revenue Funds
	Debt Service Fund
	Capital Project Funds
Proprietary Funds	Enterprise Fund
	Internal Service Funds
Fiduciary Funds	Pension Trust Fund
	Other Post Employment Benefit (OPEB) Trust Fund

Governmental Funds

These funds are accounting segregations of financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used; current liabilities are assigned to the fund from which they are to be paid; and the differences between governmental fund assets and liabilities is referred to as "Fund Balance". The primary measurement focus is "flow of current financial resources". In other words, are there more or less resources than can be spent soon as a result of transactions of the period? Increases in resources are reported in the operating statement as revenues or other financing sources, and decreases are reported as expenditures or other financing uses.

Proprietary Funds

These funds are sometimes referred to as "income determination," "non-expendable", or "commercial type" funds and are used to account for a government's on-going organizations and activities which are like those often found in the private sector. All assets, liabilities, equities, revenues, expenses, and transfers relating to the government's business and quasi-business activities, where net income and capital maintenance are measured, are accounted for through proprietary funds. The generally accepted accounting principles are those applicable to similar businesses in the private sector, and the focus of measurement is the economic condition of the fund as a result of the events and transactions of the period. Events and transactions that improve the economic position of a proprietary fund are reported as revenues or gains in the operating statement. Those events and transactions that diminish the economic position are reported as expenses or losses.

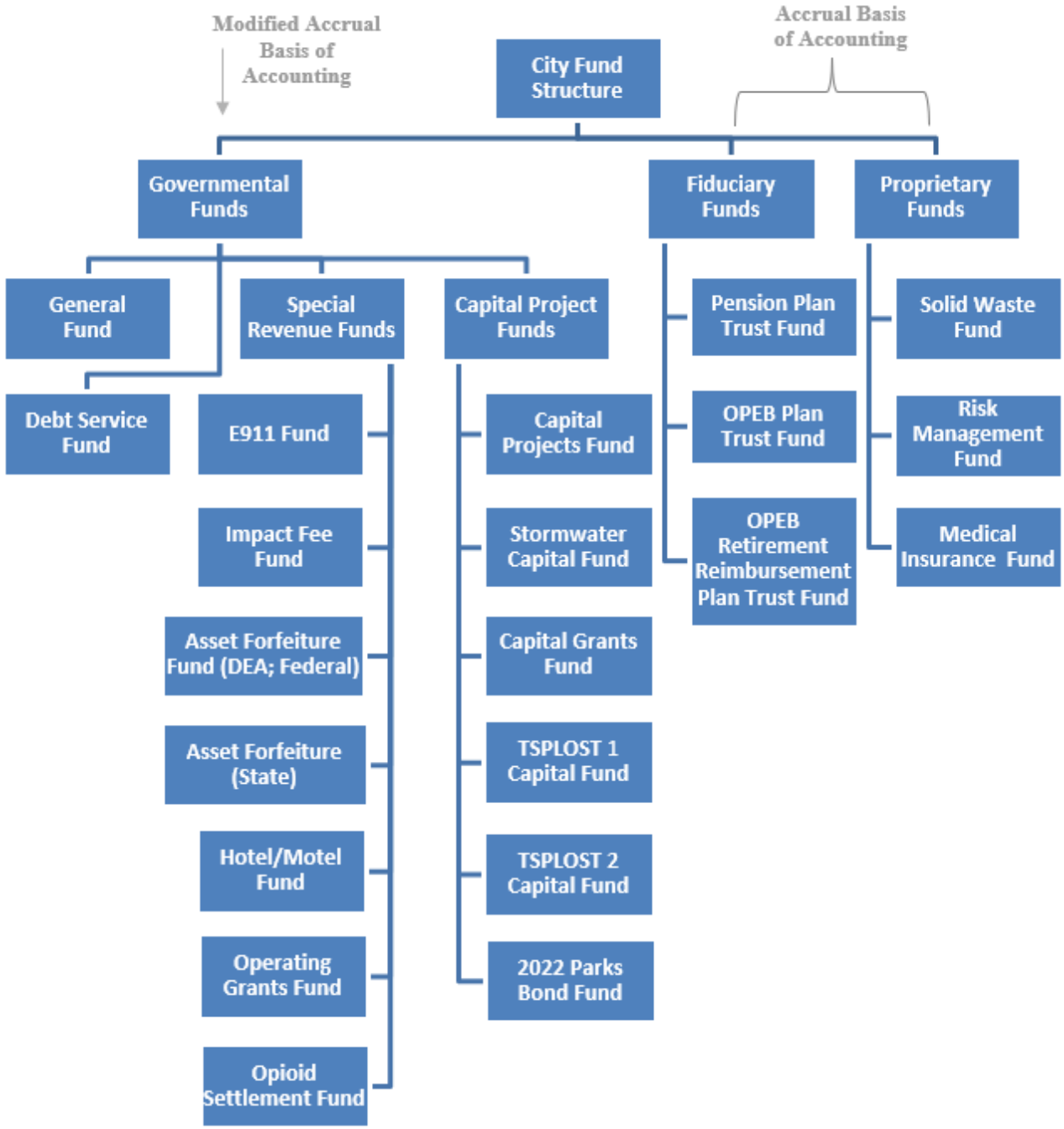
Fiduciary Funds

These funds are used to account for assets held by the city in a trustee capacity or as an agent for other governmental units and for other funds.

FINANCIAL ACCOUNTING STRUCTURE

Fund Structure

The city uses 15 governmental funds, 3 fiduciary funds and 3 proprietary funds as detailed below.



Fund Descriptions

The following section provides a narrative on each of the city's 21 funds:

General Fund (Governmental Fund)

The General Fund is the principal operating fund of the city and includes governmental activities such as police, fire, recreation, transportation, and other general governmental functions that are primarily funded with property taxes, utility taxes, franchise fees, state shared revenues, and charges for services, such as recreation program fees.

The General Fund utilizes the modified accrual basis of budgeting and accounting. On a modified accrual basis, revenues are recorded when both available and measurable. Expenditures are recognized when liability is incurred, except for: (1) principal and interest on general long-term debt which are recognized when due; and (2) annual employee leave and claims/judgments for litigation and self-insurance which are recorded in the period due and payable.

While debt service on voter-approved debt is funded through the Debt Service Fund, debt service on other obligations (i.e., Alpharetta Development Authority revenue bonds that are backed by the City through Intergovernmental Agreement) resides in each applicable Fund based on the identified funding source. As an example, the General Fund includes debt service for the Series 2013 Alpharetta Development Authority revenue bonds which were issued to fund a portion of the costs associated with the new Alpharetta campus of Gwinnett Technical College. The Hotel/Motel Fund also includes debt service associated with Alpharetta Development Authority revenue bonds (discussed in the following section).

Debt Service Fund (Governmental Fund)

This fund accumulates financial resources for the repayment of the city's voter-approved debt obligations including.

- **General Obligation Bonds, Series 2016**.
- **General Obligation Refunding Bonds, Series 2020** (refunding of the Series 2012 GO Bonds).
- **General Obligation Bonds, Series 2022.**

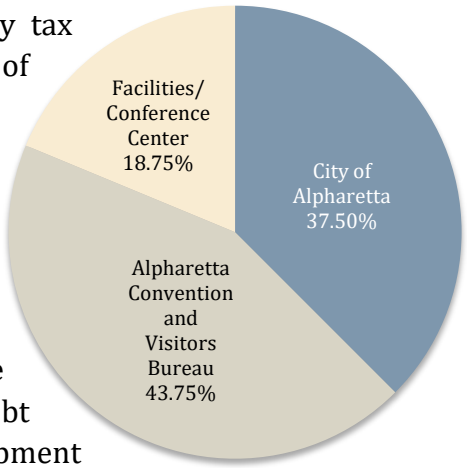
The Debt Service Fund utilizes the modified accrual basis of budgeting and accounting.

Special Revenue Funds (Governmental Funds)

Special revenue funds are used to account for specific revenues that are legally restricted to expenditures for specific purposes. All special revenue funds utilize the modified accrual basis of budgeting and accounting.

- **E911 Fund**: This fund accounts for fees received from users, or potential users, of the city's Emergency 911 System. The fee equals $1.50 monthly and is paid directly from wired, wireless (including prepaid cards), and voice-over-internet-protocol telecommunication providers, with expenditures occurring to maintain and run the system within the government. The city also provides emergency dispatch services to the City of Milton through an Intergovernmental Agreement. Funding under this agreement is based on remittance of Milton's E911 service fees and is accounted for within the E911 Fund. The Police Department manages the E911 Program.
- **Impact Fee Fund**: 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. The Community Development Department manages the Impact Fee Program.
- **Asset Forfeiture Funds (Federal/State)**: These funds account for revenues received from the enforcement of drug laws and the confiscation of property from drug offenders' arrests that can be used by public safety to aid in drug enforcement activity. Funds cannot be used to supplant the Police Department's normal operational budget. The Police Department manages the asset forfeiture programs.
- **Hotel/Motel Fund**: 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. Currently, the city levies a hotel/motel occupancy tax of 8% on total rental charges.

  The chart to the right details the resulting revenue distribution. The Conference Center portion of the hotel/motel occupancy tax remains in the Fund to pay debt service costs associated with the Alpharetta Development Authority's Series 2016 Revenue Bonds [6] which were issued in 2016 to fund construction of a state-of-the-art conference center at the Avalon Development.



[6] The City is obligated via Interlocal Agreement to fund the debt service on this obligation.

- **Operating Grants Fund**: This fund accounts for resources received from federal, state, and local grants awarded to the city. Matching funds, which represent the city's financial investment, are also recorded within this fund. This fund accounts for operational grants only. Capital grant proceeds are recorded within the Capital Grants Fund. All operating grant funds follow the life-to-date budgeting process whereby budget is carried forward annually to cover Council approved projects. As such, only new appropriations are reflected in the annual budget document. Existing appropriations are reflected in the city's monthly financial management reports and can be accessed at www.alpharetta.ga.us.
- **Opioid Settlement Fund**: This fund accounts for Opioid Settlement proceeds. Specifically, the State of Georgia reached a $636 million agreement with three distributors and a major manufacturer of opioids. Approximately $517 million will come from the National Distributors' Settlement over the course of 18-years. An additional $118 million will come from the Janssen/J&J Settlement over the next 9 years.
    - The settlement allocates 25% ($159 million) of the total funds to local governments.
    - The State will receive 75% ($477 million) of the funding.

All funds must adhere to approved purposes as described in the settlements.

Capital Project Funds (Governmental Fund)

These funds are used to account for the acquisition and construction of major items, such as buildings, infrastructure, parks, streets, and other major capital facilities. The city has six (6) capital project funds which are detailed below. All capital project funds follow the life-to-date budgeting process whereby budget is carried forward annually to cover Council approved projects. As such, only new appropriations are reflected in the annual budget document. Existing appropriations are reflected in the city's monthly financial management reports and can be accessed at www.alpharetta.ga.us. The capital project funds utilize the modified accrual basis of budgeting and accounting.

- **Capital Project Fund**: This fund accounts for the acquisition and construction of major items, such as buildings, infrastructure, parks, streets, and other major capital facilities, with a value of more than $25,000. Funding for these capital improvements typically comes primarily from a transfer of available fund balance within the General Fund. Appropriations are perpetual with only new appropriations recognized in the annual budget.
- **Stormwater Capital Fund**: This fund accounts for stormwater/drainage maintenance, repair, and/or improvement projects with a value in excess of $25,000. Funding for these capital improvements typically comes primarily from a transfer of

available fund balance within the General Fund. Appropriations are perpetual with only new appropriations recognized in the annual budget.

- **Capital Grants Fund**: This fund accounts for resources received from federal, state, and local grants awarded to the city. Matching funds, which represent the city's financial investment, are also recorded within this fund. This fund accounts for capital grants only. Operating grant proceeds are recorded within the Operating Grant Fund.
- **TSPLOST 1 Capital Fund**: This fund accounts for the collection of TSPLOST 1 (Transportation Special Purpose Local Option Sales Taxes) revenue and the expenditure on eligible transportation improvements and congestion mitigation initiatives. Fund appropriations are perpetual with only new appropriations recognized in the annual budget. This tax was imposed for the period of April 1, 2017, through March 31, 2022.
- **TSPLOST 2 Capital Fund**: This fund accounts for the collection of TSPLOST 2 (Transportation Special Purpose Local Option Sales Taxes) revenue and the expenditure on eligible transportation improvements and congestion mitigation initiatives. Fund appropriations are perpetual with only new appropriations recognized in the annual budget. This tax is imposed for the period of April 1, 2022, through March 31, 2027.
- **2022 Parks Bond Fund**: This fund accounts for the proceeds and associated expenditures resulting from the issuance of voter approved general obligation bonds, series 2022. Fund appropriations will be perpetual with only new appropriations recognized in the annual budget.

Fiduciary Funds

These funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds utilize the accrual basis of accounting and are appropriated in the annual budget (excluding the Pension Trust Fund) and reflected in the city's monthly financial management reports which can be accessed at www.alpharetta.ga.us.

- **Pension Plan Trust Fund**: This fund accounts for assets of the city's defined benefit pension plan. The assets in this fund cannot be used to support government programs or activities.
- **Other Post Employment Benefit (OPEB) Plan Trust Fund**: This Fund represents activity associated with the other post-employment benefit plan (OPEB). Historically, eligible retirees were offered the same health and prescription drug coverage as active employees. However, recent updates to the Plan, previously approved by City Council, have removed this option for employees ending service with the City on or after July 1, 2023.

- **Other Post Employment Benefit (OPEB) Retirement Reimbursement Plan Trust Fund**: This Fund accounts for the post-employment healthcare benefit and is funded through City operations (increased from 2% to 2.5% of payroll in fiscal year 2024).

Proprietary Funds

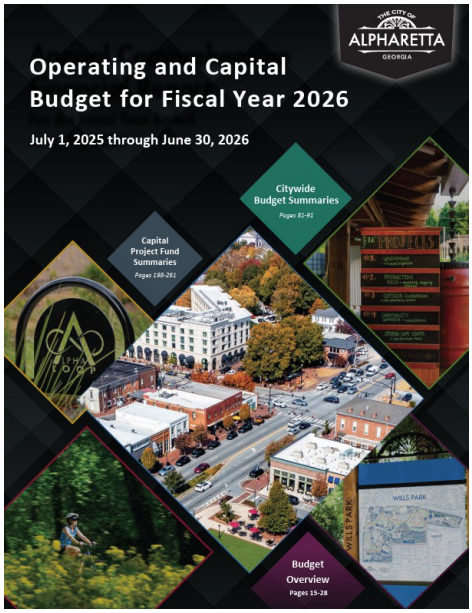
The city maintains two different proprietary fund types. Enterprise Funds are used to account for business-type activities whose operations are primarily funded by customer fees. Internal Service Funds are used to accumulate and allocate costs internally among the city's various functions. Proprietary Funds utilize the accrual basis of budgeting and accounting.

- **Solid Waste Fund (Enterprise Fund)**: This fund accounts for fees received from users of the city's solid waste program (i.e., garbage and trash collection). Services are provided on a user charge basis and managed through a contract with a private operator. The Finance Department manages the Solid Waste Program including billing, collection, and customer service functions.
- **Risk Management Fund (Internal Service Fund)**: This fund is used to account for expenses related to providing and administering the general liability, automotive liability, workers' compensation, and property insurance coverage for the city.
- **Medical Insurance Fund (Internal Service Fund)**: This 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 can reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

Financial Reporting

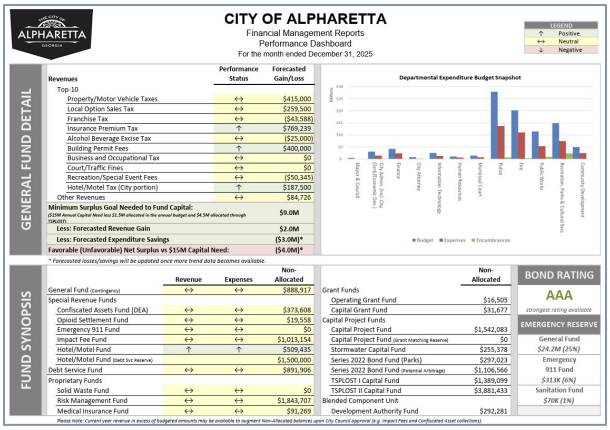
The Finance Department provides detailed financial reporting to meet the information needs of the government, authorities, regulatory agencies, and citizens/ stakeholders. In addition, the City Administrator, Mayor, Council, Department Heads, and the public shall have access to reports to allow them to monitor, regulate, and use as a basis for future financial decisions.



Operating and Capital Budget[7] (June-August)

The Operating and Capital Budget is a financial plan that outlines how public funds will be allocated to support essential services, infrastructure, and community priorities for the fiscal year. The Operating Budget funds the day-to-day operations of the City, including public safety, parks and recreation, transportation, and other essential services.

The Capital Budget focuses on long-term investments in infrastructure, such as roads, facilities, and utility systems, ensuring the sustainability and growth of the community. Together, these budgets reflect the City's commitment to responsible financial management, strategic planning, and enhancing the quality of life for our stakeholders (e.g. residents, businesses, etc.).



CITY OF ALPHARETTA
Financial Management Reports
Performance Dashboard
For the month ended December 31, 2025

LEGEND: ↑ Positive; ↔ Neutral; ↓ Negative

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property/Motor Vehicle Taxes	↔	$415,000
Local Option Sales Tax	↔	$259,500
Franchise Tax	↔	($43,588)
Insurance Premium Tax	↑	$769,239
Alcohol Beverage Excise Tax	↔	($25,000)
Building Permit Fees	↑	$400,000
Business and Occupational Tax	↔	$0
Court/Traffic Fines	↔	$0
Recreation/Special Event Fees	↔	($50,345)
Hotel/Motel Tax (City portion)	↑	$187,500
Other Revenues	↔	$84,726
Minimum Surplus Goal Needed to Fund Capital: *($10M Annual Capital Need less $1.5M allocated in the annual budget and $4.5M allocated through ISPLOST)*		**$9.0M**
Less: Forecasted Revenue Gain		**$2.0M**
Less: Forecasted Expenditure Savings		**($3.0M)***
Favorable (Unfavorable) Net Surplus vs $15M Capital Need:		**($4.0M)***

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

Departmental Expenditure Budget Snapshot
(millions)
Budget; Expenses; Encumbrances
Mayor & Council; City Admin. (incl. City Clerk); Finance; City Attorney; Information Technology; Human Resources; Municipal Court; Police; Fire; Public Works; Recreation, Parks & Cultural Svcs; Community Development

FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (Contingency)	↔	↔	$888,917
Special Revenue Funds			
Confiscated Assets Fund (DEA)	↔	↔	$373,608
Opioid Settlement Fund	↔	↔	$19,558
Emergency 911 Fund	↔	↔	$0
Impact Fee Fund	↔	↔	$1,013,154
Hotel/Motel Fund	↑	↑	$509,435
Hotel/Motel Fund (Joint Svc Reserve)			$1,500,000
Debt Service Fund	↔	↔	$891,906
Proprietary Funds			
Solid Waste Fund	↔	↔	$0
Risk Management Fund	↔	↔	$1,843,707
Medical Insurance Fund	↔	↔	$91,269

	Non-Allocated
Grant Funds	
Operating Grant Fund	$16,505
Capital Grant Fund	$31,677
Capital Project Funds	
Capital Project Fund	$1,542,083
Capital Project Fund (Grant Matching Reserve)	$0
Stormwater Capital Fund	$255,378
Series 2022 Bond Fund (Parks)	$297,023
Series 2022 Bond Fund (Potential Arbitrage)	$1,106,566
TSPLOST I Capital Fund	$1,889,099
TSPLOST II Capital Fund	$3,881,433
Blended Component Unit	
Development Authority Fund	$292,281

BOND RATING: AAA — *strongest rating available*

EMERGENCY RESERVE: General Fund *$24.2M (25%)*; Emergency 911 Fund *$313K (6%)*; Sanitation Fund *$70K (1%)*

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

Financial Reporting to the City Council[8] (monthly)

The Monthly Financial Management Reports provide a detailed snapshot of the City's financial performance throughout the fiscal year. These reports include key financial data on revenues, expenditures, and budgetary comparisons, helping to track the City's financial position in real time. By regularly reviewing these reports, City officials, residents, and stakeholders can stay informed about spending trends, budget adherence, and overall fiscal health. This transparency supports sound financial decision-making and reinforces the City's commitment to accountability and responsible financial management.

[7] Available for download from the City's website: https://www.alpharetta.ga.us/343/Annual-Operating-Capital-Budget.
[8] Available for download from the City's website: https://www.alpharetta.ga.us/347/Financial-Management-Reports..

Annual Comprehensive Financial Report[9] (November-December)

The Annual Comprehensive Financial Report (ACFR) is a detailed and audited document that provides a comprehensive overview of the City's financial position and activities for the fiscal year. Prepared in accordance with Generally Accepted Accounting Principles (GAAP) and Government Finance Officers Association (GFOA) standards, the ACFR includes financial statements, statistical data, and an in-depth analysis of revenues, expenditures, assets, and liabilities. The financial statements are independently audited by a certified public accounting firm to ensure accuracy, transparency, and compliance with financial reporting standards. This report serves as a key resource for residents, investors, and stakeholders, offering transparency into how public funds are managed and ensuring accountability in the City's financial operations.

Mauldin and Jenkins, Certified Public Accountants, LLC, have issued an unqualified ("clean") opinion on the City of Alpharetta's financial statements for the year ended June 30, 2025.

Annual Citizens Report[10] (November-December)

The Popular Annual Financial Report (PAFR or Annual Citizens Report) is a user-friendly summary of the City's financial activities, designed to make complex financial information more accessible to residents and stakeholders.

Based on the audited Annual Comprehensive Financial Report (ACFR), the PAFR highlights key financial data, budgetary trends, and major initiatives in a clear and concise format. This report enhances transparency by providing an overview of how public funds are managed and invested in the community. By reviewing the PAFR, residents can gain a better understanding of the City's financial health and its commitment to responsible stewardship of taxpayer dollars.

[9] Available for download from the City's website: https://www.alpharetta.ga.us/346/Audited-Financial-Statements.
[10] Available for download from the City's website: https://www.alpharetta.ga.us/341/Annual-Citizens-Reports.

Budget Process

The annual budget serves as the foundation for the city's financial plan and assists in control of the financial stability and health of the government. The Mayor and Council are legally required to adopt a balanced budget (i.e., revenues = expenditures) no later than the close of the fiscal year. The city's fiscal year runs from July 1st through June 30th, with the official fiscal year taken from the year ending date. For example, the FY 2027 Budget is prepared for the fiscal year commencing July 1, 2026, and ending June 30, 2027.

Annual Budget Process

Responsibility for funding recommendations contained within the annual budget rests with the Budget Review Committee ("BRC"), comprised of the City Administrator and Finance Director. The BRC maintains the primary responsibility of ensuring that funding requests are aligned with the city's strategic priorities (set by Mayor and City Council) and by extension, the strategic vision for the future, as well as the annual action plan. Additionally, the BRC performs a detailed review of revenues and expenditures that culminates in the recommended budget which is presented annually to the City Council for discussion and adoption during April-June.

Budget Methodology

The city's budget is created under a hybrid performance-based budgeting system. This type of budgeting system blends the traditional historical financial trend model with the performance-based model of identifying a particular level of performance for each type of service/program and the resources necessary to operate it, as well as describes the structure of the departments and the programs into which they are divided.

Beginning with each department's mission statement, which sets the direction for the department's activities, goals and objectives are developed that support the department's mission and, by extension, the city's strategic priorities. Goals and objectives should be SMART – Specific, Measurable, Achievable, Relevant, and Timed. Ultimately, the goals and objectives should result in departmental efficiency/effectiveness improvements which are then reflected in the appropriations process.

Departments, in partnership with the Finance Department, then develop a projected budget based on the previous year's budget/actual expenditure trend and amend for any new initiatives or discontinued/non-recurring initiatives.

The departmental budget is separated into the following components:

- *Mission Statement* – the statement must identify the particular purpose for the department and how it relates to the city's overall mission.

- *Goals & Objectives* – a listing of the fundamental goals and objectives which aid the department in achieving its mission. Goals stretch and challenge the department, but they must also be SMART. Direct linkages are identified between the city's strategic priorities and departmental goals & objectives.
- *Program/Expenditure Summary* – the budget for the department presented on both a department-wide and individual program basis and summarized by expenditure category:
  - Personal Services: salaries, overtime, and other compensation-related expenditures.
  - Maintenance & Operations: professional fees, repair & maintenance, general supplies, communications, and other operational related expenditures.
  - Capital: departmental machinery & equipment and other capital investment expenditures.
- *New Initiatives* – new services and/or capital investment.
- *Statement of Service and Performance Measures* – multi-year summary of departmental performance measurements.

Performance Measurement

The city views its performance measurement system as a priority and is continuing to develop and refine performance data and benchmarks. The city's performance measurement team utilizes a software application to assist in the tracking, analysis and reporting of performance measurement data and the comparison of core measures from identified benchmark cities. As you review the departmental sections of this document, you will notice refined measures for our Police, Fire, and Information Technology Departments that follow the city's updated model.

Council Retreat (January-February)

The budget preparation process commences annually in January/February with the City Council Retreat, including City Administration and key department personnel. The Retreat provides the dedicated time necessary for the City Council and executive staff to discuss the strategic issues facing the city and the associated effects on the upcoming budget. Discussion topics include all strengths, weaknesses, opportunities, threats, etc., facing the city and typically are categorized as follows: millage rates and property taxation; revenue generation/diversification; capital renewal/replacement and improvement; base-level service and operations; personnel compensation; service and operation improvements; bond issues in connection with capital improvement initiatives; etc. The Retreat provides a strategic framework and guiding priorities for the upcoming budget process.

Budget Preparation and Analysis (January-April)

In February, the Finance Department distributes a budget calendar and target budgets to departments for the coming year which is based on revenue forecasts and projections of current year expenditures, as well as the two prior year's actual expenditures. Included in the target budget are line-items for salaries and benefits (e.g., pension, health insurance, etc.); the department's current year's goals and objectives; and Capital Improvement Program worksheets (i.e., current year updates to the city's capital improvement plan).

Budget information is collected in three phases. The first two phases are collected simultaneously. Phase one requests are related to employee expenses. During this phase, finance staff forecasts the personnel services funding requirements (e.g., salary and benefits) for the upcoming budget. Departments are requested to submit a forecast of personnel-driven operational expenses such as uniforms, professional development, travel, communications, etc.

The second phase includes budget requests that relate to departmental operations. During phase two, city departments are directed to review their operations and provide a forecast of appropriations required to maintain current service levels.

Phase three, the final phase of data collection, includes funding requests for improvements to current service levels as well as new programs or services and capital improvement projects.

As departments formulate their expenditure requests, the Finance Department is preparing the corresponding revenue analysis and forecast. Revenue sources across all funds are analyzed using the expert judgment of department directors and staff, trend analysis, and economic forecasts to compile revenue estimates that are both accurate and conservative. The city maintains a conservative revenue forecasting philosophy aimed at mitigating the over-appropriation of expenditures based on inflated revenue estimates. Additionally, the city's aggressive pay-as-you-go capital program is supported by the conservative revenue philosophy through a level supply of excess fund balance (i.e., fund balance in excess of the city's 25% fund balance reserve) available for one-time capital investment.

Budget requests are completed by every department and submitted to the Finance Department where the data is assembled into the ClearGov budget preparation/reporting software.

Both expenditure requests and revenue projections are calculated and formatted for presentation to the City Administrator for initial review. During these meetings, discussion is focused on appropriations necessary to maintain current service levels. Appropriation growth in excess of a reasonable CPI figure will be thoroughly analyzed to determine the primary growth factors (e.g., fuel, utilities, and other items subject to volatile price fluctuations) and brainstorm ways to mitigate the increased costs. Additionally, new

programs, services, improvements to current services, and capital improvement projects are discussed in terms of how the initiatives link with departmental goals and objectives and by extension, the city's strategic priorities and vision for the future.

Upon completion of the departmental meetings, the BRC reviews base budgets within the context of the conservative revenue forecast and makes the necessary adjustments to balance the budget. Funding for new programs, services, or improvements to current services is prioritized based on needs assessment and balance against the goal of reducing the tax burden on our citizenry and stakeholders (e.g., millage rates). Funding for capital improvement projects is contained both within the general operational budget (annual capital contribution which is transferred from the General Fund into the Capital Projects Fund or Stormwater Capital Fund) as well as the companion capital project budget (one-time funding from excess fund balance). The consolidated balanced budget (i.e., operations and capital) is then prepared for presentation to the City Council.

City Council Budget Workshops (May-June)

City Council budget workshops are held in May-June. The workshops typically commence with distribution of the proposed budget which includes the following:

- Transmittal letter that summarizes the budget including current service levels, new initiatives, strengths/weaknesses/opportunities/threats facing the organization, and how the budget addresses those issues identified during the City Council Retreat.
- Departmental performance measurement listing.
- Departmental budget detail; project summary listing; and budget detail comparison that provides specific line-item allocations for the current and proposed budget years.

The Finance Director conducts public presentations, as needed, to summarize the budget and discuss the underlying economic growth trends. Discussion will focus on the strategic issues facing the organization for the upcoming budget year and the next several years and how this budget positions the city to respond in a prudent and proactive manner (e.g., periods of slowing economic growth, etc.). The City Council takes a lead role in analyzing the budget within the context of the city's strategic vision for the future.

Budget Adoption (June)

The budget and millage rate(s) are adopted via Ordinance through a public hearing process as provided under State law.

Budget Calendar

City of Alpharetta

Fiscal Year 2027 Budget Calendar

2025

SEPTEMBER-DECEMBER

- Capital Improvement Plan (CIP) and FY 2027 Capital Investment review and update by Departments.

2026

JANUARY 16-17

- City Council Planning Retreat

JANUARY-FEBRUARY

- FY 2027 Budget kickoff
  FY 2027 Budget target data distributed to departments:
  - Phase II (maintenance and operations).
  - Phase III (operational budget initiatives).
  - Performance Measurement ("PM") template:
    - FY 2025 actual vs. target (results).
    - FY 2026 target.
    - FY 2027 target.
  - Departmental organizational charts.
  - Departmental goals and objectives.
- CIP and FY 2027 Capital Investment review by the Finance Department.

FEBRUARY-MARCH

- FY 2027 Budget review by the Finance Department.
- CIP and FY 2027 Capital Investment refresh by Departments.

MARCH-APRIL

FY 2027 Budget, CIP, and FY 2027 Capital Investment Review by City Leadership including City Administration and Departments.

City of Alpharetta

Fiscal Year 2027 Budget Calendar

2026

April-May 2026

- FY 2027 Budget (including CIP and Capital Investment) release including:
  - Budget Document (bookmarked pdf).
    - https://www.alpharetta.ga.us/343/Annual-Operating-Capital-Budget
  - Online Transparency Portal:
    - ClearGov - Revenue and Expense category totals.
      - https://cleargov.com/georgia/fulton/city/alpharetta
    - OpenGov - Revenue and Expense line-item detail.
      - https://alpharettaga.opengov.com

Workshops

May 4/18, 2026

- FY 2027 Budget Workshop with City Council
  - FY 2027 Budget

Public Hearing 1

June 1, 2026 (6:30pm)

- FY 2027 Budget
  - Public Hearing
  - 1st Reading of Budget Ordinance
  - 1st Reading of Millage Rate Ordinance

Public Hearing 2

June 15, 2026 (11:30am)

- FY 2027 Budget
  - Public Hearing

Public Hearing 3

June 15, 2026 (6:30pm)

- FY 2027 Budget
  - Public Hearing
  - 2nd Reading of Budget Ordinance
  - 2nd Reading of Millage Rate Ordinance

FY 2027

July 1, 2026

- FY 2027 Begins!

Budget Basis and Structure

The city's budget is developed on a modified accrual basis. State law requires that the city's budget be balanced – revenues equal expenditures.

On a modified accrual basis, revenues are recorded when both available and measurable. Certain fines and forfeitures, however, are recorded when received, as they are not susceptible to accrual. Expenditures are recognized when liability is incurred, except for: (1) principal and interest on general long-term debt which are recognized when due; and (2) annual employee leave and claims/judgments for litigation and self-insurance which are recorded in the period due and payable.

The legal level-of-control resides at the department level within a given fund. As such, reallocation of appropriations between line-items is acceptable within a given department with the following exceptions:

- Salary and benefit savings due to vacancies are restricted from reallocation to cover operating expenditures except in the case of funding temporary labor assistance; and
- Capital appropriations are restricted to the specific purpose set forth in the budget and cannot be reallocated except through approval by City Administration and/or the City Council.

Budget amendments that cross departments must be approved in advance by the City Council. As such, these amendments are typically brought for consideration by City Council during the mid-year budget review process.

Operating Initiative Requests

Executive Summary

General Fund	Revenue	Expense	Net Cost	Capital Component
Funding Available for Operating Initiatives:	**$ -**	**$ 27,500**	**$ 27,500**	
Recommended Initiatives:				
Information Technology				
ESRI ArcGIS Indoors (new equipment/software)	-	16,000	16,000	-
Recreation, Parks, and Cultural Services				
Holiday Lighting along Roswell Street and Canton Street	-	11,500	11,500	50,000
	$ -	**$ 27,500**	**$ 27,500**	**$ 50,000**

Recommended operating initiatives include expenditure adjustments of $27,500 and have been programmed into departmental operating budgets. Additionally, one recommended operating initiative includes capital funding requirements of $50,000 which is programmed within the Fiscal Year 2027 capital plan.

Operating Initiatives not recommended for funding at this time total $2.4 million (net of revenue recapture) and include capital investment requirements of $214,500.

Fiscal Year 2027 Annual Action Plan

The City Council Retreat during January 2026 set forth priorities to guide the construction of the FY 2027 budget including operations and capital investment. These priorities were condensed into an Annual Action Plan and are detailed within the section of this document entitled *Fiscal Year 2027 Annual Action Plan* with the components set forth below:

- Strategic Growth and Redevelopment of North Point
- Safe and Welcoming Community
- The Alpha Loop and Greenway
- Downtown Alpharetta
- Communications that Connect
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance
- Transportation and Traffic
- People Focused Workforce
- Economic Development

Detail (Recommended Operating Initiatives)

General Fund

Information Technology

ESRI ArcGIS Indoors (new equipment/software) **$16,000 (year 1)**

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for funding to purchase equipment (year 1) and software (ongoing) related to ESRI ArcGIS Indoors technology.

ArcGIS Indoors provides powerful data management tools and focused apps to enhance operations, maintenance, safety, security, and wayfinding within facilities. Visualize people, spaces, assets, and incidents on floor-aware 2D and 3D maps, modernize asset and space management, improve situational awareness in emergencies, and transform occupant and visitor experiences

The components of the system will include the ArcGIS Indoors software from ESRI and a handheld 3D scanner. This will allow city staff to collect 3D images of the inside city buildings. There is also the use of the system to "map" the inside of critical structures such as schools, churches and others that can be very useful in emergency situations.

Operational costs for FY 2027 include handheld 3D scanner equipment ($5,000) and ongoing software licensing fees ($11,000). FY 2028 costs and beyond will total $11,000 annually and increase at software-inflationary rates.

Recreation, Parks, and Cultural Services

Outdoor Electrical Connections for Roswell Street and Canton Street (Holiday Lighting; $11,500 operations/$50,000 capital) **$11,500**

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: This request is contingent upon funding the one-time capital request for FY 2027 ($50,000) for the installation of twenty-five (25) permanent outdoor electrical service connections in designated tree wells within the City's public right-of-way along Roswell Street and Canton Street. Each installation will include underground conduit, wiring, weather-resistant electrical components, and code-compliant connections designed for long-term outdoor use.

Installing permanent electrical service will:

- Improve safety by avoiding temporary wiring and surface cords.
- Enhance reliability and consistency of holiday displays.

- Support expanded seasonal programming and special events.
- Preserve streetscape aesthetics through concealed infrastructure.

The electrical service will support seasonal holiday decor, promoting community engagement and downtown vibrancy.

This request is for funding to cover the annual installation, removal, and storage of holiday lighting for the Roswell Street and Canton Street area. This will enhance the Downtown Alpharetta experience during the holiday season by implementing a cohesive, high-quality outdoor holiday lighting program along Roswell Street and Canton Street. The initiative aims to increase foot traffic, support local businesses, reinforce Alpharetta's brand as a premier destination, and create a safe, festive public area. Improved ambient lighting enhances visibility and perceived safety during evening hours. By expanding the holiday lighting to Roswell Street and Canton Street, it reinforces Alpharetta's downtown identity with a consistent, photo-worthy streetscape.

Detail (Unfunded Operating Initiatives)

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Citywide

Augment Annual Capital Contribution to FY 2025 funding level $1,042,405

Fiscal Year 2027 Annual Action Plan:

- Strategic Growth and Redevelopment of North Point
- Safe and Welcoming Community
- The Alpha Loop and Greenway
- Downtown Alpharetta
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance
- Transportation and Traffic
- Economic Development

Description: Current infrastructure and asset maintenance cost trends highlight a capital funding target of $15 million annually (milling/resurfacing, fleet, stormwater, facility upkeep) through various means such as TSPLOST, Fund Balance, and an annual capital contribution from the General Fund.

This annual General Fund contribution is currently targeted at $6 million. The FY 2026 annual General Fund contribution was $1.5 million. Due to revenue constraints, the General Fund capital contribution has been reduced to approximately $475,000 in the draft proposed budget for FY 2027. An additional $1.04 million would be needed to bring funding in 2026 to that of the funding in 2025. A portion of this funding could be used towards an energy savings performance contract (ESPC phase) under the City's current facility condition assessment project which is focused on capital facility maintenance and improvements. This appropriation also allows the City more flexibility in operations should revenues continue to decline.

General Fund

City Clerk

Records Coordinator (new position; +1 FTE) **$102,500**

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community
- Communications that Connect
- Recreation, Parks, and Culture
- People Focused Workforce

Description: The City Clerk is requesting the addition of a Records Coordinator position (pay grade 305; assumed 5% above pay grade minimum) to better serve the City of Alpharetta and its current records request and records management needs.

Previously, the City employed a city-wide Records Manager, under the direction of the City Clerk and helped facilitate record retention and destruction across all departments. That position was eliminated in March 2019, and the job duties were then reassigned to all pertinent departments.

The City has hundreds of containers housing physical documents at an off-site storage facility and has also acquired hundreds of boxes of original files from our former city attorney's office, who represented the City for over 20 years. These documents need to be reviewed and catalogued for compliance with the state's local government record retention schedule and for preservation of the City's historical records.

Since 2020, the City has experienced a significant increase in the number of open records requests, litigation discovery requests, pending litigation documentation holds, and complex open records requests. Specifically, the City Clerk's Office has received, on average over the past three (3) years, 301 record requests each year. Additionally, the City Clerk's Office handles any records requests involving pending or potential litigation or records requests that have been submitted to other departments and were submitted by attorneys or media outlets.

The City Clerk's Office recommends the creation of a new full-time position to address the growing need for managing and reviewing open records requests, while also coordinating records retention and destruction efforts city wide.

Personnel costs are estimated at $99,500 annually and reflect salary and benefit costs only. Operational costs in year one includes technology equipment (computer and/or phone, etc.), software, general supplies, etc. totaling $3,000.

Finance

Reorganization of the Budget & Procurement Division **$157,500**
(1 new position; reclassify 2 existing positions)

Fiscal Year 2027 Annual Action Plan:

- Strategic Growth and Redevelopment of North Point
- Safe and Welcoming Community
- The Alpha Loop and Greenway
- Downtown Alpharetta
- Communications that Connect
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance
- Transportation and Traffic
- People Focused Workforce
- Economic Development

Description: The Finance Department is proposing a reorganization of the Budget & Procurement Division to better serve the City of Alpharetta and its current and forecasted needs.

The Finance Department has had no growth in personnel in over 20 years despite significant growth in its service population (both in terms of citizens as well as City staff). More specifically, Finance Department staffing has declined over that period. Most recently, Finance is the only department that still has not recovered staffing removed during the COVID budget reductions.

The Finance Team has adapted to demand growth over the last two decades through automation and efficiency measures in lieu of staffing growth. The most impactful measures being the implementation of technology that has removed many paper-based processes for the department which greatly improved the efficiency of our existing staff. That said, there are still other initiatives that the Department would like to improve upon, but it is not possible given staffing constraints (e.g. user-department training, vendor outreach, etc.).

Current Status

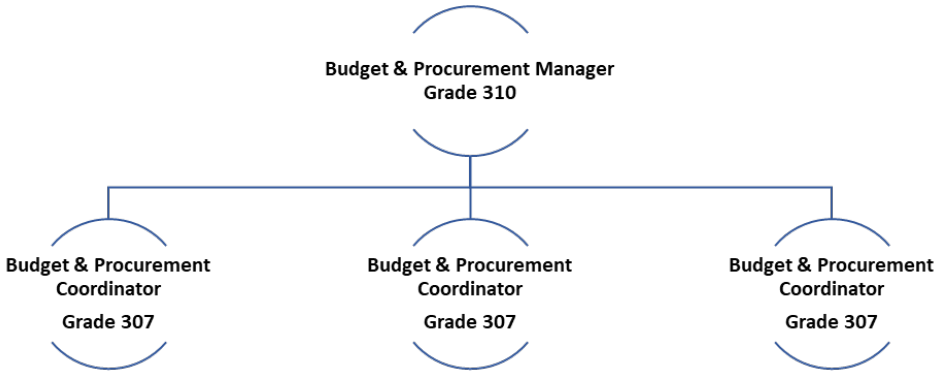
The Budget & Procurement Division staff totals 4 full time positions, and their operational responsibilities include:

- Managing and facilitating the financial transaction life cycle (liaison to our departments)
  - *budget planning, preparation, and management.*
  - *purchasing (including quotes, bids, RFP, etc.).*
  - *invoice/payment verification and processing.*
- Managing and facilitating the city's financial reporting
  - *annual budget documents.*
  - *monthly financial management reports.*
  - *annual citizens report (PAFR).*
  - *immigration reporting to State.*

- Administering city contracts.
- Developing revenue/expenditure forecasting models, financial Impact of proposed city activities, and long-range financial planning.
- Administering the financial transparency program (OpenGov, Socrata capital project dashboard, etc.).

The Division is structured to provide a liaison approach to service delivery for our departments. Specifically, one team member is assigned to each of our customer departments and assists with the entire lifecycle needs (budgeting, procurement, invoice review, receipt review, compliance, etc.).

The Division includes 4 full-time positions with the organizational structure as follows:



Staffing has declined from 5 full-time positions over the referenced 20-year period to the staffing level of 4 positions.

On an annual basis, the Division reviews over 800 purchase order requests, over 13,000 invoices, over 8,800 procurement card transactions, 40 formal procurement solicitations (varies), in addition to the general budget (preparation, review, amendments), procurement, and reporting obligations (e.g. monthly financial management reporting, State immigration reporting (E-Verify), TSPLOST capital reporting, etc.

Issues

The growth in existing service demand coupled with potential avenues for improvement has resulted in this proposed reorganization.

- Existing Service Demand – existing service demand has necessitated that staff focus on core functions to ensure delivery of the vital services needed to run City operations. Specifically, transaction-level review (invoices, procurement-card transactions, requisitions, budget amendments) and formal procurement solicitation review, issuance, and management. Just maintaining existing service demand often requires staff to work more than the normal work week including the occasional weekends.

- Dedicated Procurement Team – while the current Budget & Procurement liaison structure provides benefits for our user departments (e.g. one-stop-shop for questions, contacts, etc.), it has the added effect of limiting the specialization needed for those highly technical professions such as procurement. The desire is to have a team dedicated, trained, and certified for procurement activities.
- Vendor Outreach – the Division desires to engage in a more active vendor outreach program that educates vendors on the government procurement process with the goal of increasing vendor participation on City contracts. Current staffing constraints limit vendor outreach capabilities.
- Employee Recruitment – the Division has benefited from low turnover. This has masked a weakness in the current organizational structure. Namely, procurement and budget are two separate professions and rarely do employees have experience in both (unless they come from smaller organizations that do not allow for specialization or have operated as finance department managers/directors). The result is that it limits the attractiveness of position openings to professionals. Effectively, you end up having to hire one specialization and train for the other. This limits employee effectiveness in the short term.
- employees trained in procurement remains a weak point from an employee recruitment perspective.
- City training – the Division desires to engage in a more structured training program for City staff that includes (a) on demand recorded training sessions along with (b) in person training held throughout the year. Current staffing constraints limit City training to one-on-one questions/answers with those department team members directly responsible for the purchasing/budget functions. An expanded training presence would allow for the education of team members throughout the organization that may benefit from the knowledge.

Reorganization

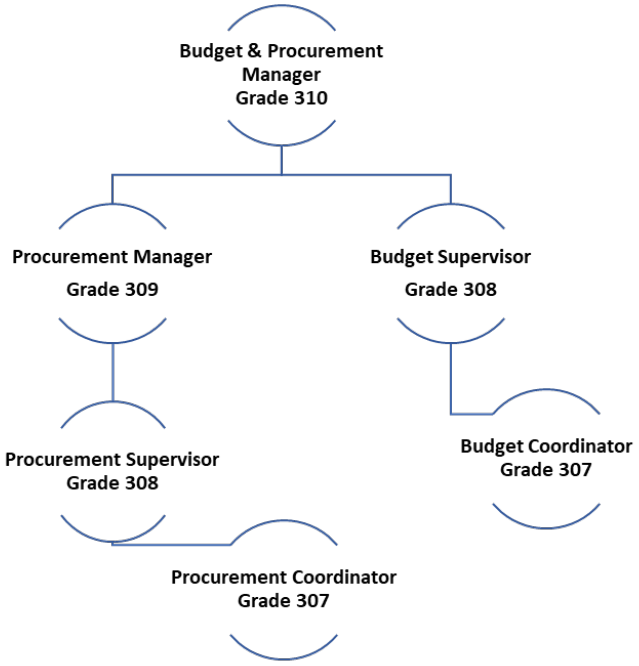
The Division is proposed to reorganize and separate the budget and procurement functions so that each team will have dedicated professionals focused on those distinct specialties while also allowing the staffing capacity to improve on the issues identified above.

Inherent in this reorganization is the following:

- Addition of 2 positions:
  - Procurement Manager (pay grade 309) – requested in FY 2027.
  - Procurement Coordinator (pay grade 307) – requested in FY 2028.
- Reclassifying of 2 positions:
  - Procurement Supervisor (pay grade 308; reclassify a current Budget & Procurement Coordinator position) – requested in FY 2027.

- Budget Supervisor (pay grade 308; reclassify a current Budget & Procurement Coordinator position) – requested in FY 2027.

The reorganized Division would include 6 full-time positions with the organizational structure as follows:



FY 2027: Annualized personnel costs associated with the new Procurement Manager position and two reclassifications are estimated at $154,000 annually and reflect salary and benefit costs only.

Operational costs in year one includes professional development, technology equipment (computer and/or phone, etc.), software, general supplies, etc. totaling $3,500.

Public Works

Construction Manager - Infrastructure (new position; +1 FTE) $141,400
($141,400 operations/$55,000 capital)

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: Public Works is requesting the addition of a Construction Manager position (pay grade 309; assumed 5% above pay grade minimum).

The City allocated over $4 million last year and is planning to do such over the next 10 years towards stormwater work throughout the City. Much of the construction work is contracted out to contractors to resolve various stormwater issues. Work varies from replacing a structure, lining, or replacing a pipe, or a large-scale construction project.

Due to the number of incoming projects and programmed projects, the Department is unable to adequately oversee construction oversight of the contractors in the field for the installation of City maintained infrastructure. Public Works is requesting an Infrastructure Construction Manager Position to oversee various field operations regarding stormwater improvements. The position not only requires knowledge of reading construction plans, communication skills with the public and contractors, as well as problem-solving skills when unknown issues arise in the field.

Public Works currently has seven stormwater projects in design or construction soon to be procured, over 1 million dollars a year in pipe lining, and numerous stormwater repairs (catch basin tops, grouting of manholes/pipes, and pipe replacements) throughout the City. Public Works staff is already committed to overseeing construction management of the Park's Bond Projects, TSPLSOT I/II projects, as well as capital projects.

Personnel costs are estimated at $133,900 annually and reflect salary and benefit costs only. Operational costs in year one includes technology equipment (computer, phone, iPad, etc.), professional development, uniforms, general supplies, and fuel costs totaling $7,500. There is a companion one-time capital request for $55,000 that includes funding for a vehicle purchase (and upfitting).

Facility Operations Manager (new position; +1 FTE) $141,400
($141,400 operations/$71,500 capital)

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: Public Works is requesting the addition of a Facility Operations Manager position (pay grade 309; assumed 5% above pay grade minimum).

The City embarked on an energy audit as well as a facility assessment over the last year. The report outlines various capital initiatives and improvements to all the City's facilities. Currently, there is one individual overseeing the crews accomplishing work orders and overseeing vendors accomplishing various tasks in the facilities (electrical, mechanical,

structural, painting, etc.). This position will be responsible for overseeing execution of the program, procuring vendors to implement various improvements, maintain the software system associated with the facility assessment, and oversee the Engineering Technician(s) working in the Facility Group. Separating the responsibilities within the Facilities Group will enable supervisors to spend more time ensuring work is accomplished meeting the expectations of the City and enable individuals to become proactive instead of reactive when it comes to implementing improvements.

Personnel costs are estimated at $133,900 annually and reflect salary and benefit costs only. Operational costs in year one includes technology equipment (computer, phone, iPad, etc.), professional development, uniforms, general supplies, and fuel costs totaling $7,500. There is a companion one-time capital request for $71,500 that includes funding for a vehicle purchase (and upfitting).

Infrastructure Crew (new positions; +4 FTE) $363,700
($363,700 operations/$88,000 capital)

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: Public Works is requesting the addition of the following new positions:

- +1 FTE - Public Works Crew Leader position (pay grade 305; assumed 5% above pay grade minimum).
- +2 FTEs - Public Works Technician II position (pay grade 303; assumed 5% above pay grade minimum).
- +1 FTE - Public Works Technician I position (pay grade 302; assumed 5% above pay grade minimum).

Currently the Public Works Department has 2 crews of 4 individuals that handle repairs to stormwater infrastructure, curb and gutter, sidewalks (concrete and brick paver), and City roads. One of the biggest challenges the department faces these days is making timely repairs to sidewalks. The Department maintains over 235 miles of sidewalk in the City, majority of the sidewalk is concrete. Over time, sidewalks have settled, cracked, and/or tree roots have uplifted the sidewalk causing trip hazards. Crews can accomplish repairs primarily in subdivisions. This crew will be able to handle concrete and brick paver sidewalk repair, curb and gutter repair, and other concrete work within the City's right of way. Work along busier streets throughout the City require significant traffic control measures and the crews are not equipped size wise to handle work of this nature. A crew of four individuals will consist of a Crew Leader, (2) Tech II's and (1) Tech I.

Personnel costs for the four new positions are estimated at $353,700 annually and reflect salary and benefit costs only. Operational costs in year one includes technology equipment (computer, phone, iPad, etc.), professional development, uniforms, general supplies, and fuel costs totaling $10,000. There is a companion one-time capital request for $88,000 that includes funding for a vehicle purchase (and upfitting).

Recreation, Parks, and Cultural Services

Parks Supervisor II – Southern District (new position; +1 FTE) $109,900

Fiscal Year 2027 Annual Action Plan:

- Strategic Growth and Redevelopment of North Point
- Safe and Welcoming Community
- The Alpha Loop and Greenway
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: Recreation, Parks, and Cultural Services is requesting the addition of a Parks Supervisor II position (pay grade 306; assumed 5% above pay grade minimum).

To Improve efficiency for the of delivery existing services, the Recreation, Parks, and Cultural services department is requesting a Parks Services Supervisor II to execute the maintenance and operation plan for the Southern Parks District (Greenway, Alpha Loop, and North Point Corridor). The Southern District Park Services team maintains and operates over 450 acres of park land which includes approximately fifteen (15) miles of the Big Creek Greenway system, portions of the Alpha Loop, six (6) Greenway Access Parks, four (4) Passive Parks and the Program Support of the Preston Ridge Recreation Center. Prior to 2019, the Southern District had been operating with the leadership of a team supervisor. Due to the growth resulting from the 2016 Bond Initiative, this position was reallocated as part of a department restructuring plan.

Over the past five years, the city has added over two (2) miles of Greenway trail connecting to the Forsyth County Greenway, Water Road Park, new portions of the Alpha Loop and the Preston Ridge Community Center to this area. Maintenance support from outsourced services to supplement this absence has reached its saturation point. The expectation of immediate response and daily service can only be met with the addition of more city staff. The anticipated addition of the Encore Gateway Park and the Alpha Link which will connect the Alpha Loop to the Greenway will also be under the operational control of this team. The additional demand on this division requires the addition of a supervisor to achieve a high service standard for this area.

Personnel costs are estimated at $106,900 annually and reflect salary and benefit costs only. Operational costs in year one includes technology equipment (computer and/or phone, etc.), uniforms, general supplies, etc. totaling $3,000. No additional vehicle is needed with this request.

Community Agriculture Program/Operational Funding **$18,250 (revenue)**
$68,000 (expense)

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description:

- Summer Camp Expansion (revenue = $18,250; expenses = $62,000)

  The Community Agriculture Summer Camp Expansion initiative will increase the capacity, accessibility, and program scope of the City's existing summer community agricultural camp. By adding the camp, the expansion will serve additional youth participants, enhance curriculum offerings, and strengthen partnerships with local agricultural organizations and community stakeholders. Demand for the Community Agriculture Summer Camp has exceeded current enrollment capacity in recent seasons, resulting in waitlists and limited access for residents. Additionally, increased interest in food systems education, sustainability practices, and hands-on agricultural experiences highlights the need for expanded programming.

  The Community Agriculture Summer Camp Expansion directly advances the City of Alpharetta's strategic priorities by enhancing quality of life, supporting sustainable community development, strengthening economic vitality, and demonstrating responsible stewardship of public resources.

  The Summer Camp Expansion totals $62,000 and includes $43,000 in personnel services costs (camp director, two camp counselors, as well as other seasonal staffing costs) and $19,300 in operational costs (instructor fees, supplies, etc.). Revenue generation is conservatively estimated at $18,250.

- Co-Hosting Community Agriculture Conference ($6,000)

  The City of Alpharetta's Community Agriculture Division will co-host the Green Thumb Grow Together Conference in New York in partnership with regional agricultural organizations, educational institutions, and local nonprofits. Interest in local food systems, sustainability practices, and community agriculture continues to grow among residents, educators, small businesses, and regional stakeholders. The conference will serve as a multi-day event focused on sustainable agriculture, urban farming, food systems, environmental stewardship, and community engagement.

  This initiative will position Alpharetta as a regional leader in sustainability and community-based agricultural education while supporting the City's strategic priorities related to quality of life, economic vitality, and responsible stewardship.

Community Development

Development Services Engineer (new position; +1 FTE) $160,100

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community

Description: The Community Development Department is requesting the addition of a Development Services Engineer position (pay grade 309; assumed 95% of pay grade midpoint) to better serve the City of Alpharetta.

State regulations for hydrology reviews have increased the workload demand, creating the need for additional staffing. Although staff has implemented efficiency improvements, these measures have not offset the expanded scope and volume of required reviews. These changes in regulations have caused staff reviews to increase from 65 hydrology studies per year to over 200 per year, over the last five years. These reviews can take significantly longer than a site plan review. Currently, the equivalent of half of a full work year is dedicated solely to hydrology study review, limiting the team's capacity to provide timely public assistance.

An additional engineer is necessary to maintain compliance with state requirements, manage the sustained increase in technical review volume, and ensure consistent service delivery. If this position is approved, the existing Development Services Engineer role will be retitled to Senior Development Services Engineer (no impact to compensation) to align with the Public Works Department's titling structure for paygrades 309 and 310 engineers.

Personnel costs are estimated at $153,100 annually and reflect salary and benefit costs only. Operational costs in year one includes technology equipment (computer and/or phone, etc.), training, uniforms, etc. totaling $7,000.

E911 Fund

Police (E911 Fund)

Administrative Assistant II (new position; +1 FTE) **$101,250**

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community
- People Focused Workforce

Description: The Public Safety Department is requesting the addition of an Administrative Assistant II position (pay grade 304; assumed 5% above pay grade minimum).

This position will assume primary responsibility for processing and completing open records requests related to CAD reports, 911 call audio, radio traffic, Preferred Live Video, and other 911-related media. Duties will include performing legally and procedurally mandated redactions in compliance with the Freedom of Information Act (FoIA) and Georgia law.

Establishing a dedicated role for open records processing will relieve 911 Shift Supervisors of this responsibility, enabling them to focus more effectively on managing their shifts and personnel. This specialization will improve operational efficiency by ensuring requests are completed promptly within the State of Georgia's mandated timelines, reducing the risk of liability, and ensuring adherence to FoIA requirements.

Additionally, having a single position dedicated to this task will minimize the delays caused by task-switching that are inherent in the Shift Supervisors' multifaceted roles. As a result, the processing time for open records requests is expected to decrease significantly, enhancing overall departmental performance, and ensure the timely and accurate fulfillment of public and legal obligations. This position would include secondary job duties, including performing monthly NCIC/GCIC validations - yet another current responsibility of 911 Shift Supervisor's that distracts from their primary responsibilities of managing shift operations. Validations require tedious and meticulous auditing to ensure the most accurate and up to date information is on the Criminal Justice Information System.

Personnel costs are estimated at $92,800 annually and reflect salary and benefit costs only. Operational costs include training, travel, supplies, equipment and uniforms, and total $8,450.

Citywide Budget Summaries

Overview

The *Citywide Budget Summaries* section is intended to provide readers with an overall understanding of the city's fiscal year 2027 budget. The following schedules provide readers with revenue and expenditure summaries from several different perspectives including:

- **Citywide Budget Summary by Fund**

  This section provides a summary/narrative of FY 2027 budget data by fund type (e.g., General Fund, Special Revenue Funds, etc.).

- **Citywide Budget Summary by Revenue Source**

  This section provides a summary/narrative of FY 2027 budget data by revenue source (i.e., Property Taxes, Other Taxes, Charges for Services, etc.). Please refer to the specific Fund Summaries section (e.g., General Fund Summary, Special Revenue Fund Summaries, etc.) of this document for more detailed information about the city's various revenue sources.

- **Citywide Budget Summary by Department Expenditures**

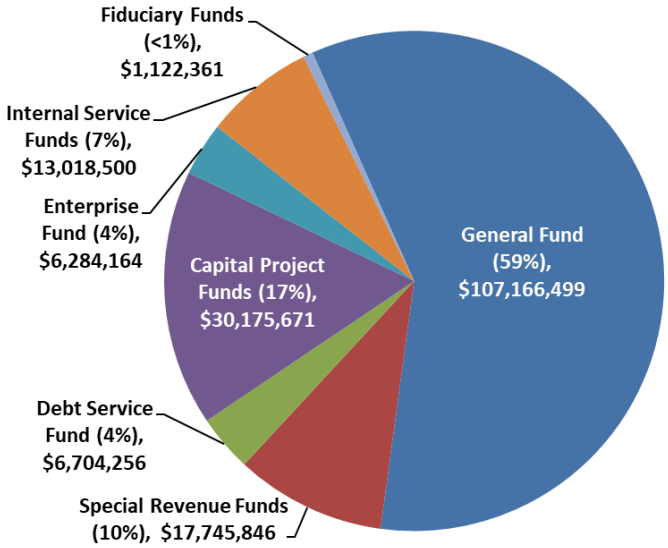
  This section provides a summary/narrative of FY 2027 budget data by department expenditures (e.g., City Administration, Public Safety, etc.). Please refer to the *Departmental Summaries* section of this document for more detailed information about each department's expenditures.

- **Citywide Budget Summary by Expenditure Category**

  This section provides a summary/narrative of FY 2027 budget data by expenditure category (e.g., Personnel Services, Maintenance & Operations, etc.).

Summary by Fund Type

FY 2027 Citywide Budget totals $182 Million



The Fiscal Year 2027 budget for all funds totals $182 million. The city budget includes appropriations for the following fund types:

General Fund: The city's General Fund is its largest fund and includes governmental activities such as police, fire, recreation, and other general governmental functions that are primarily funded with property taxes, utility taxes, franchise fees, and charges for services, such as recreation program fees.

Special Revenue Funds: These Funds are established to account for revenues that are restricted by statute, ordinance, or resolution for a specific purpose. Appropriated Funds include E911 Fund, Impact Fee Fund, and the Hotel/Motel Fund.

Capital Project Funds: These Funds are used for various citywide capital projects. Projected funding for FY 2027 is from interest earnings, fund balance, and transfers from other funds. The adopting budget ordinance will authorize unspent appropriations from fiscal year 2026 to be re-appropriated to continue previously approved projects. As such, these appropriations are not reflected herein.

Debt Service Fund: This Fund is utilized to account for debt service requirements of the city's general government debt obligations.

Enterprise Fund: This Fund is a self-supporting entity that derives its revenue primarily from charges levied on the users of its services, much like private enterprises. The city utilizes an enterprise fund to account for operations of its solid waste system.

Internal Service Fund: These Funds are used to accumulate and allocate costs internally among the city's various functions. The city utilizes a Risk Management Fund (administering general liability, automotive liability, workers' compensation, etc.) and Medical Insurance Fund (account for activity under the Minimum Premium Plan in accordance with GAAP).

Fiduciary Funds: These Fund types are used to account for resources held for the benefit of parties outside the government and include the OPEB Plan Trust Fund and the OPEB Reimbursement Benefit Fund.

Summary by Fund

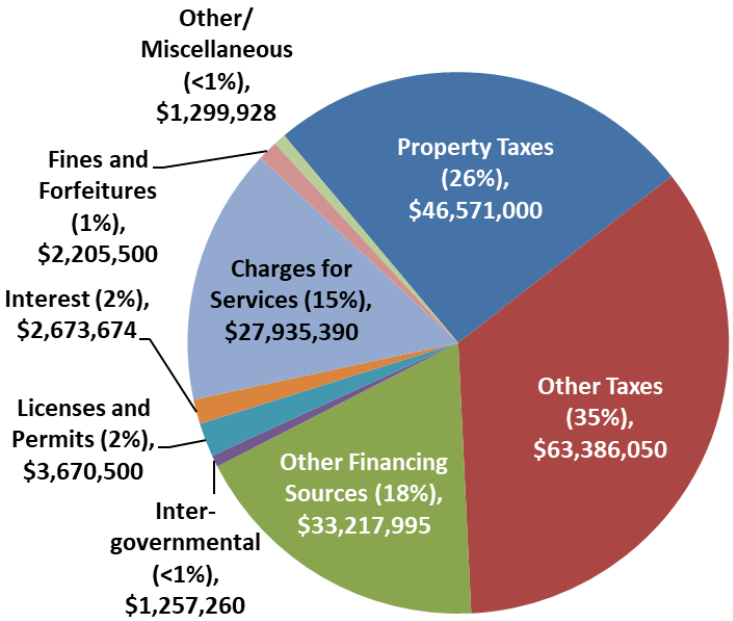
	Revenues*	Expenditures	Surplus/ (Deficit)	Balanced Budget
General Fund	$ 107,166,499	$ 107,166,499	$ -	√ **
Special Revenue Funds:				
E911 Fund	5,205,846	5,205,846	-	√
Impact Fee Fund	2,500,000	2,500,000	-	√
Hotel/Motel Fund	10,040,000	10,040,000	-	√
	$ 17,745,846	$ 17,745,846	$ -	
Capital/Grant Funds:				
Capital Projects Fund	$ 8,636,572	$ 8,636,572	$ -	√
Stormwater Capital Fund	1,500,000	1,500,000	-	√
2022 Parks Bond Fund	450,000	450,000	-	√
TSPLOST 1 Capital Fund	2,239,099	2,239,099	-	√
TSPLOST 2 Capital Fund	17,350,000	17,350,000	-	√
	$ 30,175,671	$ 30,175,671	$ -	
Debt Service Fund	$ 6,704,256	$ 6,704,256	$ -	√
Enterprise Fund:				
Solid Waste Fund	$ 6,284,164	$ 6,284,164	$ -	√
Internal Service Funds:				
Risk Management Fund	$ 2,468,500	$ 2,468,500	$ -	√
Medical Insurance Fund	10,550,000	10,550,000	-	√
	$ 13,018,500	$ 13,018,500	$ -	
Fiduciary Funds:				
OPEB Plan Trust Fund	$ 6,500	$ 6,500	$ -	√
OPEB Retirement Reimbursement Plan Trust Fund	1,115,861	1,115,861	-	√
	$ 1,122,361	$ 1,122,361	$ -	
Total	$ 182,217,297	$ 182,217,297	$ -	√

* Includes Operating Revenues of $136 million along with Non-Operating Revenues of $46 million. Non-Operating Revenues represent sources such as fund balance, inter-fund transfers, inter-fund allocations, etc.

**Includes $1.1 million reduction in the Annual Capital Appropriation (from $1,573,887 in amended FY 2026 to $475,000 in FY 2027).

Summary by Revenue Source

FY 2027 Citywide Budget totals $182 Million



The chart above segments the FY 2027 budget by revenue source and includes the following:

Property Taxes: Ad Valorem tax on real/personal property owned within the city. The recommended millage rate for FY 2027 is flat with the prior year at 5.750 mills and is composed of the following: Operating Millage Rate of 5.050 mills (used to fund general city operations and the recurring capital program); and a Debt Service Millage Rate of 0.700 mills (used to fund debt service on voter approved general obligation bonds).

Other Taxes: Includes local option sales taxes (i.e., LOST), transportation sales taxes (TSPLOST), franchise fees (fees charged to utility companies operating within the city that allow for the use of public right-of-way), hotel/motel taxes, business and occupational taxes, etc.

Licenses and Permits: Includes building permit fees, occupancy permit fees, alcohol beverage permit fees, development permits and related fees, etc.

Intergovernmental: Includes federal, state, and local grant funding as well as revenue sharing associated with intergovernmental agreements.

Charges for Services: Includes recreation user fees, planning and development fees, fire plan review fees, special event fees, impact fees, solid waste fees, employer/employee premium fees; etc.

Fines and Forfeitures: Includes municipal court fines, code enforcement board fines, school zone speed citations, etc.

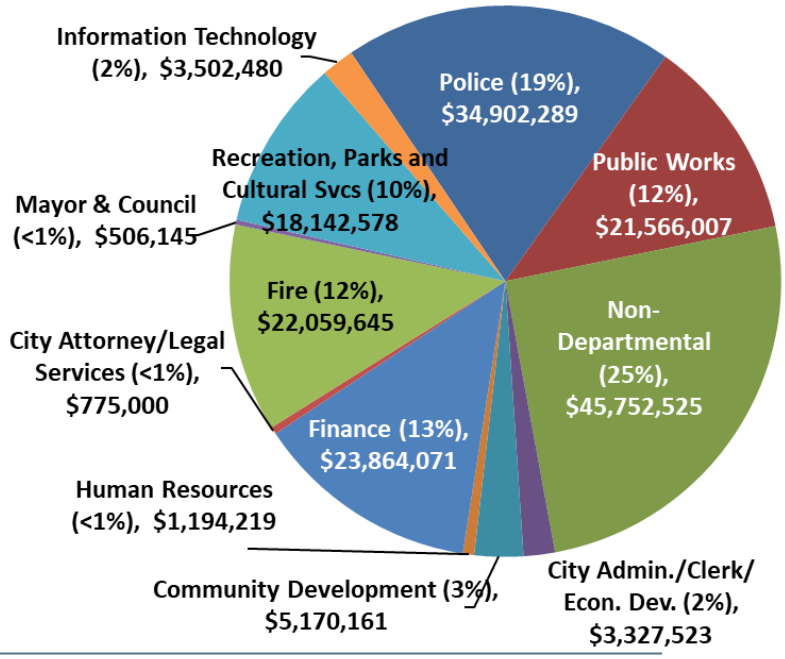
Interest: Includes investment earnings on city funds.

Other/Miscellaneous: Includes the sale of surplus assets, donations, internal funding allocations for OPEB Reimbursement benefits, and other miscellaneous revenues.

Other Financing Sources: Includes inter-fund transfers and budgeted fund balance.

Summary by Department Expenditures

FY 2027 Citywide Budget totals $182 Million



The chart above segments the FY 2027 budget by department/functional unit and includes the following:

Mayor and City Council

City Administration (incl. City Clerk and Economic Dev.)

Community Development

Public Works

Finance (includes general operations and activities associated with the Solid Waste Fund, Risk Management Fund and Medical Insurance Fund)

Human Resources

Information Technology

Legal Services (City Attorney)

Municipal Court

Police (includes general operations and activities associated with the E911 Fund)

Fire

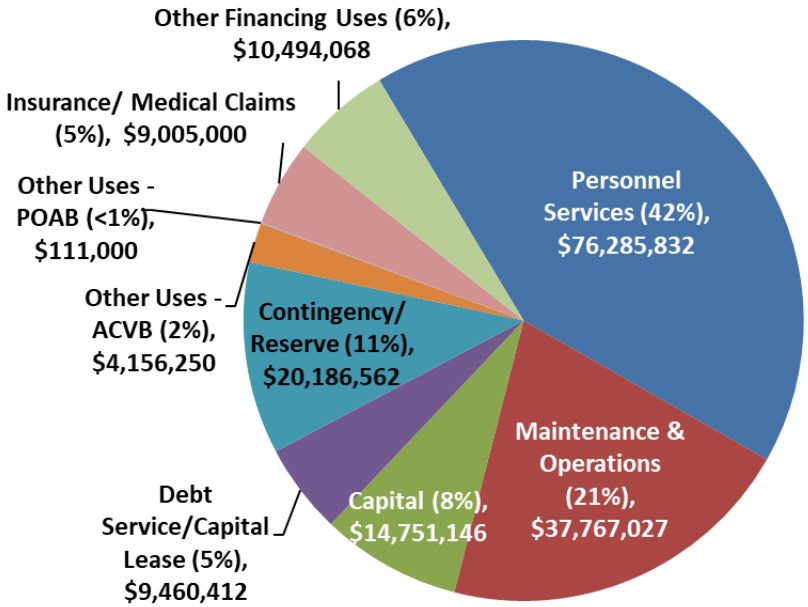
Recreation, Parks & Cultural Services

Non-Departmental (interfund transfers, contingency/reserves, Hotel/Motel Fund distributions, debt service, activities within the OPEB Retirement Reimbursement Plan Trust Fund, etc.)

Please refer to the *Departmental Summaries* section of this document for specific information on each department including mission, goals and objectives, financial summary, and performance measures.

Summary by Expenditure Category

FY 2027 Citywide Budget totals $182 Million



The chart above segments the FY 2027 budget by expenditure category and includes:

Personnel Services: Includes expenses for salaries, wages, and related employee benefits provided for all people employed by the city whether on a full-time, part-time, temporary, or seasonal basis. Employee benefits include employer contribution for health insurance, pension, social security, workers compensation, etc. There is a grossing-up effect with the OPEB Retirement Reimbursement Plan Trust Fund as the benefit-related expenses are also reflected in the Operating Funds (e.g., General Fund, E911 Fund, etc.).

Maintenance and Operations: Includes expenses for goods and services associated with city's provision of services. Examples include professional fees, repair & maintenance, utilities, travel, training, etc.

Capital: Includes expenses for the acquisition of capital assets (e.g., building improvements, machinery and equipment, etc.).

Debt Service: Includes expenses related to the repayment of the city's voter-approved debt obligations, debt service on capital lease obligations, etc.

Insurance/Medical Claims: Includes an actuarially determined estimate for risk-management insurance claims and estimated medical claims under the city's Minimum Premium Plan. There is a grossing-up effect with the Medical Insurance Fund as the employer premium expenses are also reflected in the Operating Funds (e.g., General Fund, E911 Fund, etc.).

Other Uses: Includes Hotel/Motel Tax disbursements to the Alpharetta Convention & Visitors Bureau.

Contingency/Reserves: Includes General Fund contingency appropriations and reserve appropriations across multiple funds (Hotel/Motel Fund, Solid Waste Fund, etc.).

Other Financing Uses: Includes interfund transfers for items such as grant matches, capital improvements, etc.

Consolidated Summary (Revenues by Source/Expenditures by Department)

		Special Revenue Funds			Capital Project Funds			
	General Fund	E911 Fund	Impact Fee Fund	Hotel/Motel Fund	Capital Projects Fund	Stormwater Capital Fund	2022 Parks Bond Fund	TSPLOST 1 Capital Fund
REVENUES:								
Property Taxes	$ 40,173,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Option Sales Taxes/TSPLOST	23,075,000	-	-	-	-	-	-	-
Other Taxes	21,810,200	850	-	9,500,000	-	-	-	-
Licenses and Permits	3,670,500	-	-	-	-	-	-	-
Intergovernmental Revenue	207,260	1,050,000	-	-	-	-	-	-
Charges for Services	5,644,400	3,360,000	-	-	-	-	-	-
Fines and Forfeitures	2,205,500	-	-	-	-	-	-	-
Interest Earnings	900,000	-	-	40,000	400,000	100,000	-	300,000
Other/Miscellaneous	256,567	-	-	-	-	-	-	-
subtotal	$ 97,942,427	$ 4,410,850	$ -	$ 9,540,000	$ 400,000	$ 100,000	$ -	$ 300,000
Other Financing Sources								
Interfund Transfer from General Fund	$ -	$ 794,996	$ -	$ -	$ 4,736,572	$ 1,400,000	$ -	$ -
Interfund Transfer from Hotel/Motel Fund	3,562,500	-	-	-	-	-	-	-
Budgeted Fund Balance	5,661,572	-	2,500,000	500,000	3,500,000	-	450,000	1,939,099
subtotal	$ 9,224,072	$ 794,996	$ 2,500,000	$ 500,000	$ 8,236,572	$ 1,400,000	$ 450,000	$ 1,939,099
Total Revenues	**$ 107,166,499**	**$ 5,205,846**	**$ 2,500,000**	**$ 10,040,000**	**$ 8,636,572**	**$ 1,500,000**	**$ 450,000**	**$ 2,239,099**
EXPENDITURES:								
Mayor and City Council	$ 506,145	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City Administration/City Clerk/Econ. Dev.	3,227,523	-	-	-	100,000	-	-	-
Finance	4,561,407	-	-	-	-	-	-	-
Legal Services	775,000	-	-	-	-	-	-	-
Information Technology	2,934,680	-	-	-	567,800	-	-	-
Human Resources	1,194,219	-	-	-	-	-	-	-
Municipal Court	1,454,654	-	-	-	-	-	-	-
Police	28,140,194	5,205,846	-	-	1,556,249	-	-	-
Fire	22,059,645	-	-	-	-	-	-	-
Public Works	12,184,410	-	-	-	2,750,000	1,500,000	-	-
Recreation, Parks and Cultural Services	15,280,078	-	1,169,000	-	1,243,500	-	450,000	-
Community Development	5,170,161	-	-	-	-	-	-	-
Non-Allocated (Reserve)	-	-	-	-	-	-	-	-
Non-Departmental	-	-	-	5,500	-	-	-	-
Insurance Premiums (Risk Fund)	1,206,500	-	-	-	-	-	-	-
Alpharetta Convention and Visitors Bureau	-	-	-	4,156,250	-	-	-	-
POAB Remittance (SB 285)	111,000	-	-	-	-	-	-	-
Bond Debt Service (Principal and Interest)*	289,315	-	-	1,476,713	-	-	-	-
Contingency	1,000,000	-	-	-	-	-	-	-
Non-Allocated (Reserve)	140,000	-	1,331,000	839,037	2,419,023	-	-	2,239,099
subtotal	$ 100,234,931	$ 5,205,846	$ 2,500,000	$ 6,477,500	$ 8,636,572	$ 1,500,000	$ 450,000	$ 2,239,099
Other Financing Uses								
Interfund Transfer to General Fund	$ -	$ -	$ -	$ 3,562,500	$ -	$ -	$ -	$ -
Interfund Transfer to 911 Fund	794,996	-	-	-	-	-	-	-
Interfund Transfer to Capital Funds	6,136,572	-	-	-	-	-	-	-
subtotal	$ 6,931,568	$ -	$ -	$ 3,562,500	$ -	$ -	$ -	$ -
Total Expenditures	**$ 107,166,499**	**$ 5,205,846**	**$ 2,500,000**	**$ 10,040,000**	**$ 8,636,572**	**$ 1,500,000**	**$ 450,000**	**$ 2,239,099**

** Not including Capital Lease debt service which is programmed into the appropriate Departmental budget above (Police and Fire).*

	Capital Project Fund		Enterprise Fund	Internal Service Funds		Fiduciary Funds		
	TSPLOST 2 Capital Fund	Debt Service Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	OPEB Plan Trust Fund	OPEB Reimb. Fund	TOTAL
REVENUES:								
Property Taxes	$ -	$ 6,398,000	$ -	$ -	$ -	$ -	$ -	$ 46,571,000
Local Option Sales Taxes/TSPLOST	9,000,000	-	-	-	-	-	-	32,075,000
Other Taxes	-	-	-	-	-	-	-	31,311,050
Licenses and Permits	-	-	-	-	-	-	-	3,670,500
Intergovernmental Revenue	-	-	-	-	-	-	-	1,257,260
Charges for Services	-	-	6,263,000	2,117,990	10,550,000	-	-	27,935,390
Fines and Forfeitures	-	-	-	-	-	-	-	2,205,500
Interest Earnings	750,000	33,000	21,164	50,510	-	6,500	72,500	2,673,674
Other/Miscellaneous	-	-	-	-	-	-	1,043,361	1,299,928
subtotal	$ 9,750,000	$ 6,431,000	$ 6,284,164	$ 2,168,500	$ 10,550,000	$ 6,500	$ 1,115,861	$ 148,999,302
Other Financing Sources								
Interfund Transfer from General Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,931,568
Interfund Transfer from Hotel/Motel Fund	-	-	-	-	-	-	-	3,562,500
Budgeted Fund Balance	7,600,000	273,256	-	300,000	-	-	-	22,723,927
subtotal	$ 7,600,000	$ 273,256	$ -	$ 300,000	$ -	$ -	$ -	$ 33,217,995
Total Revenues	**$ 17,350,000**	**$ 6,704,256**	**$ 6,284,164**	**$ 2,468,500**	**$ 10,550,000**	**$ 6,500**	**$ 1,115,861**	**$ 182,217,297**
EXPENDITURES:								
Mayor and City Council	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 506,145
City Administration/City Clerk/Econ. Dev.	-	-	-	-	-	-	-	3,327,523
Finance	-	-	6,284,164	2,468,500	10,550,000	-	-	23,864,071
Legal Services	-	-	-	-	-	-	-	775,000
Information Technology	-	-	-	-	-	-	-	3,502,480
Human Resources	-	-	-	-	-	-	-	1,194,219
Municipal Court	-	-	-	-	-	-	-	1,454,654
Police	-	-	-	-	-	-	-	34,902,289
Fire	-	-	-	-	-	-	-	22,059,645
Public Works	5,131,597	-	-	-	-	-	-	21,566,007
Recreation, Parks and Cultural Services	-	-	-	-	-	-	-	18,142,578
Community Development	-	-	-	-	-	-	-	5,170,161
Non-Allocated (Reserve)	-	-	-	-	-	-	-	-
Non-Departmental	-	11,000	-	-	-	6,500	1,115,861	1,138,861
Insurance Premiums (Risk Fund)	-	-	-	-	-	-	-	1,206,500
Alpharetta Convention and Visitors Bureau	-	-	-	-	-	-	-	4,156,250
POAB Remittance (SB 285)	-	-	-	-	-	-	-	111,000
Bond Debt Service (Principal and Interest)*	-	6,693,256	-	-	-	-	-	8,459,284
Contingency	-	-	-	-	-	-	-	1,000,000
Non-Allocated (Reserve)	12,218,403	-	-	-	-	-	-	19,186,562
subtotal	$ 17,350,000	$ 6,704,256	$ 6,284,164	$ 2,468,500	$ 10,550,000	$ 6,500	$ 1,115,861	$ 171,723,229
Other Financing Uses								
Interfund Transfer to General Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,562,500
Interfund Transfer to 911 Fund	-	-	-	-	-	-	-	794,996
Interfund Transfer to Capital Funds	-	-	-	-	-	-	-	6,136,572
subtotal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,494,068
Total Expenditures	**$ 17,350,000**	**$ 6,704,256**	**$ 6,284,164**	**$ 2,468,500**	**$ 10,550,000**	**$ 6,500**	**$ 1,115,861**	**$ 182,217,297**

** Not including Capital Lease debt service which is programmed into the appropriate Departmental budget above (Police and Fire).*

Consolidated Summary (Revenues by Source/Expenditures by Category)

		Special Revenue Funds			Capital Project Funds			
	General Fund	E911 Fund	Impact Fee Fund	Hotel/Motel Fund	Capital Project Fund	Stormw ater Capital Fund	2022 Parks Bond Fund	TSPLOST 1 Capital Fund
REVENUES:								
Property Taxes	$ 40,173,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Option Sales Taxes/TSPLOST	23,075,000	-	-	-	-	-	-	-
Other Taxes	21,810,200	850	-	9,500,000	-	-	-	-
Licenses and Permits	3,670,500	-	-	-	-	-	-	-
Intergovernmental Revenue	207,260	1,050,000	-	-	-	-	-	-
Charges for Services	5,644,400	3,360,000	-	-	-	-	-	-
Fines and Forfeitures	2,205,500	-	-	-	-	-	-	-
Interest Earnings	900,000	-	-	40,000	400,000	100,000	-	300,000
Other/Miscellaneous	256,567	-	-	-	-	-	-	-
subtotal	$ 97,942,427	$ 4,410,850	$ -	$ 9,540,000	$ 400,000	$ 100,000	$ -	$ 300,000
Other Financing Sources								
Interfund Transfer from General Fund	$ -	$ 794,996	$ -	$ -	$ 4,736,572	$ 1,400,000	$ -	$ -
Interfund Transfer from Hotel/Motel Fund	3,562,500	-	-	-	-	-	-	-
Budgeted Fund Balance	5,661,572	-	2,500,000	500,000	3,500,000	-	450,000	1,939,099
subtotal	$ 9,224,072	$ 794,996	$ 2,500,000	$ 500,000	$ 8,236,572	$ 1,400,000	$ 450,000	$ 1,939,099
Total Revenues	**$ 107,166,499**	**$ 5,205,846**	**$ 2,500,000**	**$ 10,040,000**	**$ 8,636,572**	**$ 1,500,000**	**$ 450,000**	**$ 2,239,099**
EXPENDITURES:								
Personnel Services	$ 70,820,565	$ 4,320,847	$ -	$ -	$ -	$ -	$ -	$ -
Maintenance and Operations	26,589,923	884,999	-	5,500	-	-	-	-
Capital	283,000	-	1,169,000	-	6,217,549	1,500,000	450,000	-
Debt Service (Capital Lease/Other)	1,001,128	-	-	-	-	-	-	-
Debt Service (Bond)	289,315	-	-	1,476,713	-	-	-	-
Other								
Insurance/Medical Claims	-	-	-	-	-	-	-	-
Alpharetta Convention and Visitors Bureau	-	-	-	4,156,250	-	-	-	-
POAB Remittance (SB 285)	111,000	-	-	-	-	-	-	-
Contingency	1,000,000	-	-	-	-	-	-	-
Non-Allocated (Reserve)	140,000	-	1,331,000	839,037	2,419,023	-	-	2,239,099
subtotal	$ 100,234,931	$ 5,205,846	$ 2,500,000	$ 6,477,500	$ 8,636,572	$ 1,500,000	$ 450,000	$ 2,239,099
Other Financing Uses								
Interfund Transfer to General Fund	$ -	$ -	$ -	$ 3,562,500	$ -	$ -	$ -	$ -
Interfund Transfer to 911 Fund	794,996	-	-	-	-	-	-	-
Interfund Transfer to Capital Funds	6,136,572	-	-	-	-	-	-	-
subtotal	$ 6,931,568	$ -	$ -	$ 3,562,500	$ -	$ -	$ -	$ -
Total Expenditures	**$ 107,166,499**	**$ 5,205,846**	**$ 2,500,000**	**$ 10,040,000**	**$ 8,636,572**	**$ 1,500,000**	**$ 450,000**	**$ 2,239,099**

	Capital Project Fund		Enterprise Fund	Internal Service Funds		Fiduciary Funds		
	TSPLOST 2 Capital Fund	Debt Service Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	OPEB Plan Trust Fund	OPEB Reimb. Fund	TOTAL
REVENUES:								
Property Taxes	$ -	$ 6,398,000	$ -	$ -	$ -	$ -	$ -	$ 46,571,000
Local Option Sales Taxes/TSPLOST	9,000,000	-	-	-	-	-	-	32,075,000
Other Taxes	-	-	-	-	-	-	-	31,311,050
Licenses and Permits	-	-	-	-	-	-	-	3,670,500
Intergovernmental Revenue	-	-	-	-	-	-	-	1,257,260
Charges for Services	-	-	6,263,000	2,117,990	10,550,000	-	-	27,935,390
Fines and Forfeitures	-	-	-	-	-	-	-	2,205,500
Interest Earnings	750,000	33,000	21,164	50,510	-	6,500	72,500	2,673,674
Other/Miscellaneous	-	-	-	-	-	-	1,043,361	1,299,928
subtotal	$ 9,750,000	$ 6,431,000	$ 6,284,164	$ 2,168,500	$ 10,550,000	$ 6,500	$ 1,115,861	$ 148,999,302
Other Financing Sources								
Interfund Transfer from General Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,931,568
Interfund Transfer from Hotel/Motel Fund	-	-	-	-	-	-	-	3,562,500
Budgeted Fund Balance	7,600,000	273,256	-	300,000	-	-	-	22,723,927
subtotal	$ 7,600,000	$ 273,256	$ -	$ 300,000	$ -	$ -	$ -	$ 33,217,995
Total Revenues	**$ 17,350,000**	**$ 6,704,256**	**$ 6,284,164**	**$ 2,468,500**	**$ 10,550,000**	**$ 6,500**	**$ 1,115,861**	**$ 182,217,297**
EXPENDITURES:								
Personnel Services	$ -	$ -	$ 101,059	$ -	$ -	$ -	$ 1,043,361	$ 76,285,832
Maintenance and Operations	-	11,000	6,183,105	1,613,500	2,400,000	6,500	72,500	37,767,027
Capital	5,131,597	-	-	-	-	-	-	14,751,146
Debt Service (Capital Lease/Other)	-	-	-	-	-	-	-	1,001,128
Debt Service (Bond)	-	6,693,256	-	-	-	-	-	8,459,284
Other								
Insurance/Medical Claims	-	-	-	855,000	8,150,000	-	-	9,005,000
Alpharetta Convention and Visitors Bureau	-	-	-	-	-	-	-	4,156,250
POAB Remittance (SB 285)	-	-	-	-	-	-	-	111,000
Contingency	-	-	-	-	-	-	-	1,000,000
Non-Allocated (Reserve)	12,218,403	-	-	-	-	-	-	19,186,562
subtotal	$ 17,350,000	$ 6,704,256	$ 6,284,164	$ 2,468,500	$ 10,550,000	$ 6,500	$ 1,115,861	$ 171,723,229
Other Financing Uses								
Interfund Transfer to General Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,562,500
Interfund Transfer to 911 Fund	-	-	-	-	-	-	-	794,996
Interfund Transfer to Capital Funds	-	-	-	-	-	-	-	6,136,572
subtotal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,494,068
Total Expenditures	**$ 17,350,000**	**$ 6,704,256**	**$ 6,284,164**	**$ 2,468,500**	**$ 10,550,000**	**$ 6,500**	**$ 1,115,861**	**$ 182,217,297**

Personnel Listing by Department

	Actual FY 2023	Actual FY 2024	Actual FY 2025	Actual FY 2026	Recommended FY 2027	Variance
Detail by Department:						
General Fund						
Mayor & City Council	7.0	7.0	7.0	7.0	7.0	-
City Administration, City Clerk, Economic Development	6.0	9.0	11.0	10.0	10.0	-
Finance	21.5	21.5	21.5	20.5	20.5	-
* Fire	106.0	107.0	107.0	109.0	110.0	1.0
Information Technology	13.0	13.0	13.0	13.0	14.0	1.0
Human Resources	4.0	4.0	5.0	5.0	5.0	-
Municipal Court	6.5	6.5	7.5	7.5	7.5	-
* Police	132.5	136.5	136.5	136.5	133.5	(3.0)
** Alpharetta Jail	-	-	-	15.0	15.0	-
Public Works	51.0	50.0	50.0	50.0	50.0	-
Recreation, Parks & Cultural Services	49.0	49.5	49.5	49.5	49.5	-
Community Development	32.0	33.0	31.0	31.0	31.0	-
subtotal	***428.5***	***437.0***	***439.0***	***454.0***	***453.0***	**(1.0)**
E-911 Fund (Special Revenue Fund)						
911 Operations (Police)	32.0	32.0	32.0	32.0	32.0	-
Information Technology	1.0	1.0	1.0	1.0	1.0	-
subtotal	***33.0***	***33.0***	***33.0***	***33.0***	***33.0***	**-**
Solid Waste Fund (Enterprise Fund)						
Finance	1.0	1.0	1.0	1.0	1.0	-
Full-Time Equivalent (FTE) Positions	***462.5***	***471.0***	***473.0***	***488.0***	***487.0***	***(1.0)***

Notes:

* FY 2026 includes the reorganization of the Public Safety Department into the component units (Police and Fire Departments). For purposes of clarity, the personnel counts for previous periods have been separated from the single Public Safety Department into the separate Police and Fire Departments. The net personnel effect of this reorganization is the reduction of one full-time position. An additional position was transferred from the Police Department to the IT Department to better reflect operational support needs.

** FY 2026 personnel counts include the addition of 15 positions that occurred subsequent to the budget adoption and reflect staffing for the reopening of the Alpharetta Jail (previously staffed by the Fulton County Sherriff).

General Fund Summary

Overview

The *General Fund Summary* section is intended to provide readers with an overall understanding of the city's fiscal year 2027 General Fund budget. The following schedules provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **General Fund Summary**

  This section provides a brief description of the General Fund as well as charts segmenting revenues by source (e.g., Property Taxes, Licenses & Permits, etc.) and expenditures by department (e.g., City Administration, Public Safety, etc.).

- **Statement of Budgetary Comparisons**

  This statement provides a detailed comparison of revenues and expenditures for fiscal years 2026 and 2027. Revenues are presented by source, and expenditures are presented by category (i.e., Personnel Services, Maintenance & Operations, Capital, etc.).

- **Statement of Revenues, Expenditures, and changes in Fund Balance**

  This statement provides a historical comparison of revenues and expenditures for fiscal years 2023-2026. Also included are changes in fund balance. The financial forecast utilizes revenue collection patterns (historical and current patterns as adjusted for seasonal fluctuations), expenditure trends and mandates, etc.

- **Budget Narrative**

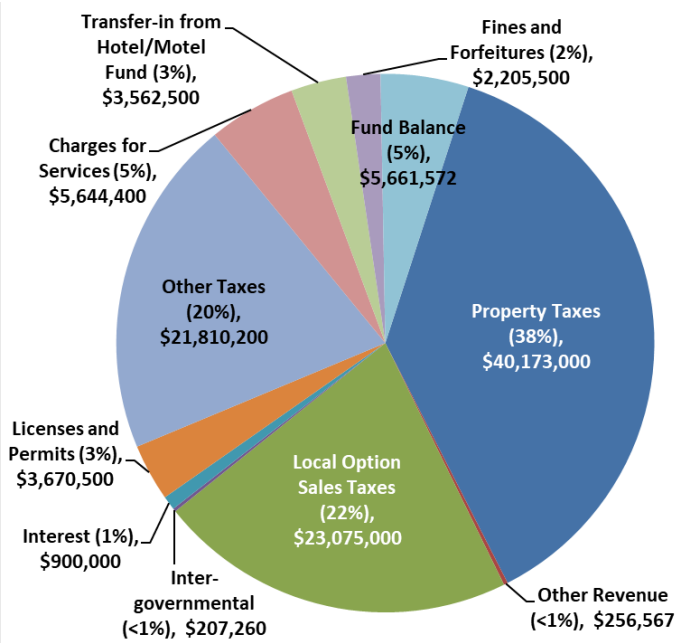
  This section provides a narrative of General Fund revenue and expenditure trends including historical information.

GENERAL FUND SUMMARY

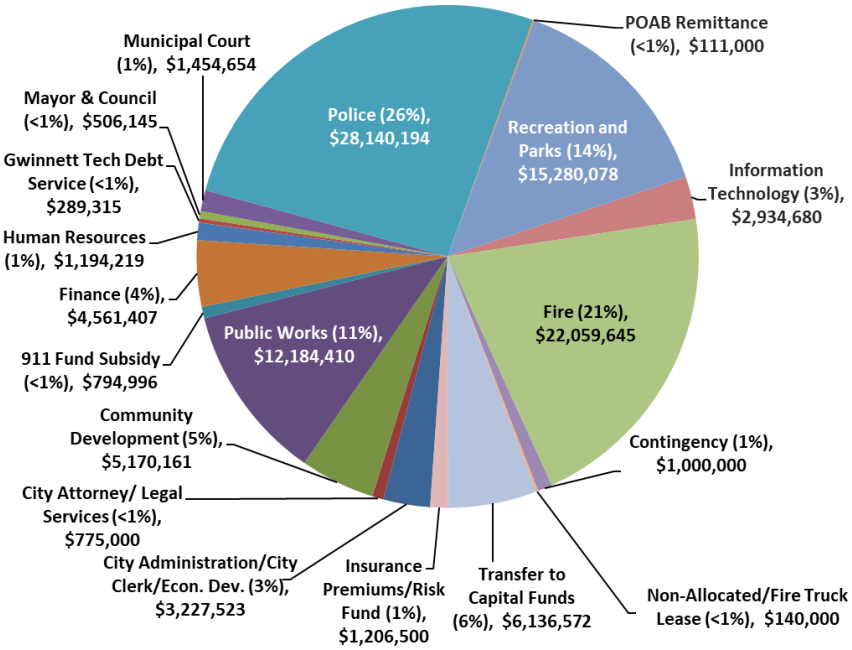
The General Fund is the city's largest fund and includes governmental activities such as police, fire, recreation, and other general governmental functions that are primarily funded with property taxes, utility taxes, franchise fees, state shared revenues, and charges for services, such as recreation program fees.

FY 2027 General Fund Budget totals $107 Million

Summary by Revenue Source



Summary by Department Expenditures



GENERAL FUND SUMMARY

Statement of Budgetary Comparisons

	FY 2026 AMENDED BUDGET	FY 2027 RECOMMENDED BUDGET	$ Variance	% Variance
Revenues:				
Property Taxes:	$ 38,079,000	$ 40,173,000	$ 2,094,000	5.5%
Local Option Sales Tax	22,440,500	23,075,000	634,500	2.8%
Other Taxes	20,784,639	21,810,200	1,025,561	4.9%
Licenses & Permits	3,476,500	3,670,500	194,000	5.6%
Intergovernmental	352,385	207,260	(145,125)	-41.2%
Charges for Services	5,437,932	5,644,400	206,468	3.8%
Fines & Forfeitures	2,280,000	2,205,500	(74,500)	-3.3%
Interest	1,150,000	900,000	(250,000)	-21.7%
Other Revenues	265,334	256,567	(8,767)	-3.3%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	3,412,500	3,562,500	150,000	4.4%
Interfund Transfer (Dev. Authority Fund)	53,448	-	(53,448)	-100.0%
Total Operating Revenues	**$ 97,732,238**	**$ 101,504,927**	**$ 3,772,689**	**3.9%**
Fund Balance Carryforward	5,017,048	5,661,572		
Total Revenues	**$ 102,749,286**	**$ 107,166,499**		
Expenditures (by Category):				
Personnel Services:				
Salaries/Overtime/Seasonal	$ 42,447,724	$ 44,844,827	$ 2,397,103	5.6%
Group Insurance	10,417,576	11,496,353	1,078,777	10.4%
Pension (Defined Benefit)	3,782,091	4,029,754	247,663	6.5%
Pension (401A)	4,413,146	4,919,345	506,199	11.5%
OPEB Health Reimbursement Benefit	937,999	981,584	43,585	4.6%
Miscellaneous Benefits	4,281,593	4,548,702	267,109	6.2%
subtotal	$ 66,280,129	$ 70,820,565	$ 4,540,436	6.9%
Maintenance and Operations:				
Professional Services	$ 3,984,796	$ 4,004,658	$ 19,862	0.5%
Runoff Election (Fulton County IGA est.)	150,000	-	(150,000)	-100.0%
Repair/Maintenance	2,555,400	2,589,750	34,350	1.3%
Maintenance Contracts	4,769,450	4,927,484	158,034	3.3%
Professional Services (IT)	5,484,289	5,218,752	(265,537)	-4.8%
General Supplies	1,298,974	1,335,666	36,692	2.8%
Utilities	3,437,875	3,657,675	219,800	6.4%
Fuel	680,000	696,500	16,500	2.4%
Uniforms	540,101	507,400	(32,701)	-6.1%
Travel/Training	630,638	669,363	38,725	6.1%
Legal Services	800,000	775,000	(25,000)	-3.1%
Insurance Premiums (Risk Fund)	1,060,500	1,206,500	146,000	13.8%
Miscellaneous	1,097,331	1,001,175	(96,156)	-8.8%
subtotal	$ 26,489,354	$ 26,589,923	$ 100,569	0.4%
Capital/Lease:	$ 1,324,295	$ 1,284,128	$ (40,167)	-3.0%
	$ 1,324,295	$ 1,284,128	$ (40,167)	-3.0%
Other Uses:				
Contingency	$ 1,190,815	$ 1,000,000	$ (190,815)	-16.0%
Gwinnett Tech Contribution (Debt Svc)	291,065	289,315	(1,750)	-0.6%
Remittance to POAB (SB 285)	-	111,000	111,000	-
subtotal	$ 1,481,880	$ 1,400,315	$ (192,565)	-5.5%
Total Operating Expenditures	**$ 95,575,658**	**$ 100,094,931**	**$ 4,519,273**	**4.7%**
Reserve for Capital Lease (Fire Apparatus)		140,000		
Interfund Transfers:				
Fund Balance (Capital Investment)	5,017,048	5,661,572		
Capital Program	1,517,405	475,000		
Solid Waste Fund	75,000	-		
911 Fund (subsidy)	564,175	794,996		
Total Expenditures	**$ 102,749,286**	**$ 107,166,499**		

GENERAL FUND SUMMARY

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
Beginning Fund Balance:	$ 42,887,619	$ 42,565,605	$ 37,984,828	$ 37,984,828	$ 32,967,780
Revenues:					
Property Taxes	$ 31,815,004	$ 35,011,561	$ 37,228,120	$ 38,079,000	$ 40,173,000
Local Option Sales Taxes	21,516,647	22,003,613	22,333,319	22,440,500	23,075,000
Other Taxes	17,716,007	18,084,484	18,863,437	20,784,639	21,810,200
Licenses and Permits	3,750,861	3,157,721	4,119,458	3,476,500	3,670,500
Intergovernmental	186,554	157,509	194,513	352,385	207,260
Charges for Services	4,475,005	4,726,871	5,416,710	5,437,932	5,644,400
Fines and Forfeitures	3,294,775	2,521,315	2,444,798	2,280,000	2,205,500
Interest	1,119,677	1,798,420	1,931,792	1,150,000	900,000
Other Revenue	222,867	225,113	411,046	215,334	196,567
	$ 84,097,398	$ 87,686,607	$ 92,943,191	$ 94,216,290	$ 97,882,427
Expenditures:					
Mayor and City Council	$ 325,804	$ 330,619	$ 339,277	$ 443,701	$ 506,145
* City Admin./City Clerk/Economic Dev.	1,431,114	1,962,226	2,398,858	3,268,654	3,227,523
Finance	3,644,561	3,884,976	4,008,239	4,240,525	4,561,407
Legal Services	789,935	636,323	719,057	800,000	775,000
Information Technology	2,078,939	2,441,958	2,355,024	2,636,061	2,934,680
Human Resources	765,239	898,324	992,950	1,110,544	1,194,219
Municipal Court	1,114,535	1,140,547	1,264,685	1,410,650	1,454,654
** Police *(incl. Fire in FY 2025 and prior)*	35,338,050	38,510,158	42,214,823	27,595,621	28,140,194
** Fire	-	-	-	20,242,597	22,059,645
Public Works	9,455,806	10,157,660	10,778,721	11,483,060	12,184,410
Recreation, Parks & Cultural Services	11,925,670	13,424,187	14,565,991	14,917,082	15,280,078
* Community Development	4,305,559	4,668,399	4,458,793	4,884,783	5,170,161
Non-Departmental:					
Contingency	19,916	9,062	33,750	1,190,815	1,000,000
(1) Insurance Premiums (Risk Fund)	823,300	928,885	966,800	1,060,500	1,206,500
Gwinnett Tech Debt Service	288,640	287,490	286,978	291,065	289,315
POAB Remittance	-	-	-	-	111,000
Reserve (Lease; Fire Apparatus)	-	-	-	-	140,000
	$ 72,307,068	$ 79,280,814	$ 85,383,946	$ 95,575,658	$ 100,234,931
Other Financing Sources (Uses):					
Proceeds from the sale of Capital Assets	$ 46,548	$ 53,300	$ 114,549	$ 50,000	$ 60,000
Interfund Transfer:					
Hotel/Motel Fund	3,480,902	3,418,049	3,477,779	3,412,500	3,562,500
Development Authority Fund	-	-	-	53,448	-
Capital Project Fund	(11,439,800)	(12,392,818)	(11,843,416)	(4,634,453)	(4,736,572)
Stormwater Capital Fund	(4,200,000)	(3,950,000)	(1,604,364)	(1,900,000)	(1,400,000)
Asset Forfeiture Fund	-	(9,432)	-	-	-
TAD2 Fund	-	(105,670)	-	-	-
E911 Fund	-	-	-	(564,175)	(794,996)
Solid Waste Fund	-	-	-	(75,000)	-
	$ (12,112,350)	$ (12,986,571)	$ (9,855,452)	$ (3,657,680)	$ (3,309,068)
Rounding (ACFR Reconciliation)	6	1	(3)	-	-
Ending Fund Balance: (2)	**$ 42,565,605**	**$ 37,984,828**	**$ 35,688,619**	**$ 32,967,780**	**$ 27,306,208**
Changes in Fund Balance (actual/est.)	*$ (322,014)*	*$ (4,580,777)*	*$ (2,296,209)*	*$ (5,017,048)*	*$ (5,661,572)*
Personnel (full-time-equivalent)	*428.5*	*437.0*	*439.0*	*454.0*	*453.0*

Notes:

(1) Represents funding to the Risk Management Fund.

(2) Pursuant to the City's financial management policies, fund balance in excess of the City's current 25% Fund Balance Reserve can be used for one-time capital initiatives.

* Economic Development function was reorganized from Community Development Department to City Administration starting in FY 2025.

** The Public Safety Department (Police and Fire Services) was reorganized into separate Police and Fire Departments starting with FY 2026. The financial activity for Police represents police and fire service costs through FY 2025, with Police only service costs thereafter.

Budget Narrative

The City's budget for FY 2027 reflects a tightening fiscal reality characterized by a widening gap between revenue growth and operational mandates. While revenues are projected to grow at basic inflationary levels, these gains are outpaced by the accelerating costs of personnel and customer service delivery (e.g. contractual services, software infrastructure, etc.). In response, this budget emphasizes prudent fiscal management, strategic resource allocation, and a commitment to maintaining core services while ensuring long-term financial sustainability.

Revenues

FY 2027 General Fund operating revenues are forecasted to grow by 3.9%, or $3.8 million, compared to Amended FY 2026.

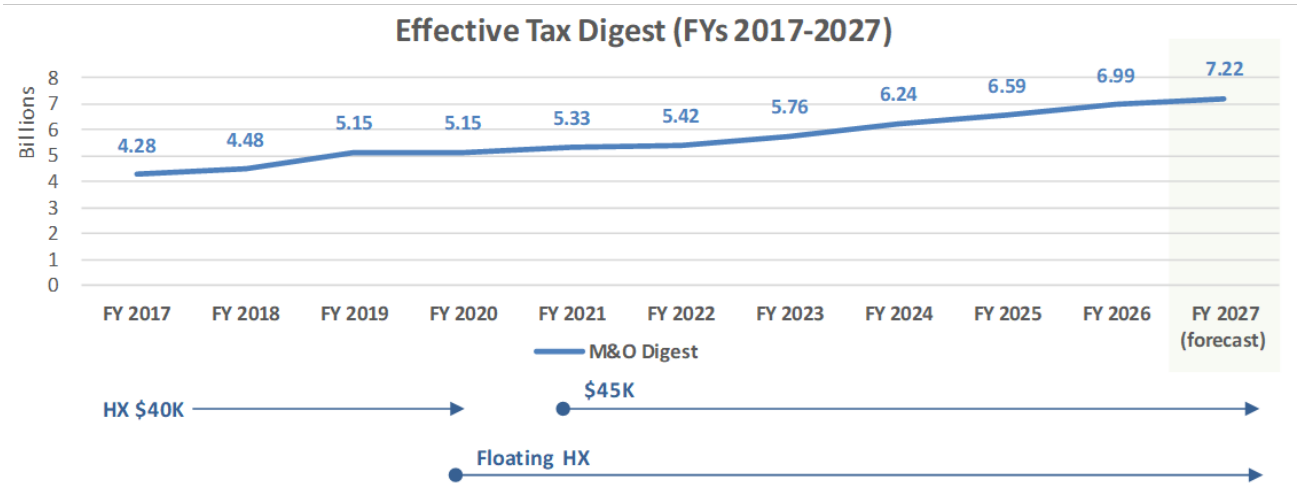
The following table compares major revenue categories within the General Fund:

Revenues:	FY 2026 AMENDED BUDGET	FY 2027 RECOMMENDED BUDGET	$ Variance	% Variance
Property Taxes:				
Current Year	$ 34,075,000	$ 35,720,000	$ 1,645,000	4.8%
Motor Vehicle Title Tax Fee	3,625,000	4,075,000	450,000	12.4%
Prior Year/Delinquent/MV	379,000	378,000	(1,000)	-0.3%
Local Option Sales Tax	22,440,500	23,075,000	634,500	2.8%
Other Taxes:				
Franchise Fees	7,130,000	7,675,000	545,000	7.6%
Insurance Premium Tax	7,159,239	7,400,000	240,761	3.4%
Alcohol Beverage Excise Tax	2,825,000	2,900,000	75,000	2.7%
Other Taxes	3,670,400	3,835,200	164,800	4.5%
Licenses & Permits	3,476,500	3,670,500	194,000	5.6%
Intergovernmental	352,385	207,260	(145,125)	-41.2%
Charges for Services	5,437,932	5,644,400	206,468	3.8%
Fines & Forfeitures	2,280,000	2,205,500	(74,500)	-3.3%
Interest	1,150,000	900,000	(250,000)	-21.7%
Other Revenues	265,334	256,567	(8,767)	-3.3%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	3,412,500	3,562,500	150,000	4.4%
Interfund Transfer (Dev. Authority Fund)	53,448	-	(53,448)	-100.0%
Total Operating Revenues	**$ 97,732,238**	**$ 101,504,927**	**$ 3,772,689**	**3.9%**
Fund Balance Carryforward	5,017,048	5,661,572		
Total Revenues	**$ 102,749,286**	**$ 107,166,499**		

Property Taxes

Property taxes are calculated based on an assessed millage rate on real and personal property owned within the city. Real property consists of land, buildings, structures, and improvements affixed to land. Personal property includes machinery, equipment, inventory supplies, furniture, motor vehicles, boats, etc. The Fulton County Board of Assessors (the "BOA") determines the fair market value of property (i.e., tax digest) utilizing numerous analytical methods including comparative sales data. As of the date of this budget submission, the BOA has not provided the updated tax digest.

The chart below illustrates the tax digest growth within the city for the last 9 years based on actual tax collections coupled with a staff estimate/forecast for FYs 2026 and 2027. These figures are net of all exemptions (e.g., basic homestead and floating homestead exemptions) and reflect the valuations that account for current year property tax collections.



The property valuation figures detailed above reflect multiple homeowner tax reduction measures including:

- FY 2020: Implementation of the floating homestead exemption.
- FY 2021: $5,000 increase to the basic homestead exemption ($40,000 to $45,000).
- FY 2021: Removal of income restrictions for residents aged 65 and older to qualify for the $10,000 senior homestead exemption.
- General tax digest appeal valuation adjustments.

The city's homestead exemptions are estimated to save our homeowners over $11 million annually.

The tax digest is subject to tax appeal adjustments which reduce overall valuations. As such, staff forecasts a FY 2026 tax digest (calendar/taxroll year 2025) that adjusts for

actual/estimated valuation reductions (e.g., tax appeals) which results in a revised valuation approximating $6.99 billion.

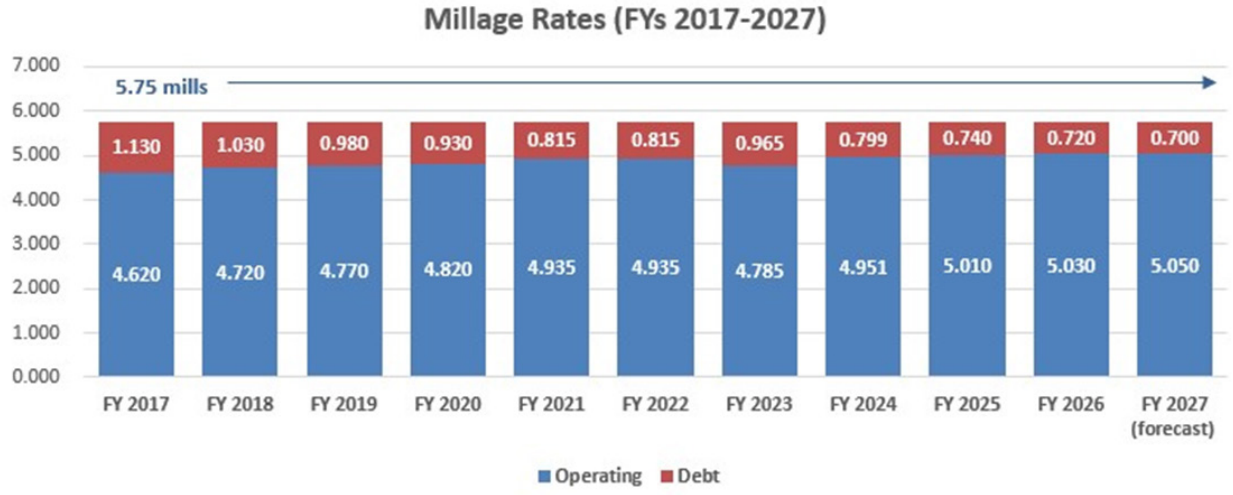
The forecast for FY 2027 builds upon the FY 2026 estimate with the following growth factors coupled with a collection rate of 98% which approximates the historical average:

- 6% valuation growth trend for the Residential portion of the digest (market segment is experiencing strong growth but valuations growth is tempered through the floating homestead exemption which limits growth to the lesser of 3% or CPI). By way of recent comparisons, the FYs 2026 and 2025 tax digest growth for residential properties approximated 9% and 10% respectively.
- -2% valuation reduction trend for the Commercial portion of the digest which highlights the uncertainty facing our commercial office developments resulting from the COVID-19 pandemic and its impact on occupancy rates. By way of recent comparisons, the FYs 2026 and 2025 tax digest change for commercial properties approximated -2% and 2% respectively.
- $70 million in new construction taxable-value-added. By way of recent comparisons, the FYs 2026 and 2025 tax digest growth for new construction taxable-value-added totaled $133 million and $137 million respectively.

The net result is forecasted growth in the FY 2027 tax digest of 3% over 2026 estimates.

In conjunction with the annual budget process, the city adopts a millage rate to be applied to the tax digest in order to determine the taxroll value and, consequently, the property tax billings.

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service. The chart below illustrates the annual millage rates levied by the city for the last 10 years including the request for FY 2027.

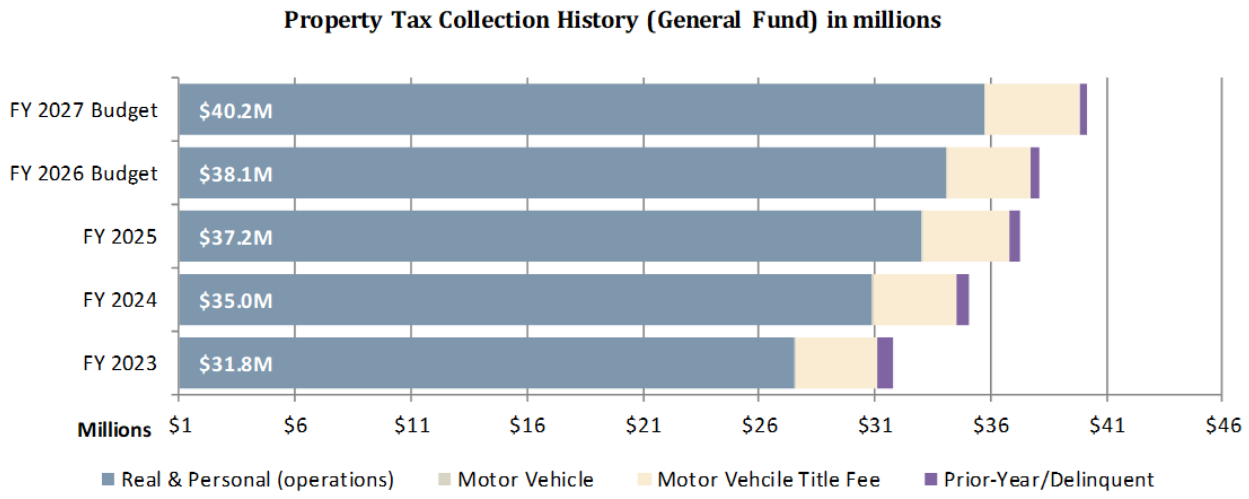


GENERAL FUND SUMMARY

The FY 2027 Budget is based on maintenance of the city's millage rate at 5.750 mills.

- The portion of the millage rate funding debt service (Debt Service Fund) is estimated to decrease 0.020mills compared to FY 2026 to a total of 0.700 mills. As our annual debt service obligations are relatively flat, growth in the tax digest allows for a reduction in the debt service millage rate. The decrease in tax revenue associated with the debt service millage shift is estimated at -$180,000.
- The portion of the millage rate funding operations and capital investment (General Fund) is estimated to increase 0.020 mills compared to FY 2026 to a total of 5.050 mills. The increase in tax revenue associated with the operations millage shift is estimated at +$145,000 and has been allocated towards operating initiatives and capital funding. The shift from debt service millage to operations millage results in additional tax savings for our homeowners as the operations millage rate is subject to homestead exemptions.

General Fund property taxes are budgeted at $40.2 million in FY 2027 and represent approximately 38% of General Fund revenues. The chart below depicts a 5-year history of General Fund property tax collections by type.



The property tax revenue estimates are net of the city's homestead exemptions which are estimated to save our homeowners over $11 million annually (not including the one-time HTRG credit discussed in the following section). The main homestead components include the floating homestead exemption that caps the valuation growth of homesteaded properties at the lesser of 3% or CPI and the basic homestead exemption that lowers the taxable value of a homesteaded property by $45,000. The city's homestead exemptions go great lengths in keeping Alpharetta an affordable place to live and retire.

The City's homestead exemptions, coupled with the one-time HTRG credit (see below) will **save our homeowners over $12.3 million** in FY 2027.

Taxpayer Savings – State HTRG Program (one-time)

On March 3, 2026, House Bill 973 was signed into law and is reflected in the State of Georgia's Amended Fiscal Year 2026 budget. One component of this bill includes an initiative by Governor Brian Kemp to refund $850 million in property taxes back to homesteaded property owners in 2026. Specifically, HB 973 authorizes the HTRG Program (Homeowner Tax Relief Grant) which provides onetime tax relief to homesteaded property owners by reducing the assessed value of their property by up to $18,000.

The City will add the HTRG exemption to its current homestead exemption offerings, which are among the highest in the State, resulting in additional savings estimated at $1.3 million for our homeowners. The City will work with the GA Department of Revenue and claim reimbursement for the value of HTRG Program. The City's property tax revenue will not be affected under this program.

Motor Vehicle Taxes

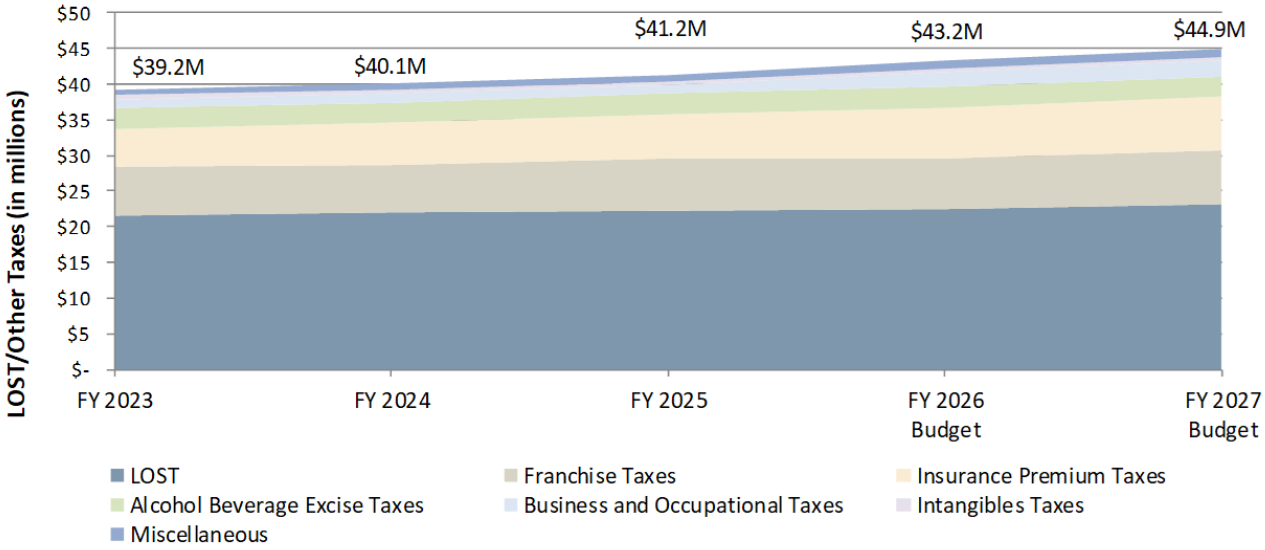
Motor vehicle tax is experiencing declines due to House Bill 386 which phased out motor vehicle taxes on all vehicles titled on or after March 1, 2013. The city is still receiving motor vehicle taxes on vehicles titled before March 1, 2013, until the vehicle is sold/transferred. Accordingly, the city is forecasting motor vehicle revenues to decline moving forward.

HB 386 created a Motor Vehicle Title Fee to partially offset the reduction in motor vehicle taxes. The Title Fee is 7%[11] and is shared between the State and local governments (county, city, and school boards; local share approaches 65% of collections). An increase of 12% is forecasted in FY 2027 for motor vehicle title fees from a budget-to-budget standpoint. Collection trends during fiscal year 2026 indicate revenue collections approximating $3.9 million resulting in a revised growth trend of 4.5%.

[11] OCGA 48-5C-1.

Other Taxes (including LOST)

Other taxes account for 42%, or $44.9 million, of total General Fund revenue for FY 2027. Specifically, revenue sources within the Other Taxes category include Local Option Sales Taxes ("LOST"), Franchise Taxes, Insurance Premium Taxes, Alcohol Beverage Excise Taxes, etc. The chart below provides a 5-year history of Other Tax collections by type.



- **Local Option Sales Taxes ("LOST"):** This revenue source represents the city's portion of the 7.75% sales and use tax collected in Fulton County and totals $23.1 million for FY 2027. The 7.75% sales tax is made up of the following: State 4% and Local 3.75%. The Local portion is made up of 1% MARTA, 1% ESPLOST (education), 1% LOST, and 0.75% TSPLOST (Alpharetta portion of TSPLOST is collected in a separate Fund as these proceeds can only be used on approved transportation projects). Alpharetta's share of the 1% LOST for 2026 (calendar year) is 5.6232%.

  Sales and use tax is collected by the retailer making sales of tangible personal property in Fulton County. LOST is reported and remitted to the Georgia Department of revenue each month for the previous month's sales. The DOR calculates the distribution and remits the revenue to the city monthly.

  The LOST is distributed to municipalities within Fulton County based on population. The rate of distribution is negotiated every 10-years after the decennial U.S. Census. The rate of distribution for the 10-year period of 2023-2032 has been adopted by Fulton County and all municipalities within the borders. Inherent in this agreement is a relative growth in the distribution retained by Fulton County which starts at 5% in 2023 (increase from 2022 distribution level of 4.9794%) and levels off at 12.5% by 2030. Due to the distribution change for the County, Alpharetta's proportionate

distribution, despite relative population growth, starts at 5.8164% in 2023 (decrease from 2022 distribution level of 5.8367%) and levels off at 5.4034% by 2030.

An increase of 3% is forecasted for FY 2027 from a budget-to-budget standpoint. However, actual collections are estimated at $22.7 million in FY 2026 which equates to a revised growth rate of 1.7%. Growth in LOST collections has cooled over the last several years and is forecasted to continue the minor growth trend through FY 2027 (fiscal year-over-year growth trends: FY 2022 = 21%; FY 2023 = 5%; FY 2024 = 2%; FY 2025 = 1.5%; 1st 7 months of FY 2026 = 2%).

- **Franchise Taxes:** Several of the larger franchise agreements include the following: Georgia Power (electric/4% of taxable gross sales); Comcast (cable and communications/5% of gross receipts); BellSouth (communications/3% of gross receipts); etc.

  An increase of 8% is forecasted for FY 2027 from a budget-to-budget standpoint. However, actual collections are estimated at $7.8 million in FY 2026 which equates to a revised rate of -1% which reflects the volatility of this revenue source.

  Collections from GA Power and Sawnee EMC, the largest contributors of this revenue source (81% of total franchise fees), are forecasted at $6.2 million for FY 2027 and represent a minimal decline compared to the prior year ($6.3 million was collected in FY 2026). Recent history has shown a volatility in collections which is, at least partially, dependent upon weather (e.g. cooler summer months reduce demand for air conditioning) and business activity (e.g. lower occupancy rates among office buildings reduces energy demand). Additionally, GA Power base rates are frozen through 2028, but rate payers are still subject to adjustments in fuel costs, storm recovery costs, etc. As such, forecasts for this revenue source tend to be conservative to adjust for the volatility.

  Collections from gas franchise agreements (Southern Company Gas) are estimated to total $736,412 in FY 2026. The budget forecast for FY 2027 totals $775,000 and reflects growth approximating 14% compared to the FY 2026 Budget ($680,000) and 5% compared to the FY 2026 revenue estimate.

  Collections from cable franchise agreements are estimated to total $500,000 in FY 2026. The budget forecast for FY 2027 is flat at $500,000. This revenue source has been declining annually since FY 2020 which represented the 1st full fiscal year after the City raised the Cable Franchise Fee from 3% to 5% (effective January 1, 2019). Reasons proffered for this decline include competition from streaming services and the evolving ways consumers access these services.

  Collections from telecom franchise agreements (Bellsouth primarily) are estimated to total $225,000 in FY 2026. The budget forecast for FY 2027 totals $175,000 is flat

compared to the FY 2026 budget ($175,000) and reflects declines approximating -22% compared to the FY 2026 revenue estimate ($225,000). This revenue source experienced material reductions between 2021-current due to an audit of Franchise Fee remittances based on multiple factors including revisions related to classification of customers as "exempt" under the fee parameters. Due to the volatility of these collections, a conservative revenue forecast model is being employed.

- **Insurance Premium Taxes:** This revenue source represents a percentage of insurers' gross direct premiums on life, accident, and sickness insurance policies written within the State and totals $7.4 million in FY 2027 which equates to an increase of 3% over FY 2026 collections ($7.2 million). Insurance premium tax is due on the first day of the calendar year and is collected directly by the city.

  Senate Bill 285, passed during the 2026 legislative session, requires local governments to remit 1.5% of Insurance Premium Tax collections to the POAB (Peace Officers' Annuity & Benefit Fund of Georgia). This new funding mandate amounts to $111,000 for FY 2027 and is discussed herein (Expenditure section of this General Fund Summary).

- **Alcohol Beverage Excise Taxes:** This revenue source represents taxes levied on dealers and wholesalers of alcoholic beverages within the city and totals $2.9 million in FY 2027. A decrease of -3% is forecasted for FY 2027 from a budget-to-budget standpoint. Actual collections are estimated at $2.9 million in FY 2026 which equates to a revised growth rate of 1%.

- **Business and Occupational Taxes:** This revenue source represents the levy, assessment, and collection of an annual occupational tax on certain businesses and practitioners of professions and occupations located or exerting substantial efforts in the city and totals $2.2 million in FY 2027. An increase of 2% is forecasted for FY 2027 from a budget-to-budget standpoint.

Licenses & Permits

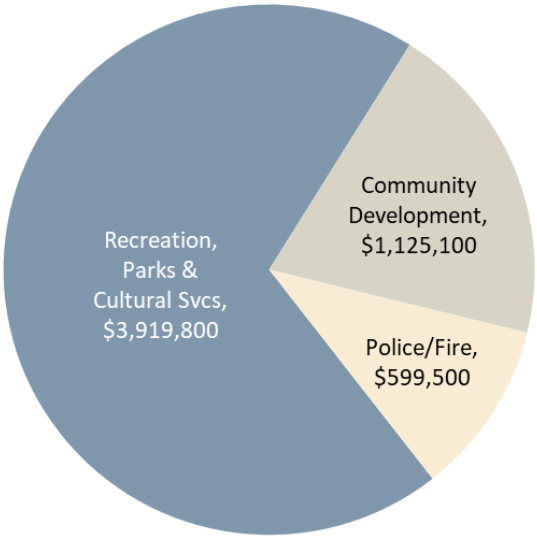
Licenses & permits account for 3%, or $3.7 million, of total General Fund revenue for FY 2027. Licenses and permit revenues include alcoholic beverage permit fees, development permit and related fees, building permit fees, occupancy permit fees, sign permit fees, etc.

An increase of 6% is forecasted for FY 2027 from a budget-to-budget standpoint. However, actual collections are estimated at $4.2 million in FY 2026 which equates to a revised rate of -13%. As discussed below, this revenue source is largely dependent upon the economy and real estate markets (commercial, housing etc.) and tends to exhibit volatility which leads to a conservative approach to forecasting revenues (forecast will often lag current collection activity).

The largest revenue source is Building Permit Fees ($2 million forecasted for FY 2027; $2.6 million estimated for FY 2026). As building permit fee revenues are non-standard, and their activity is highly dependent upon multiple economic factors (local, regional, and national) which are notoriously difficult to forecast, staff forecast these sources in a conservative manner. For example, collections for December 2025 were 119% higher than December 2024 while collections for January 2026 were -32% lower than January 2025.

Charges for Services

Charges for services include user fees for community development (plan review, planning and development fees, etc.), public safety (plan review, police reports and services, etc.), recreation and parks (program and activity fees, etc.), and special events.



Charges for services account for 5%, or $5.6 million, of total General Fund revenue. An increase of 4% is forecasted for FY 2027 from a budget-to-budget standpoint. However, actual collections are estimated at $6 million in FY 2026 which equates to a reduction of -6%.

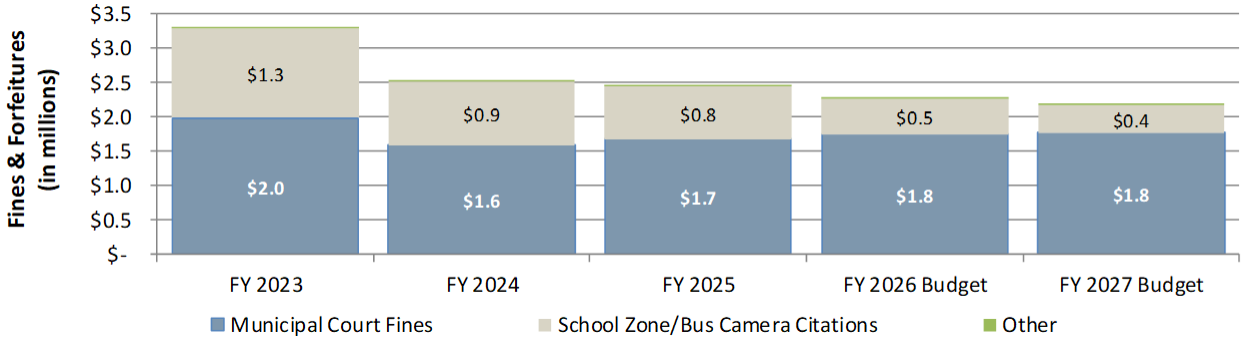
One of the more volatile components of Charge for Services is Plan Review Fees which, just as noted within the Licenses & Permits section, is largely dependent upon the economy and real estate markets (commercial, housing etc.) and tends to exhibit volatility which leads to a conservative approach to forecasting revenues (forecast will often lag current collection activity). By way of example, Plan Review Fees totaled $1.1 million in FY 2023, $768,000 in FY 2024, $1.1 million in FY 2025, $1.4 million is estimated in FY 2026, and the FY 2027 budget totals a more conservative $925,000.

Intergovernmental

Intergovernmental sources account for <1%, or $207,260, of total General Fund revenue for FY 2027. This revenue is primarily generated from Intergovernmental Agreements with the City of Milton related to the sharing of court management capabilities as well as overtime reimbursement through the Federal/State HIDTA (High Intensity Drug Trafficking Area) program. Please note, the FY 2026 Budget includes an estimate ($140,000) for year-2 software maintenance fees for Hexagon (public safety software) from the City of Milton. However, the implementation is still ongoing and currently is targeting a fall 2026 go-live. As such, the year-2 software maintenance fees for Hexagon will not be needed until FY 2028. This pass-through transaction (revenues equal expenditures) has been removed from the FY 2027 Budget and will be programmed in FY 2028.

Fines & Forfeitures

Fines & Forfeitures include municipal court fines, code enforcement, school zone citations, etc.



Fines & forfeitures account for 2%, or $2.2 million, of total General Fund revenue for FY 2027. A decrease of -3% is forecasted for FY 2027 from a budget-to-budget standpoint. However, actual collections are estimated at $2.2 million in FY 2026 which is flat (no growth) and reflects offsetting factors including growth in Court Fine revenue which is fully offset through continued declines in the school zone citation revenue source as enforcement changes driving behavior.

Interest

Interest earnings account for 1%, or $900,000, of total General Fund revenue for FY 2027. Investment earnings are being forecast conservatively due to volatility in interest rates and there is a high likelihood that this revenue source will outperform budget estimates in FY 2027.

Transfer-In from Hotel/Motel Fund (Other Financing Sources)

Other Financing Sources account for 3%, or $3.6 million, of total General Fund revenue for FY 2027 and consist of the city's share (40%) of the Hotel/Motel Tax. This revenue source is discussed in more detail within the *Special Revenue Fund Summaries* (Hotel/Motel Fund) section of this document.

Fund Balance

Carryforward fund balance accounts for 5%, or $5.7 million, of total General Fund appropriations for FY 2027. Carryforward Fund Balance represents available cash in excess of the city's 25% emergency reserve. It is the city's policy to utilize the remaining fund balance above the emergency requirement for one-time expenditures.

Expenditures

The City's budget for FY 2027 reflects a tightening fiscal reality characterized by a widening gap between revenue growth and operational mandates. While revenues are projected to grow at basic inflationary levels, these gains are outpaced by the accelerating costs of personnel and customer service delivery (e.g. contractual services, software infrastructure, etc.). In response, this budget emphasizes prudent fiscal management, strategic resource allocation, and a commitment to maintaining core services while ensuring long-term financial sustainability.

Operating expenditures of the General Fund are forecasted to grow by 4.7% over FY 2026. However, included in this figure is the annual impact of Jail operations as FY 2026 reflected 8 months of operations while FY 2027 represents the 1st full year of operations ($749,190 in cost growth for FY 2027) as well as Senate Bill 285 (adopted in 2026) which requires local governments to remit 1.5% of Insurance Premium Tax collections to the POAB (Peace Officers' Annuity & Benefit Fund of Georgia). After adjusting for the items noted above, the base operational growth totals 3.9%. The following table compares departmental appropriations within the General Fund:

Expenditures (by Department):	FY 2026 AMENDED BUDGET	FY 2027 RECOMMENDED BUDGET	$ Variance	% Variance
Mayor and Council	$ 443,701	$ 506,145	$ 62,444	14.1%
City Admin/City Clerk/Economic Dev.	3,118,654	3,227,523	108,869	3.5%
Runoff Election (Fulton County IGA est.)	150,000	-	(150,000)	-100.0%
Finance	4,205,525	4,488,382	282,857	6.7%
Wellness Program	35,000	73,025	38,025	108.6%
Legal Services	800,000	775,000	(25,000)	-3.1%
Information Technology	2,636,061	2,934,680	298,619	11.3%
Human Resources	1,110,544	1,194,219	83,675	7.5%
Municipal Court	1,410,650	1,454,654	44,004	3.1%
Police	25,877,540	25,672,923	(204,617)	-0.8%
Jail Operations	1,718,081	2,467,271	749,190	43.6%
Fire	20,242,597	22,059,645	1,817,048	9.0%
Public Works	9,303,060	9,894,410	591,350	6.4%
Utilities (Electricity)	2,180,000	2,290,000	110,000	5.0%
Recreation, Parks & Cultural Services	14,917,082	15,280,078	362,996	2.4%
Community Development	4,884,783	5,170,161	285,378	5.8%
Non-Departmental:				
Contingency	1,190,815	1,000,000	(190,815)	-16.0%
Insurance Premiums (Risk Fund)	1,060,500	1,206,500	146,000	13.8%
Gwinnett Tech Contribution (Debt Svc)	291,065	289,315	(1,750)	-0.6%
Remittance to POAB (SB 285)	-	111,000	111,000	-
Total Operating Expenditures	**$ 95,575,658**	**$ 100,094,931**	**$ 4,519,273**	**4.7%**
Reserve for Capital Lease (Fire Apparatus)		140,000		
Interfund Transfers:				
Fund Balance (Capital Investment)	5,017,048	5,661,572		
Capital Program	1,517,405	475,000		
Solid Waste Fund	75,000	-		
911 Fund (subsidy)	564,175	794,996		
Total Expenditures	**$ 102,749,286**	**$ 107,166,499**		

GENERAL FUND SUMMARY

The following table compares expenditure category appropriations within the General Fund:

	FY 2026 AMENDED BUDGET	FY 2027 RECOMMENDED BUDGET	$ Variance	% Variance
Expenditures (by Category):				
Personnel Services:				
Regular Salaries (incl. Holiday Leave)	$ 37,378,084	$ 38,774,327	$ 1,396,243	3.7%
Jail Operations	756,108	1,082,000	325,892	43.1%
Overtime, Seasonal, etc.	4,271,482	4,838,500	567,018	13.3%
Jail Operations	42,050	150,000	107,950	256.7%
Group Insurance	10,165,785	11,107,209	941,424	9.3%
Jail Operations	251,791	389,144	137,353	54.6%
Pension (Defined Benefit)	3,782,091	3,990,902	208,811	5.5%
Jail Operations	-	38,852	38,852	-
Pension (401A)	4,293,422	4,749,647	456,225	10.6%
Jail Operations	119,724	169,698	49,974	41.7%
OPEB Health Reimbursement Benefit	918,045	954,767	36,722	4.0%
Jail Operations	19,954	26,817	6,863	34.4%
Miscellaneous Benefits	4,216,334	4,424,877	208,543	4.9%
Jail Operations	65,259	123,825	58,566	89.7%
subtotal	$ 66,280,129	$ 70,820,565	$ 4,540,436	6.9%
Maintenance and Operations:				
Professional Services	$ 3,984,796	$ 4,004,658	$ 19,862	0.5%
Runoff Election (Fulton County IGA est.)	150,000	-	(150,000)	-
Repair/Maintenance	2,555,400	2,589,750	34,350	1.3%
Maintenance Contracts	4,769,450	4,927,484	158,034	3.3%
Professional Services (IT)	5,484,289	5,218,752	(265,537)	-4.8%
General Supplies	1,298,974	1,335,666	36,692	2.8%
Utilities	3,437,875	3,657,675	219,800	6.4%
Fuel	680,000	696,500	16,500	2.4%
Uniforms	540,101	507,400	(32,701)	-6.1%
Travel/Training	630,638	669,363	38,725	6.1%
Legal Services	800,000	775,000	(25,000)	-3.1%
Insurance Premiums (Risk Fund)	1,060,500	1,206,500	146,000	13.8%
Miscellaneous	1,097,331	1,001,175	(96,156)	-8.8%
subtotal	$ 26,489,354	$ 26,589,923	$ 100,569	0.4%
Capital/Lease:				
Operational Capital/Other	$ 319,179	$ 293,000	$ (26,179)	-8.2%
Capital Leases	1,005,116	991,128	(13,988)	-1.4%
subtotal	$ 1,324,295	$ 1,284,128	$ (40,167)	-3.0%
Other Uses:				
Contingency	$ 1,190,815	$ 1,000,000	$ (190,815)	-16.0%
Gwinnett Tech Contribution (Debt Svc)	291,065	289,315	(1,750)	-0.6%
Remittance to POAB (SB 285)	-	111,000	111,000	-
subtotal	$ 1,481,880	$ 1,400,315	$ (81,565)	-5.5%
Total Operating Expenditures	**$ 95,575,658**	**$ 100,094,931**	**$ 4,519,273**	**4.7%**
Reserve for Capital Lease (Fire Apparatus)		140,000		
Interfund Transfers:				
Fund Balance (Capital Investment)	5,017,048	5,661,572		
Capital Program	1,517,405	475,000		
Solid Waste Fund	75,000	-		
911 Fund (subsidy)	564,175	794,996		
Total Expenditures	**$ 102,749,286**	**$ 107,166,499**		

Meeting the Internal Needs of Operating Departments

Several of the major points of the FY 2027 Budget are as follows:

- Management of personnel and compensation program to align with current market environment which includes budgetary adjustments to cover significant inflation in labor costs which are necessary to retain and recruit our highly skilled workforce:
  - Staffing level of 487 full-time equivalents "FTE" (citywide). No change in the overall staffing level is requested for FY 2027.
  - Staff compensation adjustments aimed at maintaining competitiveness in an inflationary labor market include:
    - Proposed compensation adjustments:
      - ✓ July 1, 2026: Continuation of the annual performance-based compensation program (3% on average) in a total estimated cost of $1.8 million coupled with targeted market-based compensation adjustments (2% to 3% on average in an estimated cost of $640,000). These figures are included within departmental operating budgets.
    - Recent compensation adjustments:
      - ✓ July 1, 2025: Continuation of the annual performance-based compensation program (3% on average) in a total estimated cost of $1.6 million coupled with targeted market-based compensation adjustments.
      - ✓ July 1, 2024: Continuation of the annual performance-based compensation program (4% on average) in a total estimated cost of $2.2 million.
      - ✓ July 1, 2024 (Operating Initiative): Market-based personnel compensation adjustments scheduled for July 1, 2024, in a total estimated cost of $913,800 (targeted to specific positions but representing average costs equivalent to 2% of payroll citywide).
      - ✓ July 1, 2023: Continuation of the annual performance-based compensation program (4% on average) in a total estimated cost of $1.8 million.
      - ✓ July 1, 2023: This initiative represents a continuation of the City's salary adjustment process aimed at maintaining competitiveness within the market and is estimated at $1.73 million.

- Minimal growth (<1% or $100,569) in departmental maintenance and operations budgets (General Fund). However, included in this figure is one-time funding in FY 2026 for election costs ($150,000 for potential runoff election costs, which were not incurred). After adjusting for FY 2026 election funding, the base operational growth totals 1%. Specific cost drivers include:
  - Decrease in professional services of -$130,138 (-3% reduction) due primarily to FY 2026 funding for runoff election costs that are not needed in FY 2027 (as discussed above; FY 2027 is not an election year).
  - Increase in maintenance contract costs of $158,034 (3% growth) due primarily to the following:
    - Public Works: increase in maintenance contract costs of $103,692 (7% growth) due primarily to anticipated landscape (ROW) maintenance cost growth (current contract expires in January 2027, new projects such as Webb Bridge Road streetscape come online in sections, etc.), growth in funding for the North Fulton Regional Radio System Authority, etc.
    - Recreation, Parks & Cultural Services: Increase in maintenance contract cost growth of $59,793 (3%) due primarily to additional funding for shavings/manure removal (Equestrian Center), parks landscape maintenance, janitorial services, etc.
  - Decrease in IT professional services costs of -$265,537 due primarily to the following:
    - Partial reduction in estimated software maintenance fees for Hexagon (the FY 2026 Budget included year-2 software maintenance fees; however, with the revised go-live estimate for Fall 2026, year-2 software maintenance fees will not be needed until FY 2028). This action results in a funding reduction of -$372,940 in FY 2027 (includes removal of $136,569 in Milton pass-through funding and $232,940 in Alpharetta hexagon software funding). This maintenance funding will be reprogrammed into the FY 2028 Budget.
    - Offsetting the reduction noted above is general growth in citywide technology infrastructure costs including Microsoft Enterprise licensing cost growth of $89,090 (this includes Copilot AI costs of $40,500) as well as specific department enterprise financial management software costs including Tyler Munis ($15,330 growth) and revenue management software (occupational business licenses, hotel taxes, etc.) for Finance,

CityWorks for Public Works, Community Development, and Recreation, Parks, and Cultural Services ($21,423 growth).

- Increase in utility expenses of $219,800 (6% growth) for electricity, natural gas, water/sewer, and miscellaneous utilities (e.g., cable and garbage). The main driver is electric utility cost growth and is based on usage trends. GA Power base rates are frozen through 2028, but rate payers are still subject to adjustments in fuel costs, storm recovery costs, etc. Streetlight additions through City projects (e.g. Webb Bridge Road streetscape, etc.) will also drive cost growth. Lastly, FY 2027 includes the addition of $60,000 in electric utility expenses associated with the Tesla Superchargers. Conservatively, we are estimating service fee revenue in an amount totaling $100,000. FY 2027 will be our 1st full year of operations, and the FY 2028 budget will reflect a more accurate operational picture of the Supercharger financial impact as we will have actual usage trends to guide our budgeting forecasts.
- Increase in travel/training of $38,725 due to a citywide professional development focus aimed at equipping staff with the skills, knowledge, and adaptability needed to deliver efficient, compliant, and high-quality services to the community.
- Increase in insurance premium funding of $146,000 (14% growth) to the Risk Management Fund to cover the increasing costs of liability insurance premiums.
- All other departmental maintenance and operations accounts declined -$66,315, or -1%, as part of a concerted effort to reduce discretionary spending and align with current revenue/expense trends.

- Other Uses include Contingency (1% of Operational Expenditure Appropriations), Debt Service on the Gwinnett Technical College Campus contribution, and the initial year funding impact associated with Senate Bill 285 passed during the 2026 legislative session that requires local governments to remit 1.5% of Insurance Premium Tax collections[12] to the POAB (Peace Officers' Annuity & Benefit Fund of Georgia).
- Funding from the General Fund, which is available for immediate capital investment in 2027, includes the following:

$ 5,661,572	Fund Balance for one-time capital.
475,000	Capital Contribution from the General Fund.
$ 6,136,572	

[12] FY 2027 budget forecast of Insurance Premium Tax collections totals $7.4 million with the 1.5% contribution to the POAB totaling $111,000.

General Fund Departmental Summaries

Overview

The *Department Summaries* section intends to provide detailed financial and non-financial information about the departmental operations funded within the General Fund.

This section segments departmental budgets into the following components:

- *Mission Statement* – the statement must identify the particular purpose for the department and how it relates to the city's overall mission.
- *Goals & Objectives* – a listing of the fundamental goals and objectives which aid the department in achieving its mission. Goals stretch and challenge the department, but they must also be SMART (Specific, Measurable, Achievable, Relevant, and Timed).

  Direct linkages are identified between the city's vision/strategic priorities and departmental goals & objectives.
- *Revenue/Expenditure Summary* – the budget for the department summarized by expenditure category:
  - Personal Services: salaries, overtime, and other compensation-related expenditures.
  - Maintenance & Operations: professional fees, repair & maintenance, general supplies, communications, and other operational related expenditures.
  - Capital: departmental machinery & equipment expenses.
  - Operating Initiatives: The funding requests herein do not include the new initiatives set forth within the *Operating Initiative Requests* section of this document as those appropriations will not be disbursed into departmental budgets until authorized by the City Council.
- *Statement of Service and Performance Measures* – multi-year summary of departmental performance measurements.

Mayor and City Council

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Mission Statement

TO MAKE A POSITIVE DIFFERENCE in the community by efficiently managing public resources and providing effective services and leadership that exceed the expectations of our citizens.

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Mayor and City Council

Mission Statement

To make a positive difference in the community by efficiently managing public resources and providing effective services and leadership that exceed the expectations of our citizens.

Core Values

Excellence: We believe that expectations are the starting point; not the destination. Every member of the City of Alpharetta Team shall be dedicated to the pursuit of continuous improvement in our results and how they are achieved.

Stewardship: The citizens of Alpharetta have entrusted to us public resources and empowered us to protect, invest, and leverage them for the good and betterment of the community. We shall do so in a manner that reflects the highest ethics, exacting standards, and unwavering principles.

Integrity: The trust of the public is the foundation of our ability to conduct the business of local government and realize the City's mission. Every member of the City of Alpharetta Team shall maintain her or his reputation for honesty, straightforwardness, fair dealing, and a sincere desire to serve in the best interest of the community and citizens of Alpharetta.

Service: The City of Alpharetta is committed to efficient, effective, and responsive service delivery that makes a positive difference in the community and the lives of those we serve. We shall proactively address issues and pursue opportunities, act with humility, and deliver more than is expected.

Loyalty: Through every word and action, we shall serve, protect, and promote the community and citizens of Alpharetta; advance the City's mission; and support and work in unity with those with whom we serve.

Community Vision

Our Community Vision is to advance Alpharetta as a signature City by:

Offering the highest quality of environment for our residents and businesses.

Fostering strong sense of community including safety and security.

Providing a business climate that attracts the top echelon companies.

Statement of Revenues and Expenditures

Mayor and City Council

General Fund

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
EXPENDITURES					
Personnel Services:					
Salaries	$ 120,000	$ 120,000	$ 120,000	$ 160,000	$ 200,000
Group Insurance	143,131	142,881	141,225	158,708	168,801
FICA	6,763	7,215	7,258	12,527	15,590
Pension (401A Cont./Match)	14,500	16,188	17,250	24,000	30,000
Workers Compensation	3,153	2,724	2,520	2,724	4,340
OPEB Contribution	2,520	3,000	3,000	4,000	5,000
Miscellaneous	3,755	3,600	3,600	3,755	3,793
subtotal	*$ 293,822*	*$ 295,607*	*$ 294,853*	*$ 365,714*	*$ 427,524*
Maintenance & Operations:					
* Mayor	$ 6,909	$ 9,200	$ 8,489	$ 9,200	$ 8,000
* City Council Post 1	183	2,127	8,000	8,000	6,000
* City Council Post 2	242	20	109	8,000	6,000
* City Council Post 3	568	3,133	1,455	8,000	6,000
* City Council Post 4	2,748	1,103	4,030	8,000	6,000
* City Council Post 5	271	2,334	1,595	8,000	6,000
* City Council Post 6	1,013	1,766	3,401	8,000	6,000
Miscellaneous	20,047	15,329	17,345	20,787	34,621
subtotal	*$ 31,982*	*$ 35,011*	*$ 44,424*	*$ 77,987*	*$ 78,621*
Capital	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
TOTAL	**$ 325,804**	**$ 330,619**	**$ 339,277**	**$ 443,701**	**$ 506,145**

** Financial activity is tied to the Post and not the necessarily the current incumbent.*

Budget Narrative

The Fiscal Year 2027 Budget for the Mayor and City Council totals $506,145 and represents an increase of 14%, or $62,444 compared to FY 2026.

The Personnel Services category increased 17%, or $61,810, due, primarily to a charter change in 2024 that increased the Mayor's annual salary from $30,000 to $50,000 and the City Council member annual salaries from $15,000 to $25,000. This change went into effect on January 1, 2026. As such, FY 2026 included the partial-year impact of this charter change while FY 2027 includes the full cost impact. Effective July 1, 2027, and every July 1 thereafter, the annual salary of the mayor and councilmembers shall be automatically increased by 3% or by the average percentage increase in pay provided to city employees during the applicable fiscal year, whichever is less.

Authorized personnel totals 7 full-time-equivalents (FTE") and represent the following:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Variance
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	-

The Maintenance and Operations category increased <1%, or $634, solely related to growth in IT Professional Services allocations, which represent an allocation of software based on various methodologies (e.g. # of personnel, primary users, etc.), and partially offset through reductions in the discretionary spending accounts (from $9,200 to $8,000 for the Mayor and from $8,000 to $6,000 for each City Council member).

"A dense-suburban town north of Atlanta, Alpharetta offers its residents a balance between lively hubs with coffee shops and restaurants and quiet streets. Public schools in the area have been highly rated, and the town is ranked as the second-best place to raise a family in Georgia."

— *Business Insider*

The 20 Best US Suburbs to Live in 2025 If You Want To Escape The City

BUSINESS INSIDER

10 Best Places To Live in Georgia (#2)

2025

TRAVEL+ LEISURE

BEST PLACES U.S.News TO LIVE

#2 Best Place to Live in Georgia

#16 Best Small City to Live in the US

2025

U.S.News & WORLD REPORT

2025 Best Places to Live in America

NICHE

5 Best Atlanta Suburbs

2025

LIVABILITY

5 Alpharetta-area High Schools Ranked Among Georgia's Top 30

BEST HIGH SCHOOLS U.S.News RANKINGS

City Administration (including City Clerk and Economic Development)

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Our Community Vision is to advance Alpharetta as a signature City by:

Offering the highest quality of environment for our residents and businesses.

Fostering strong sense of community including safety and security.

Providing a business climate that attracts the top echelon companies.

The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

City Administration (including City Clerk and Economic Development)

Administration, City Attorney, City Clerk, Public Information, and Economic Development

Mission Statement

The mission of the City Administrator's Office is to carry out the policies and implement the goals established by the City Council in providing services to the citizens in the most effective and economical manner while promoting awareness and understanding of services, policies, information, programs, and priorities that result in an informed and participative community while also furthering the prosperity of our business community.

Goals and Objectives

- ✓ To improve quality of service to citizens of the City of Alpharetta.
- ✓ To improve morale and promote teamwork among all employees.
- ✓ To improve coordination and administration of interdepartmental activities.
- ✓ To promote better communication between all levels of government and the citizens.
- ✓ To use technology to improve processes for citizen input into facets of governance.
- ✓ To increase the public/government interaction through the City's website.
- ✓ Focus on Economic Development to fulfill the vision of the City of Alpharetta as the preeminent place to live, work, learn, and play.

Key Issues

- ✓ Continue the development of a "customer-driven" organizational culture among the staff.
- ✓ Strengthening the relationship between the City Council and staff - building bridges in communication to facilitate the relationship.
- ✓ Continue the informative, cooperative endeavor of providing the best available information for the City Council to remain effective and successful in their offices.
- ✓ Meet the service provision and service level demand of the citizens while ensuring the most cost-effective delivery of those services.
- ✓ Continue efforts toward more effective communication strategies with citizens through enhanced public awareness and public education programs.

- ✓ Seek to work with the local legislative delegation on the introduction or support of legislation that benefits the City of Alpharetta and its citizens.
- ✓ Anticipate the future population and area growth of the City as a result of continued development and annexations, ensuring staff meets the expectations of existing and new residents.
- ✓ Continue efforts toward enhancing the compensation and benefits package to attract and retain the very best employees.

Statement of Revenues and Expenditures

City Administration (incl. City Clerk, and Economic Dev.)

General Fund

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual*	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Licenses and Permits:					
Alcohol Beverage Permits	$ 2,300	$ 1,500	$ 1,377	$ 1,000	$ 1,000
Charges for Services:					
Other	3,818	4,124	802	3,000	2,200
Other Revenue:	-	2,343	2,413	1,000	-
TOTAL	**$ 6,118**	**$ 7,967**	**$ 4,592**	**$ 5,000**	**$ 3,200**
EXPENDITURES					
Personnel Services:					
Salaries (incl. Temp. Svcs)	$ 755,789	$ 1,032,517	$ 1,133,820	$ 1,351,778	$ 1,419,941
Overtime	-	269	738	-	-
Group Insurance	108,947	161,334	191,768	265,156	269,630
FICA	56,010	69,007	76,979	104,898	110,124
Pension (Defined Benefit)	99,998	64,009	64,727	31,012	36,827
Pension (401A Cont./Match)	95,587	135,494	153,337	211,396	223,064
Workers Compensation	18,610	23,259	28,055	27,854	30,164
OPEB Contribution	16,089	26,215	34,065	30,675	34,751
Miscellaneous	50,444	20,741	19,236	34,278	34,585
subtotal	*$ 1,201,474*	*$ 1,532,845*	*$ 1,702,725*	*$ 2,057,047*	*$ 2,159,086*
Maintenance & Operations:					
Professional Services	$ 70,534	$ 100,994	$ 269,928	$ 447,438	$ 316,500
Advertising	12,786	11,518	85,495	161,300	156,800
Employee Training	9,053	20,198	23,614	37,500	33,500
Employee Travel	5,300	6,622	17,378	28,000	38,000
General Supplies	45,843	39,141	64,512	101,452	106,650
Maint. Contracts/IT Services	81,187	218,810	211,898	417,026	410,287
Miscellaneous	4,938	32,097	23,309	18,891	6,700
subtotal	*$ 229,641*	*$ 429,381*	*$ 696,133*	*$ 1,211,607*	*$ 1,068,437*
TOTAL	**$ 1,431,114**	**$ 1,962,226**	**$ 2,398,858**	**$ 3,268,654**	**$ 3,227,523**

Notes:

* Economic Development function was reorganized from the Community Development Department to City Administration starting in FY 2025.

Budget Narrative

The FY 2027 Budget for City Administration totals $3.2 million and represents a decrease of -1%, or -$41,131 compared to FY 2026.

The Personnel Services category increased 5%, or $102,039 due to multiple factors including:

- 3% performance-based merit program, coupled with targeted market-based compensation adjustments (2%, where applicable), scheduled for July 1, 2026.
- Market growth in group insurance costs (e.g. health, dental, vision), pension costs, etc. , which is partially offset through staff turnover and associated changes in salary and benefit choices (e.g. employee-only vs family coverage, etc.) as well as minor impacts associated with position reclassifications during FYs 2025/2026.

Authorized personnel total 10 full-time-equivalents ("FTE") and represent the following:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Variance
City Administration						
Administrative Assistant II	-	1.0	-	-	-	-
Administrative Office Coordinator	-	1.0	1.0	1.0	1.0	-
Assistant City Administrator	1.0	1.0	1.0	1.0	1.0	-
City Administrator	1.0	1.0	1.0	1.0	1.0	-
Communications & Engagement Manager	-	-	-	1.0	1.0	-
Executive Office Coordinator	1.0	-	-	-	-	-
Municipal Project Manager	-	1.0	1.0	-	-	-
Public Comm. & Engagement Coordinator	-	1.0	1.0	-	-	-
Web Administrator	1.0	1.0	1.0	1.0	1.0	-
City Clerk						
Assistant City Clerk*	1.0	1.0	1.0	1.0	-	(1.0)
City Clerk	1.0	1.0	1.0	1.0	1.0	-
Municipal Records Officer*	-	-	-	-	1.0	1.0
Economic Development						
Director (Economic Development)	-	-	1.0	1.0	1.0	-
Manager (Economic Development)*	-	-	1.0	1.0	-	(1.0)
Coordinator (Economic Development)	-	-	1.0	-	-	-
Marketing Coordinator (Economic Development)	-	-	-	1.0	1.0	-
Program Manager (Economic Development)*	-	-	-	-	1.0	1.0
	6.0	9.0	11.0	10.0	10.0	-

* Position adjustments occurred during FY 2026.

The Maintenance and Operations category decreased -12%, or -$143,170, due primarily to the following:

- Decrease in professional services of -$130,938 (-29% reduction) due primarily to the removal of funding for election costs (FY 2026 included $150,000 for potential runoff election costs, which were not incurred), which is partially offset through increased funding for revenue auditing services ($11,000 growth to $35,000 funding level) to aid in tax compliance, temporary services funding (+$27,000) to assist the City Clerk

Division with staffing coverage in FY 2027, and funding (+$10,000) for the new citywide leadership initiative aimed at mentoring professional managerial skill growth in the city's supervisors and managers.

- Increase in general supplies of $5,198, or 5%, due primarily to funding ($5,000) for the new citywide leadership initiative aimed at mentoring professional managerial skill growth in the city's supervisors and managers.
- Decrease in small equipment of -$8,943 as FY 2026 included the one-time purchase of additional tables for the City Hall Community Room.
- All other departmental maintenance and operations accounts declined -$8,487, or -1%, as part of a concerted effort to reduce discretionary spending and align with current revenue/expense trends.

Statement of Revenues and Expenditures

Legal Services

General Fund

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
N/A	$ -	$ -	$ -	$ -	$ -
TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXPENDITURES					
Maintenance & Operations:					
Professional Fees	$ 789,935	$ 636,323	$ 719,057	$ 800,000	$ 775,000
TOTAL	**$ 789,935**	**$ 636,323**	**$ 719,057**	**$ 800,000**	**$ 775,000**

* City Attorney services are provided through a contractual arrangement with a private law firm. Project specific legal service expenses are expensed to the pertinent project expense account and not included herein.

Performance Measurement

The following section provides detailed information on City Administration programs including performance measures.

- **City Administration**

  Statement of Service: Serves as the administrative head of the municipal government, coordinating municipal functions in order to provide effective, efficient, and responsive services. This office also ensures that ordinances, resolutions and regulations of the City Council and laws of the State of Georgia are enforced and is responsible for public relations activities.

City Administration Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
Number of website hits	802,384	818,337	825,000	850,000	875,000
Website Page Views	1,472,814	4,289,211	4,323,670	4,500,000	4,700,000
Website Unique Page Views	1,279,902	1,391,137	1,418,326	1,400,000	1,425,000
Bounce Rate	61.72%	43.37%	39.00%	35.00%	30.40%
Newsletter Subscribers	7,212	7,836	8,074	9,052	8,200
Average Newsletter Opens	58.80%	63.10%	60.88%	72.10%	70
Facebook Followers	19,913	23,199	26,072	28,000	30,000
Twitter Followers	11,909	12,102	12,733	12,941	14,600

- **Economic Development**

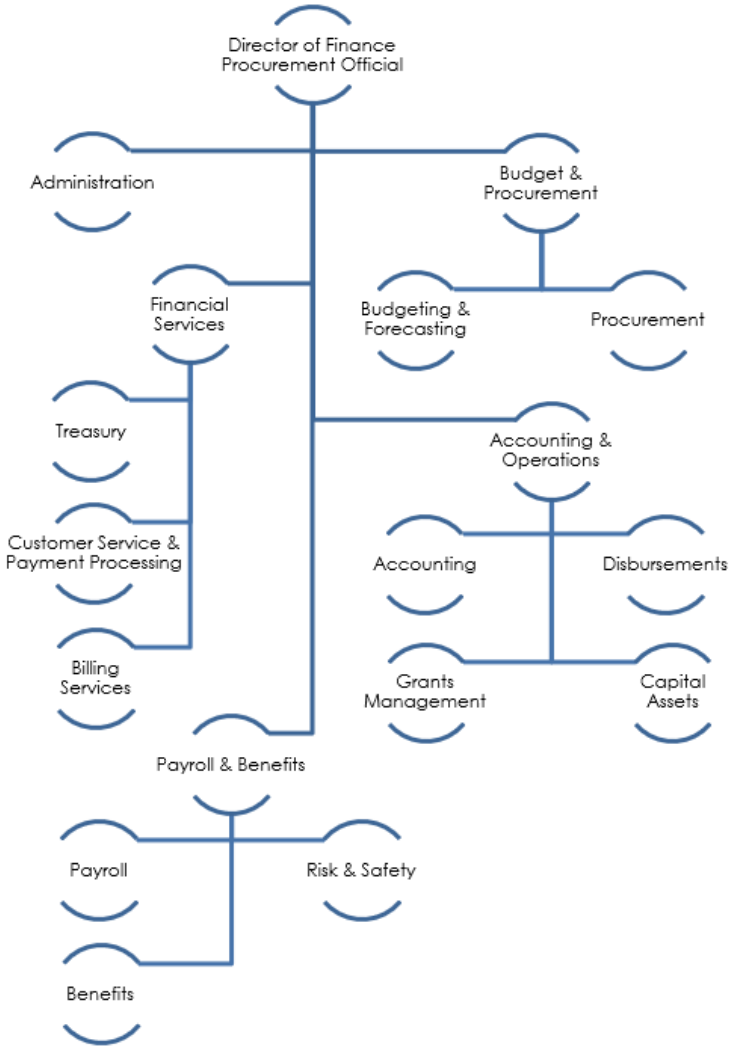
  Statement of Service: The purpose of Economic Development is to foster and retain the business ecosystem of Alpharetta, both large and small. To advance policies that help Alpharetta grow and stay true to its values.

City Administration - Economic Development					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
# of Assisted business investment projects secured	ND	ND	2	4	4
# of Businesses engaged through business retention and expansion program	ND	ND	0	10	15
# of Business recruitment outreach activities	ND	ND	4	4	4
# of Business investment leads generated	ND	ND	16	15	20
% of Ribbon cutting or grand opening ceremonies attended	ND	ND	100%	100%	100%
# of Website Visits to Connected Alpharetta Website	ND	ND	8,255	25,000	30,000
# of Social Media Reach Through Connected Alpharetta Channels	ND	ND	27,275	130,000	150,000
# of Social Media Engagements Through Connected Alpharetta Channels	ND	ND	1,806	10,000	15,000

Finance

THOMAS G. HARRIS
DIRECTOR

THarris@alpharetta.ga.us



Our Community Vision is to advance Alpharetta as a signature City by:

Offering the highest quality of environment for our residents and businesses.

Fostering strong sense of community including safety and security.

Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals, and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

Finance

Administration, Accounting, Budgeting, Employee Benefits and Compensation, Procurement, Grants Management, Risk Management, Treasury, Internal and External Services

Mission Statement

The mission of the Finance Department is to plan, receive, monitor, safeguard, invest, account, and expend the financial resources of the City of Alpharetta in the highest legal, ethical, and professional standard practical, and to respond to the service needs of our internal and external customers in a timely, courteous, and accurate manner.

Goals and Objectives

- ✓ Implementation of a finance/human resources system that utilizes current technology and provides heightened data analysis functionality and increases overall staff efficiencies.
- ✓ Process and procedure documentation program – conduct a comprehensive review of team processes, procedures, and practices.
- ✓ Expansion of the financial planning process – continue the development of a comprehensive long-term capital improvement program and multi-year budgeting, forecasting, and planning in order to more accurately predict our financial position in future years, and the impact current year decisions have on the city's long-range financial position.
- ✓ Update to Financial Management Program (e.g., policy revisions).
- ✓ Design and administer innovative and cost-effective benefit programs (e.g., Health Savings Accounts and enhanced Wellness Program) that meet the needs of today's diverse workforce and enhance the city's ability to attract, retain and reward employees.

Statement of Revenues and Expenditures

Finance

General Fund

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Charges for Services:					
Public Records Requests	$ -	$ 78	$ 31	$ -	$ -
TOTAL	**$ -**	**$ 78**	**$ 31**	**$ -**	**$ -**
EXPENDITURES					
Personnel Services:					
Salaries (incl. Temp Svcs)	$ 1,766,970	$ 1,867,112	$ 2,013,355	$ 2,048,819	$ 2,150,709
Group Insurance	412,756	426,319	475,768	516,539	539,504
FICA	122,721	132,651	141,084	156,770	185,596
Pension (Defined Benefit)	197,829	205,437	234,619	247,227	279,213
Pension (401A Cont./Match)	142,328	160,483	172,409	193,464	209,663
Workers Compensation	48,145	43,390	43,197	45,474	46,017
OPEB Contribution	38,438	48,418	50,982	49,366	52,267
Miscellaneous	1,161	772	308	464	2,119
subtotal	*$ 2,730,349*	*$ 2,884,581*	*$ 3,131,722*	*$ 3,258,123*	*$ 3,465,088*
Maintenance & Operations:					
Professional Services	$ 398,723	$ 463,484	$ 478,597	$ 484,828	$ 512,176
Printing	25,535	27,599	15,704	30,600	22,350
Employee Travel	6,302	3,925	2,867	5,200	5,950
Employee Training	9,250	7,347	9,102	9,600	9,900
Maint. Contracts/IT Services	305,407	308,592	314,796	346,697	405,138
General Supplies	43,135	45,135	40,304	52,980	49,780
Wellness Programs	113,949	100,852	-	35,000	73,025
Miscellaneous	6,988	43,461	3,616	9,997	8,000
subtotal	*$ 909,288*	*$ 1,000,394*	*$ 864,986*	*$ 974,902*	*$ 1,086,319*
Capital/Lease/Other:					
Int. on Property Tax Refunds	$ 4,924	$ -	$ 11,531	$ 7,500	$ 10,000
subtotal	*$ 4,924*	*$ -*	*$ 11,531*	*$ 7,500*	*$ 10,000*
TOTAL	**$ 3,644,561**	**$ 3,884,976**	**$ 4,008,239**	**$ 4,240,525**	**$ 4,561,407**

Budget Narrative

The FY 2027 Budget for Finance totals $4.6 million and represents an increase of 8%, or $320,882 compared to FY 2026.

The Personnel Services category increased 6%, or $206,965, due to multiple factors including:

- 3% performance-based merit program, coupled with targeted market-based compensation adjustments (2%, where applicable), scheduled for July 1, 2026.
- Market growth in group insurance costs (e.g. health, dental, vision), pension costs, etc., minor impacts associated with position reclassifications during FYs 2025/2026, and adjustments in the monetary value of employee service awards which had not changed in over 15 years (e.g., 5-year service award increased from $50 to $125).

Authorized personnel total 20.5 full-time-equivalents ("FTE") and represent the following:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Variance
Accountant	3.5	3.5	3.0	3.0	3.0	-
Accounting & Operations Manager	1.0	1.0	1.0	1.0	1.0	-
Accounting Coordinator	1.0	1.0	1.0	1.0	1.0	-
Accounts Payable Technician	-	-	0.5	0.5	0.5	-
Benefits, Payroll, Safety & Risk Manager	-	-	1.0	1.0	1.0	-
Benefits Specialist	1.0	1.0	1.0	-	-	-
Benefits Coordinator	-	-	-	1.0	1.0	-
Billing Coordinator	1.0	-	-	-	-	-
Billing & Collections Coordinator*	-	-	-	-	1.0	1.0
Billing & Collections Representative*	1.0	1.0	1.0	1.0	-	(1.0)
Billing & Collections Supervisor*	-	-	-	-	1.0	1.0
Budget & Procurement Coordinator	3.0	3.0	3.0	3.0	3.0	-
Budget & Procurement Manager	1.0	1.0	1.0	1.0	1.0	-
Cash Management Coordinator	1.0	-	-	-	-	-
Customer Account Representative	1.0	1.0	1.0	1.0	1.0	-
Director	1.0	1.0	1.0	1.0	1.0	-
Office Manager*	1.0	1.0	1.0	1.0	-	(1.0)
Payroll & Benefits Coordinator	1.0	1.0	1.0	-	-	-
Payroll & Benefits Analyst	-	-	-	1.0	1.0	-
Payroll & Benefits Manager	1.0	1.0	-	-	-	-
Payroll Specialist	1.0	1.0	1.0	1.0	1.0	-
Revenue & Customer Service Manager	-	1.0	1.0	1.0	1.0	-
Safety & Risk Administrator	1.0	1.0	-	-	-	-
Safety & Risk Coordinator	-	-	1.0	1.0	1.0	-
Tax & Billing Manager*	-	1.0	1.0	1.0	-	(1.0)
Treasury Services Manager*	1.0	1.0	1.0	-	1.0	1.0
	21.5	21.5	21.5	20.5	20.5	-

* Position adjustments occurred during FY 2026.

The Maintenance and Operations category increased 11%, or $111,417, due primarily to the following:

- Increase in professional services of $27,348 (6% growth) due primarily to growth in banking fees (credit card fees).
- Increase in maintenance contracts/IT professional services of $58,441 (17% growth) due primarily to year one costs for revenue management software (occupational business licenses, hotel taxes, etc.) that will provide more effective service delivery for our customers and result in staff efficiencies (replaces current software solution), growth in citywide technology infrastructure costs (e.g. Microsoft Enterprise licensing costs including Copilot AI, etc.), department enterprise financial management software costs (e.g. Tyler Munis), coverage of general software inflationary cost growth including cyber security software, etc.
- Increase in funding for Wellness initiatives of $38,025 (109% growth) to a total $73,025 annual funding level that is necessary to support our current program offerings. Historically, the City funded more than $100,000 annually for wellness initiatives. In FY's 2025 and 2026, the City was able to utilize Cigna (healthcare provider) to offset our wellness program costs, but healthcare plan cost trends no longer allow for this.
- All other departmental maintenance and operations accounts declined -$12,397, or -11%, as part of a concerted effort to reduce discretionary spending and align with current revenue/expense trends.

Performance Measurement

The following section provides detailed information on Finance programs including performance measures.

- **Administration**

  Statement of Service: The purpose of the administrative arm of the Finance Department is to facilitate the success of the operating divisions through the provision of oversight, staff support, and internal and public advocacy. Finance administration provides fiduciary oversight and support to the various departments of the city and communicates the financial health of the city to the Mayor, City Council, and stakeholders. Administration is also responsible for cash and debt management.

Finance Admin Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
# of New GAAP/GASB financial requirements implemented	2	2	1	2	2
Bond rating maintained or upgraded	Maintain Aaa - AAA	Maintain Aaa - AAA	Maintain Aaa - AAA	Maintain Aaa - AAA	Maintain Aaa - AAA
Cash management program maximizing interest returns (all funds)	$5,758,356	$9,040,359	$8,483,195	$3,920,294	$2,490,375

- **External Services**

  Statement of Service: The purpose of the external services team is to provide accurate and efficient services to City of Alpharetta residents, businesses, and stakeholders through timely and accurate billing and collections processes and outstanding customer service.

Financial Services Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
% of bills generated on time	99%	99%	99%	99%	99%
% of bills collected on time	92%	92%	92%	92%	92%
# of Real estate tax bills generated	21,689	21,943	22,126	22,202	22,352
# of Personal property tax bills	3,190	3,256	3,232	3,343	3,393
# of Liens processed	129	112	66	100	100
# of Sanitation customers	17,488	17,661	17,909	18,059	18,269
% of Delinquent sanitation Accts	<10%	<10%	<10%	<10%	<10%

- **Internal Services**

  Statement of Service: The internal services arm of the Finance Department includes Accounting & Operations along with Budgeting & Procurement Services, each further defined as:

  - *Budget & Procurement*: The purpose of the budget/procurement division is to facilitate the financial planning process. This is accomplished through the budgeting and expenditure monitoring process in order to effectively distribute available resources consistent with city objectives and priorities. Responsibilities also include supporting all city departments with financial information, activities, transactions, and administration of their budget.
  - *Accounting & Operations*: Accounting services record the city's financial transactions. Responsibilities include financial reporting and disbursement activities. The accounting function also provides financial data for the purpose of compiling management and public reports which reflect the financial condition of the city in accordance with Generally Accepted Accounting Principles.

Accounting, Budget, Procurement Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
Audited CAFR to be published within 180 days of fiscal year end	12/20/2023	12/26/2024	11/21/2025	11/30/2026	11/30/2027
GFOA Certificate of Achievement for Excellence in Financial Reporting	Yes	Yes	Yes	Yes	Yes
GFOA Outstanding Achievement in Popular Annual Financial Reporting	Yes	Yes	Yes	Yes	Yes
GFOA Distinguished Budget Award	Yes	Yes	Yes	Yes	Yes
Percentage of General Fund departments within appropriated budget*	100%	100%	100%	100%	100%
% of Budgeted employees participating in direct deposit	100%	100%	100%	100%	100%
Average # of vendor responses to Bids/Requests for Proposals	4	4	5	5	5

Information Technology

ADAM MONTGOMERY
DIRECTOR

AMontgomery@alpharetta.ga.us

IT Director
Technology Governance, Strategic Leadership, Department Management

Security and Network Team
- Cybersecurity Management
- Network Management
- Endpoint Management
- Telephony Management

Cloud Operations
- Datacenter
- Cloud
- Business Continuity
- Print Management

Systems and Data Team
- Information Systems Management
- Data Management
- Microsoft 365

Geographic Information Systems Team
- Data Analysis
- Mapping

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Offering the highest quality of environment for our residents and businesses.

Fostering strong sense of community including safety and security.

Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals, and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

Information Technology

Security, Cloud, Network, Systems, and GIS

Mission Statement

Information Technology's mission is to provide high-quality technology products, services, and human resources to City departments that enable them to accomplish their goals and objectives. The Department of Information Technology strives to continuously improve the delivery of services and minimize costs while accommodating future City growth.

Goals and Objectives

As we accomplish our mission, the City of Alpharetta Department of Information Technology will be known to provide high-quality services by:

- ✓ Being recognized by City departments as having a high level of skill and knowledge.
- ✓ Providing excellent service to all City departments as measured by the City's performance standards.
- ✓ Acquiring and supporting proven, sustainable technology solutions that are continually maintained and updated.
- ✓ Helping City departments to improve and extend the functionality of major systems by offering systems integration and software development services.

Statement of Revenues and Expenditures

Information Technology

General Fund

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
EXPENDITURES					
Personnel Services:					
Salaries (incl. intern svcs.)	$ 1,273,133	$ 1,341,459	$ 1,397,451	$ 1,547,010	$ 1,644,909
Group Insurance	246,383	259,541	257,515	310,305	382,069
FICA	93,595	98,916	102,888	117,747	125,312
Pension (Defined Benefit)	116,670	134,952	141,793	165,233	192,388
Pension (401A Cont./Match)	106,121	121,142	124,226	155,617	169,823
Workers Compensation	33,173	33,859	30,629	33,518	35,075
OPEB Contribution	26,369	37,738	36,892	36,914	40,409
Miscellaneous	232	697	694	156	1,156
subtotal	*$ 1,895,677*	*$ 2,028,304*	*$ 2,092,089*	*$ 2,366,500*	*$ 2,591,141*
Maintenance & Operations:					
Professional Services	$ 1,950	$ -	$ 1,089	$ 2,500	$ 2,500
Employee Travel	12,665	15,046	24,538	20,000	30,000
Employee Training	9,967	39,213	13,976	22,500	22,500
Maint. Contracts/IT Svcs.	139,151	337,510	210,413	198,061	267,539
General Supplies	5,687	9,083	4,112	9,000	8,500
Small Equipment	12,295	10,602	6,905	14,500	10,000
Miscellaneous	1,548	2,199	1,903	3,000	2,500
subtotal	*$ 183,263*	*$ 413,654*	*$ 262,935*	*$ 269,561*	*$ 343,539*
TOTAL	**$ 2,078,939**	**$ 2,441,958**	**$ 2,355,024**	**$ 2,636,061**	**$ 2,934,680**

Budget Narrative

The FY 2027 Budget for Information Technology totals $2.9 million and represents an increase of 11%, or $298,619, compared to FY 2026.

The Personnel Services category increased 9%, or $224,641, due to multiple factors including:

- 3% performance-based merit program, coupled with targeted market-based compensation adjustments (2%, where applicable), scheduled for July 1, 2026.
- Market growth in group insurance costs (e.g. health, dental, vision), pension costs, etc., minor impacts associated with position reclassifications during FYs 2025/2026, and adjustments in the monetary value of employee service awards which had not changed in over 15 years (e.g., 5-year service award increased from $50 to $125).

- Annualized cost impact associated with the reorganization of the Public Safety System Administrator from the Police Department into the Information Technology Department during FY 2026 (effective February 2026). Specifically, FY 2026 included position funding within the Information Technology Department for 5 months (February-June 2026).

Authorized personnel total 14 full-time-equivalents ("FTE") and represent the following:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Variance
Cloud Operations Analyst	-	-	1.0	1.0	1.0	-
Cloud Operations Manager	-	-	1.0	1.0	1.0	-
Director	1.0	1.0	1.0	1.0	1.0	-
GIS Manager	1.0	1.0	1.0	1.0	1.0	-
GIS Administrator	-	-	1.0	1.0	1.0	-
IT Administrator	4.0	4.0	-	-	-	-
IT Analyst	1.0	1.0	-	-	-	-
IT CityWorks Administrator	1.0	1.0	-	-	-	-
Information Systems Manager	4.0	4.0	1.0	1.0	1.0	-
Information Security Manager	-	-	1.0	-	-	-
Information Security Administrator*	-	-	-	2.0	1.0	(1.0)
Information Technology Technician*	1.0	1.0	1.0	1.0	-	(1.0)
Microsoft 365 Administrator*	-	-	-	-	1.0	1.0
Network Manager*	-	-	1.0	1.0	-	(1.0)
Network Administrator	-	-	1.0	1.0	1.0	-
Public Safety System Administrator*	-	-	-	-	1.0	1.0
Security and Network Manager*	-	-	-	-	1.0	1.0
Systems Administrator	-	-	3.0	2.0	2.0	-
Technology Support Technician*	-	-	-	-	1.0	1.0
	13.0	13.0	13.0	13.0	14.0	1.0

* Position adjustments occurred during FY 2026. The Public Safety System Administrator position was transferred from the Police Department during FY 2026 (prior position classification was a Special Projects and Data Analyst).

The Maintenance & Operations category increased 27%, or $73,978, due primarily to the following:

- Increase in maintenance contracts/IT professional services of $69,478 (35% growth) due primarily to adjustments in software cost allocation methodology (citywide IT spend growth is below inflation trends, but allocations to individual departments will vary from the overall growth rate), growth in citywide technology infrastructure costs (e.g. Microsoft Enterprise licensing costs including Copilot AI, etc.), coverage of general software inflationary cost growth including cyber security software, Operating Initiative funding[13] for FY 2027 totaling $16,000 for ESRI ArcGIS Indoors, etc.

[13] Please refer to the *Operating Initiatives* section of this document for more information on this initiative.

- Increase in employee travel/training (professional development) of $10,000 (24% growth) to augment training and industry knowledge of new and existing team members.
- All other departmental maintenance and operations accounts declined -$5,500, or -19%, as part of a concerted effort to reduce discretionary spending and align with current revenue/expense trends.

Performance Measurement

The following section provides detailed information on Information Technology programs including performance measures.

- **Information Technology**

  Statement of Service: Information Technology provides hardware, software, and support services to all departments in technology-related areas.

Information Technology Department

Performance Measures for Calendar Year 2025

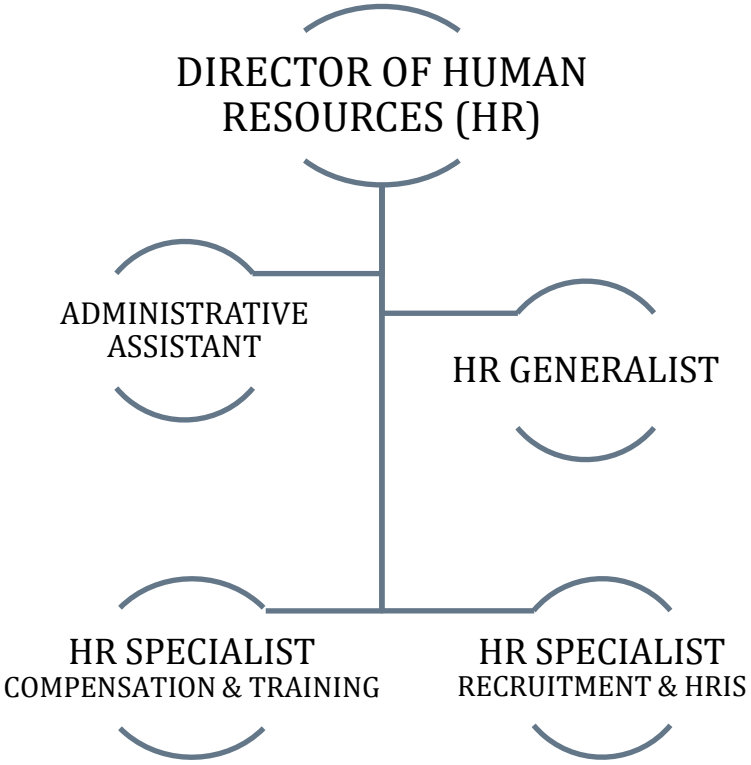
(Calendar Year Stats)

	2025	Department Target	Results
IT Operations			
Number total cases	6,458		6,458
Number resolved in 0-1 week	5,464		5,464
% resolved in 0-1 week	85%	80%	A
Number resolved in 0-2 weeks	5,792		5,792
% resolved in 0-2 weeks	90%	90%	A
GIS			
Number total cases	184		184
Number resolved in 0-1 week	132		132
% resolved in 0-1 week	72%	33%	A
Number resolved in 0-2 weeks	150		150
% resolved in 0-2 weeks	82%	75%	A
OTHER MEASURES			
Emails			
Number of Inbound	3,512,851	N/A	3,512,851
Number of Outbound	752,369	N/A	752,369
Number of Internal	3,211,447	N/A	3,211,447
Number of Rejected Emails	1,374,727	N/A	1,374,727
% of Rejected Emails	39%	N/A	39%

Human Resources

CRIS RANDALL
HUMAN RESOURCES DIRECTOR

CRandall@alpharetta.ga.us



Our Community Vision is to advance Alpharetta as a signature City by:

Offering the highest quality of environment for our residents and businesses.

Fostering strong sense of community including safety and security.

Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals, and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

Human Resources

Administration, Talent and Compensation Management, Employee Relations, Development, Recruitment and Retention

Mission Statement

HR is committed to achieve the highest standards of public administration through sound HR practices, and to EMPOWER and ENCOURAGE employees by providing the support, training and development necessary to drive strong PERFORMANCE and to support CAREER GROWTH in public service.

Synopsis

To successfully carry out our core mission, the Human Resources Team shall:

- ✓ Ensure that employees are provided with the same concern, respect, and caring attitude within the organization that they are expected to share with every customer, both external and internal.
- ✓ Be committed to achieve the highest standards of public administration through sound HR practices, to ensure compliance with federal and local employment laws.
- ✓ Act as a catalyst in providing employees with support, training and development needed to fulfill the duties and responsibilities of their position as a public servant and contribute at optimum levels towards the success of the community and the City of Alpharetta.
- ✓ Establish, administer, and effectively communicate sound policies, rules, and practices that treat employees with dignity, respect and equality while maintaining compliance with employment and labor laws, organizational directives, and the mission, vision, and core values of the City of Alpharetta.
- ✓ Act as strategic partner and trusted advisor to senior management and supervisory staff on talent management, workforce planning and staffing, organizational effectiveness, training and development, engagement and corrective actions, compliance, and related matters.
- ✓ Collaborate with Finance Department to develop and provide a competitive salary and benefit package that supports our employees and meets the needs and goals of the City of Alpharetta.

Goals and Objectives

- ✓ Develop and maintain appropriate personnel policies and procedures that provide flexibility in the management of personnel while maintaining compliance with current employment law and practice so as to effectively protect the City.
- ✓ Improve operational efficiency, effectiveness and reduce costs by elevating the overall health and wellbeing of our employees.
- ✓ Develop, implement, evaluate. enforce and communicate job classification and compensation policies and programs. This is a critical HR role as a well-designed classification and compensation system will help attract, motivate and retain employees as well as work within fiscal constraints.
- ✓ Develop and deliver effective training programs to employees so as to constantly improve customer service delivery, efficiency of operations, and the overall effectiveness and professionalism of the organization.
- ✓ Identify and develop internal talent and future leaders to build succession pipelines to meet current and future talent needs in critical roles.
- ✓ Develop and maintain a Strategic Human Resources Plan to ensure continuity of operations, effective succession planning in key positions, appropriate staffing to meet City goals and customer service expectations and anticipate fiscal needs and impacts.
- ✓ Serves as advisor and resource for employees and supervisors regarding employee relations cases. Assist and educate employees about operating within the bounds of personnel policies. Assist supervisors address difficult and complex employee situations, help in resolving labor disputes, and respond with the appropriate level of corrective action while working to prevent retaliation.
- ✓ Elevate and maintain employee engagement by enhancing communication channels and fostering an information rich environment.
- ✓ Leverage technology to enhance the effectiveness and efficiencies of certain labor intense HR functions and automate routine and administrative tasks in order to be able to focus on strategic tasks.

Statement of Revenues and Expenditures

Human Resources

General Fund

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Charges for Services:					
Public Records Requests	$ 85	$ 29	$ 218	$ -	$ -
TOTAL	**$ 85**	**$ 29**	**$ 218**	**$ -**	**$ -**
EXPENDITURES					
Personnel Services:					
Salaries	$ 373,097	$ 423,033	$ 482,492	$ 500,956	$ 525,422
Overtime	-	-	-	-	-
Group Insurance	35,628	46,123	66,970	72,022	95,614
FICA	31,132	34,926	38,744	38,323	40,195
Pension (Defined Benefit)	29,529	21,942	15,105	17,443	20,578
Pension (401A Cont./Match)	33,690	44,559	55,105	65,609	68,826
Workers Compensation	7,897	9,073	9,966	11,244	11,273
OPEB Contribution	7,982	7,969	11,969	12,383	12,988
Tuition Reimbursement	11,621	30,354	57,517	55,000	65,000
Miscellaneous	232	77	-	-	-
subtotal	*$ 530,807*	*$ 618,055*	*$ 737,869*	*$ 772,980*	*$ 839,896*
Maintenance & Operations:					
Professional Services	$ 90,066	$ 74,906	$ 47,019	$ 79,000	$ 84,000
Employee Travel	5,397	2,883	3,083	4,500	5,500
Employee Training	10,405	5,647	6,812	8,000	8,800
Maint. Contracts/IT Svcs.	48,965	115,900	145,845	158,539	159,498
General Supplies	5,643	7,054	5,289	10,525	10,525
Employee Recognition	62,128	70,785	46,864	75,000	85,000
Miscellaneous	11,828	3,093	170	2,000	1,000
subtotal	*$ 234,432*	*$ 280,268*	*$ 255,082*	*$ 337,564*	*$ 354,323*
TOTAL	**$ 765,239**	**$ 898,324**	**$ 992,950**	**$ 1,110,544**	**$ 1,194,219**

Budget Narrative

The FY 2027 Budget for Human Resources totals $1.2 million and represents an increase of 8%, or $83,675, compared to FY 2026.

The Personnel Services category increased 9%, or $66,916, due to multiple factors including:

- 3% performance-based merit program, coupled with targeted market-based compensation adjustments (2%, where applicable), scheduled for July 1, 2026.
- Market growth in group insurance costs (e.g. health, dental, vision), pension costs, etc., changes in staff benefit options (e.g. employee-only vs family coverage, etc.), and adjustments in the monetary value of employee service awards which had not changed in over 15 years (e.g., 5-year service award increased from $50 to $125).
- Increase in tuition reimbursement funding from $55,000 to $65,000 to cover growth in program utilization.

Authorized personnel total 5 full-time-equivalents ("FTE") and represent the following:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Variance
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Director	1.0	1.0	1.0	1.0	1.0	-
Human Resources Generalist	-	-	1.0	1.0	1.0	-
Human Resources Manager	1.0	1.0	-	-	-	-
Human Resources Specialist (General; Compensation & Training)	1.0	1.0	2.0	2.0	2.0	-
	4.0	4.0	5.0	5.0	5.0	-

The Maintenance and Operations category increased 5%, or $16,759, due primarily to the following activity:

- Increase in professional services of $5,000 (6% growth) due primarily to additional funding for pre-employment evaluations (including psychological evaluations as dictated by the underlying position requirements).
- Increase in employee travel/training (professional development) of $1,800 (14% growth) to augment training and industry knowledge of team members.
- Increase in maintenance contracts/IT professional services of $959 (1% growth) due primarily to growth in citywide technology infrastructure costs (e.g. Microsoft Enterprise licensing costs including Copilot AI, etc.), coverage of general software inflationary cost growth including cyber security software, etc.
- Increase in employee recognition of $10,000 (13% growth) to provide additional funding for Public Service Recognition Week (May) that focuses on honoring our dedicated employees that serve our community with pride and purpose.

- All other departmental maintenance and operations accounts decreased -$1,000, or -8%, as part of a concerted effort to reduce discretionary spending and align with current revenue/expense trends.

Performance Measurement

The following section provides detailed information on Human Resources programs including performance measures.

- **Administration**

  Statement of Service: The administrative function monitors legal compliance and employee relations in order to effectively administer sound policies, and practices that will treat all employees equally while maintaining compliance with employment and labor laws.

Human Resources Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
Human Resources Dept. annual turnover percentage	50%	25%	0%	0%	0%
City-wide turnover percentage	10.27%	10%	9%	11%	9%
Total # full-time equivalents (full-time, part-time, seasonal, and elected)	584	626	633	600	615
Total # VETERANS full-time equivalents (full-time, part-time, seasonal, and elected)	48	53	57	55	55
HR staff to total full-time equivalent employee ratio	0.685	0.799	0.790	0.833	0.813

THE CITY OF ALPHARETTA GEORGIA

WELCOME! We are always looking for enthusiastic candidates passionate for their work and great sense of pride for serving our wonderful community!

Our current vacancies can be found via the hyperlink below. If interested in a position that is not currently open, fill out a Job Interest Card to be notified via e-mail when the position is open.

https://www.governmentjobs.com/careers/alpharetta

- **Recruitment and Retention**

  Statement of Service: The recruitment and retention function facilitate programs to continually increase the quality of the workforce through placing, training, and retaining highly qualified individuals who have an educational background, knowledge, and competencies to perform at above average levels.

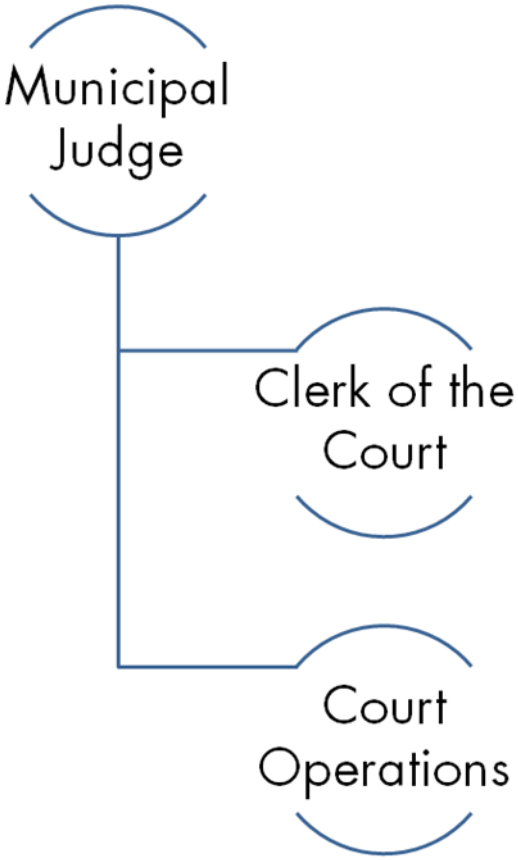
Human Resources Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
Employment & Retention					
Average cost per hire - Regular positions	$6,100	$6,200	$6,250	$6,400	$6,500
Average cost per hire - Seasonal positions	$750	$780	$795	$850	$850
# of Online job postings hits	125,725	128,191	139,676	150,000	163,000
# of Job interest cards received	1,544	1,940	5,117	2,250	5,600
# of Applications reviewed	1,610	1,955	2,316	2,250	2,790
# of Qualified applications processed	859	923	1,153	1100	1350
# of New hires - Regular positions	55	62	41	45	25
# of New hires - Seasonal positions	83	95	115	120	125
# of Internal promotions	57	26	29	40	32
# of Separations (not including retirement)	33	34	33	31	25
# of Retirements	16	10	38	20	15
# New hire orientation sessions	12	12	12	12	12
Workforce Management					
% of Employees rated "Exceeds" on performance review	46.3%	27.7%	33.3%	54.0%	45.5%
% of Employees rated "Meets" on performance review	53.7%	68.9%	62.4%	44.0%	50.5%
% of Employees underperforming on annual review	0.0%	3.4%	4.2%	2.0%	3.0%
% of Employees on "Performance Improvement Plan"	0.1%	0.1%	3.2%	1.5%	1.0%
# Employee Relation Cases	52	73	68	60	60
# Return-to-Work and Light-Duty Cases"	-	28	65	45	50
# Job Descriptions Revised	110	13	65	50	40
Education Incentive - Professional Development					
# enrollments by program*					
Doctorate Degree	0	0	0	0	0
Master's Degree	2	8	13	14	10
Bachelor's Degree	4	12	12	18	15
Associate's Degree	2	3	5	4	5
Certificate Programs	1	1	3	1	1
Total # of employees receiving education incentive	9	24	33	37	31
Other Metrics					
# Payroll action forms processed	1578	1468	1452	1700	1500
# Verification of Employment processed"	-	32	64	44	58
# Open Records Requests"	-	32	40	40	50
# Service Awards"	-	55	52	75	67
# CRASE Trainings"	-		49	75	85

^NEO scheduled for at least once a month starting FY23
* FY22 - program partially unfunded due to budget constraints
" Started tracking measures in FY25

Municipal Court

BROOKE LAPPIN
DIRECTOR

BLappin@alpharetta.ga.us



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Municipal Court

Administration, Employee Recruitment and Retention

Mission Statement

To grow and maintain sufficient staffing, infrastructure, and general court services for the City of Alpharetta; to educate and inform persons who attend court; to ensure the citizens' rights are observed and protected; to achieve justice and fundamental fairness in all matters including cases that go to trial and those that are settled pre-trial; and to efficiently and responsibly serve all citizens living in the community.

Goals and Objectives

- ✓ Provide professional, quality service.
- ✓ Monitor court sessions and continue to improve efficiency.
- ✓ Develop operations guide to use internally.
- ✓ Enhance reporting to state and city departments.
- ✓ Review and enhance current reports/forms.
- ✓ Enhance the current data that is shared between Court/Police.
- ✓ Review, improve, and update day to day operations.
- ✓ Provide proper training to ensure compliance with all State laws and regulations.
- ✓ Continue to cross-train employees.

Statement of Revenues and Expenditures

Municipal Court

General Fund

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Intergovernmental					
Milton IGA (Court Svcs)	$ 142,065	$ 128,734	$ 165,209	$ 196,663	$ 197,760
TOTAL	**$ 142,065**	**$ 128,734**	**$ 165,209**	**$ 196,663**	**$ 197,760**
EXPENDITURES					
Personnel Services:					
Salaries	$ 476,608	$ 530,700	$ 613,318	$ 662,725	$ 693,311
Overtime	107,924	97,013	102,666	105,000	110,000
Group Insurance	119,785	142,010	155,301	173,386	170,761
FICA	43,019	46,342	53,106	58,642	61,349
Pension (Defined Benefit)	19,584	11,417	14,171	16,646	19,758
Pension (401A Cont./Match)	55,201	58,099	66,793	88,937	94,493
Workers Compensation	8,655	10,145	10,780	12,224	12,291
OPEB Contribution	6,891	11,271	12,944	13,463	14,160
Miscellaneous	77	-	-	387	193
subtotal	*$ 837,745*	*$ 906,997*	*$ 1,029,079*	*$ 1,131,410*	*$ 1,176,316*
Maintenance & Operations:					
Professional Services	$ 80,430	$ 52,066	$ 53,378	$ 56,600	$ 59,000
Land/Building Rental	81,300	81,300	81,300	81,300	81,300
Printing	5,338	2,728	3,705	8,000	6,000
Employee Training	4,253	7,387	5,380	10,000	7,000
Employee Travel	1,005	3,193	10,328	10,000	10,000
Maint. Contracts/IT Svcs.	91,524	78,918	70,536	101,290	104,088
General Supplies	8,053	7,959	10,842	10,350	10,950
Utilities	-	-	-	-	-
Miscellaneous	4,885	-	137	1,700	-
subtotal	*$ 276,790*	*$ 233,550*	*$ 235,606*	*$ 279,240*	*$ 278,338*
TOTAL	**$ 1,114,535**	**$ 1,140,547**	**$ 1,264,685**	**$ 1,410,650**	**$ 1,454,654**

Budget Narrative

The FY 2027 Budget for Municipal Court totals $1.5 million and represents an increase of 3%, or $44,004, compared to FY 2026.

The Personnel Services category increased 4%, or $44,906, due to multiple factors including:

- 3% performance-based merit program, coupled with targeted market-based compensation adjustments (2%, where applicable), scheduled for July 1, 2026.
- Market growth in group insurance costs (e.g. health, dental, vision), pension costs, etc., adjustments in the monetary value of employee service awards which had not changed in over 15 years (e.g., 5-year service award increased from $50 to $125), which is partially offset through changes in staff benefit options (e.g. employee-only vs family coverage, etc.).

Authorized personnel total 7.5 full-time-equivalents ("FTE") and represent the following:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Variance
Administrative Assistant I	-	-	2.0	1.0	1.0	-
Director	1.0	1.0	1.0	1.0	1.0	-
Chief Court Clerk	1.0	1.0	1.0	1.0	1.0	-
Deputy Court Clerk	2.0	2.0	1.0	2.0	2.0	-
GCIC Coordinator	1.0	1.0	1.0	1.0	1.0	-
City Solicitor	1.0	1.0	1.0	1.0	1.0	-
Judge	0.5	0.5	0.5	0.5	0.5	-
	6.5	6.5	7.5	7.5	7.5	-

The Maintenance and Operations category was flat at 0% change, or -$902, and included the following activity:

- Increase in professional fees of $2,400 (4% growth) due primarily to growth in translator services and substitute solicitor services.
- Increase in maintenance contracts/IT professional services of $2,798 (3% growth) due primarily to growth in citywide technology infrastructure costs (e.g. Microsoft Enterprise licensing costs including Copilot AI, etc.), coverage of general software inflationary cost growth including cyber security software, etc.
- All other departmental maintenance and operations accounts decreased -$6,100, or -5%, as part of a concerted effort to reduce discretionary spending and align with current revenue/expense trends.

Performance Measurement

The following section provides detailed information on Municipal Court programs including performance measures.

- **Violations Bureau**

  Statement of Service: The purpose of the Municipal Court is to process all alleged violations of city Ordinances and certain state laws in a fair, impartial, expeditious, accurate, and fiscally responsible manner. The Violations Bureau holds traffic and state court, monitors and handles all cash bonds and manages all Court records.

Municipal Court Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
# of Citations received to process	11,478	9,350	10,177	12,000	13,000
Total # of cases disposed	11,349	8,934	10,504	12,000	13,000
# of Court sessions	192	192	190	192	192
Annual deposits (Court Fines)	$1,987,587	$1,591,546	$1,686,141	$1,750,000	$1,770,000

Buying or selling something online? Use our E-Commerce Safe Trade Zone!

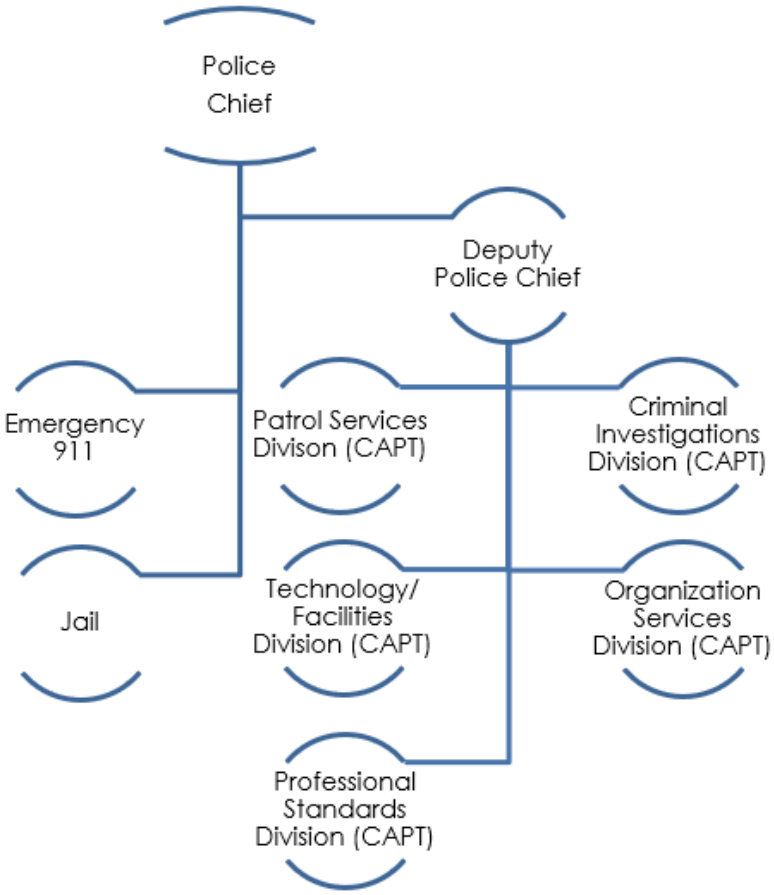
Towards the front of the Police Department parking lot (located at 2565 Old Milton Parkway), there are two spaces reserved specifically for a safe trade zone.

These spaces are clearly marked and are under constant video surveillance, so they're always available for use!

Police

TRENT LINDGREN
POLICE CHIEF

TLindgren@alpharetta.ga.us



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Police

Administration, Police, Jail, and Emergency 911

Mission Statement

Public Safety: It is the **Mission** of the **Alpharetta Police Department** to **Enhance** the **Quality** of **Life** of those that **Live**, **Work**, and **Play** in the **City of Alpharetta**.

Our primary responsibility may be law enforcement, but our approach and philosophy are based on the fundamental mission of enhancing the quality of life of everyone who lives, works, and plays in Alpharetta. Focusing on that mission means that we sometimes take non-traditional approaches to community policing, crime prevention, and working with the public. Yes, we do investigate crimes, make arrests, and write traffic tickets, but we work very hard to build strong relationships with the people we serve, educate the public, and address community issues so that less crime occurs, and everyone enjoys a better life in Alpharetta.

That mission and how we approach policing has earned the Alpharetta Police Department amazing support from the community and enables us to attract the finest Police Officers who have chosen this profession to serve the public.

Our professional Police Officers and civilian support staff are united by their concern for those who live, work, and play in Alpharetta and are connected through our core values:

Courageous Spirit
The risks of your job are real. Persevere in the face of adversity.

Selfless Service
Put the welfare of the public and your team above your own. Add value to others.

Excellence With Integrity
Do what is right and do it well.

Divisions

While we operate several specialized units, all our sworn Officers are, first and foremost, Patrol Officers, the backbone of community policing. They then receive advanced training to prepare them to provide additional, specialized services. Our team is also comprised of non-sworn civilians who provide professional support services.

- Uniform Patrol
- Criminal Investigations
- K9
- Community Response Team
- Traffic Enforcement
- DUI
- Motors
- Community Services
- Record Support Services
- Logistics
- Jail
- Emergency 911

Goals and Objectives

- ✓ Crime Prevention – Partner with the community through the Alpharetta Community of Excellence (ACE) program, Crime-Free Multifamily Housing, and building partnerships and mitigating problems through education and enforcement.
- ✓ Uniform Patrol - Increase visible presence in the community with an emphasis on residential neighborhoods.
- ✓ Criminal Investigation - Maintain a case clearance rate above national averages through strong local investigative efforts and appropriate partnerships with other federal, state, and local law enforcement agencies.
- ✓ Traffic Safety - Identify and address traffic and pedestrian concerns through engineering, education, and enforcement. Build an effective strategy utilizing a collaborative effort between city departments.

Statement of Revenues and Expenditures

Police*

General Fund

	Police & Fire FY 2023 Actual	*Police & Fire* FY 2024 Actual	*Police & Fire* FY 2025 Actual	*Police only* FY 2026 Amended Budget	*Police only* FY 2027 Recommended Budget
REVENUES					
Licenses and Permits	$ 7,051	$ 38,212	$ 47,207	$ -	$ -
Intergovernmental:					
City of Milton IGA (CAD/RMS)	-	-	-	140,000	-
Other	4,633	22,261	29,303	8,722	-
Charges for Services:					
Reports	24,547	22,413	26,680	25,000	25,000
Services	209,650	204,295	195,045	200,000	200,000
False Alarms	51,902	77,524	53,518	65,000	60,000
Fire Plan Review	208,020	92,393	159,232	-	-
Bond Processing Fees	-	-	-	43,202	-
Tesla Supercharger Fees	-	-	-	-	100,000
Other	2,025	17,250	12,075	-	-
Fines & Forfeitures:					
Municipal Court Fines	1,987,587	1,591,546	1,686,141	1,750,000	1,800,000
School Zone/Other Citations	1,300,188	923,969	751,657	525,000	400,000
Other Revenue	200	2,566	4,215	-	-
TOTAL	**$ 3,795,804**	**$ 2,992,429**	**$ 2,965,073**	**$ 2,756,924**	**$ 2,585,000**
EXPENDITURES					
Personnel Services:					
Salaries	$ 17,430,569	$ 18,584,128	$ 20,204,060	$ 11,818,715	$ 12,307,412
Overtime	2,661,952	3,084,502	3,339,249	1,677,050	1,928,000
Group Insurance	4,934,803	4,782,486	5,157,587	3,130,829	3,604,456
FICA	1,468,436	1,588,848	1,717,159	1,032,769	1,090,173
Pension (Defined Benefit)	1,725,035	1,971,259	2,208,593	1,104,144	1,207,099
Pension (401A Cont./Match)	1,628,790	1,837,539	2,056,343	1,474,268	1,630,934
Workers Compensation	448,409	441,444	434,018	256,743	268,156
OPEB Contribution	375,531	492,354	523,621	298,078	303,807
Miscellaneous	26,238	52,841	66,243	56,144	68,553
subtotal	*$ 30,699,763*	*$ 32,835,401*	*$ 35,706,872*	*$ 20,848,740*	*$ 22,408,590*
Maintenance & Operations:					
Professional Services	$ 114,089	$ 160,634	$ 512,404	$ 159,390	$ 170,547
Fuel/Repair & Maint. (Vehicles)	1,058,162	1,356,576	1,142,619	949,500	957,000
Employee Travel	130,864	140,157	172,319	124,874	125,966
Employee Training	110,995	130,601	136,042	136,264	144,519
Maint. Contracts/IT Services	1,666,817	1,782,800	2,386,984	4,354,676	3,276,186
General Supplies	298,799	344,734	436,094	270,600	264,896
Uniforms	259,827	331,950	392,069	214,640	159,500
Tesla Supercharger (electricity usage)	-	-	-	-	60,000
Miscellaneous	338,883	447,802	425,854	313,443	315,175
subtotal	*$ 3,978,436*	*$ 4,695,254*	*$ 5,604,385*	*$ 6,523,387*	*$ 5,473,789*
Capital/Leases:					
Capital/Other	$ -	$ 200,444	$ 124,507	$ 68,679	$ 103,000
Fleet/Equipment Lease(s)	659,852	779,059	779,059	154,815	154,815
subtotal	*$ 659,852*	*$ 979,503*	*$ 903,566*	*$ 223,494*	*$ 257,815*
TOTAL	**$ 35,338,050**	**$ 38,510,158**	**$ 42,214,823**	**$ 27,595,621**	**$ 28,140,194**

Notes:

* The Public Safety Department (Police and Fire Services) was reorganized into separate Police and Fire Departments starting with FY 2026. The financial activity above represents police and fire service costs through FY 2025, with Police only service costs thereafter.

Budget Narrative

The FY 2027 Budget for Police totals $28.1 million and represents an increase of 2%, or $544,573, compared to FY 2026.

Prior to FY 2026, the police and fire functions were housed under one Public Safety department. During FY 2026, the functions were split into separate Police and Fire Departments which are intended to benefit our public through a focused management and service delivery model. The adopted budget for FY 2026 included funding for the Public Safety Department. A mid-year budget amendment was processed during FY 2026 that separated the functions into their own departments. Some expenses remained in the Police Department budget in FY 2026 as the underlying line-items could not be separated. These line-items have been separated for FY 2027 which will create one-year variances between the Police and Fire budgets (e.g. IT Professional Services, etc.) but will stabilize moving forward.

The Personnel Services category increased 7%, or $1.6 million, due to multiple factors including:

- 3% performance-based merit program scheduled for July 1, 2026.
- Increases in overtime reflect current usage trends as well as market growth in group insurance costs (e.g. health, dental, vision), pension costs, etc., minor impacts associated with position reclassifications during FYs 2025/2026, and adjustments in the monetary value of employee service awards which had not changed in over 15 years (e.g., 5-year service award increased from $50 to $125).
- Annualized cost impact of Jail operations as FY 2026 reflected 8-months of operations while FY 2027 represents the 1st full year of operations ($725,450 impact in personnel cost growth for FY 2027 inclusive of personnel reorganizations).
- Annualized cost impact from multiple personnel reorganizations including:
    - Reorganization of the Public Safety System Administrator from the Police Department into the Information Technology Department during FY 2026 (effective February 2026). Specifically, FY 2026 included position funding within the Police Department for 7 months (July 2025 – January 2026).
    - Reorganization of the Administrative Generalist from the Police Department into the Fire Department for FY 2027. This position will aid the Fire Department in its administrative service needs (payroll, budget, purchasing, invoice processing, etc.).
    - Elimination of the Public Safety Director position as part of the departmental reorganization (the Police and Fire Departments are now managed through a traditional Police and Fire Chief command structure). Funding for this position was removed in FY 2026 so there is no cost impact, just included herein to highlight the personnel changes between FYs 2026-2027.

Authorized personnel total 148.5 full-time-equivalents ("FTE") and represent the following:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Variance
Sworn Police Officers						
Captain	4.0	5.0	4.0	5.0	5.0	-
Crime Scene Detective***	1.0	1.0	1.0	1.0	-	(1.0)
Deputy Police Chief*	-	-	-	-	1.0	1.0
Director*	1.0	1.0	1.0	1.0	-	(1.0)
Lieutenant	7.0	7.0	7.0	7.0	7.0	-
Officer (I-III; inc. Field Training Officer)***	81.0	80.0	80.0	79.5	80.5	1.0
Police Chief*	-	-	-	-	1.0	1.0
Police Operations Major*	1.0	1.0	1.0	1.0	-	(1.0)
Police Support Operations Major*	1.0	1.0	1.0	1.0	-	(1.0)
Police Training Coordinator	1.0	1.0	1.0	1.0	1.0	-
Sergeant	16.0	17.0	17.0	17.0	17.0	-
	113.0	114.0	113.0	113.5	112.5	(1.0)
Alpharetta Jail						
Lieutenant	-	-	-	-	1.0	1.0
Deputy Division Chief (Detention)**	-	-	-	1.0	-	(1.0)
Detention Officer**	-	-	-	8.0	9.0	1.0
Detention Supervisor**	-	-	-	5.0	5.0	-
Division Chief (Detention)**	-	-	-	1.0	-	(1.0)
	-	-	-	15.0	15.0	-
Civilian Positions						
Administrative Assistant II	1.0	1.0	1.0	2.0	2.0	-
Administrative Generalist	1.0	1.0	1.0	1.0	-	(1.0)
Accreditation Manager	1.0	1.0	-	-	-	-
Criminal Information Systems Technician	-	1.0	1.0	1.0	1.0	-
Criminal Intelligence Analyst	1.0	1.0	1.0	1.0	1.0	-
Evidence Custodian	1.0	1.0	1.0	1.0	1.0	-
Evidence Technician	1.0	1.0	1.0	1.0	1.0	-
Fingerprint Technician	0.5	-	-	-	-	-
Parking Ambassador (2PT to 1FT in FY 2023)	1.0	1.0	1.0	1.0	1.0	-
Public Safety Budget/Finance Coordinator	1.0	1.0	1.0	1.0	1.0	-
Public Safety Records Clerk	5.0	4.5	4.5	4.0	4.0	-
Public Safety Records Manager	1.0	1.0	1.0	1.0	1.0	-
Public Safety Technology Manager	-	-	1.0	-	-	-
Records Management System Coordinator/Database Manager	-	1.0	1.0	1.0	1.0	-
Real Time Information Center Operator/Analyst	-	2.0	2.0	2.0	2.0	-
School Crossing Guard (8PT)	4.0	4.0	4.0	4.0	4.0	-
Special Projects and Data Analyst****	1.0	1.0	1.0	1.0	-	(1.0)
Strategic Communications & Media Relations Manager	-	-	1.0	1.0	1.0	-
	19.5	22.5	23.5	23.0	21.0	(2.0)
	132.5	**136.5**	**136.5**	**151.5**	**148.5**	**(3.0)**

* Position adjustments occurred during FY 2026. The Director position was eliminated during FY 2026 as part of the reorganization of the Public Safety Department into the Police and Fire Departments.

** Positions added as part of the FY 2026 Budget Adjustment to provide funding for reopening of the Alpharetta Jail that was previously operated by the Fulton County Sheriff.

*** The Crime Scene Detective position was reclassified to a Police Officer position during FY 2026.

**** The Special Projects and Data Analyst position was transferred to the IT Department during FY 2026 (new position classification is a Public Safety System Administrator).

As previously noted, budgetary comparisons between FY 2026 and 2027 will be skewed due to the departmental split into separate Police and Fire Departments that occurred during FY 2026. That said, combined Maintenance and Operations funding (Police and Fire) declined -4%, or -$290,183, between Fiscal Years 2026 and 2027 and is primarily related to reductions in estimated software maintenance fees for Hexagon (the FY 2026 Budget included year-2 software maintenance fees; however, with the revised go-live estimate for Fall 2026, year-2 software maintenance fees will not be needed until FY 2028) which are partially offset through various contractual growth items (e.g. TASER agreement), citywide technology infrastructure costs, Tesla Supercharger energy usage (revenue component more than covers this expense), etc.

The Police Department's Maintenance and Operations category decreased -16%, or -$1 million, due primarily to the following activity:

- Decrease in maintenance contracts/IT professional services of -$1.1 million (-25% reduction). As previously highlighted, not all budget line-items were apportioned as part of the mid-year budget amendment that was processed during FY 2026 to separate the functions into their own departments. Some expenses remained in the Police Department budget in FY 2026 as the underlying line-items could not be separated. These line-items have been separated for FY 2027 which will create one-year variances between the Police and Fire budgets (e.g. IT Professional Services, etc.) but will stabilize moving forward.

  The primary driver of the -$1.1 million decrease noted above is due to:

  - IT Professional Services that are now included within the Fire Department budget for FY 2027 (-$586,092 reduction in the Police Department budget).
  - North Fulton Regional Radio System Authority costs for Fire radios that are now included within the Fire Department for FY 2027 (-$239,716 reduction in the Police Department budget).
  - Partial reduction in estimated software maintenance fees for Hexagon (the FY 2026 Budget included year-2 software maintenance fees; however, with the revised go-live estimate for Fall 2026, year-2 software maintenance fees will not be needed until FY 2028). This action results in a funding reduction of -$372,940 in FY 2027 (includes removal of $136,569 in Milton pass-through funding and $232,940 in Alpharetta hexagon software funding). This maintenance funding will be reprogrammed into the FY 2028 Budget.
  - General growth in citywide technology infrastructure costs (e.g. Microsoft Enterprise licensing costs including Copilot AI, etc.), coverage of general software inflationary cost growth including cyber security software, etc.
  - Which is partially offset through increases in maintenance costs including

TASER contract costs ($61,383 growth; inclusive of new equipment).

- Addition of $60,000 in electric utility expenses associated with Tesla Superchargers. Conservatively, we are estimating service fee revenue in an amount totaling $100,000. FY 2027 will be our 1st full year of operations, and the FY 2028 budget will reflect a more accurate operational picture of the Supercharger financial impact as we will have actual usage trends to guide our budgeting forecasts.
- All other departmental maintenance and operations accounts decreased -$31,108, or -1%, as part of a concerted effort to reduce discretionary spending and align with current revenue/expense trends.

The Capital/Lease category increased 15%, or $34,321.

- The operational capital requests for FY 2027 include the following:
  - Replacement AEDs ($25,000).
  - Replacement Stalker Lasers ($15,000).
  - Replacement LiveScan equipment for digital fingerprinting ($53,000).
  - Replacement tools/equipment ($10,000).
- The equipment lease line item reflects the Police Department's allocable costs (68.5% usage allocation) under the 2021 Motorola portable radio lease.

National Incident Based Reporting System

Patrol Division					
Offenses	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Group A Offenses	1,564	1,732	1,055	1,851	1,808
Group B Offenses	297	580	N/A	N/A	N/A
Total	1,861	2,312	1,055	1,851	1,808
Per 1000 Population	26.9	34.7	15.7	27.5	26.9
Arrest					
Group A Offenses	330	370	424	324	417
Group B Offenses	280	419	382	252	256
Non-Criminal Offenses	401	479	N/A	N/A	N/A
Total	1,011	1,268	806	576	673
Per 1000 Population	14.6	19.0	12.0	8.6	10.0
Criminal Investigations Division					
Assigned for Investigation	1,374	816	716	752	812
Closed by Arrest	91	96	51	78	124
Closed by Exception	29	30	22	9	458
Unfounded	166	88	73	0	105
Active Cases	1,088	602	570	665	125
Traffic Division					
Accidents	1,800	2,263	2,171	2,033	2,165
Fatalities	3	0	0	3	3
911 Communications					
(911 Only) Calls For Service	35,866	40,657	42,097	44,034	39,810
Calls Received	77,909	78,603	79,667	73,819	73,209

Performance Measurement

This section provides detailed information on Police Department programs including performance measures.

Fire

BRAD DENKINGER
FIRE CHIEF

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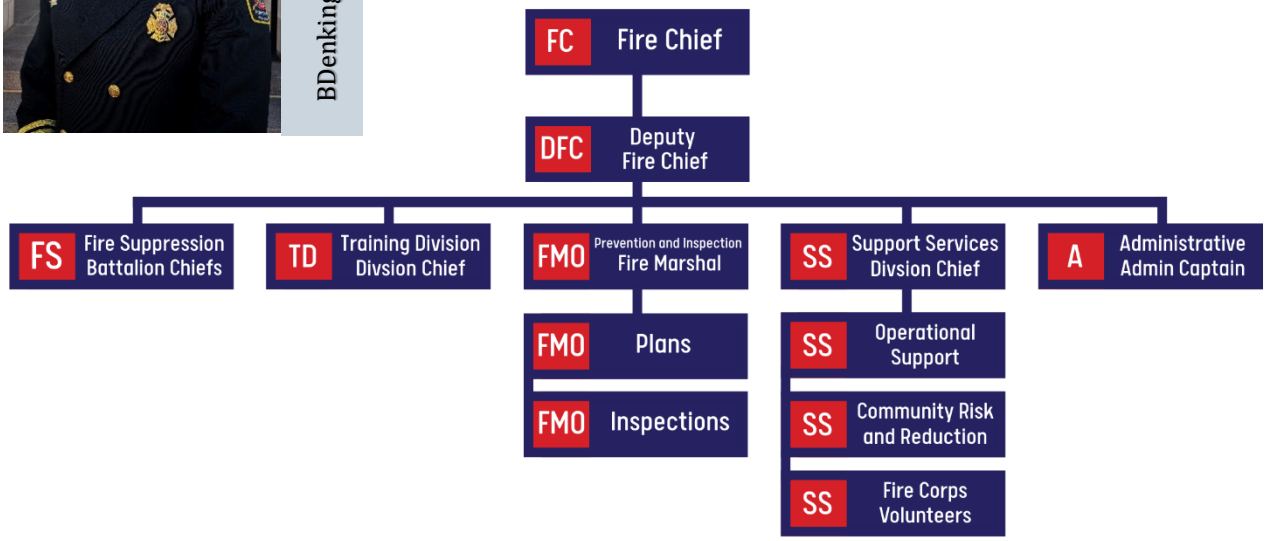

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Fostering strong sense of community including safety and security.

Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals, and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

Fire

Administration, Fire, and Fire Marshall

Mission Statement

Public Safety: It is the **Mission** of the **Alpharetta Fire Department** to **Enhance** the **Quality** of **Life** of those that **Live**, **Work**, and **Play** in the **City of Alpharetta**.

The Alpharetta Fire Department is a proactive, customer-oriented emergency services provider. Our objective is to provide the best possible fire and emergency medical services. Our goal is to maximize the saving of lives, minimize the loss of property and avoid loss whenever possible through prevention and education.

The Fire Division responds to fires, accidents, and medical emergencies to protect life and property; participates in fire inspections, fire prevention activities, station maintenance, and training activities; and performs related work as required. All Firefighters are either EMT or paramedic certified.

Our professional Firefighters, EMTs, and Paramedics are united by their concern for those who live, work, and play in Alpharetta and are connected through our core values:

Courageous Spirit
The risks of your job are real. Persevere in the face of adversity.

Selfless Service
Put the welfare of the public and your team above your own. Add value to others.

Excellence With Integrity
Do what is right and do it well.

Divisions

All members of the Alpharetta Fire Department are, first and foremost, firefighters trained and certified as EMTs or Paramedics. Many also receive advanced training and certifications and serve on one of our specialty teams in addition to being part of one of our two primary divisions, suppression and prevention.

- Suppression
- Prevention
- Education And Risk Reduction
- Hazardous Materials
- Technical Rescue
- Special Events
- Tactical Emergency Response (T.E.R.S.)
- Boat Rescue

Goals and Objectives

- ✓ Maintain a minimum on-duty staffing level of not less than 24 Firefighter/AEMT and/or Firefighter/Paramedics at all times.
- ✓ Assure all firefighters are certified at the National Professional Qualifications Firefighter II Level.
- ✓ Maintain a minimum of 240 hours of annual training and career development for each career firefighter.
- ✓ Place the first fire apparatus on the scene of an emergency within five minutes of dispatch at least 90% of the time.
- ✓ Place a minimum of 14 firefighters on the scene of a structure fire within seven minutes of dispatch at least 90% of the time.
- ✓ Place an advance life support paramedic on the scene of a medical emergency within five minutes of dispatch at least 90% of the time.
- ✓ Present fire safety education programs to 80% of all preschool students and 95% of all first and fourth grade students who live in the City of Alpharetta.
- ✓ Conduct a fire safety inspection and/or design a pre-fire plan for every non-residential occupancy at least every two years.

MY WATCH ALPHARETTA

As emerging changes in healthcare affect our community on an almost daily basis, the Fire Department expanded our response to these needs with our community paramedicine program – My Watch Alpharetta.

The concept of community paramedicine represents one of the most progressive and historically based evolutions available to community-based healthcare and to the Emergency Medical Services arena. By utilizing Emergency Medical Service (EMS) providers in an expanded role, community paramedicine increases patient access to primary and preventative care, provides wellness interventions within the medical home model, decreases emergency department utilization, saves healthcare dollars, and improves patient outcomes.

Statement of Revenues and Expenditures

Fire*

General Fund

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES	*See Police schedule for historical financial activity.*				
Licenses and Permits				$ 40,000	$ 75,000
Charges for Services:					
Plan Review				175,000	200,000
Other				16,500	14,500
Other Revenue				-	-
TOTAL				**$ 231,500**	**$ 289,500**
EXPENDITURES					
Personnel Services:					
Salaries				$ 9,817,191	$ 10,190,741
Overtime				1,135,232	1,426,000
Group Insurance				2,846,656	3,062,927
FICA				840,601	889,226
Pension (Defined Benefit)				1,280,296	1,266,077
Pension (401A Cont./Match)				1,032,660	1,237,262
Workers Compensation				218,273	221,069
OPEB Contribution				241,867	254,687
Miscellaneous				39,119	39,527
subtotal				*$ 17,451,895*	*$ 18,587,516*
Maintenance & Operations:					
Professional Services				$ 440,150	$ 443,675
Fuel/Repair & Maint. (Vehicles)				246,000	280,000
Employee Travel				34,800	42,554
Employee Training				80,400	81,524
Maint. Contracts/IT Services				322,401	959,213
General Supplies				139,800	176,050
Uniforms				269,200	295,800
Miscellaneous				193,650	207,000
subtotal				*$ 1,726,401*	*$ 2,485,816*
Capital/Leases:					
Capital/Other				$ 214,000	$ 150,000
Fleet/Equipment Lease(s)				850,301	836,313
subtotal				*$ 1,064,301*	*$ 986,313*
TOTAL				**$ 20,242,597**	**$ 22,059,645**

Notes:

* The Public Safety Department (Police and Fire Services) was reorganized into separate Police and Fire Departments starting with FY 2026. The financial activity for Fire services prior to FY 2026 can be found within the "Police" schedule.

Budget Narrative

The FY 2027 Budget for Fire totals $22.1 million and represents an increase of 9%, or $1.8 million, compared to FY 2026.

Prior to FY 2026, the police and fire functions were housed under one Public Safety department. During FY 2026, the functions were split into separate Police and Fire Departments which are intended to benefit our public through a focused management and service delivery model. The adopted budget for FY 2026 included funding for the Public Safety Department. A mid-year budget amendment was processed during FY 2026 that separated the functions into their own departments. Some expenses remained in the Police Department budget in FY 2026 as the underlying line-items could not be separated. These line-items have been separated for FY 2027 which will create one-year variances between the Police and Fire budgets (e.g. IT Professional Services, etc.) but will stabilize moving forward.

The Personnel Services category increased 7%, or $1.1 million, due to multiple factors including:

- 3% performance-based merit program, coupled with targeted market-based compensation adjustments (3%, where applicable), scheduled for July 1, 2026.
- Increases in overtime reflect current usage trends as well as market growth in group insurance costs (e.g. health, dental, vision), pension costs, etc., minor impacts associated with position reclassifications during FYs 2025/2026, and adjustments in the monetary value of employee service awards which had not changed in over 15 years (e.g., 5-year service award increased from $50 to $125).
- Annualized cost impact from the reorganization of the Administrative Generalist from the Police Department into the Fire Department for FY 2027. This position will aid the Fire Department in its administrative service needs (payroll, budget, purchasing, invoice processing, etc.).

Authorized personnel total 110 full-time-equivalents ("FTE") and represent the following:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Variance
Certified Firefighters						
Assistant Fire Marshal	4.0	5.0	4.0	4.0	4.0	-
Battalion Chief	3.0	3.0	3.0	3.0	3.0	-
Captain	18.0	18.0	18.0	18.0	18.0	-
Community Paramedic	1.0	1.0	1.0	1.0	-	(1.0)
Community Risk Reduction Officer	-	-	-	-	1.0	1.0
Deputy Fire Marshal	2.0	1.0	2.0	2.0	2.0	-
Division Chief of Support Services**	-	-	-	-	1.0	1.0
EMS Division Chief**	1.0	1.0	1.0	1.0	-	(1.0)
EMS Training Officer	1.0	1.0	1.0	1.0	1.0	-
Fire Administration Chief**	-	1.0	1.0	1.0	-	(1.0)
Fire Administrative Captain	-	1.0	1.0	1.0	1.0	-
Fire Apparatus Engineer	27.0	27.0	27.0	27.0	27.0	-
Fire Chief**	-	-	-	-	1.0	1.0
Fire Deputy Chief**	-	-	-	-	1.0	1.0
Fire Division Chief Training	1.0	1.0	1.0	1.0	1.0	-
Fire Marshal	1.0	1.0	1.0	1.0	1.0	-
Fire Operations Chief**	1.0	1.0	1.0	1.0	-	(1.0)
Firefighter (I-III)*	19.0	18.0	18.0	22.0	26.0	4.0
Firefighter/Paramedic*	20.0	20.0	20.0	16.0	12.0	(4.0)
Lieutenant	6.0	6.0	6.0	7.0	7.0	-
Public Safety Logistics/Emer. Mgmt. Coord.**	1.0	1.0	1.0	1.0	-	(1.0)
Support Services Office/EMC**	-	-	-	-	1.0	1.0
	106.0	107.0	107.0	108.0	108.0	-
Civilian Positions						
Administrative Generalist	-	-	-	-	1.0	1.0
Fire Plans Examiner	-	-	-	1.0	1.0	-
	-	-	-	1.0	2.0	1.0
	106.0	**107.0**	**107.0**	**109.0**	**110.0**	**1.0**

* Relative changes in counts between the Firefighter classification and the Firefighter/Paramedic classification will occur based on candidate experience but will not exceed the combined authorized position counts.

** Position adjustments occurred during FY 2026.

As previously noted, budgetary comparisons between FY 2026 and 2027 will be skewed due to the departmental split into separate Police and Fire Departments that occurred during FY 2026. That said, combined Maintenance and Operations funding (Police and Fire) declined -4%, or -$290,183, between Fiscal Years 2026 and 2027 and is primarily related to reductions in estimated software maintenance fees for Hexagon (the FY 2026 Budget included year-2 software maintenance fees; however, with the revised go-live estimate for Fall 2026, year-2 software maintenance fees will not be needed until FY 2028) which are partially offset through various contractual growth items (e.g. TASER agreement), citywide technology infrastructure costs, Tesla Supercharger energy usage (revenue component more than covers this expense), etc.

The Fire Department's Maintenance and Operations category increased 44%, or $759,415, due primarily to the following activity:

- Increase in maintenance contracts/IT professional services of $636,812 (198% growth). As previously highlighted, not all budget line-items were apportioned as part of the mid-year budget amendment that was processed during FY 2026 to separate the functions into their own departments. Some expenses remained in the Police Department budget in FY 2026 as the underlying line-items could not be separated. These line-items have been separated for FY 2027 which will create one-year variances between the Police and Fire budgets (e.g. IT Professional Services, etc.) but will stabilize moving forward.
- Increase in uniform costs of $26,600 (10% growth) due to cost growth and ensuring full funding of all needed components including fire uniforms (station uniforms and footwear, duty gear, related components), etc.
- All other departmental maintenance and operations accounts increased $96,003 (8% growth) compared to FY 2026 and is more indicative of establishing a full-year operational baseline after the department separation (between police and fire) than true year-over-year cost growth.

The Capital/Lease category decreased -7%, or -$77,988.

- The operational capital requests for FY 2027 include the following:
  - Replacement Fire Hoses ($40,000).
  - Replacement SCBA Cylinders ($35,000).
  - Replacement HAZMAT equipment ($30,000).
  - Replacement tools/equipment ($20,000).
  - Replacement furniture/bedding ($15,000).
  - Replacement exercise equipment ($10,000)
- The equipment lease line item reflects the Fire Department's allocable costs (68.5% usage allocation) under the 2021 Motorola portable radio lease as well as multiple leases for fire apparatus, heart monitors, fire extrication equipment, etc.

Performance Measurement

The following section provides detailed information on Fire Department programs including performance measures.

	2021 Total Incidents	2022 Total Incidents	2023 Total Incidents	2024 Total Incidents	2025 Total Incidents
FIRES					
Structure Fires	61	54	55	58	52
Vehicle Fires	22	24	22	23	15
Other Fires	35	44	23	49	51
Total Fires	**118**	**122**	**100**	**130**	**118**
Pressure Ruptures, Explosion, Overheat	**4**	**3**	**1**	**5**	**0**
RESCUE CALLS					
Emergency Medical	3,510	3,946	4,365	4,499	5,006
All Others	145	528	567	1,727	160
Total Rescue Calls	**3,655**	**4,474**	**4,932**	**6,226**	**5,166**
Hazardous Condition Calls	124	177	182	170	160
Service Calls	574	744	1,316	876	1,372
Good Intent Calls	1,466	1,411	1,524	21	1,793
Severe Weather or Natural	0	1	0	0	0
Special Incident Calls	0	2	0	39	26
Unknown Incident Type	0	0	0	4	10
FALSE CALLS					
Malicious Calls	13	7	19	19	13
Other False Calls	847	1,174	850	1,003	981
Total False Calls	**860**	**1,181**	**869**	**1,022**	**994**
TOTAL CALLS	**6,801**	**8,115**	**8,924**	**8,493**	**9,639**

Public Works

PETE SEWCZWICZ
DIRECTOR

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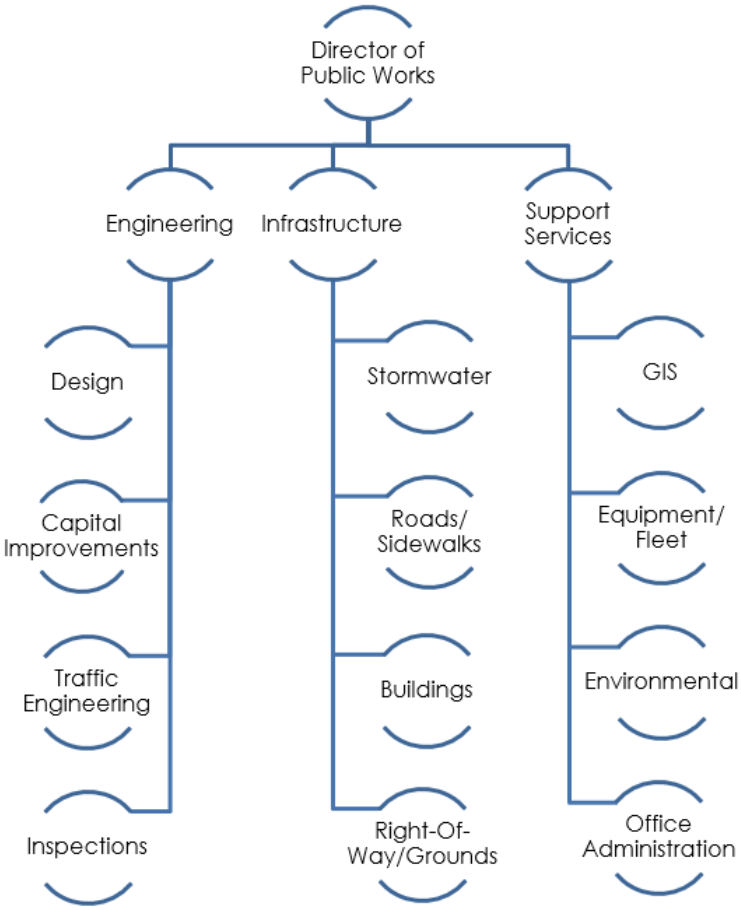

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Public Works

Administration, Public Works, and Conservation

Mission Statement

The Department of Public Works is committed to providing cost effective engineering, maintenance and design solutions through the highest possible professionalism which protects, preserves, and improves the City of Alpharetta's infrastructure. Our focus shall include facilities, traffic, streets, stormwater, and environmental conservation.

Goals and Objectives

- ✓ Improve and maintain the City of Alpharetta infrastructure at the highest possible level and to enhance and promote the quality of life.
- ✓ Provide engineering professionalism to ensure growth and progress for the City of Alpharetta.
- ✓ Provide consistent Public Works functions and operations that afford future excellence in growth and expansion for the City of Alpharetta.
- ✓ Improve intergovernmental relations.
- ✓ Provide more efficient support and response for the citizens of Alpharetta.
- ✓ Develop strategic, long-range plans for the future.
- ✓ Ensure timely completion of repairs on work projects so the disruption of service to the customer is minimal.

Statement of Revenues and Expenditures

Public Works

General Fund

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Other Revenue:					
CID (GA400 Interchange Maint.)	$ 97,928	$ 83,314	$ 85,348	$ 96,620	$ 95,900
Miscellaneous	5,841	3,753	10,024	3,000	4,000
TOTAL	**$ 103,769**	**$ 87,067**	**$ 95,372**	**$ 99,620**	**$ 99,900**
EXPENDITURES					
Personnel Services:					
Salaries	$ 3,358,554	$ 3,528,932	$ 3,651,520	$ 3,942,353	$ 4,143,978
Overtime	52,018	40,004	33,547	50,000	42,000
Group Insurance	875,935	833,181	842,243	1,046,822	1,199,489
FICA	251,367	263,813	272,609	305,486	321,008
Pension (Defined Benefit)	296,195	333,160	380,255	428,077	489,254
Pension (401A Cont./Match)	281,588	316,395	320,891	411,389	436,013
Workers Compensation	91,661	83,243	81,252	88,265	88,693
OPEB Contribution	73,455	92,962	98,043	97,209	102,180
Miscellaneous	1,625	771	1,927	929	10,205
subtotal	*$ 5,282,398*	*$ 5,492,461*	*$ 5,682,286*	*$ 6,370,530*	*$ 6,832,820*
Maintenance & Operations:					
Professional Services	$ -	$ 27,934	$ 6,411	$ 10,000	$ 8,000
Fuel/Repair & Maint. (Vehicles)	170,762	177,438	177,644	190,000	190,000
Repair & Maint. (Facilities)	454,356	465,674	704,409	515,000	515,000
Maint. Contracts/IT Services	1,448,843	1,489,757	1,590,974	1,795,530	1,923,590
General Supplies	105,228	115,266	139,246	152,550	148,750
Utilities	1,883,930	2,133,490	2,307,959	2,275,850	2,393,150
Miscellaneous	110,290	127,286	169,792	173,600	173,100
subtotal	*$ 4,173,408*	*$ 4,536,844*	*$ 5,096,434*	*$ 5,112,530*	*$ 5,351,590*
Capital/Lease/Other					
City Hall HVAC	$ -	$ 128,355	$ -	$ -	$ -
subtotal	*$ -*	*$ 128,355*	*$ -*	*$ -*	*$ -*
TOTAL	**$ 9,455,806**	**$ 10,157,660**	**$ 10,778,721**	**$ 11,483,060**	**$ 12,184,410**

Budget Narrative

The FY 2027 Budget for Public Works totals $12.2 million and represents an increase of 6%, or $701,350, compared to FY 2026.

The Personnel Services category increased 7%, or $462,290, due to multiple factors including:

- 3% performance-based merit program, coupled with targeted market-based compensation adjustments (2%, where applicable), scheduled for July 1, 2026.
- Market growth in group insurance costs (e.g. health, dental, vision), pension costs, etc., changes in staff benefit options (e.g. employee-only vs family coverage, etc.), and adjustments in the monetary value of employee service awards which had not changed in over 15 years (e.g., 5-year service award increased from $50 to $125).

Authorized personnel total 50 full-time-equivalents ("FTE") and represent the following:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Variance
Assistant Construction Manager	1.0	1.0	1.0	1.0	1.0	-
Civil Engineer	1.0	1.0	1.0	1.0	1.0	-
Construction Manager	1.0	1.0	1.0	1.0	1.0	-
Director	1.0	1.0	1.0	1.0	1.0	-
Engineering Technician	6.0	6.0	4.0	4.0	4.0	-
Environmental Program Coordinator	1.0	1.0	1.0	1.0	1.0	-
Fleet & Logistics Equipment Coordinator	1.0	1.0	1.0	1.0	1.0	-
GIS Coordinator	1.0	1.0	1.0	1.0	1.0	-
Infrastructure Operations Manager	1.0	1.0	1.0	1.0	1.0	-
Intelligent Transportation System (ITS) Program Manager	-	-	1.0	1.0	1.0	-
Office Manager	1.0	1.0	1.0	1.0	1.0	-
Public Works Crew Leader	7.0	7.0	7.0	7.0	7.0	-
Public Works Project Administrator	1.0	1.0	1.0	1.0	1.0	-
Public Works Supervisor	3.0	3.0	3.0	3.0	3.0	-
Public Works Technician I*	6.0	5.0	5.0	5.0	4.0	(1.0)
Public Works Technician II	9.0	9.0	9.0	9.0	9.0	-
Right of Way Coordinator	1.0	1.0	1.0	-	-	-
Senior Engineer	2.0	1.0	1.0	1.0	1.0	-
Senior Engineering Technician*	-	1.0	1.0	1.0	2.0	1.0
Senior Inspector	1.0	1.0	1.0	1.0	1.0	-
Senior Operations Manager	1.0	1.0	1.0	1.0	1.0	-
Senior Water Resources Analyst	1.0	1.0	1.0	1.0	1.0	-
Support Services Manager	1.0	1.0	1.0	1.0	1.0	-
Traffic Operations Manager	1.0	1.0	1.0	1.0	1.0	-
Traffic Safety Specialist	-	-	1.0	1.0	1.0	-
Transportation Engineering Manager	1.0	1.0	1.0	1.0	1.0	-
Urban Forestry & Landscape Specialist	-	-	-	1.0	1.0	-
Urban Forestry Program Manager	1.0	1.0	1.0	1.0	1.0	-
	51.0	50.0	50.0	50.0	50.0	-

* Position adjustments occurred during FY 2026.

The Maintenance and Operations category increased 5%, or $239,060, due primarily to the following activity:

- Increase in maintenance contracts/IT professional services of $128,060 (7% growth) due primarily to anticipated landscape (ROW) maintenance cost growth (current contract expires in January 2027, new projects such as Webb Bridge Road streetscape come online in sections, etc.), growth in citywide technology infrastructure costs (e.g. Microsoft Enterprise licensing costs including Copilot AI, etc.), coverage of general software inflationary cost growth including cyber security software, etc.
- Increase in utility expenses of $117,300 (5% growth) in electricity, natural gas, water/sewer, and miscellaneous utilities (e.g., cable and garbage). The main driver is electric utility cost growth and is based on usage trends. GA Power base rates are frozen through 2028, but rate payers are still subject to adjustments in fuel costs, storm recovery costs, etc. Additionally, streetlight additions through City projects (e.g. Webb Bridge Road streetscape, etc.) will drive cost growth.
- All other departmental maintenance and operations accounts decreased -$6,300, or -1%, as part of a concerted effort to reduce discretionary spending and align with current revenue/expense trends.

Performance Measurement

The following section provides detailed information on Public Works programs including performance measures.

- **Engineering**

  Statement of Service: Engineering administration provides for the administration and technical review of public and private improvements in the City of Alpharetta by managing all projects skillfully, efficiently, and professionally.

Public Works Engineering					
Performance Measurements	**Actual FY 2023**	**Actual FY 2024**	**Actual FY 2025**	**Target FY 2026**	**Target FY 2027**
# of Water quality samples analyzed	252	227	194	227	225

Alpharetta residents can recycle their glass at the drop-off center located in the parking lot of the Department of Public Works (1790 Hembree Road). The facility recycles most types of glass and sells their product to Georgia companies that manufacture consumer products like fiberglass insulation and flooring. The new Alpharetta glass recycling site is available to Alpharetta residents 24 hours a day, 7 days a week.

- **Public Works**

  Statement of Service: Public works coordinates and performs maintenance on streets, sidewalks, traffic signals, traffic signs, and city facilities. Public Works also provides construction services in support of the engineering division and other city departments.

Public Works Public Works Operations					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
Average # of days to complete sidewalk work order	7.4	18.5	11.3	10.0	12.0
Average # of days to complete pothole work order	1.1	1.0	1.0	1.0	1.0
Average # of days to complete curb and gutter work order	23.0	3.0	2.0	5.0	5.0
Average # of days to complete ROW., mowing, limb work order	1.0	1.0	1.0	2.0	1.0
Average # of days to complete sink hole work order	4.7	9.6	6.5	4.0	8.0
Average # of days to complete sign replacement/upgrade work order	1.3	1.1	1.1	1.5	1.5
Average # of days to complete signal light maintenance work order	5.5	6.0	9.1	5.0	7.0
Average # of days to complete striping work order	6.3	2.5	8.4	4.0	7.0
Average # of days to complete catch basin work order	1.5	1.9	1.6	2.5	2.0
Average # of days to complete storm drain work order	12.7	6.5	1.6	10.0	7.0
Average # of days to complete facilities work order	3.8	4.7	3.1	4.0	4.0

- **Conservation**

  Statement of Service: Conservation provides education and community activism strategies to address environmental and aesthetic issues in the City of Alpharetta, through clean-up campaigns, seminars, literature, and other beautification efforts.

Public Works Conservation					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
# of Events coordinated	18	17	12	18	16
# of Students reached	354	205	267	275	275
# of Volunteers	269	394	319	250	300

Recreation, Parks & Cultural Services

MORGAN RODGERS
DIRECTOR

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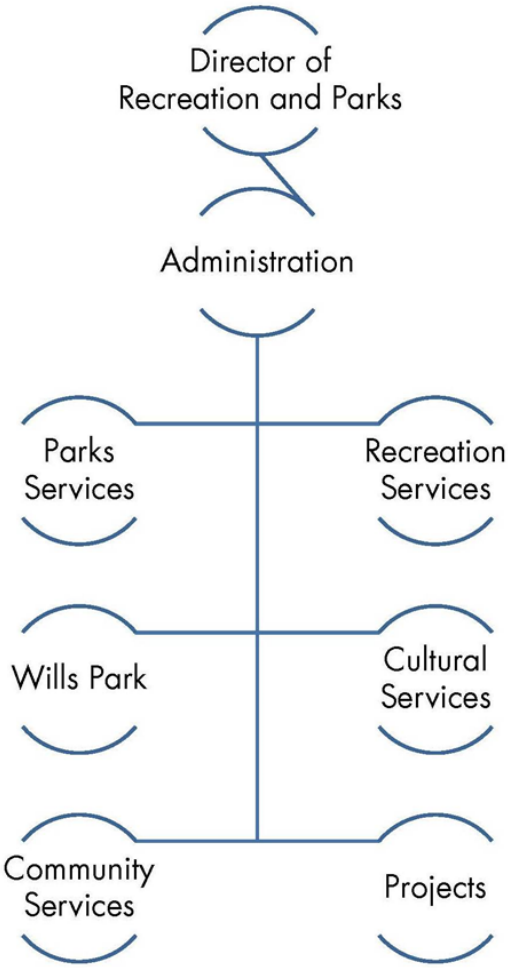


Our Community Vision is to advance Alpharetta as a signature City by:

Offering the highest quality of life for our residents and businesses.

Fostering strong sense of community including safety and security.

Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals, and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

Recreation, Parks & Cultural Services

Administration, Parks Services, Recreation Services, Wills Park, Cultural Services, Community Services, Projects

Mission Statement

The Alpharetta Recreation, Parks & Cultural Services Department strives to provide the highest quality recreation activities, cultural programs, and park facilities to our citizens, consistent with our core values of Excellence, Stewardship, Integrity, Service, and Loyalty.

Goals and Objectives

- ✓ Continue to work towards completion of the nine (9) Park improvement/Development projects prioritized by the 2021 Parks Bond Referendum.
- ✓ Connect with residents and seek out ideas for new programs and services and implement them when possible; and
- ✓ Increase revenues through increased participation, sponsorships, and donations.
- ✓ Actively engage in improving access and usability of all parks and facilities through ongoing maintenance, beautification, and facility enhancement; and
- ✓ Expand existing and seek out new partnerships with adjoining cities, Fulton County, Fulton County Schools, and businesses throughout the City.

Statement of Revenues and Expenditures

Recreation, Parks & Cultural Services

General Fund

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Intergovernmental	$ 2,260	$ -	$ -	$ 2,000	$ 2,000
Charges for Services:					
Aquatics Activity Fees	168,968	216,910	184,497	236,500	215,000
Athletics Activity Fees	254,103	184,620	189,414	205,000	210,000
Arts Services	206,466	238,296	260,359	242,500	291,000
Community Theater	-	-	6,794	27,000	9,000
Community Center Activity Fees	977,584	1,135,953	1,248,561	1,315,000	1,367,500
Preston Ridge Community Center Activity Fees	12,035	5,641	13,260	75,000	40,000
Senior Center Activity Fees	143,660	151,091	162,093	195,500	180,300
Equestrian Center Activity Fees	223,756	449,931	501,919	440,000	440,000
Wills Park Rec. Ctr Activity Fees	286,457	176,230	191,952	221,000	220,000
Community Garden Fees	-	21,595	25,233	20,605	25,000
Non-Resident Fees	454,528	345,538	445,368	460,000	475,000
Taste of Alpharetta	-	252,457	245,256	250,000	250,000
Other	75,184	152,268	191,728	205,025	197,000
Other Revenue	21,105	35,760	22,134	40,070	25,000
TOTAL	**$ 2,826,105**	**$ 3,366,291**	**$ 3,688,568**	**$ 3,935,200**	**$ 3,946,800**
EXPENDITURES					
Personnel Services:					
Salaries	$ 2,901,771	$ 3,237,361	$ 3,453,078	$ 3,510,274	$ 3,658,837
Seasonal/Temp. Svcs	859,192	953,572	1,068,089	1,118,000	1,206,000
Overtime	203,086	212,347	232,953	214,750	263,000
Group Insurance	857,163	887,986	1,022,985	1,116,184	1,166,134
FICA	295,173	329,193	353,136	370,586	392,725
Pension (Defined Benefit)	206,704	253,603	263,691	264,250	248,680
Pension (401A Cont./Match)	276,714	332,431	373,590	440,911	484,385
Workers Compensation	74,161	75,303	72,331	78,648	78,398
OPEB Contribution	60,543	84,005	87,180	85,800	89,455
Miscellaneous	2,090	1,544	925	1,393	5,971
subtotal	*$ 5,736,597*	*$ 6,367,346*	*$ 6,927,958*	*$ 7,200,796*	*$ 7,593,585*
Maintenance & Operations:					
Professional Services	$ 1,919,243	$ 2,196,414	$ 2,414,421	$ 2,435,190	$ 2,395,560
Fuel/Repair & Maint. (Vehicles)	91,746	85,637	95,488	101,500	101,500
Repair & Maintenance (Grounds)	763,188	860,390	849,932	850,980	836,250
Repair & Maintenance (Facilities)	37,341	127,154	87,753	70,500	66,600
Equipment Rental	136,201	172,130	189,319	270,893	246,000
Maintenance Contracts/IT Svcs.	1,761,847	1,878,586	2,195,999	2,279,793	2,352,168
General Supplies	420,637	508,589	548,886	519,230	522,265
Uniforms	21,096	23,314	19,681	22,300	18,400
Utilities	728,330	842,933	918,572	865,300	870,000
Miscellaneous	294,258	320,411	282,129	271,600	247,750
subtotal	*$ 6,173,885*	*$ 7,015,558*	*$ 7,602,180*	*$ 7,687,286*	*$ 7,656,493*
Capital/Other	$ 15,188	$ 41,283	$ 35,853	$ 29,000	$ 30,000
TOTAL	**$ 11,925,670**	**$ 13,424,187**	**$ 14,565,991**	**$ 14,917,082**	**$ 15,280,078**

Budget Narrative

The FY 2027 Budget for Recreation, Parks & Cultural Services totals $15.3 million and represents an increase of 2%, or $362,996, compared to FY 2026.

The Personnel Services category increased 5%, or $392,789, due to multiple factors including:

- 3% performance-based merit program, coupled with targeted market-based compensation adjustments (2%, where applicable), scheduled for July 1, 2026.
- Increases in seasonal services funding reflect current usage trends.
- Market growth in group insurance costs (e.g. health, dental, vision), pension costs, etc., changes in staff benefit options (e.g. employee-only vs family coverage, etc.), and adjustments in the monetary value of employee service awards which had not changed in over 15 years (e.g., 5-year service award increased from $50 to $125).

Authorized personnel total 49.5 full-time-equivalents ("FTE") and represent the following:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Variance
Administrative Assistant I	3.0	3.0	3.0	3.0	3.0	-
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Administrative Office Coordinator	1.0	1.0	1.0	1.0	1.0	-
Community Agricultural Coordinator	0.5	0.5	0.5	0.5	0.5	-
Community Services Manager	1.0	1.0	1.0	1.0	1.0	-
Cultural Arts Coordinator	1.0	1.0	1.0	1.0	1.0	-
Cultural Services Coordinator	1.0	1.0	1.0	1.0	1.0	-
Cultural Services Manager	1.0	1.0	1.0	1.0	1.0	-
Cultural Services Supervisor	2.0	2.0	2.0	2.0	2.0	-
Director	1.0	1.0	1.0	1.0	1.0	-
Equestrian Center Supervisor II	-	-	1.0	1.0	1.0	-
Marketing Coordinator	0.5	-	-	-	-	-
Operations Manager*	-	-	1.0	1.0	-	(1.0)
Senior Operations Manager*	-	-	-	-	1.0	1.0
Parks Maintenance Crew Leader	5.0	5.0	4.0	4.0	4.0	-
Parks Maintenance Worker*	13.0	13.0	13.0	13.0	12.0	(1.0)
Parks Services Manager	1.0	1.0	1.0	1.0	1.0	-
Parks Supervisor II*	3.0	4.0	4.0	4.0	4.0	-
Parks and Projects Supervisor*	-	-	-	-	1.0	1.0
Project Manager	1.0	1.0	-	-	-	-
Recreation Coordinator	5.0	5.0	5.0	5.0	5.0	-
Recreation Services Manager	1.0	1.0	1.0	1.0	1.0	-
Recreation Supervisor II	4.0	4.0	4.0	4.0	4.0	-
Special Events Coordinator	1.0	1.0	1.0	1.0	1.0	-
Special Events Supervisor	1.0	1.0	1.0	1.0	1.0	-
Wills Park Manager	1.0	1.0	1.0	1.0	1.0	-
	49.0	49.5	49.5	49.5	49.5	-

* Position adjustments occurred during FY 2026.

The Maintenance and Operations category declined less than -1%, or -$30,793, due primarily to the following activity:

- Increase in maintenance contracts/IT professional services of $72,375 (3% growth) due to additional funding for shavings/manure removal (Equestrian Center), parks landscape and janitorial services, growth in RecWare Park Program Registration software costs (+$10,000 as it is funded on a per customer basis and grows along with program participation), growth in citywide technology infrastructure costs (e.g. Microsoft Enterprise licensing costs including Copilot AI, etc.), coverage of general software inflationary cost growth including cyber security software, etc.
- Increase in utility expenses of $4,700 (1% growth) in electricity, natural gas, water/sewer, and miscellaneous utilities (e.g., cable and garbage). The main driver is electric utility cost growth and is based on usage trends. GA Power base rates are frozen through 2028, but rate payers are still subject to adjustments in fuel costs, storm recovery costs, etc. The park system is converting a large portion of its lighting inventory into LED fixtures (North Park) during FY 2026, and the FY 2027 budget reflects anticipated energy savings (hence the modest growth in overall utility expenses).
- All other departmental maintenance and operations accounts decreased -$107,868, or -2%, as part of a concerted effort to reduce discretionary spending and align with current revenue/expense trends.

The Capital/Other category includes funding for general repair/replacement capital and equipment needs.

Performance Measurement

The following section provides detailed information on Recreation and Parks programs including performance measures.

- **Administration**

  Statement of Service: The administrative arm of the Recreation & Parks Department provides short/long-term capital projects planning, oversees the effective distribution of the department's resources, and provides professional guidance to each division.

Recreation, Parks & Cultural Services - Rec Admin					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
Recreation & Parks turnover percentage	4%	4%	8%	8%	8%
Annual Activity Enrollments as in ActiveNet	24,609	27,151	27,500	27,500	27,500

- **Adult Activity Center**

  Statement of Service: To meet the needs of Alpharetta's adult and senior citizens through facilitating convenient, affordable, and accessible recreation activities and services.

Recreation, Parks & Cultural Services - Adult Activity					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
Total # of Participants per year*	27,314	33,758	36,465	36,000	36,000
(Res / Non-Res)	8735/18,579	11,692/20,417	13463/23002	14,000/22,000	14,000/22,000
Total # of Building rentals	8	4	3	10	10
Total # of Day trips taken	100	96	88	100	90
Total # of Overnight trips taken using City buses	3	3	3	3	3

- **Aquatics**

  Statement of Service: Aquatics provides accessible and safe recreation opportunities through water-related training, events, and facilities.

Recreation, Parks & Cultural Services - Aquatics					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
% of Days pool facilities were open during pool season (93 days)	100%	100%	100%	100%	100%
Average daily attendance at City pool	340	300	300	300	300
Hours of lifeguard training per person	40	40	40	40	40
# of Swim lessons held	N/A	N/A	N/A	N/A	N/A
# of Swim lessons participants	N/A	N/A	N/A	N/A	N/A
(resident / non-resident)	N/A	N/A	N/A	N/A	N/A
Swim teams participants	223	211	235	240	240
(resident / non-resident)	149/74	138/73	149/86	150/90	150/90
C.O.A.S.T. participants	19	22	15	N/A	N/A
(resident / non-resident)	13/6	10/12	7/8	N/A	N/A
# of Pool passes sold	176	171	179	180	180
(resident / non-resident)	81/95	70/101	68/111	70/110	70/110

- **Cultural Arts**

  Statement of Service: Cultural Arts facilitates programs that educate and expose citizens and visitors to a rich and diverse range of cultural expressions, through both education and special events.

Recreation, Parks & Cultural Services - Cultural Arts					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
# of Participants in youth art classes	345	427	392	470	480
(resident/Milton/non-resident)	225/120	301/126	262/130	320/120	345/135
# of Participants in adult art classes	661	711	759	750	785
(resident/Milton/non-resident)	430/181	449/262	512/247	480/280	500/285
# of Participants in summer camp	651	671	857	700	870
(resident/Milton/non-resident)	423/219	470/201	618/239	520/220	625/245

- **Health and Wellness**

  Statement of Service: Health & Wellness provides programs, services, and information to allow all residents to live a healthier lifestyle.

Recreation, Parks & Cultural Services - Health & Wellness					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
# of Participants in aerobics	N/A	N/A	N/A	N/A	N/A
(resident / non-resident)	N/A	N/A	N/A	N/A	N/A
# of Participants in Yoga (Adults &	N/A	N/A	N/A	N/A	N/A
(resident / non-resident)	N/A	N/A	N/A	N/A	N/A
# of Participants in tennis	420	406	524	500	500
(resident / non-resident)	355/65	354/52	440/84	400/100	400/100
# of Participants in Walking/ Running Programs	204	148	N/A	100	100
(resident / non-resident)	91/113	72/76	N/A	75/25	75/25
# Participants in Babysitter Bootcamp Classes and Camps	23	104	49	55	55
(resident / non-resident)	18/5	57/47	30/20	30/25	30/25
# of Participants in Cooking Classes(remove "and Camps")	N/A	N/A	N/A	N/A	N/A
(resident / non-resident)	N/A	N/A	N/A	N/A	N/A
# of HW Pop-Up Participants	3500	3500	3500	3500	3500
# of Participants in Pickleball	534	593	336	450	450
(resident / non-resident)	295/239	313/280	186/150	350/100	350/100

- **Athletics**

  Statement of Service: Athletics provides accessible and safe recreation opportunities through athletic-related training and events.

Recreation, Parks & Cultural Services - Athletics					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
# of Participants - Adult Basketball	468- 3 seasons; 60 teams	517-3 seasons; 67 teams	685	500	500
(resident / non-resident)	156/312	137/380	212/473	200/300	200/300
# of Participants - Adult Softball	1,419- 3 seasons; 133 teams	1864-129 teams	1231	1350	1350
(resident / non-resident)	436/983	425/922	435/796	450/900	450/900
# of Participants - Teen Basketball	N/A	N/A	N/A	50	50
(resident / non-resident)	N/A	N/A	N/A	35/15	35/15
# of Participants - Youth Basketball	358- 45 teams	322-39 teams	302	400	400
(resident / non-resident)	287/71	251/71	227/75	300/100	300/100
# of Participants - Youth Soccer	N/A	N/A	N/A	N/A	N/A
(resident / non-resident)	N/A	N/A	N/A	N/A	N/A
# of Participants - Youth Travel Soccer	N/A	N/A	N/A	N/A	N/A
(resident / non-resident)	N/A	N/A	N/A	N/A	N/A

- **Community Center**

  Statement of Service: The Alpharetta Community Center provides a convenient and safe environment for diverse recreational opportunities and services to meet the needs of all populations.

Recreation, Parks & Cultural Services - Community Center					
Performance Measurements	**Actual FY 2023**	**Actual FY 2024**	**Actual FY 2025**	**Target FY 2026**	**Target FY 2027**
# of Participants in summer day camps	1753	1,636	1,844	1,900	1,900
(resident / non-resident)	1,227/527	1172/499	1393/451	1400/500	1400/500
# of Participants in dance, including camps	979	760	671	700	700
(resident / non-resident)	703/276	495/265	438/233	450/250	450/250
# of Participants in gymnastics, including camps and AGA	5447	4,101	5,577	5,500	5,500
(resident / non-resident)	3,377/2,070	2585/1516	3,277/2,300	3500/2000	3500/2000
# of Participants in Specialty Camps	1,564	559	525	700	700
(resident / non-resident)	926/638	437/122	424/101	500/100	500/100

Recreation, Parks & Cultural Services - Preston Ridge					
Performance Measurements	**Actual FY 2023**	**Actual FY 2024**	**Actual FY 2025**	**Target FY 2026**	**Target FY 2027**
Total # of Active Adult Participants per year*	5,326	4,235	3,806	4,000	4,000
(resident / non-resident)	1,241/4,085	1354/2881	1602/2204	1200/2800	1200/2800
# of Facility Rentals	25	92	101	100	100

- **Equestrian Center**

  Statement of Service: The equestrian center provides an accessible and safe venue for hosting local and national equestrian events as well as other outdoor events.

Recreation, Parks & Cultural Services - Equestrian Center					
Performance Measurements	**Actual FY 2023**	**Actual FY 2024**	**Actual FY 2025**	**Target FY 2026**	**Target FY 2027**
Total # of Equestrian event dates	82	91	89	95	112
Total # dog show events	12	6	6	6	6
Total # other event dates hosted at equestrian center	13	9	8	7	7
Total attendance at events	100,000	100,000	120,000	120,000	120,000
# of Arenas/rings maintained	6	6	6	6	6
# of Part-time hours used	0	0	0	0	500

- **Community Services**

  Statement of Service: To enhance the quality of life and reputation of the city by providing special event opportunities for citizens and visitors of Alpharetta.

Recreation, Parks & Cultural Services - Community Services Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
Number of Workshops/Classes Offered	61 (CY2023)	72	83	72	72
Number of local schools in partnership*	5	8**	8**	11	11
Number of individual volunteers participating in program	616 (CY2023)	1,266	1,173	1,200	750***
Number of volunteer hours dedicated from community volunteers to program	4,680 (CY2023)	4,027	3,192	3,200	1200***

* Cambridge High School, Alpharetta High School, Milton High School, Innovation Academy, Fulton Science Academy

** Cambridge High School, Alpharetta High School, Milton High School, Innovation Academy, Fulton Science Academy, Fulton Academy of Science & Technology, Summit Hill Elementary, Alpharetta Elementary

*** Expecting to be under construction in FY27, which would prevent or greatly reduce the volunteer opportunities.

Recreation, Parks & Cultural Services - Community Services Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
# of Total Approved Events:					
Exclusive City Events	11	6	6	6	6
City Partnered Events	90	173	173	175	175
Outside Event Applications Processed	21	52	52	50	50
Approved / Denied	19 approved/2 cancelled	17 approved/35 denied	25 approved/26 denied	20 approved/20 denied	20 approved/20 denied
Film Permit Requests Processed	14	13	18	20	20
Approved / Denied	13 approved/ 1 cancelled	13 approved/0 denied	16 approved/2 denied	15 approved/0 denied	15 approved/0 denied
Estimated Attendance for:					
Taste of Alpharetta	40,000	30,000	29,000	30,000	30,000
Mayor's Challenge	1,500	1,500	1,750	2,000	2,000
Old Soldier's Day Parade	0	N/A	N/A	N/A	N/A
Season of Celebration	3,000	3,500	8,000	8,000	8,000
Alpharetta Arts StreetFest	10,000	20,000	20,000	20,000	20,000
Scarecrow Harvest	0	4,000	5,000	5,000	5,000
Wire & Wood	15,000	25,000	27,000	27,000	27,000
Food Trucks	5,000	12,000	10,000	10,000	10,000
Restless In Resthaven	0	N/A	N/A	N/A	N/A
Grilling & Gridiron	800	2,000	2,500	2,500	2,500
Volunteer Recruitment:					
Taste of Alpharetta (Non-City Staff)	0	3	7	3	0
Season of Celebration	8	6	8	6	6
Scarecrow Harvest	0	0	4	0	0
Wire & Wood	0	0	0	0	0
Community Agriculture	N/A	N/A	N/A	N/A	N/A

- **Parks Maintenance**

  Statement of Service: Parks maintenance provides for the development and maintenance of the city's parks, greenway space, recreation facility grounds, athletic fields, and other city owned property in order to aesthetically reflect community identity, enrich the quality of life, and provide accessible and safe open space for leisure time activities.

Recreation, Parks & Cultural Services - Parks Maintenance					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
# of Athletic fields maintained*	35	38	35	35	35
# of Park acres maintained	360	363	363	363	363
# of Greenway acres maintained	254	254	254	254	254
# of Alpha Loop miles maintained		2	2	2	5
# of Playground inspections	120	126	120	114	120
# of Park/playground injuries	1	0	0	0	0
# of Athletic field preparations	5,500	6,320	5,300	6,300	6,300
# of Park mowings	40	40	40	40	40
# of Athletic field mowings	80	80	80	80	80
# of Buildings maintained	37	39	39	39	39
# of Restrooms maintained	57	59	59	59	59
# of Pavilions maintained	17	17	17	16	16
# of Hours utilized for trash	10,950	9,850	9,828	9,828	9,828
# of Part-time hours used	7,709	6,050	2,969	3,000	4,000
# of Vehicles maintained	29	28	29	29	30
# of Vehicle-related accidents	0	1	0	0	1

CONNECTED ALPHARETTA

trails and parks

room to breathe and space to play

More than 30 parks citywide

With our vision for 77% of residents to live within a 10-minute walk of a park by 2029, Alpharetta is prioritizing outdoor accessibility and environmental stewardship. Over half of the city's total acreage is shaded by a thriving tree canopy.

Our extensive trail system features the Alpha Loop and the Big Creek Greenway. The Alpha Loop links different areas of the city, offering pathways to workplaces, shops, restaurants, and green spaces. The Big Creek Greenway is a scenic trail spanning multiple jurisdictions, including 12 miles within Alpharetta where residents and visitors can walk, run, cycle, or simply enjoy the serenity of nature.

30 sculptures are installed across the city

arts and culture

discover something beautiful

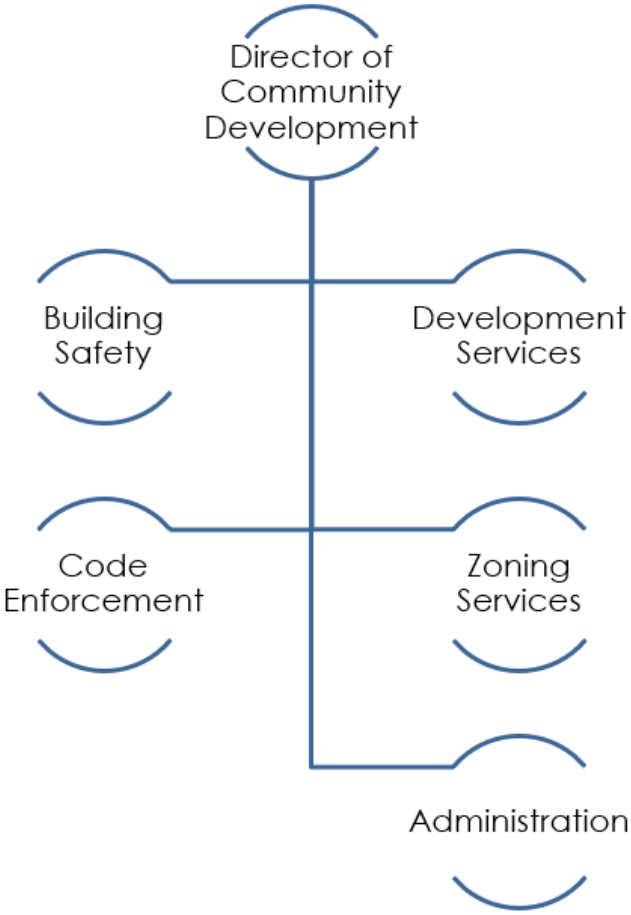
Alpharetta nurtures a dynamic cultural landscape that honors its history while embracing innovation, offering residents and visitors alike a rich tapestry of experiences. At the heart of it all is our Arts and Culture scene, where imagination flourishes and community comes alive.

Whether you're walking on a public arts tour, taking a class at the Alpharetta Arts Center, exploring galleries and artisan shops, or attending an Alpharetta Symphony concert, you'll find inspiration at every turn. Alpharetta's commitment to accessible art, curated performances, and creative placemaking makes it a haven for artists and art lovers of all kinds.

Community Development

KATHI COOK
DIRECTOR

KCook@alpharetta.ga.us



Our Community Vision is to advance Alpharetta as a signature City by:

Offering the highest quality environment for our residents and businesses.

Fostering strong sense of community including safety and security.

Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals, and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

Community Development

Administration, Building Safety, Development Services, Zoning, and Code Enforcement

Mission Statement

To protect and enhance the lives of Alpharetta citizens by guiding the city's growth and safeguarding the built environment and to help further the prosperity of our business community.

Goals and Objectives

- ✓ Enforce the standard building code and zoning code.
- ✓ Provide building inspections within 48 hours of request.
- ✓ Provide efficient plans processing and permitting.
- ✓ Provide quality support to boards and commissions staffed by Community Development.
- ✓ Provide the highest quality of customer service.
- ✓ Maintain and update demographic, statistical and other data, maps, and materials.
- ✓ Process all public hearings in the most efficient manner possible.
- ✓ Maintain and process business licenses for the City.
- ✓ Collaborate with the Community to provide planning documents for the future.

Statement of Revenues and Expenditures

Community Development

General Fund

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual*	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Business Taxes:					
Occupational License Fees	$ 1,178,045	$ 1,351,767	$ 1,189,138	$ 2,170,000	$ 2,225,000
Licenses & Permits:					
Development Permits/Fees	321,956	208,467	277,625	200,000	250,000
Building Permit Fees	2,335,606	1,767,446	2,459,028	1,900,000	2,000,000
Occupancy Permit Fees	162,252	135,768	146,713	140,000	145,000
Soil Erosion Permit	31,744	52,067	69,814	50,000	60,000
Alcoholic Beverage Permit	813,172	876,652	1,034,928	1,069,000	1,063,000
Other	70,940	73,856	72,741	73,500	72,500
Charges for Services:					
Planning and Development Fees	104,126	132,269	122,120	120,000	150,000
Plan Review Fees	1,051,404	768,080	1,136,774	850,000	925,000
Other	16,688	77,885	43,781	47,100	47,900
Fines & Forfeitures	7,000	5,800	7,000	5,000	5,500
TOTAL	**$ 6,092,932**	**$ 5,450,057**	**$ 6,559,663**	**$ 6,624,600**	**$ 6,943,900**
EXPENDITURES					
Personnel Services:					
Salaries (incl. Temp. Svcs)	$ 2,377,330	$ 2,610,779	$ 2,628,649	$ 2,782,371	$ 2,929,067
Overtime	1,777	2,679	9,488	5,500	5,500
Group Insurance	673,881	668,652	687,239	780,969	836,968
FICA	173,841	189,353	188,940	213,373	224,775
Pension (Defined Benefit)	178,168	191,236	214,771	227,763	269,880
Pension (401A Contribution/Matc	209,585	246,957	246,435	314,895	334,882
Workers Compensation	63,153	61,012	56,094	61,965	62,392
OPEB Contribution	50,162	68,078	67,579	68,244	71,880
Miscellaneous	464	1,390	540	1,314	3,659
subtotal	*$ 3,728,361*	*$ 4,040,138*	*$ 4,099,734*	*$ 4,456,394*	*$ 4,739,003*
Maintenance & Operations:					
Professional Services	$ 118,155	$ 120,403	$ 8,826	$ 19,700	$ 12,700
Board Member Fees	9,100	8,700	8,700	11,000	13,500
Fuel/Repair & Maint. (Vehicle)	21,541	26,504	29,775	26,000	26,000
Advertising	86,676	132,646	23,787	26,000	26,000
Employee Training	34,124	27,769	22,695	17,000	22,500
Employee Travel	28,655	28,152	18,414	20,750	23,250
Printing	7,868	12,998	8,639	9,000	10,000
Maintenance Contracts/IT Svcs.	207,214	224,713	200,205	262,939	259,908
General Supplies	47,429	39,772	32,739	28,487	31,300
Miscellaneous	16,436	6,604	5,280	7,513	6,000
subtotal	*$ 577,198*	*$ 628,261*	*$ 359,059*	*$ 428,389*	*$ 431,158*
TOTAL	**$ 4,305,559**	**$ 4,668,399**	**$ 4,458,793**	**$ 4,884,783**	**$ 5,170,161**

Notes:

* Economic Development function was reorganized from the Community Development Department to City Administration starting in FY 2025.

Budget Narrative

The FY 2027 Budget for Community Development totals $5.1 million and represents an increase of 6%, or $285,378, compared to FY 2026.

The Personnel Services category increased 6%, or $282,609, due to multiple factors including:

- 3% performance-based merit program, coupled with targeted market-based compensation adjustments (2%, where applicable), scheduled for July 1, 2026.
- Increases in seasonal services funding reflect current usage trends.
- Market growth in group insurance costs (e.g. health, dental, vision), pension costs, etc., changes in staff benefit options (e.g. employee-only vs family coverage, etc.), and adjustments in the monetary value of employee service awards which had not changed in over 15 years (e.g., 5-year service award increased from $50 to $125).

Authorized personnel total 31 full-time-equivalents ("FTE") and represent the following:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Variance
Administrative Assistant II	1.0	-	-	-	-	-
Administrative Office Coordinator	1.0	1.0	1.0	1.0	1.0	-
Arborist	1.0	1.0	1.0	1.0	1.0	-
Building Inspector	4.0	4.0	4.0	4.0	4.0	-
Building Inspector Manager	1.0	1.0	1.0	1.0	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	1.0	1.0	1.0	-
Code Enforcement Officer	4.0	4.0	4.0	4.0	4.0	-
Code Enforcement Supervisor	1.0	1.0	1.0	1.0	1.0	-
Director	1.0	1.0	1.0	1.0	1.0	-
Development & Planning Manager	-	-	1.0	1.0	1.0	-
Development Services Engineer (Stormwater)	1.0	1.0	1.0	1.0	1.0	-
Economic Development Manager	1.0	1.0	-	-	-	-
Economic Development Coordinator	1.0	1.0	-	-	-	-
GIS Specialist/Special Project Planner	1.0	1.0	1.0	1.0	1.0	-
Land Development Inspector	3.0	3.0	3.0	3.0	3.0	-
Land Development Supervisor	-	1.0	1.0	1.0	1.0	-
Planning and Zoning Coordinator	1.0	1.0	1.0	1.0	1.0	-
Planning and Development Services Manager	1.0	1.0	1.0	1.0	1.0	-
Permit Technician	2.0	3.0	3.0	3.0	3.0	-
Project Administrator	1.0	-	-	-	-	-
Senior Transportation Engineer/Planner	1.0	1.0	-	-	-	-
Support Services Manager	-	1.0	1.0	1.0	1.0	-
Transportation Engineer	-	-	1.0	1.0	1.0	-
Zoning Administrator	1.0	1.0	-	-	-	-
	32.0	33.0	31.0	31.0	31.0	-

The Maintenance and Operations category increased 1%, or $2,769, due primarily to the following activity:

- Increase in employee travel/training (professional development) of $8,000 (21% growth) to augment training and industry knowledge of new and existing team members.
- All other departmental maintenance and operations accounts decreased -$5,231, or -1%, as part of a concerted effort to reduce discretionary spending and align with current revenue/expense trends.

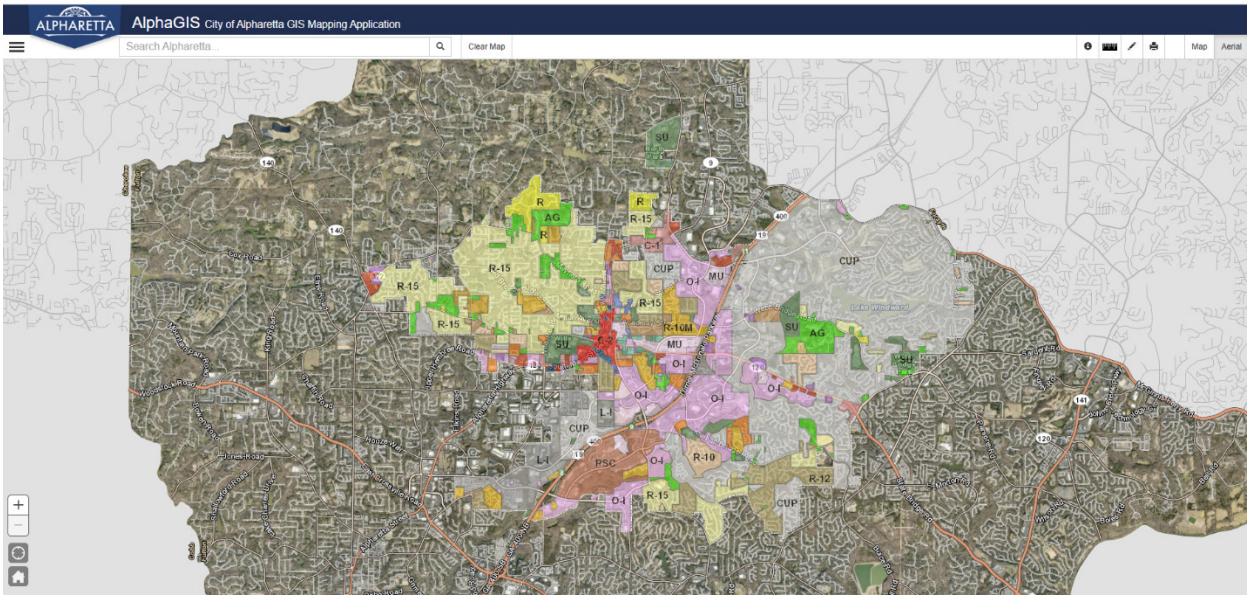
Performance Measurement

The following section provides detailed information on Community Development programs including performance measures.

- **Administration**

  Statement of Service: The purpose of Community Development Administration is to provide effective, efficient, and responsive services to account for the resources allocated to the Planning & Zoning and Code Enforcement division of the department.

Community Development - Administration					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
# of Special projects managed	22	15	8	10	10



Alpharetta residents can access the City's zoning maps online at: https://alphagis.alpharetta.ga.us/alphagis/?z=0&x=-9382268.450&y=4039343.712&m=am2015&h=1&l=zoningCbxZoningDistrictsCbx

- **Zoning/Development/Building Safety Services**
  Statement of Service: These Divisions are tasked with guiding the growth and development of the city in a manner that enhances the quality of life and recognizes the city's historic and natural features.

Community Development - Zoning					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
# of New public hearings filed	95	110	102	115	115
Total # of public hearings processed	77	68	88	115	115
# of parcels annexed	0	0	0	0	0

Community Development - Development Services					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
Private development plans reviewed	151	194	124	120	115
Tree permits issued	787	891	772	750	700

Community Development - Building Safety					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
# of New building permits issued	4,400	4,475	4,588	5,000	5,400
# of Building inspections completed	21,730	19,336	19,254	20,000	22,000

- **Code Enforcement Services**
  Statement of Service: To protect the public health, safety, and welfare by ensuring compliance with city building and land-use codes and ordinances.

Community Development - Code Enforcement					
Performance Measurements	Actual FY 2023	Actual FY 2024	Actual FY 2025	Target FY 2026	Target FY 2027
# of Code enforcement inspections completed	2,009	2,144	1,971	1,700	1,500

Special Revenue Fund Summaries

Overview

The *Special Revenue Fund Summaries* section is intended to provide readers with an overall understanding of the respective fiscal year 2027 budgets for the city's Special Revenue Funds.

Special Revenue Funds are used to account for revenues that are legally restricted to expenditures for specific uses. All special revenue funds utilize the modified accrual basis of budgeting and accounting.

The following schedules are set forth by Fund and provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **Fund Summary**

  This section provides a brief description of the Fund.

- **Statement of Budgetary Comparisons**

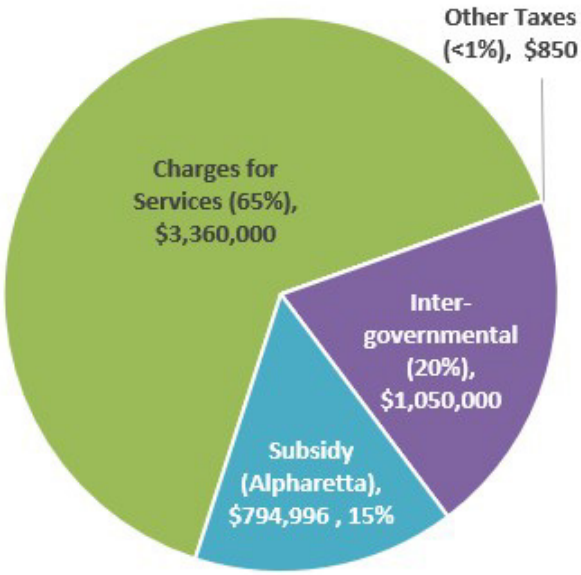
  This statement provides a detailed comparison of revenues and expenditures across multiple fiscal years. Revenues are presented by source, and expenditures are presented by use.

- **Statement of Revenues, Expenditures, and changes in Fund Balances**

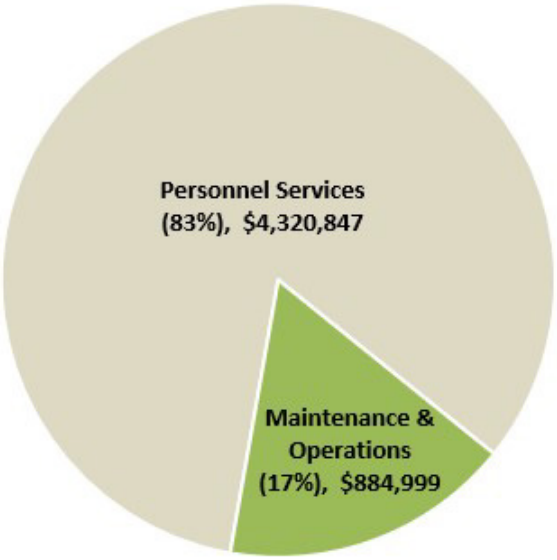
  This statement provides a historical comparison of revenues and expenditures for fiscal years 2023-2027. Also included are changes in fund balance. The financial forecast utilizes revenue collection patterns (historical and current patterns as adjusted for seasonal fluctuations), expenditure trends and mandates, etc.

Emergency 911 Fund Summary

FY 2027 Budget: $5,205,846



Revenues by Source



Expenditures by Use

The E911 Fund accounts for fees received from users, or potential users, of the city's Emergency 911 System. The fee equals $1.50 monthly and is paid by wired and wireless telecommunication providers (including prepaid cards) as well as Voice over Internet Protocol ("VOIP") providers, with expenditures occurring to maintain and run the system within the government. The Police Department manages the E911 Program.

Our E911 operations service both the City of Alpharetta and the City of Milton.

Trends

The FY 2027 Budget for the E911 Fund totals $5.2 million and represents a 5% increase, or $233,368, compared to FY 2026.

The City's E911 Fund has reached a point where recurring 911 tax revenue is no longer sufficient to fully support ongoing operational costs. As call volume, service demands, and associated personnel and technology expenses continue to rise, the E911 Fund has experienced a structural gap between revenues and expenditures. For example, E911 tax revenue in FY 2019 totaled $4.3 million while the revenue forecast for FY 2027 includes minimal growth to $4.4 million. During that same period, personnel costs alone have increased from $2.5 million in FY 2019 to $4.3 million for FY 2027.

The current E911 IGA obligates Milton to remit all related E911 Fund Revenue to the City. As 911 tax revenue trends have proven insufficient to cover ongoing operations, renegotiation of the IGA is needed.

When combined with operational costs, the E911 Fund is facing a forecasted operational deficit of -$794,996 for FY 2027. It is important to note that E911 Fund operations throughout the State often require subsidies, and the legislature is looking at options for augmenting 911 funding sources including amendments to the 911 fees.

Historical call volume reflects a usage allocation of 74% Alpharetta and 26% Milton. Using historical call volume as an allocation reference, Alpharetta's portion of the FY 2027 subsidy requirement would total $588,297 and Milton's would total $206,699.

The FY 2027 Budget proposal includes full funding of the subsidy by Alpharetta. However, it is the intent of staff to engage Milton in IGA renegotiations over the next several months to ensure a fair and equitable funding of 911 service costs.

The Personnel Services category increased 7%, or $290,754, due to multiple factors including:

- 3% performance-based merit program scheduled for July 1, 2026.
- Increases in overtime reflect current usage trends as well as market growth in group insurance costs (e.g. health, dental, vision) including staff turnover and associated changes in benefit elections (e.g. employee-only vs family coverage, etc.), pension costs, adjustments in the monetary value of employee service awards which had not changed in over 15 years (e.g., 5-year service award increased from $50 to $125), etc.

Authorized personnel total 33 full-time-equivalents ("FTE") and represent the following:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Variance
911 Communications Officer (I-III)	20.0	19.0	18.0	18.0	18.0	-
911 Communications Shift Supervisor	4.0	4.0	4.0	4.0	4.0	-
911 Division Chief	1.0	1.0	1.0	1.0	1.0	-
911 Division Deputy Chief	-	-	1.0	1.0	1.0	-
Public Safety GIS Analyst	-	1.0	1.0	1.0	1.0	-
911 Section Chief - Communications Training	1.0	-	-	-	-	-
911 Senior Communications Officer	4.0	4.0	4.0	4.0	4.0	-
911 Operations Manager	1.0	1.0	1.0	1.0	1.0	-
911 Quality Assurance & Training Coordinator	1.0	1.0	1.0	1.0	1.0	-
911 Technical Services Manager	-	1.0	1.0	1.0	1.0	-
Information Security Administrator	1.0	1.0	1.0	1.0	1.0	-
	33.0	33.0	33.0	33.0	33.0	-

The Maintenance and Operations category decreased by -1%, or -$13,385, as part of a concerted effort to reduce discretionary spending and align with current revenue/expense trends.

Statement of Budgetary Comparisons

Emergency 911 Fund

Public Safety Department

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Charges for Services:					
E-911 Service Fees	$ 3,545,761	$ 3,318,387	$ 2,893,523	$ 3,078,759	$ 3,100,000
E-911 Prepaid Service Fees	262,676	263,803	254,110	250,000	260,000
Other Taxes:					
Excise Tax	932	938	842	950	850
Intergovernmental:	1,107,857	1,019,472	1,022,930	1,025,000	1,050,000
Investment Earnings	35,567	44,181	(11,024)	-	-
Other					
Subsidy (Alpharetta)	-	-	-	564,175	794,996
Fund Balance	-	-	-	53,594	-
TOTAL	**$ 4,952,794**	**$ 4,646,781**	**$ 4,160,379**	**$ 4,972,478**	**$ 5,205,846**
EXPENDITURES					
Personnel Services:					
Salaries	$ 1,763,516	$ 1,968,499	$ 2,231,304	$ 2,354,285	$ 2,443,149
Overtime	379,745	470,311	330,895	300,000	354,000
Group Insurance	427,351	413,366	445,313	572,242	643,131
FICA	158,468	181,655	189,641	203,183	214,115
Pension (Defined Benefit)	130,289	137,370	180,215	171,238	198,751
Pension (401A Cont./Match)	195,281	216,973	238,005	303,486	340,261
Miscellaneous	98,973	103,076	116,130	125,659	127,440
subtotal	*$ 3,153,623*	*$ 3,491,250*	*$ 3,731,504*	*$ 4,030,093*	*$ 4,320,847*
Maintenance & Operations:					
Communications	$ 351,769	$ 484,924	$ 440,042	$ 487,600	$ 486,000
Maintenance Contracts	466,017	612,502	638,756	36,175	37,225
IT Professional Services	303,213	356,178	253,675	184,187	181,102
Miscellaneous	137,081	166,433	166,816	190,422	180,672
subtotal	*$ 1,258,080*	*$ 1,620,037*	*$ 1,499,288*	*$ 898,384*	*$ 884,999*
Capital/Leases:					
Capital	$ 8,098	$ 8,100	$ 2,390	$ 3,374	$ -
Fire Station Alerting System	115,004	193,416	-	21,581	-
E911 Telephone Hardware	192,850	-	-	-	-
CAD/Records Mgmt. Software	-	184,823	-	19,046	-
Radio Leases	76,777	302,783	226,006	-	-
subtotal	*$ 392,728*	*$ 689,122*	*$ 228,396*	*$ 44,001*	*$ -*
TOTAL	**$ 4,804,431**	**$ 5,800,410**	**$ 5,459,188**	**$ 4,972,478**	**$ 5,205,846**

Statement of Revenues, Expenditures, and changes in Fund Balance

Emergency 911 Fund

Public Safety Department

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
Beginning Fund Balance	$ 2,616,736	$ 2,765,099	$ 1,611,471	$ 312,661	$ 312,661
REVENUES BY CATEGORY					
Charges for Services	$ 3,808,437	$ 3,582,191	$ 3,147,632	$ 3,328,759	$ 3,360,000
Other Taxes	932	938	842	950	850
Intergovernmental	1,107,857	1,019,472	1,022,930	1,025,000	1,050,000
Investment Earnings	35,567	44,181	(11,024)	-	-
Subsidy (Alpharetta)	-	-	-	564,175	794,996
Other	-	-	-	53,594	-
TOTAL	**$ 4,952,794**	**$ 4,646,781**	**$ 4,160,379**	**$ 4,972,478**	**$ 5,205,846**
EXPENDITURES BY FUNCTION					
Public Safety	$ 4,804,431	$ 5,800,410	$ 5,459,188	$ 4,972,478	$ 5,205,846
TOTAL	**$ 4,804,431**	**$ 5,800,410**	**$ 5,459,188**	**$ 4,972,478**	**$ 5,205,846**
ACFR Rounding Adjustments	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance: (1),(2)	$ 2,765,099	$ 1,611,471	$ 312,661	$ 312,661	$ 312,661
Changes in Fund Balance (actual/est.)	$ 148,363	$(1,153,628)	$(1,298,809)	$ -	$ -

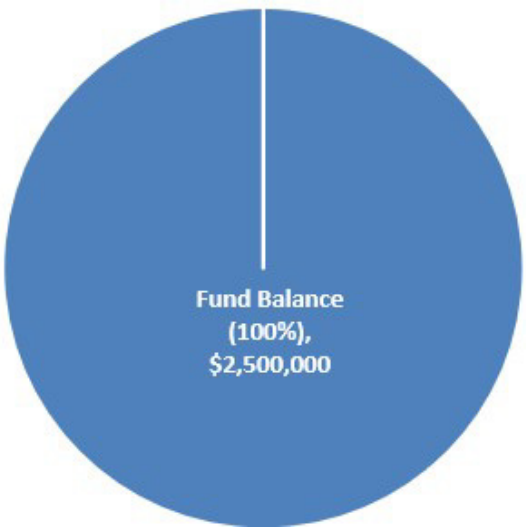
Notes:

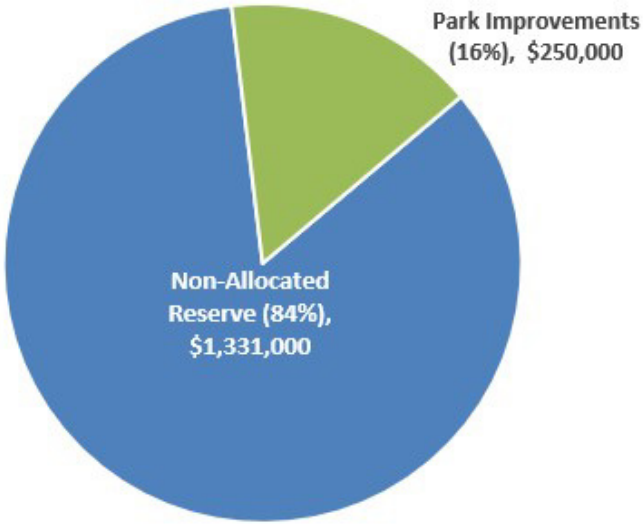
(1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/ Reserve accounts.

(2) Fund balance usage is for general operational budget growth including the renewal & replacement (capital) requests implemented by the North Fulton Regional Radio System Authority in FY 2024 and FY 2025. This activity was moved into the General Fund for FY 2026.

Impact Fee Fund Summary

FY 2027 Budget: $2,500,000





Revenues by Source | **Expenditures by Use**

The Impact Fee 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. The Community Development Department manages the Impact Fee Program.

Trends: The FY 2027 Budget totals $2.5 million. 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 Fee revenues are variable and dependent upon multiple factors such as the local and national economy. Due to the variability, the annual budget typically appropriates fund balance as the primary funding tool. That is to say, appropriations are made with funds already collected (i.e. fund balance) as opposed to a forecast of collections that may not materialize due to their inherent variability.

Impact fees are being allocated to the following capital initiatives ($1.2 million) which are discussed in depth within the *Capital Project Fund Summaries* section of this document. The remaining impact fee funds ($1.3 million) are included within the Non-Allocated account for future appropriation by the City Council.

- Haynes Bridge Road Park Restroom (Greenway): $459,500, representing the impact fee contribution towards overall project costs).

- Marconi Drive Park Restroom (Greenway): $459,500, representing the impact fee contribution towards overall project costs).
- Marietta-Roswell St. Corner Park: $250,000.

Statement of Budgetary Comparisons

Impact Fee Fund

Community Development/Other Departments

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Forecast	FY 2027 Recommended Budget
REVENUES					
Charges for Services:					
Impact Fees (Roads)	$ 157,917	$ 606,084	$ 446,830	$ 136,692	$ -
Impact Fees (Parks)	279,934	1,028,868	615,007	1,870,058	-
Impact Fees (Public Safety)	27,425	63,542	57,820	66,011	-
Investment Earnings	108,181	203,932	286,064	136,587	-
Other					
Fund Balance	-	-	-	6,079,080	2,500,000
TOTAL	**$ 573,457**	**$ 1,902,426**	**$ 1,405,721**	**$ 8,288,428**	**$ 2,500,000**
EXPENDITURES					
Capital/Leases:					
Impact Fee Study Update	$ 29,195	$ -	$ 8,169	$ 29,357	$ -
Roads					
Rucker Rd Corridor Imp.	134,044	10,800	-	-	-
AlphaLoop	1,533,350	-	-	-	-
Sidewalks (Dev. Agmt)	-	-	399,139	-	-
Dryden Rd Extension	-	-	-	2,223,615	-
Parks					
Wills Park Master Plan	21,930	-	-	306,704	-
Encore Parkway Greenway Connection/Park	27,480	-	174,413	1,798,108	-
North Park Fields 1-4 Restroom Replacement	-	-	-	528,820	-
Wills Park Baseball Field 5 synthetic turf installation	-	-	-	150,000	-
Marietta and Roswell Street Corner Park	-	-	-	20,000	250,000
Sidewalks (Dev. Agmt)	-	-	348,591	-	-
Haynes Bridge Road Park Restroom (Greenway)	-	-	-	-	459,500
Marconi Drive Park Restroom (Greenway)	-	-	-	-	459,500
Public Safety					
All-Terrain Vehicles (Qty: 2)	18,690	-	-	-	-
Fire Station 81 Improvements	-	-	-	314,000	-
subtotal	*$ 1,764,689*	*$ 10,800*	*$ 930,312*	*$ 5,370,604*	*$ 1,169,000*
Non-Allocated					
Roads	$ -	$ -	$ -	$ 66,147	$ -
Parks	-	-	-	2,803,284	1,331,000
Public Safety	-	-	-	48,393	-
subtotal	*$ -*	*$ -*	*$ -*	*$ 2,917,824*	*$ 1,331,000*
TOTAL	**$ 1,764,689**	**$ 10,800**	**$ 930,312**	**$ 8,288,428**	**$ 2,500,000**

Statement of Revenues, Expenditures, and changes in Fund Balance

Impact Fee Fund

Community Development/Other Departments

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Forecast	FY 2027 Recommended Budget
Beginning Fund Balance:	$ 4,903,276	$ 3,712,045	$ 5,603,671	$ 6,079,081	$ 2,917,825
REVENUES BY CATEGORY					
Charges for Services	$ 465,276	$ 1,698,494	$ 1,119,657	$ 2,072,761	$ -
Investment Earnings	108,181	203,932	286,064	136,587	-
Other	-	-	-	-	-
TOTAL	**$ 573,457**	**$ 1,902,426**	**$ 1,405,721**	**$ 2,209,348**	**$ -**
EXPENDITURES BY FUNCTION					
Impact Fee Study Update	$ 29,195	$ -	$ 8,169	$ 29,357	$ -
Capital (Roads)	1,667,394	10,800	399,139	2,223,615	-
Capital (Parks)	49,410	-	523,004	2,803,632	1,169,000
Capital (Public Safety)	18,690	-	-	314,000	-
TOTAL	**$ 1,764,689**	**$ 10,800**	**$ 930,312**	**$ 5,370,604**	**$ 1,169,000**
ACFR Rounding Adjustments	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance: (1),(2)	$ 3,712,045	$ 5,603,671	$ 6,079,081	$ 2,917,825	$ 1,748,825
Changes in Fund Balance (actual/est.)	$ (1,191,232)	$ 1,891,626	$ 475,410	$ (3,161,256)	$ (1,169,000)

Notes:

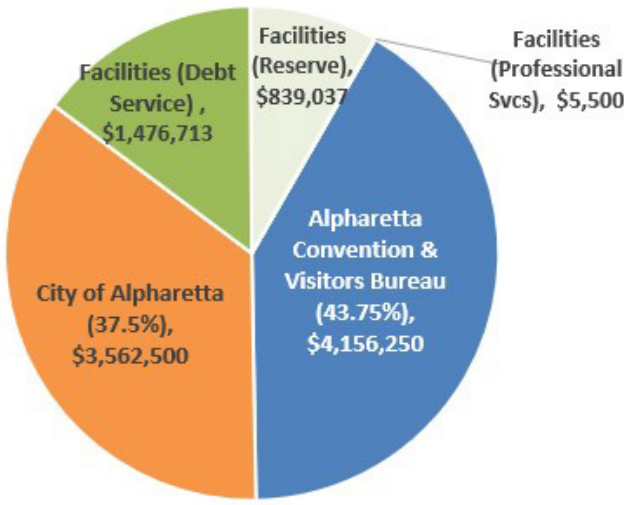
(1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts. Please note, the city does not materially base Impact Fee investment on forecasted revenues. Instead, opting to utilize actual collections. Hence, a forecast of impact fee collections is not programmed into the FY 2027 Recommended Budget.

(2) Impact Fee fund balance usage is targeted towards eligible capital projects that offset the costs associated with growth (e.g. population, business, etc.).

Hotel/Motel Fund Summary

FY 2027 Budget: $10,040,000

Revenues by Source



Expenditures by Use

The Hotel/Motel 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 tax revenue (not including investment earnings) is distributed as follows: City of Alpharetta (37.5%); Alpharetta Convention & Visitor's Bureau (43.75%); and Facilities (Conference Center/Tourism Product Development; 18.75%).

Trends

The FY 2027 Budget totals $10 million. 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 tax revenue (not including investment earnings) is distributed as follows: City of Alpharetta (37.5% or $3.6 million); Alpharetta Convention & Visitor's Bureau (43.75% or $4.2 million); and Tourism Product Development (18.75% or $1.8 million).

The Tourism Product Development portion of the revenue is dedicated to funding debt service on the Conference Center bonds ($1.5 million) as well as a non-allocated reserve totaling $839,037 which is available for initiatives that create, enhance, or expand tourism

assets that attract visitors and generate economic impact. The reserve is funded partially through an appropriation of fund balance totaling $500,000 which represents prior-year Tourism Product Development monies in excess of the $1.5 million debt service reserve included within the Fund (aimed at augmenting debt service coverage in times of economic volatility).

Hotel/Motel tax collection forecast for FY 2027 totals $9.5 million and represents an increase of 4% compared to the FY 2026 budget. However, actual collections for FY 2026 are estimated at $9.6 million (through February 2026). The forecast for FY 2027 is conservative given current economic volatility (e.g. fuel prices) and their potential impact on the travel/hospitality industry.

Statement of Budgetary Comparisons

Hotel/Motel Fund

Multiple Departments

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Other Taxes					
Hotel/Motel Taxes	$ 9,277,072	$ 9,111,647	$ 9,272,425	$ 9,100,000	$ 9,500,000
Interest/Penalties	30,167	3,150	1,654	-	-
Investment Earnings	-	66,778	98,135	20,000	40,000
Other					
Fund Balance	-	-	-	1,752,468	500,000
TOTAL	**$ 9,307,239**	**$ 9,181,576**	**$ 9,372,213**	**$ 10,872,468**	**$ 10,040,000**
EXPENDITURES					
ACVB/City					
Alpharetta Convention & Visitors Bureau	$ 4,058,719	$ 3,987,724	$ 4,057,409	$ 3,981,250	$ 4,156,250
City of Alpharetta (transfer-out)	3,480,902	3,418,049	3,477,779	3,412,500	3,562,500
subtotal	*$ 7,539,621*	*$ 7,405,773*	*$ 7,535,189*	*$ 7,393,750*	*$ 7,718,750*
Facility					
Professional Svcs (Bond Admin)	$ 5,915	$ 6,065	$ 6,415	$ 5,500	$ 5,500
Series 2016 Bonds (debt service)	1,365,213	1,392,713	1,417,213	1,448,713	1,476,713
Debt Svc Reserve (Contingency)	-	-	-	1,500,000	-
Tourism Product Development Reserve	-	-	-	509,435	839,037
Equestrian Center Improvements	-	-	-	-	-
Wills Park Maint. Facility	309,369	-	-	-	-
Wills Park Master Plan Imp.	268,248	-	-	15,070	-
subtotal	*$ 1,948,744*	*$ 1,398,778*	*$ 1,423,628*	*$ 3,478,718*	*$ 2,321,250*
TOTAL	**$ 9,488,366**	**$ 8,804,550**	**$ 8,958,816**	**$ 10,872,468**	**$ 10,040,000**

Statement of Revenues, Expenditures, and changes in Fund Balance

Hotel/Motel Fund

Multiple Departments

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
Beginning Fund Balance:	$ 1,143,171	$ 962,046	$ 1,339,073	$ 1,752,472	$ 2,009,439
REVENUES BY CATEGORY					
Hotel Taxes	$ 9,307,239	$ 9,114,797	$ 9,274,078	$ 9,100,000	$ 9,500,000
Investment Earnings	-	66,778	98,135	20,000	40,000
Other	-	-	-	-	-
TOTAL	**$ 9,307,239**	**$ 9,181,576**	**$ 9,372,213**	**$ 9,120,000**	**$ 9,540,000**
EXPENDITURES BY FUNCTION					
Alpharetta Convention & Visitors Bureau	$ 4,058,719	$ 3,987,724	$ 4,057,409	$ 3,981,250	$ 4,156,250
City of Alpharetta (transfer-out)	3,480,902	3,418,049	3,477,779	3,412,500	3,562,500
Tourism Product Development portion of the Hotel Tax:					
Debt Service, Other	1,371,128	1,398,778	1,423,628	1,454,213	1,482,213
Eligible System Improvements	577,617	-	-	15,070	-
TOTAL	**$ 9,488,366**	**$ 8,804,550**	**$ 8,958,816**	**$ 8,863,033**	**$ 9,200,963**
ACFR/Rounding Adjustments	$ 1	$ 2	$ 1	$ -	$ -
Ending Fund Balance: (1),(2)	$ 962,046	$ 1,339,073	$ 1,752,472	$ 2,009,439	$ 2,348,476
Changes in Fund Balance (actual/est.)	$ (181,125)	$ 377,027	$ 413,398	$ 256,967	$ 339,037

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/R

(2) 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).

Capital Project Fund Summaries

Overview

Pursuant to the Governmental Accounting Standards Board's ("GASB") Codification, Section 1300.106, capital project funds are used to account for the acquisition and construction of major items, such as buildings, infrastructure, parks, streets, and other major capital facilities.

The city's capital program has the most visible and long-term effect on the quality of life for our stakeholders. Through an aggressive capital program, improvements to transportation, access to quality cultural and recreational opportunities, partnering with local businesses for continued economic development, and providing infrastructure and assets for public safety are afforded. The foundation of the city's capital program is the five-year capital project improvement plan ("CIP") which is updated annually. The CIP assists in the planning, acquisition, and financing of capital projects.

A capital project generally is defined as an expenditure that has an expected useful life of more than three years with an estimated total cost of $25,000 or more, or an improvement/ addition to an existing capital asset. Examples include building/ infrastructure construction, park improvements, streetscapes, land acquisitions, vehicles, etc.

Capital projects are budgeted primarily in the city's capital project funds with the main exceptions being those capital investments funded through restricted revenues that require separate accounting treatment (e.g., Impact Fees, Asset Forfeiture, E911 Fees, etc.).

The city has six (6) capital project funds, and they all follow the life-to-date budgeting process whereby budget is carried forward annually to cover Council approved projects and remains in full-effect until project completion or re-allocation by City Council. As such, these appropriations are not reflected in this budget document but are reflected in the city's monthly financial management reports and can be accessed at www.alpharetta.ga.us. The capital project funds utilize the modified accrual basis of budgeting and accounting.

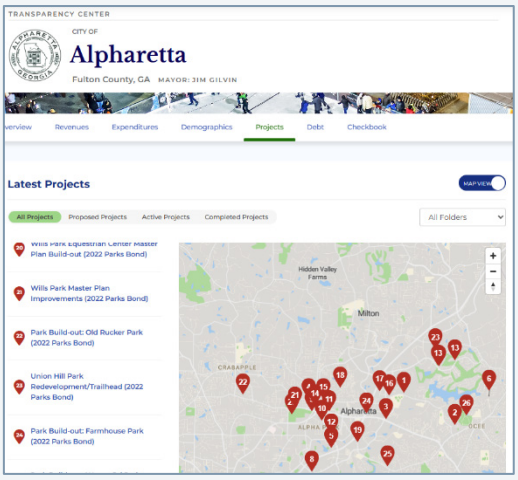
CAPITAL PROJECT FUND SUMMARIES

The following section provides a brief narrative of the city's capital project funds.

- **Capital Project Fund**: This fund accounts for the acquisition and construction of major items, such as buildings, infrastructure, parks, streets, and other major capital facilities, with a value (generally) in excess of $25,000. Funding for these capital improvements typically comes from the General Fund through (A) an annual appropriation and (B) a transfer of the available fund balance from the most recent complete/audited fiscal year. Appropriations are perpetual with only new appropriations recognized in the annual budget.
- **Stormwater Capital Fund**: This fund accounts for stormwater/drainage maintenance, repair, and/or improvement projects with a value (generally) in excess of $25,000. Funding for these capital improvements typically comes from the General Fund through (A) an annual appropriation and (B) a transfer of the available fund balance from the most recent complete/audited fiscal year. Appropriations are perpetual with only new appropriations recognized in the annual budget.
- **Capital Grants Fund**: This fund accounts for resources received from federal, state, and local grants awarded to the city. Matching funds, which represent the city's financial investment, are also recorded within this fund. This fund accounts for capital grants only. Operating grant proceeds are recorded within the Operating Grant Fund.
- **TSPLOST 1 Capital Fund**: This fund accounts for the collection of TSPLOST 1 (Transportation Special Purpose Local Option Sales Taxes) revenue and the expenditure on eligible transportation improvements and congestion mitigation initiatives. Fund appropriations are perpetual with only new appropriations (e.g. investment earnings) recognized in the annual budget. This tax was imposed for the period of April 1, 2017, through March 31, 2022.
- **TSPLOST 2 Capital Fund**: This fund accounts for the collection of TSPLOST 2 (Transportation Special Purpose Local Option Sales Taxes) revenue and the expenditure on eligible transportation improvements and congestion mitigation initiatives. Fund appropriations are perpetual with only new appropriations (e.g. investment earnings) recognized in the annual budget. This tax is imposed for the period of April 1, 2022, through March 31, 2027.
- **2022 Parks Bond Fund**: This fund accounts for the proceeds and associated expenditures resulting from the issuance of voter approved general obligation bonds, series 2022. Fund appropriations will be perpetual with only new appropriations (e.g. investment earnings) recognized in the annual budget.

For the purposes of this budget document, the Capital Projects Fund, Stormwater Capital Fund, TSPLOST 1 Capital Fund, TSPLOST 2 Capital Fund, and 2022 Parks Bond Fund are presented as new appropriation activity is recommended for FY 2027.

The City of Alpharetta website is a great resource to stay informed about development and capital improvements in Alpharetta (www.alpharetta.ga.us).



City Projects

The purpose of the City Projects page is to put information on key road, park, and other City of Alpharetta infrastructure projects quickly and easily in the hands of our residents and corporate citizens whose tax dollars largely fund these projects.

https://cleargov.com/georgia/fulton/city/alpharetta/projects

Private Development

Businesses and other private property owners know that an investment in Alpharetta is one that is hard to beat. Many of those investments come in the form of significant commercial, residential, or mixed-use projects that pique the interest of Alpharetta citizens. Use our map-based tool to easily find out what new projects Private Developers are pursuing in our community.

https://www.alpharetta.ga.us/219/Private-Development

Funding Methodology

The city's preferred method for funding capital projects within the CIP shall be through current revenue when available (i.e., pay-as-you-go) or from outside funding sources such as grant funding and related aid. Debt obligations may be issued for capital projects when it is appropriate to achieve a fair allocation of costs between current and future beneficiaries. Funding for the CIP is provided as follows:

- **Proper Use of Fund Balance**
  General Fund: Based on audited financial statements for the year ending June 30, 2025, the city's fund balance totaled $35.7 million. Of this amount, approximately $5 million was appropriated in the FY 2026 Budget for capital/one-time initiatives/

reserve, $800,000 for legal contingency reserves, and $24.2 million has been designated as an emergency account based on a conservative policy of 25% of total appropriations (i.e., roughly 3 months of operating expenditure). It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time expenditures (generally capital investment). Available capital/one-time initiative funding for FY 2027 totals $5.7 million.

- **Funding Capital from Operating Budget**
  The FY 2027 budget includes funding totaling $475,000 from General Fund operations for capital investment (e.g., replacement of our infrastructure and equipment, etc.). The annual capital funding goal from General Fund operations is $7.5 million and is a budgetary planning priority for future budgets. By programming an annual capital contribution 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. Funding from the General Fund, which is available for immediate capital investment in 2027, includes the following:

  - $ 5,661,572 Fund Balance for one-time capital.
  - 475,000 Capital Contribution from the General Fund.

  $ 6,136,572

- **Debt Funding**: Debt obligations, including capital leases, are primarily reserved for large-scale capital projects when it is appropriate to achieve a fair allocation of costs between current and future beneficiaries.

FY 2027 Capital Funding

The FY 2027 Capital Plan includes funding of $36.5 million for capital initiatives (including potential grant funding). Base capital funding totals $32.7 million and has been appropriated to the identified projects and non-allocated. Other Sources totaling $3.8 million and consisting of anticipated LMIG (Local Maintenance & Improvement Grant) and LRA (Local Roads Assistance Grant) grant funding and Capital Lease funding will be appropriated once received (and/or appropriate agreements executed).

Recommended capital investment totals $18.3 million and is focused on maintaining and improving city infrastructure and assets, including:

- Acting on the findings of the Facility Condition Assessment completed during FY 2025 (City Facility Preventative Maintenance Assessment and Implementation, HVAC Replacements, generator replacements, Public Safety Headquarters maintenance, Fire Station maintenance, City Hall maintenance, etc.).

- Continuing focus on the responsible maintenance and preservation of our municipal infrastructure to serve the needs of the entire community now and into the future (milling/resurfacing, stormwater, fleet, equipment, parks amenities, etc.).
- Incorporating the Fleet Maintenance and Replacement Policy (adopted in FY 2026) process into the annual budget and CIP which establishes a uniform framework for fleet maintenance, acquisition, utilization, and replacement planning across all City departments.
- Delivering on prior-year design projects (Marietta-Roswell St. Corner Park).
- Leveraging restricted revenue sources (parks impact fees) to deliver service improvements to our citizens and stakeholders (Greenway restrooms at Haynes Bridge Road Park and Marconi Drive Park as well as buildout of the Marietta-Roswell St. Corner Park).

An additional $18.2 million is being reserved to provide flexibility for future prioritized capital investment.

FY 2027 Capital Source & Use Summary	Capital Project Fund	Stormwater Capital Fund	2022 Parks Bond Fund	TSPLOST 1 Capital Fund	TSPLOST 2 Capital Fund	Impact Fee Fund (Parks)	Subtotal	Other Sources (grants, etc.)	Total
Sources									
Available Fund Balance	$ 3,500,000	$ -	$ 450,000	$ 1,939,099	$ 7,600,000	$ 2,500,000	$ 15,989,099	$ -	$ 15,989,099
General Fund									
Annual Capital Appropriation	475,000	-	-	-	-	-	475,000	-	475,000
Available Fund Balance	4,261,572	1,400,000	-	-	-	-	5,661,572	-	5,661,572
TSPLOST Collections	-	-	-	-	9,000,000	-	9,000,000	-	9,000,000
Investment Earnings	400,000	100,000	-	300,000	750,000	-	1,550,000	-	1,550,000
Other									
Local Maintenance Improvement Grant (LMIG); Milling and Resurfacing	-	-	-	-	-	-	-	731,300	731,300
Local Roads Assistance Grant (LRA); Milling and Resurfacing	-	-	-	-	-	-	-	838,403	838,403
Capital Leases	-	-	-	-	-	-	-	2,275,000	2,275,000
Total Sources	**$ 8,636,572**	**$ 1,500,000**	**$ 450,000**	**$ 2,239,099**	**$ 17,350,000**	**$ 2,500,000**	**$ 32,675,671**	**$ 3,844,703**	**$ 36,520,374**
Uses									
Capital/One-Time Initiatives									
Economic Development	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000
Information Technology	567,800	-	-	-	-	-	567,800	-	567,800
Police	1,556,249	-	-	-	-	-	1,556,249	-	1,556,249
Public Works	2,750,000	1,500,000	-	-	5,131,597	-	9,381,597	3,844,703	13,226,300
Recreation, Parks & Cultural Servi	1,243,500	-	450,000	-	-	1,169,000	2,862,500	-	2,862,500
Community Development	-	-	-	-	-	-	-	-	-
Total Uses	**$ 6,217,549**	**$ 1,500,000**	**$ 450,000**	**$ -**	**$ 5,131,597**	**$ 1,169,000**	**$ 14,468,146**	**$ 3,844,703**	**$ 18,312,849**
Non-Allocated (Future Capital/One-Time Initiatives)	**$ 2,419,023**	**$ -**	**$ -**	**$ 2,239,099**	**$ 12,218,403**	**$ 1,331,000**	**$ 18,207,525**		

Capital Initiatives not recommended for funding total $7.2 million. Detailed narratives for the Staff Recommended and Unfunded Capital Initiatives are included herein.

FY 2027 Recommended Capital Project Listing

The following section provides both a (1) summary list of Staff Recommended Capital Initiatives for FY 2027 and is followed by (2) a detailed narrative of each capital initiative.

FY 2027 Capital Source & Use Detail	Capital Project Fund	Stormwater Capital Fund	2022 Parks Bond Fund	TSPLOST 1 Capital Fund	TSPLOST 2 Capital Fund	Impact Fee Fund (Parks)	Subtotal	Other Sources (grants, etc.)	Total
Sources									
Available Fund Balance	$ 3,500,000	$ -	$ 450,000	$ 1,939,099	$ 7,600,000	$ 2,500,000	$ 15,989,099	$ -	$ 15,989,099
General Fund									
Annual Capital Appropriation	475,000	-	-	-	-	-	475,000	-	475,000
Available Fund Balance	4,261,572	1,400,000	-	-	-	-	5,661,572	-	5,661,572
TSPLOST Collections	-	-	-	-	9,000,000	-	9,000,000	-	9,000,000
Investment Earnings	400,000	100,000	-	300,000	750,000	-	1,550,000	-	1,550,000
Other									
Local Maintenance Improvement Grant (LMIG); Milling and Resurfacing	-	-	-	-	-	-	-	731,300	731,300
Local Roads Assistance Grant (LRA); Milling and Resurfacing	-	-	-	-	-	-	-	838,403	838,403
Capital Leases	-	-	-	-	-	-	-	2,275,000	2,275,000
Total Sources	**$ 8,636,572**	**$ 1,500,000**	**$ 450,000**	**$ 2,239,099**	**$ 17,350,000**	**$ 2,500,000**	**$ 32,675,671**	**$ 3,844,703**	**$ 36,520,374**
Uses									
Capital/One-Time Initiatives									
Economic Development									
Economic Development Toolbox	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000
	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000
Information Technology									
Technology Replacement (all City Departments)	$ 397,800	$ -	$ -	$ -	$ -	$ -	$ 397,800	$ -	$ 397,800
Data Center Auxiliary A/C Replacement	45,000	-	-	-	-	-	45,000	-	45,000
AI Strategy (study)	125,000	-	-	-	-	-	125,000	-	125,000
	$ 567,800	$ -	$ -	$ -	$ -	$ -	$ 567,800	$ -	$ 567,800
Police									
Police (Fleet Replacement)	$ 1,481,249	$ -	$ -	$ -	$ -	$ -	$ 1,481,249	$ -	$ 1,481,249
Citywide Camera Infrastructure	75,000	-	-	-	-	-	75,000	-	75,000
	$ 1,556,249	$ -	$ -	$ -	$ -	$ -	$ 1,556,249	$ -	$ 1,556,249

FY 2027 Capital Source & Use Detail	Capital Project Fund	Stormwater Capital Fund	2022 Parks Bond Fund	TSPLOST 1 Capital Fund	TSPLOST 2 Capital Fund	Impact Fee Fund (Parks)	Subtotal	Other Sources (grants, etc.)	Total
Uses									
Capital/One-Time Initiatives									
Public Works									
Milling and Resurfacing	$ -	$ -	$ -	$ -	$ 3,161,597	$ -	$ 3,161,597	$ 1,569,703	$ 4,731,300
Traffic Striping and Signage	-	-	-	-	320,000	-	320,000	-	320,000
Signalized Intersection Maintenance (incl. Traffic Control Equipment)	-	-	-	-	210,000	-	210,000	-	210,000
Bridge and Guardrail Maintenance	-	-	-	-	250,000	-	250,000	-	250,000
Traffic Calming Improvements	-	-	-	-	50,000	-	50,000	-	50,000
Traffic Signal Pole Maintenance	-	-	-	-	150,000	-	150,000	-	150,000
Sidewalk and Brick Paver Maintenance and Repair	-	-	-	-	750,000	-	750,000	-	750,000
Stormwater	-	1,500,000	-	-	-	-	1,500,000	-	1,500,000
Department Pool Vehicles (Fleet Replacement)	95,000	-	-	-	-	-	95,000	-	95,000
F-150 Truck (Fleet Replacement)	220,000	-	-	-	-	-	220,000	-	220,000
F-250 Crew Cab Service Truck (Fleet Replacement)	80,000	-	-	-	-	-	80,000	-	80,000
F-350 Crew Cab Service Bed Truck (Fleet Replacement)	85,000	-	-	-	-	-	85,000	-	85,000
F-550 Crew Cab Dump Truck (Fleet Replacement)	200,000	-	-	-	-	-	200,000	-	200,000
Trailers (Equipment Replacement)	30,000	-	-	-	-	-	30,000	-	30,000
Asphalt Paver (Equipment Replacement/Upgrade)	-	-	-	-	240,000	-	240,000	-	240,000
Winter Weather Equipment Storage	45,000	-	-	-	-	-	45,000	-	45,000
Facility Condition Assessment (Phase 1) Implementation	1,150,000	-	-	-	-	-	1,150,000	2,275,000	3,425,000
Police Headquarters (Facility Maintenance/Improvements)	200,000	-	-	-	-		200,000	-	200,000
Fire Facilities (Facility Maintenance/Improvements)	40,000	-	-	-	-	-	40,000	-	40,000
Fire Facilities (Roof Repairs/Replacements and Wall Restoration)	90,000	-	-	-	-	-	90,000	-	90,000
City Hall (Facility Maintenance/Improvements)	35,000	-	-	-	-	-	35,000	-	35,000
Recreation Facilities (Facility Maintenance/Improvements)	50,000	-	-	-	-	-	50,000	-	50,000
Parking Garages (Facility Maintenance/Improvements)	125,000	-	-	-	-	-	125,000	-	125,000

FY 2027 Capital Source & Use Detail	Capital Project Fund	Stormwater Capital Fund	2022 Parks Bond Fund	TSPLOST 1 Capital Fund	TSPLOST 2 Capital Fund	Impact Fee Fund (Parks)	Subtotal	Other Sources (grants, etc.)	Total
Uses									
Capital/One-Time Initiatives									
Public Works *continued*									
HVAC Replacements (Facility Maintenance/Improvements)	165,000	-	-	-	-	-	165,000	-	165,000
Generator Replacements (Facility Maintenance/ Improvements)	100,000	-	-	-	-	-	100,000	-	100,000
Public Works (Design Services)	40,000	-	-	-	-	-	40,000	-	40,000
	$ 2,750,000	$ 1,500,000	$ -	$ -	$ 5,131,597	$ -	$ 9,381,597	$ 3,844,703	$ 13,226,300
Recreation, Parks & Cultural Services									
Park Repairs and Improvements	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ 200,000	$ -	$ 200,000
Park Security Repairs & Improvements (security cameras, etc.)	60,000	-	-	-	-	-	60,000	-	60,000
Park Trail Maintenance	25,000	-	-	-	-	-	25,000	-	25,000
Wood Lightpole/LED Replacement Initiative	-	-	450,000	-	-	-	450,000	-	450,000
Playground Equipment Replacement	50,000	-	-	-	-	-	50,000	-	50,000
Park Shade Structure & Awning Replacements	30,000	-	-	-	-	-	30,000	-	30,000
Athletic Court Resurfacing	300,000	-	-	-	-	-	300,000	-	300,000
Fountain and Pool Repairs (new to CIP)	75,000	-	-	-	-	-	75,000	-	75,000
Alpha Loop Maintenance and Repair (new to CIP)	50,000	-	-	-	-	-	50,000	-	50,000
Tree Maintenance, Planting and Removal in Parks	125,000	-	-	-	-	-	125,000	-	125,000
General Equipment Replacement (Recreation)	62,500	-	-	-	-	-	62,500	-	62,500
Alpharetta Public Arts (Outdoor On-Loan Sculpture Exhibit)	45,000	-	-	-	-	-	45,000	-	45,000
Public Art in the Parks	20,000	-	-	-	-	-	20,000	-	20,000
Public Art Fund by Developers - City Property	10,000	-	-	-	-	-	10,000	-	10,000
Public Art for City Projects	25,000	-	-	-	-	-	25,000	-	25,000
Haynes Bridge Road Park Restroom (Greenway)	40,500	-	-	-	-	459,500	500,000	-	500,000
Marconi Drive Park Restroom (Greenway)	40,500	-	-	-	-	459,500	500,000	-	500,000

FY 2027 Capital Source & Use Detail	Capital Project Fund	Stormwater Capital Fund	2022 Parks Bond Fund	TSPLOST 1 Capital Fund	TSPLOST 2 Capital Fund	Impact Fee Fund (Parks)	Subtotal	Other Sources (grants, etc.)	Total
Uses									
Capital/One-Time Initiatives									
Recreation, Parks & Cultural Services *continued*									
Marconi Drive Park Restroom (Greenway)	40,500	-	-	-	-	459,500	500,000	-	500,000
Marietta-Roswell St. Corner Park	-	-	-	-	-	250,000	250,000	-	250,000
Outdoor Electrical Connections for Roswell Street and Canton Street (Holiday Lighting) - new to CIP	50,000	-	-	-	-	-	50,000	-	50,000
Alpha Loop Electrical Installation - new to CIP	25,000	-	-	-	-	-	25,000	-	25,000
Recreation (Design Services)	10,000	-	-	-	-	-	10,000	-	10,000
	$ 1,243,500	$ -	$ 450,000	$ -	$ -	$ 1,169,000	$ 2,862,500	$ -	$ 2,862,500
Total Uses	**$ 6,217,549**	**$ 1,500,000**	**$ 450,000**	**$ -**	**$ 5,131,597**	**$ 1,169,000**	**$ 14,468,146**	**$ 3,844,703**	**$ 18,312,849**
Non-Allocated (Future Capital/One-Time Initiatives)	**$ 2,419,023**	**$ -**	**$ -**	**$ 2,239,099**	**$ 12,218,403**	**$ 1,331,000**	**$ 18,207,525**		

Budgeted as part of the FY 2027 Budget.

Budgeted once received.

Fiscal Year 2027 Annual Action Plan

The City Council Retreat during January 2026 set forth priorities to guide the construction of the FY 2027 budget including operations and capital investment. These priorities were condensed into an Annual Action Plan and are detailed within the section of this document entitled *Fiscal Year 2027 Annual Action Plan* with the components set forth below:

- Strategic Growth and Redevelopment of North Point
- Safe and Welcoming Community
- The Alpha Loop and Greenway
- Downtown Alpharetta
- Communications that Connect
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance
- Transportation and Traffic
- People Focused Workforce
- Economic Development

Detail (Recommended Capital Initiatives)

Economic Development

Economic Development Toolbox **$100,000**

Fiscal Year 2027 Annual Action Plan:

- Economic Development

Description: This request is funding for consultants, counsel, and related professionals to study and implement economic development priorities. Operating Budget Impact: N/A.

Information Technology

Technology Replacement (all city departments) **$397,800**

Fiscal Year 2027 Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is to provide for the annual replacement, procurement, and upgrading of technology for all city departments. As in previous 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 over 520 computers in operation (desktops/laptops). The main component of the FY 2027 request includes funding for the replacement of computers, iPhones, iPads, and printers (as needed).

The current city standards for technology replacement (based on funding availability)are as follows: servers (5 years); SANS – Storage (5 years); desktop PCs (4 years); laptop PCs (4 years); iPad tablets (3 years); iPhones (3 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); monitors (8 years). Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs. Frees-up IT staff to focus on other priorities.

Data Center Auxiliary A/C Replacement **$45,000**

Fiscal Year 2027 Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the replacement of the auxiliary rooftop air-conditioning unit serving the Public Works Data Center. This facility houses the City's core servers and storage infrastructure that provide the virtual environment supporting operations at this location and throughout the City.

The data center is currently served by two HVAC units: a 2011 rooftop unit and a 2015 ground-mounted unit. The systems operate on a lead-lag rotation schedule, with each unit conditioning the space for approximately one to two weeks at a time before alternating. This configuration promotes balanced run time and preserves system redundancy.

Server room HVAC systems typically have a shorter lifecycle of approximately 10–15 years due to continuous operation and the critical need to maintain precise environmental conditions. Although the alternating setup reduces individual run time, the rooftop unit has now reached 15 years of service life. At this age, the risk of mechanical failure increases, and replacement parts may become more difficult or costly to obtain.

Proactive replacement of the rooftop unit is recommended to maintain environmental stability, ensure continued redundancy, and protect the City's investment in critical IT infrastructure. This project supports operational continuity, reduces the risk of unplanned downtime, and aligns with best practices for data center resilience and long-term asset management.

Operating Budget Impact: Operational costs consist of added electricity usage and equipment maintenance and are currently budgeted.

AI Strategy (study) **$125,000**

Fiscal Year 2027 Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: The City's growing use of AI tools, including Copilot Chat GCC, Microsoft 365 Copilot GCC, and Copilot Studio, represents a significant opportunity to improve efficiency, enhance constituent services, and strengthen data-driven decision-making across all departments. To maximize the return on these investments, the City requires a comprehensive AI strategy and implementation plan that aligns technology adoption with organizational priorities, governance requirements, and workforce readiness. Engaging a consultant with public-sector AI expertise will ensure that our approach is purposeful, secure, and consistent with government-grade compliance and responsible-use standards. This support will help the City establish a clear roadmap for how AI can be safely and effectively integrated into daily operations.

Additionally, the City maintains numerous disparate systems that generate large volumes of operational, public safety, financial, and service-delivery data. Unlocking the full value of AI depends on understanding, organizing, and utilizing this data cohesively. A consultant will assess our current data environment, identify opportunities for integration and automation, and develop a plan for enabling cross-departmental insights through secure and governed AI models.

This $125,000 investment will accelerate our ability to adopt AI responsibly, leverage our existing tools more effectively, and support long-term innovation in municipal operations and resident service delivery.

Operating Budget Impact: N/A.

Police

Fleet Replacement (Qty: 18) - Police $1,481,249

Fiscal Year 2027 Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the replacement of Police Department vehicles in accordance with the City's Fleet Maintenance and Replacement Policy ("Policy"). Vehicle replacement requests for the upcoming budget year meet the established criteria within the Vehicle Replacement Framework section of the Policy while all other years are based on a forecast of vehicles meeting the established criteria (e.g. based on forecasted utilization rates, etc.).

The vehicles identified below will be recommended for replacement based on the Vehicle Replacement Framework within the Policy, which includes multiple criteria such as age/mileage (depending on vehicle category), idle time, maintenance cost analysis, reliability and downtime, safety issues, obsolescence, and mission suitability. Applicable age categories include:

- Police Pursuit Cars/SUVs (minimum of 8 years and/or 125,000 miles).
- Police Motorcycles (minimum of 6 years and/or 60,000 miles).
- Sedans, SUVs, Trucks (minimum of 12 years and/or 150,000 miles).

The request for FY 2027 includes the forecasted replacement of the following:

Year	Make	Model	VIN	Division	type	PD / FD	Mileage 12/2025
2015	Ford	Explorer	1FM5K8AR6FGB61945	Patrol	SUV	Police	103,627
2015	Ford	Explorer	1FM5K8AR2FGB61943	Patrol	SUV	Police	103,424
2015	Ford	Explorer	1FM5K8AR8FGB61946	Patrol	SUV	Police	102,230
2016	Ford	Explorer	1FM5K8AR8GGB65464	Patrol	SUV	Police	109,185
2016	Ford	Explorer	1FM5K8AR0GGC14981	Patrol	SUV	Police	108,916
2016	GMC	Sierra 2500HD	1GT11REG4GF226495	Patrol	Pickup Truck	Police	102,262
2016	Ford	Explorer	1FM5K8AR6GGC14984	Patrol	SUV	Police	78,024
2016	Ford	Explorer	1FM5K8AR4GGC14983	Patrol	SUV	Police	99,033
2017	Ford	Explorer	1FM5K8AR0HGE15426	PD Admin	SUV	Police	96,024
2017	Ford	Explorer	1FM5K8AR6HGE15432	Patrol	SUV	Police	100,807
2017	Ford	Explorer	1FM5K8AR6HGE15429	PD Admin	SUV	PD Admin 911	92,297
2017	Honda	Pilot	5FNYF6H18HB053575	PD Admin	SUV	Police	97,073
2018	Ford	Explorer	1FM5K8AR5JGC75878	Patrol	SUV	Police	107,859
2018	Ford	Explorer	1FM5K8AR0JGC75870	Patrol	SUV	Police	116,129
2018	Ford	Explorer	1FM5K8AR6JGC75887	PD Admin	SUV	Police	101,770
2018	Ford	Explorer	1FM5K8AR3JGC75877	Patrol	SUV	Police	100,389
2018	Ford	Explorer	1FM5K8AR0JGC75884	PD Admin	SUV	Police	97,837
2018	Ford	Explorer	1FM5K8AR1JGB34418	Patrol	SUV	Police	95,899

- Police Pursuit Cars/SUVs = ten (10) Chevrolet Tahoe PPV vehicles that meet the replacement criteria based on a combination of age, mileage, and idle time. Pricing is ten (10) vehicles x $86,490 ($59,850 base vehicle + $26,640 upfitting) = $864,900.
- Sedans, SUVs, Trucks = eight (8) vehicles that meet the replacement criteria based on a combination of age, mileage, and idle time. Requested funding totals $481,690 and includes the following forecasted model types:

- Three (3) Tesla Model Y vehicles x $60,630 ($50,630 base vehicle + $10,000 upfitting) = $181,890.
- Four (4) Toyota Grand Highlander Hybrid LE vehicles X $56,200 ($46,200 base vehicle + $10,000 upfitting) = $224,800.
- One (1) Chevrolet or Ford EV Truck x $75,000 ($65,000 Base vehicle + $10,000 upfitting) = $75,000.

- Including a 10% contingency for price increases of $134,659.
- FY 2027 Total Police Fleet Replacement $1,481,249.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs and an increase in fuel efficiency.

Citywide Camera Infrastructure **$75,000**

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community
- Downtown Alpharetta
- Infrastructure and Facilities Maintenance.
- Transportation and Traffic

Description: This request funds the continued life-cycle management program for the City's camera infrastructure. Annual funding supports the planned replacement and management of system components, including cameras, servers, network equipment, and required professional services, allowing for predictable budgeting and reduced risk associated with aging technology.

Funding provided in FY 2025 and FY 2026 supported consolidation and replacement of the video management systems used to control cameras and capture video. Consistent with industry standards, a replacement schedule is being established for major system components: video management system servers (5 years), cameras (6 years), and network equipment (5 years).

Currently, approximately 80 percent of the City's cameras have reached end-of-life and are overdue for replacement. The FY 2027 funding of $75,000 will initiate an annual, phased approach to identifying and replacing the components most in need due to end-of-life conditions, technology obsolescence, or system expansion needs. For example, many of the cameras in City Hall are more than 11 years old, are no longer supported, present increased cybersecurity risk, and do not provide the analytics capabilities required today.

Operational Impact: Routine replacement capital – operating costs to decrease due to decline in repairs. Additional licensing fees will be incurred for camera expansion initiatives, but those costs will not be determined until the expansion plan is finalized.

Public Works

Milling and Resurfacing **$4,731,300 (TSPLOST 2; LMIG & LRA Grants)**

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for the on-going maintenance of milling and resurfacing and preservation of city streets. Resurfacing city streets increases the life expectancy of the roads. Without resurfacing, roadways will deteriorate and be more costly to repair.

In FY 2027, the City will allocate funding in accordance with the Pavement Condition Index findings (performed by Spencer Consulting Group in FY 2025) and identify preservation techniques that will best extend the life of our roads. This includes a combination of surface coating techniques, milling and resurfacing, soil cement, etc. We have seen some decrease in cost per ton from $204/ton post Covid to $155/ton to $117/ton in FY 2026. Although costs have decreased, the cost per ton is still significantly higher than pre-Covid prices of $92/ton. Costs of mobilization, bonds, fuel, etc. have also increased.

- City has about 570 lane miles.
- Cost to mill and resurface a lane mile in FY 2026 was $154,000.
- $154,000 * 570 lane miles = $88 million.
- Resurface every 15 years = $5.9 million per year needed.
- Resurface every 20 years = $4.4 million per year needed.
- Resurface every 25 years = $3.5 million per year needed.
- Average asphalt per ton = $116.64

These numbers do not include reconstruction of roadways. We anticipate about $500,000 annually for reconstruction due to poor subgrades.

The goal is to continue and preserve our roads and streets to a PCI score of 70. The current overall average PCI for City roads is 78. This number may decrease depending on cost, funding, and other environmental factors. Staff is looking into performing more pavement preservation techniques to preserve and prolong the life expectancy of the roads. If we can extend the life of a road, more dollars can be spent on much-needed reconstruction of failing roads and provide a better service to our citizens. This will also help maintain the goal of keeping at the average PCI of 70 or above. The City may not be able to keep an average PCI score of 70 or greater if there is a decrease in funding or without an increase in funding if costs escalate in the future.

Funding requested herein consists of TSPLOST 2 funds ($3.2 million), Local Maintenance Improvement Grant (LMIG) funds (estimated at $731,300), and Local Roads Assistance Grant (LRA) funds (estimated at $838,403).

Operating Budget Impact: This program decreases roadway maintenance costs as the surface is less susceptible to potholes and road surface deterioration.

Traffic Striping and Signage **$320,000 (TSPLOST 2)**

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for purchase of equipment and materials needed for the repair/replacement of traffic striping, raised pavement markers, and signage throughout the City. Repair/replacement of striping consists of refreshing the existing striping due to normal wear, replacement and/or installation of raised pavement markers and the restriping of roadways after milling and resurfacing. Repair/replacement of traffic signage consists of replacement of existing signage due to normal wear as well as damage. This request also includes equipment/materials needed for fabrication of signage.

This project is an allowable use of TSPLOST 2 funds.

Operating Budget Impact: Maintenance funding is included within this initiative.

Signalized Intersection Maintenance (incl. Traffic Control Equipment) $210,000 (TSPLOST 2)

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for the continual maintenance, repair, and upgrading of signalized intersections, including traffic lights and mid-block crosswalks with flashing lights, throughout the City. This includes vehicular detection systems, pedestrian signals, signal heads, signal cabinets and components, signal communication systems, traffic light timing optimization, and upgrading crosswalks for pedestrians' safety improvements. This funding request also allows for the replacement of loops removed during the annual milling and resurfacing project.

Additionally, this request is for equipment necessary for 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 such as traffic cameras. Temporary traffic control equipment includes devices used to detour or delineate traffic flow, such as cones, delineators and barricades, and variable message boards.

This project is an allowable use of TSPLOST 2 funds.

Operating Budget Impact: Maintenance funding is included within this initiative.

Bridge and Guardrail Maintenance $250,000 (TSPLOST 2)

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: 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. The most recent inspection report was received from GDOT in February 2024. Using available funding from previous years, a purchase order was issued to an engineering firm (Pond & Company), in September 2024, to prepare maintenance drawings for 10 bridges based on the GDOT inspection report. FY 2027 funding will be used for repair and maintenance of various bridges citywide in accordance with the findings of the GDOT inspection report.

This request also includes funding maintenance, such as painting, replacement, and upgrade, of existing guardrails throughout the City. Guardrails are crucial to keeping roadways safe by helping to prevent minor accidents from escalating to major accidents. One example of necessary guardrail maintenance is replacement of damaged guardrail on Westside Parkway near Sanctuary Parkway.

This project is an allowable use of TSPLOST 2 funds.

Operating Budget Impact: This program decreases bridge maintenance costs as it is less susceptible to surface and structure deterioration.

Traffic Calming Improvements $50,000 (TSPLOST 2)

Fiscal Year 2027 Annual Action Plan:

- Transportation and Traffic

Description: This request is for the identification, design, and implementation of safety improvements primarily in neighborhoods and at high crash-rate intersections. Additionally, funds will enable staff to implement necessary traffic calming measures within the City. Projects may consist of roadway striping, signage such as radar signs, speed cushions, and channelization to mitigate existing safety deficiencies. The program will enhance public health and safety for users of the city's transportation system.

This project is an allowable use of TSPLOST 2 funds.

Operating Budget Impact: Maintenance costs will be dependent upon the improvements implemented.

Traffic Signal Pole Maintenance **$150,000 (TSPLOST 2)**

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request funds the continued paint maintenance of the city's traffic signal mast arms and pedestrian signals. Painting will coincide with the expected 7–10-year lifespan of the current signal pole painting plus miscellaneous general maintenance and touchups. The average total cost per intersection is approximately $20,000 to $25,000.

The intersections that are recommended for pole painting in FY 2027 are as follows:

- Haynes Bridge Road & SR 120/Old Milton Parkway.
- Haynes Bridge Road & Alpha Crossing.
- Haynes Bridge Road & Academy Street.
- Haynes Bridge Road & Woodhaven Drive.
- Old Milton Parkway & Roswell Street
- Milton Avenue & Canton Street

The intersections that are recommended for pole painting, as available funding allows (e.g. current/future capital budgets) are as follows:

- Wills Road & Milton Avenue.
- SR 120 / Old Milton Parkway & Amber Park.
- Milton Avenue & Canton Street.
- Haynes Bridge Road & Morrison Parkway.
- Haynes Bridge Road & Mansell Road.
- Westside Parkway & Cumming Street.
- North Point Parkway & Preston Ridge Road.
- Westside Parkway & Colonial Drive.
- Westside Parkway & Sanctuary Parkway.
- Mansell Road & Old Alabama Conn.
- North Point Parkway & Mill Creek.
- North Point Parkway & Rock Mill Road.
- North Point Parkway & North Point Mall-North.
- North point Parkway & North Point Mall-South.
- Windward Parkway & Market Place.

This project is an allowable use of TSPLOST 2 funds.

Operating Budget Impact: Maintenance funding is included within this initiative.

Sidewalk and Brick Paver Maintenance and Repair **$750,000 (TSPLOST 2)**

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Downtown Alpharetta

Description: This request is for the continual maintenance and repair of the city's sidewalk inventory.

The City has in excess of 235 miles of sidewalks (1.24 million linear feet) and 3,700 ADA handicap ramps.

In FY 2019 and FY 2022, the City contracted with Dynatest to complete a sidewalk inventory and evaluate sidewalk conditions. This list standardizes the evaluation process, provides a clear prioritized list of sidewalks needing repair, and ties sidewalk data into the city's GIS and asset management software. Types of repairs (cracking, trip hazard vertical displacements, and spalling) along with location (near schools and parks, along arterial roadways, in the downtown district, etc.) help determine the repair priority.

Currently, the City has approximately 68,341 linear feet of sidewalk rated as poor/very poor by the Dynatest assessment (roughly 5% of inventory). The estimated cost to demo and replace is approximately $3.75 million.

Currently, the City has approximately 1,323 ADA handicap ramps in need of repair/replacement to meet ADA requirements (roughly 36% of inventory). The estimated cost to demo and replace is approximately $3.3 million. Based on current contract pricing, the average cost to repair/replace the ramp is $2,500 per ramp.

Note, these dollar amounts are strictly for removal and replacement. If tree roots are to be cut, or traffic control is required, or backfilling of soil adjacent to the sidewalk is required, then the cost goes up. Work within subdivisions is far less expensive than working along major thoroughfares. Also, though crews and vendors have repaired sidewalk and handicap ramps throughout the City, any damaged sidewalk between the report and today is not included in any cost projections.

Funding will be requested annually with appropriations targeted at the most pressing repairs. This is a multi-year initiative aimed at maintaining our sidewalk asset inventory.

Due to the large number and complexity, the City contracts out some of these repairs. Work will occur in various locations throughout the city pursuant to the Dynatest findings.

This request also funds the maintenance and repair of brick paver sidewalks located in the downtown area. Maintenance and repairs included in this request would be re-setting, leveling, replacing, re-sanding, sealing, concrete base repair, soldier course/repair, and installation of concrete header curb as needed.

This project is an allowable use of TSPLOST 2 funds.

Operating Budget Impact: This program decreases sidewalk maintenance costs as it is less susceptible to surface and structure deterioration.

Stormwater **$1,500,000**

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for stormwater design/studies, inspection, drainage maintenance, and pipe/structure repair and maintenance. Left unchecked, stormwater can contribute to costly flooding, erosion, and pollution issues that wreak havoc on our community.

Included in this request are 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. This funding will also be utilized for the design of smaller drainage repairs, such as Harris Road drainage improvements, Haynes Bridge Road at Morrison Parkway drainage improvements, Pond retrofitting and dredging/permitting, etc.

The National Pollutant Discharge Elimination System (NPDES) Stormwater Permit requires Alpharetta to complete several 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 on planning, maintenance, and enforcement activities. Additionally, this request is for continual maintenance and small drainage maintenance work within the City.

One section of the work is pond and best management practices (BMP) maintenance, testing, sampling, work crew materials, education materials, and tree impediment maintenance. Pond and BMP maintenance in required by the Georgia Environmental Protection Division MS4 permit and includes ponds, bioretention, green infrastructure, pervious pavers, etc. Water quality education, education materials, and testing on streams and runoff is also required by the Georgia Environmental Protection Division. Sampling and testing include laboratory and field materials, testing, analysis, etc. Funding is included herein for Retention Pond Maintenance and improvements for Webb Bridge Park and North Park.

Another section includes small drainage repair and maintenance designs, crew materials such as rip rap, pine straw, grout, sod, etc., street sweeping, and removal of trees and shrubs blocking storm flow from or to pipes and structures or otherwise impeding water flow.

The final component of 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 citywide in addition to targeted projects such as Alpha Loop offline detention, Wills Park stream restoration, Northwinds Culvert Design/Construction, multiple on- call stormwater improvement task orders, and drainage Improvements in Clairmonte subdivision. The contractual pipe un-clogging and structure repair will be throughout the city based on inspection results.

Annual funding requests are approximately $3-4 million based on forecasted needs over a 10+ year project horizon. That said, current funding levels within the Stormwater account total more than $3.2 million (as of January 2026) and the FY 2027 funding allocation was adjusted to $1.5 million. There is a companion unfunded request for the remaining $1.5 million needed to augment the annual stormwater funding.

Operating Budget Impact: This program decreases maintenance costs as flooding and erosion will be reduced.

Department Pool Vehicles; Qty: 2 (Fleet Replacement) $95,000

Fiscal Year 2027 Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the replacement of Public Works Department vehicles in accordance with the City's Fleet Maintenance and Replacement Policy ("Policy"). Vehicle replacement requests for the upcoming budget year meet the established criteria within the Vehicle Replacement Framework section of the Policy while all other years are based on a forecast of vehicles meeting the established criteria (e.g. based on forecasted utilization rates, etc.).

The vehicles identified below will be recommended for replacement based on the Vehicle Replacement Framework within the Policy which includes multiple criteria such as age/mileage (minimum of 12 years and/or 150,000 miles for this vehicle category), idle time/engine hours, maintenance cost analysis, reliability and downtime, safety issues, obsolescence, and mission suitability.

The tentative request for FY 2027 includes the replacement of the following:

- Unit 680 = 2010 Chevy Colorado extended cab compact truck (age = 16 years) with 53,019 miles as of February 2026. The replacement criteria are age and maintenance issues. Engine hours are not readily accessible from this vehicle year/make/model. This truck's lightbar has a wiring issue, which has caused internal malfunction in the wiring components. The department is utilizing this unit as a pool vehicle to avoid the use of the safety lighting equipment. This vehicle was purchased for $17,192. The repair was attempted in FY 2025, but it was unsuccessful. It is approximately $1,000 to repair the connections and a new lightbar is estimated to be around $2,500. To

avoid the cost of the repairs, the department has repurposed the vehicle until replacement.

- Unit 623 = 2009 Ford Ranger 4x4 super cab compact truck (age = 17 years) with 155,510 miles as of February 2026 and over 8,180 engine hours (equate to over 204,000 miles). The replacement criteria are age, mileage/idle time. This unit was purchased for $18,893. For FYs 2024-2026, maintenance costs totaled over $5,700. The unit is currently utilized by the right-of-way crew and the need to continuously utilize the tail gate handle has made the clasp wear out, creating a safety hazard in the event this becomes unstable and flies open.

The above is subject to change based on prioritization of need pursuant to the Policy (e.g. in the case of an alternate vehicle taking priority in the replacement framework due to mechanical failure, downtime, etc.).

Operating Budget Impact: This program reduces fleet maintenance costs and increases utilization rates as the equipment is less susceptible to breaking down and/or requiring service. Operational costs consist of maintenance, fuel, insurance, etc. and are currently budgeted.

F-150 Truck; Qty: 3 (Fleet Replacement) **$220,000**

Fiscal Year 2027 Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the replacement of Public Works Department vehicles in accordance with the City's Fleet Maintenance and Replacement Policy ("Policy"). Vehicle replacement requests for the upcoming budget year meet the established criteria within the Vehicle Replacement Framework section of the Policy while all other years are based on a forecast of vehicles meeting the established criteria (e.g. based on forecasted utilization rates, etc.).

The vehicles identified below will be recommended for replacement based on the Vehicle Replacement Framework within the Policy which includes multiple criteria such as age/mileage (minimum of 12 years and/or 150,000 miles for this vehicle category), idle time/engine hours, maintenance cost analysis, reliability and downtime, safety issues, obsolescence, and mission suitability.

The tentative request for FY 2027 includes the replacement of the following:

- Unit 726 = 2013 Ford F150 4x2 extended cab truck (age = 13 years) with 167,747 miles as of February 2026 and over 12,820 engine hours (equate to 320,500 miles). The replacement criteria are age, mileage, and engine hours. This unit was purchased for $24,863. In FYs 2024-2026, maintenance costs totaled over $6,200.
- Unit 843 = 2016 Ford F150 4x2 super cab compact truck (age = 10 years) with 150,000 miles as of February 2026 and over 10,224 engine hours (equate to 255,600

miles). The purchase price was $23,374. The replacement criteria are mileage and engine hours. In FYs 2024-2026, maintenance costs totaled over $11,300.

- Unit 547 = 2007 Ford F150 4x4 super crew cab truck (age= 19 years) with 70,000 miles as of February 2026 and over 5,616 engine hours (equate to 140,400 miles). The replacement criteria are age, mileage, and engine hours. This unit was purchased for $26,665. In FYs 2024-2026, maintenance costs totaled over $7,600.

The above is subject to change based on prioritization of need pursuant to the Policy (e.g. in the case of an alternate vehicle taking priority in the replacement framework due to mechanical failure, downtime, etc.).

Operating Budget Impact: This program reduces fleet maintenance costs and increases utilization rates as the equipment is less susceptible to breaking down and/or requiring service. Operational costs consist of maintenance, fuel, insurance, etc. and are currently budgeted.

F-250 Crew Cab Service Truck; Qty: 1 (Fleet Replacement) $80,000

Fiscal Year 2027 Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the replacement of Public Works Department vehicles in accordance with the City's Fleet Maintenance and Replacement Policy ("Policy"). Vehicle replacement requests for the upcoming budget year meet the established criteria within the Vehicle Replacement Framework section of the Policy while all other years are based on a forecast of vehicles meeting the established criteria (e.g. based on forecasted utilization rates, etc.).

The vehicles identified below will be recommended for replacement based on the Vehicle Replacement Framework within the Policy which includes multiple criteria such as age/mileage (minimum of 12 years and/or 150,000 miles for this vehicle category), idle time/engine hours, maintenance cost analysis, reliability and downtime, safety issues, obsolescence, and mission suitability.

The tentative request for FY 2027 includes the replacement of the following:

- Unit 714 = 2012 F-250 4x4 crew cab truck (age = 14 years) with 51,433 miles as of February 2026 and over 5,092 engine hours (equate to 127,300 miles). The replacement criteria are age, engine hours, and maintenance/repair issues. This vehicle was purchased for $54,900. The truck has an existing oil leak and various body damage. In FYs 2024-2026, maintenance costs totaled over $8,000, resulting in 60 days out of service. The department will research make/model options to reduce the size of vehicle purchased for more cost effective and fuel-efficient models instead of an F-250 unit. This unit was previously utilized as a plow truck; however, with the purchase of new plows, it would be more efficient to have a smaller unit as a replacement for the construction management team.

The above is subject to change based on prioritization of need pursuant to the Policy (e.g. in the case of an alternate vehicle taking priority in the replacement framework due to mechanical failure, downtime, etc.).

Operating Budget Impact: This program reduces fleet maintenance costs and increases utilization rates as the equipment is less susceptible to breaking down and/or requiring service. Operational costs consist of maintenance, fuel, insurance, etc. and are currently budgeted.

F-350 Crew Cab Service Bed Truck; Qty: 1 (Fleet Replacement) $85,000

Fiscal Year 2027 Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the replacement of Public Works Department vehicles in accordance with the City's Fleet Maintenance and Replacement Policy ("Policy"). Vehicle replacement requests for the upcoming budget year meet the established criteria within the Vehicle Replacement Framework section of the Policy while all other years are based on a forecast of vehicles meeting the established criteria (e.g. based on forecasted utilization rates, etc.).

The vehicles identified below will be recommended for replacement based on the Vehicle Replacement Framework within the Policy which includes multiple criteria such as age/mileage (minimum of 12 years and/or 150,000 miles for this vehicle category), idle time/engine hours, maintenance cost analysis, reliability and downtime, safety issues, obsolescence, and mission suitability.

The tentative request for FY 2027 includes the replacement of the following:

- Unit 544 = 2007 F-350 enclosed bed truck (age = 19 years) with 99,654 miles as of February 2026. Engine hours are not readily accessible from this vehicle year/make/model. The replacement criteria are age and maintenance/repair needs. This truck was purchased for $54,900. The truck has known cooling system issues that have attempted to be repaired; although unsuccessful. The unit does not have a working AC unit/heater. In FYs 2025-2026, maintenance costs totaled over $2,300. This unit has become a backup unit for crews due to its inefficient/uncomfortable work environment.

The above is subject to change based on prioritization of need pursuant to the Policy (e.g. in the case of an alternate vehicle taking priority in the replacement framework due to mechanical failure, downtime, etc.).

Operating Budget Impact: This program reduces fleet maintenance costs and increases utilization rates as the equipment is less susceptible to breaking down and/or requiring service. Operational costs consist of maintenance, fuel, insurance, etc. and are currently budgeted.

F-550 Crew Cab Truck; Qty: 2 (Fleet Replacement) **$200,000**

Fiscal Year 2027 Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the replacement of Public Works Department vehicles in accordance with the City's Fleet Maintenance and Replacement Policy ("Policy"). Vehicle replacement requests for the upcoming budget year meet the established criteria within the Vehicle Replacement Framework section of the Policy while all other years are based on a forecast of vehicles meeting the established criteria (e.g. based on forecasted utilization rates, etc.).

The vehicles identified below will be recommended for replacement based on the Vehicle Replacement Framework within the Policy which includes multiple criteria such as age/mileage (minimum of 15 years and/or 150,000 miles for this vehicle category), idle time, maintenance cost analysis, reliability and downtime, safety issues, obsolescence, and mission suitability.

The tentative request for FY 2027 includes the replacement of the following:

- Unit 128 = 2000 F-550 sign truck (age = 26 years) with 61,437 miles as of February 2026. Engine hours are not readily accessible from this vehicle year/make/model. The replacement criteria are age and reliability. This unit has a faulty battery cut off switch and still needs to be jump-started every time to start. This unit is 26 years old, which makes parts harder to find and can lead to longer down times. In FYs 2024-2026, maintenance costs totaled over $1,200. The department will research make/model options to reduce the size of vehicle purchased for more cost effective and fuel-efficient models instead of an F-550 unit.
- Unit 474 = 2005 F-550 dump truck (age = 21 years) with 49,799 miles as of February 2026. Engine hours are not readily accessible from this vehicle year/make/model. The replacement criteria are age, maintenance/repair issues, and down time. This truck was purchased in 2005 for $23,000. From FYs 2024-2026, maintenance and repair exceeded 50% of the cost of the unit, totaling $15,224. This unit was down for 44 days having its head gaskets replaced in FY 2024, totaling 56 days in the last 3 years.

The above is subject to change based on prioritization of need pursuant to the Policy (e.g. in the case of an alternate vehicle taking priority in the replacement framework due to mechanical failure, downtime, etc.).

Operating Budget Impact: This program reduces fleet maintenance costs and increases utilization rates as the equipment is less susceptible to breaking down and/or requiring service. Operational costs consist of maintenance, fuel, insurance, etc. and are currently budgeted.

Trailers; Qty: 1 (Equipment Replacement) **$30,000**

Fiscal Year 2027 Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the recurring replacement of trailers within the Public Works fleet. These replacements are based on age and/or maintenance/repair costs. These trailers are expected to last in excess of 10 years.

The tentative request for FY 2027 includes the replacement of the following:

- Unit 175= 2000 24' 20-ton trailer with air brake (age = 26 years).

Operating Budget Impact: This program reduces equipment maintenance costs and increases utilization rates as the equipment is less susceptible to breaking down and/or requiring service.

Asphalt Paver (Equipment Replacement/Upgrade) **$240,000 (TSPLOST 2)**

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for the replacement of a Rubber Tire 2000 CAT 416C backhoe/loader with an asphalt paver. The existing backhoe/loader has traditionally been used to dig holes, haul dirt, move materials, lift heavy objects, remove debris from roadways and job sites, and load materials into dump trucks. However, Public Works has increasingly relied on other equipment to perform these functions.

Given current operational needs, the department is requesting to replace the backhoe/loader with an asphalt paver to better support ongoing asphalt repair and paving activities throughout the City. An asphalt paver would provide greater efficiency and effectiveness in maintaining roadways and infrastructure and would be a more beneficial asset to meet the department's current and future needs.

This project is an allowable use of TSPLOST 2 funds.

Operating Budget Impact: This program reduces equipment maintenance costs and increases utilization rates as the equipment is less susceptible to breaking down and/or requiring service. Operational costs consist of maintenance, fuel, etc. and are currently budgeted.

Winter Weather Equipment Storage **$45,000**

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for the purchase of Winter Weather Equipment that is utilized within the Public Works fleet.

FY 2027 request is for Winter Weather Equipment. We have purchased four (4) F-750s with salt spreader attachments to be utilized in anticipation of winter weather needs. We

are requesting funds to purchase stands for the spreaders when they are not in use, which will significantly increase the ease of use for the spreaders and the amount of space needed to store the spreader.

Currently the four spreader inserts for the F-750s are stored by means of chains and hooks. The chains are connected to the I-beams of the pole barn located at Public Works. This method of storage was never meant to be permanent and causes several issues.

- Currently, with the chain and hook system, installation and removal of a spreader take at least three people and a piece of equipment.
- The spreaders have received damage due to dragging the ground and using heavy equipment to hoist them in place, etc. The I-beams for the pole barn were never designed to have the extra weight of four spreaders hanging from them.

The cumbersome and time-consuming problem of removing, hanging, or un-hanging and installing is not the best practical way of storing the spreaders when not being utilized. The proposed stands mount to the spreader and when backing up under the spreader, the legs fold up the same way an ambulance bed would, allowing you to drive up under the spreader to load it. Same as unloading, the legs fold out and you drive the truck out from underneath the spreader. With the attachment of these stands, one to two people maximum can load and unload a salt spreader safely. The stands will attach to the spreader and always stay on them. Additionally, this request also includes the annual cost of the Precise software utilized for winter weather activity usage and the tracking of materials utilized and location routes. The estimated cost of these combined purchases total $45,000.

Operating Budget Impact: This program reduces equipment maintenance costs and increases utilization rates as the attachments are stored more efficiently.

Facility Condition Assessment (Phase 1) Implementation **$1,150,000 (capital)**
Fiscal Year 2027 Annual Action Plan: **$2,275,000 (financing)**

- Infrastructure and Facilities Maintenance

Description: In Fall 2024, the City of Alpharetta partnered with McKinstry to conduct a comprehensive Facility Condition Assessment (FCA) of 60 city-owned buildings. This effort surveyed over 4,040 individual assets with the goal of understanding current infrastructure conditions, anticipating capital needs, and setting the foundation for long-term asset management. The assessment offers a clear, data-driven path to proactive maintenance planning and highlights opportunities for efficiency through a potential Energy Savings Performance Contract (ESPC).

The assessment project goes beyond a one-time report. McKinstry deployed the Reveal Capital Planning Tool, a cloud-based dashboard that centralizes the entire asset inventory and allows city staff to:

- Prioritize investments using condition, cost, risk, and lifecycle data.
- Simulate funding scenarios with a dynamic budget planning module.
- Update capital forecasts in real time as assets are replaced or repaired.

- Drill down to individual equipment details across all 60 facilities

Staff are actively using the Reveal Capital Planning Tool, and upcoming FY 2027 CIP reflects these values.

McKinstry has identified $3.8 million in facility repairs/improvements for items that have reached (or are approaching) the end of their useful life and are in need of replacement (the "Phase 1" project). These assets include HVAC, thermostats, lighting, fixtures, building envelope, etc. Replacement of these items is forecast to generate over $4.9 million in energy savings over their average useful lives (approx. 20-years). Staff is requesting to move forward with the ESPC which involves a guaranty of energy savings from the vendor.

Details include:

- ESPC Phase 1 Project Costs: $3,760,000
- Funding Options:
  - Capital/One-Time Funding = $1,485,000
    - $185,000 (rebates/credits identified by McKinstry)
    - $150,000 (existing FY 2026 Appropriations)
    - $1,150,000 (FY 2027 capital funding request)
  - Capital Lease Funding = $2,275,000 ($180,000 lease payment in year 1)
    - Staff is targeting a 15-year term (max available; assets avg 20-year life) and expects the capital lease payment to be fully offset by the guaranteed energy savings with a net gain of $515,000 in energy savings over a 20-year term (factoring in lease interest expense). Specifically, the forecasted lease payment in year 1 (FY 2028) is estimated at $180,000 and will be fully offset through reductions in utility expenses (primarily electricity) with an associated guarantee of those savings by McKinstry through ESPC.

Operating Budget Impact: The project will decrease future operating costs by identifying deficient equipment and identifying needs for energy-saving practices related to facilities.

Police Headquarters (Facility Maintenance/Improvements) $200,000

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community

Description: This request is for renovations, repairs, and upgrades to the Police Headquarters. The building has seen a staffing increase and is starting to show its age.

FY 2027 funding will be for the remodeling of all bathrooms within the Police Headquarters. The current bathrooms at Police Headquarters are original to the building's construction and need upgrading/remodeling due to aged, deteriorated counters, sinks, partitions, floors, and fixtures. The remodel would not include 911 bathrooms; these were included as part of the 2017 Police Headquarters expansion. This request does include replacements and upgrades to interior/exterior finishes, plumbing upgrades, electrical upgrades, doors, windows, etc. based on the 2025 McKinstry facility condition assessment.

Operating Budget Impact: This program decreases facility maintenance costs due to decline in repairs.

Fire Facilities (Facility Maintenance/Improvements) $40,000

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for the renovation of bathrooms, kitchens, flooring, lighting, appliances, ceiling fans, etc. at various Fire Stations within the City. The renovations will be accomplished over many years.

Tentative improvements in FY 2027, subject to available funding, include the following for Station 84: new flooring, exterior door and frame replacements, replacement ceiling fans, replacement appliances. Improvements will be funded within other stations as well if residual funding is available.

Operating Budget Impact: This program decreases maintenance and utilities costs (increased energy efficiency).

Fire Facilities (Roof Repairs/Replacements and Wall Restoration) $90,000

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for roof repair/rehab/replacement at multiple Fire facilities.

The FY 2027 request is for the replacement of the shingled roof segments at Fire Stations 85 and 86. Fire Stations 85 and 86 were constructed with asphalt shingle roofs with an expected lifespan of 20 to 25 years. Recently, both roofs have had multiple leaks repaired and have started showing signs of age and deterioration. Currently, the age of the existing roofs is 20 years for both Fire Station 85 and Fire Station 86. Since both roofs are asphalt shingle roofs and are both showing signs of age with current condition and leaks, it is recommended to replace both roofs with a 50-year architectural shingle roof.

Operating Budget Impact: This program decreases facility maintenance and utilities costs (increased energy efficiency).

City Hall (Facility Maintenance/Improvements) $35,000

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for on-going interior maintenance, including but not limited to replacing cabinetry in multiple breakroom floors, pressure washing and sealing brick sidewalks, painting walls and trim, etc. In addition, repairs to the custom stained moldings throughout the main floor which will require procurement of a third-party vendor to perform the work. The FY 2027 funding will go towards upgrades to cabinetry, interior painting, and interior/exterior wood repair and re-staining.

Operating Budget Impact: This program decreases facility maintenance costs.

Recreation and Park Facilities (Facility Maintenance/Improvements) $50,000

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for recurring maintenance and repairs to the Recreation and Park facilities to improve the functionality and esthetics.

FY 2027 funding priorities include:

- Repairs to Log Cabin – Removing rotten rear elevation logs, then replacing them with block foundation with a matching stone exterior. Light power washing of the exterior and applying a clear coat with TWP stain. The TWP stain protects the wood from UV damage, moisture, mold, etc., enhances and preserves the natural wood appearance, and repels water and resist surface damage.

Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

Parking Garages (Facility Maintenance/Improvements) $125,000

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for general maintenance of the two parking garages, 92 Milton Avenue and City Center. Garage maintenance work generally consists of painting (e.g. stairway handrails), washing windows, pressure washing, inspection of structural components and repair as needed, etc.

FY 2027 funding will cover the following repairs noted in the 10-year plan and any unrepaired issues identified in inspections.

- City Center Garage
    - Replace bearing pads and raise affected DT beams.
    - Repairing standing water problems in the southern stairwell. This may require adding supplemental floor drains in locations of excessive ponding.
    - Clean and coat exposed steel connection elements with a corrosion-inhibiting coating system.
    - Inspections.
- 92 Milton Avenue Garage
    - Clean, prep, and apply 2 coats of epoxy or urethane to stairs and landings.
    - Clean, prep and paint the stair handrails.

Other repairs dependent on funding is waterproofing the elevator pits in the City Center parking garage and adding a louvered cover on the exterior wall at the 2nd level to help prevent water intrusion into the existing elevator pits.

Operating Budget Impact: Facility maintenance costs decrease due to decline in repairs.

HVAC Replacements (Facility Maintenance/Improvements) $165,000

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for the replacement of HVAC units for all City-maintained facilities. The useful life expectancy for HVAC units is 15 years and a lot of the units serving facilities within the City are approaching or have exceeded the life expectancy.

FY 2027 replacements include multiple units at the Wills Park Recreation Center (units over 20 and 25 years old). The request also includes funding to tackle unexpected HVAC equipment failures requiring repair/replacement.

Operating Budget Impact: This program decreases maintenance and utilities costs (increased energy efficiency).

Generator Replacements (Facility Maintenance/Improvements) $100,000

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: This request is for replacement of generators for city facilities. The new generators will be natural gas instead of diesel. A generator's typical useful life span is 20 years old.

The FY 2027 request is for replacement of the generators at 1475 Mid Broadwell Road (Fire Station 85) and 3275 Kimball Bridge Road (Fire Station 86). Both units are in excess of 19-years old.

Operating Budget Impact: Equipment operational costs (natural gas; preventative maintenance) are estimated to be substantially similar to costs for the current equipment and are included within the base operating budget. That said, overall equipment maintenance costs are anticipated to decrease due to a decline in repairs.

Design Services (Public Works) $40,000

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: 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.

Operating Budget Impact: N/A.

Recreation, Parks & Cultural Services

Park Repairs/Improvements $200,000

Fiscal Year 2027 Annual Action Plan:

- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: This funding is for general park repairs and improvements for projects that are less than $50,000. This account allows the department to address immediate grounds, sidewalks, and amenity repairs and replacement throughout the parks system. As an example, FY 2026 funds were used for:

- Brooke Street Park - irrigation installation.
- Multiple Parks – sidewalk repairs/replacements.

This account is crucial to the Department's ability to respond to the needs and repairs as they arise throughout the year.

FY 2027 funding will be targeted at the following improvements:

- Wills Park ball field fence replacement ($50,000): The fence replacement provides improved public safety, addresses safety concerns, helps to preserve existing city facilities, equipment, and infrastructure, etc.
- Park concrete/sidewalk repairs and replacement ($75,000): Park safety inspections have identified that the condition of concrete areas and sidewalks around the park system needs to be addressed. Many of these issues are occurring due to ground settling and root intrusions into these areas. This damage has created tripping hazards for park users. In years past, the park staff has utilized concrete grinding to address some areas. However, this isn't a long-term solution.
- Laser grading of softball fields ($75,000): The laser grading provides improved player safety, enhanced drainage, reduced game cancellations and improved playability and performance.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Park Security Repairs and Improvements $60,000

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community
- The Alpha Loop and Greenway
- Downtown Alpharetta
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: This scope includes adding security cameras in strategic locations; call box repairs and/or installation of new boxes; and, if funding is available, installation, repair, and replacement of automatic locks on restroom doors throughout the park system.

The Police Department has been working with the Recreation, Parks & Cultural Services Department to develop a surveillance camera solution for our park system. Union Hill,

Webb Bridge, Innovation Academy, and Wills Park have been identified as the highest priority. The cameras would be able to tie into existing camera infrastructure currently managed by the Police team.

The FY 2027 funding request, coupled with existing appropriations, will fund:

- Park security camera installation (phase 2) ($60,000) to add security cameras in strategic locations. This project will enhance public safety, deter vandalism and criminal activity, support law enforcement response, and protect City assets. The additional cameras will improve overall monitoring of high-use and vulnerable areas within the park system.
- This request provides funding for the repair, maintenance, and potential replacement of emergency call boxes located along the Greenway. The City currently maintains (25) call boxes, the majority of which were originally installed in 1997–1998. An additional eight (8) units were installed in 2018.

  Ongoing maintenance includes annual battery replacements for all units. Batteries cost approximately $104 each, with labor billed at approximately $120 per hour. Annual battery replacement and related maintenance costs range between $5,000 and $10,000.

  Due to the age of many existing units, replacement may be necessary. The cost of a new call box is approximately $10,000 per unit.

  In April 2026, the Information Technology Department and the Recreation, Parks & Cultural Services Department will meet to evaluate replacement and upgrade options for all call boxes, including those along the Greenway. Funding requested will support both immediate maintenance needs and anticipated system upgrades or replacements.
- If funding is available, then work will include installation, repair, and replacement of automatic locks on restroom doors throughout the park system. In recent years, the homeless population has been residing in outside park restrooms. By adding/maintaining the automatic locks, it will address this ongoing issue.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Park Trail Maintenance $25,000

Fiscal Year 2027 Annual Action Plan:

- Recreation, Parks, and Culture

Description: Park Trail Maintenance (not Greenway Trail) represents resurfacing of park system trails (whether the trail is asphalt, concrete, or trail mix surface). This initiative will formalize a schedule for the repairs and replacement in our parks. Asphalt trails that are in wooded areas need to be paved every eight years to avoid safety issues for our users. In addition, heavy-use soft surface trails in parks such as Webb Bridge Park need restoration every 8 years.

The FY 2027 request includes funding for the surface restoration of the 0.2-mile concrete trail at Cogburn Road Park. The original trail was added in 2007. The work will include milling and repouring the surface. In addition to the work at Cogburn Road Park, available funds will be used for minor asphalt/trail mix/concrete trail repairs after fallen trees or tree root intrusions/lifting.

Operating Budget Impact: Routine replacement capital - operating costs decrease due to decline in repairs.

Wood Light Pole/LED Replacement Initiative **$450,000 (2022 Parks Bond)**

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: The City's athletic fields include a mixture of wooden and concrete light poles. The wooden poles (46 in total) are near or have exceeded their life expectancy and should be replaced with concrete/metal poles to avoid potential life-threatening occurrences if a pole were to fail.

During FY 2026, the City issued an RFP for replacement of the wooden poles, as well as replacement light fixtures (LED) on all poles (wooden and otherwise), at North Park which is funded partially through a Land/Water Conservation Fund Grant. This initiative will be completed during FY 2026 and will result in replacement of 24 of the City's current 46 wooden light pole inventory.

All remaining wooden light poles (22) are located at Wills Park (installed in the early 1970s) and contain 110 light fixtures as follows:

- Field #1 = 6 wooden poles with 23 fixtures.
- Field #2 = 4 wooden poles with 18 fixtures.
- Fields #1 and 2 = 1 wooden pole with 6 fixtures and 1 concrete pole with 6 fixtures.
- Field #3 = 4 wooden poles with 10 fixtures.
- Field #4 = 7 wooden poles with 47 fixtures.

The FY 2026 capital budget included an appropriation for replacement of the wooden light poles and fixtures for Wills Park Field 1. This budget request will provide funding to replace the wooden light poles and remaining fixtures for Wills Park Field 2-4. All fields will be competitively bid together to obtain the most competitive pricing. This project was originally anticipated (FY 2026 CIP) to be funded in phases through FY 2028 but is being advanced due to competitive market pricing currently available, as highlighted in the recent North Park lighting replacement RFP.

Background on light fixtures: The City's athletic lighting primarily consists of a form of metal halide lights. These lights are expensive to operate, expensive to maintain and create light pollution. New LED lights would improve the playability for our participants, reduce the excessive glare, and cost much less to operate and maintain. The City is averaging

$140,000 in operational costs for its outdoor athletic lighting each year (bulb replacement and energy charges). With these upgrades, there could be a 50% reduction in the overall cost to operate the lights simply by not having to replace the fixtures as frequently.

Funding is provided through the 2022 Parks Bond Fund (investment earnings above arbitrage reserve).

Operating Budget Impact: Routine replacement capital - operating costs are projected to decrease by 50%-75% due to a significant decline in repairs coupled with energy savings through the conversion to LEDs.

Playground Equipment Replacement $50,000

Fiscal Year 2027 Annual Action Plan:

- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: One of our park system's favorite amenities is our playgrounds. This initiative is planned around the premise of keeping the City's playgrounds in compliance with industry safety standards. Even though materials last longer, the recommended replacement schedule for a playground is 25-30 years. The is mainly due to the ability to order replacement parts. In addition, as the warranty expires on equipment, funds need to be available to replace if repairs are not possible. Finally, infrastructure repairs and enhancements for drainage and fall impact must be addressed every five to ten years.

The FY 2027 funding request will support the replacement and upgrade of aging and damaged playground amenities at Cogburn Road Park. These improvements will enhance safety through updated equipment, improved borders, and drainage enhancements, while also increasing accessibility, durability, and long-term usability for children and families.

Operating Budget Impact: Routine replacement capital - operating costs decrease due to decline in repairs.

Park Shade Structure and Awning Replacements $30,000

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: This request is for the replacement of shade structures and dugout covers throughout the park system. Shade structures/dugout covers reduce exposure to harmful ultraviolet rays, provide protection from the elements, keep the area cooler, protect the equipment, and increase the comfort level for participants and visitors. The shades will be replaced as they begin to fade or tear, improving the functionality and esthetics.

The FY 2027 funding request is for the replacement of the existing shade fabric as well as the painting of the support post for Wills Park: two (2) at Tennis Courts, five (5) at Fields 1-4, and one (1) at the T-Ball fields.

Operating Budget Impact: Maintenance costs to decrease due to decline in repairs.

Athletic Court Resurfacing **$300,000**

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: This request supports the recurring maintenance and repair of the City's outdoor athletic courts. The tennis, pickleball, and basketball courts are among the park's most heavily used amenities, serving hundreds of participants each day. For player safety and optimal play conditions, industry standards recommend resurfacing or re-coating athletic courts on a five (5) year cycle.

The FY 2027 funding request is for the replacement of court surfacing at the Wills Park Tennis Center ($300,000). The existing court surfaces have deteriorated beyond the point where routine re-coating is effective. Based on evaluations from court maintenance vendors, asphalt milling, repair, and full surface replacement are recommended.

Operating Budget Impact: Routine replacement capital - operating costs decrease due to a decline in repairs.

Fountain and Pool Repairs (new to CIP) **$75,000**

Fiscal Year 2027 Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This capital request is for the replacement of critical components and pumps serving the City Center, Town Green, and Pocket Park fountains, as well as the Wills Park Pool.

The FY2027 funding request will support repairs to the Town Green Fountain and ongoing maintenance of other City fountains, as well as the Wills Park Pool, to ensure continued reliable operation and functionality.

Recently, one of the pool's water features required replacement due to age and wear. As additional features continue to age, further maintenance and repairs will be necessary. In addition, the pool's chlorine pumps are critical to daily operations and subject to failure over time; timely replacement is essential to maintaining proper water quality and keeping the pool operational.

Operating Budget Impact: This project is expected to have minimal operating impact. Replacing aging pumps and components will reduce the likelihood of equipment failures, emergency repairs, and unplanned downtime. The upgrades may result in modest reductions in maintenance costs and staff time while improving system reliability and extending the useful life of the fountains and pool assets.

Alpha Loop Maintenance and Repair (new to CIP) **$50,000**

Fiscal Year 2027 Annual Action Plan:

- The Alpha Loop and Greenway
- Recreation, Parks, and Culture

Description: As the Alpha Loop continues to serve as a key component of the City's park system, ongoing infrastructure repairs and enhancements are necessary to address normal wear associated with age and heavy public use. The Alpha Lopp is almost five years old. Anticipated needs include concrete repairs, lighting repairs, electrical repairs at crosswalk locations, drainage improvements, and supplemental landscaping.

For example, approximately 200 feet north of the Neon Garden Bridge, recurring drainage and erosion issues cause soil washout along the sidewalk during even minor rain events, creating muddy conditions and potential safety hazards for pedestrians.

Proactively addressing these maintenance items will reduce long-term repair costs, enhance public safety, and preserve the aesthetic quality of the corridor. Additionally, the department continues to receive requests for new amenities along the Alpha Loop, reflecting its growing popularity and importance to the community.

Operating Budget Impact: Proactive repairs will help minimize unplanned maintenance, reduce long-term operating costs, and support public safety and corridor appearance.

Tree Maintenance, Planting, and Removal in Parks **$125,000**

Fiscal Year 2027 Annual Action Plan:

- Recreation, Parks, and Culture

Description: This request is for the removal of dead or dying trees throughout the park system. By removing the dead or dying trees, we are reducing safety hazards, avoiding pest infestations and spreading infections, and improving the appearance of the parks. Tree removal services have averaged $180,000 per year for the past several years. Additionally, staff has added to the scope the purchase/planting of replacement trees. That said, staff have several other accounts they can leverage of tree maintenance/removal including Greenway maintenance, which allows for the $125,000 request included herein.

Operating Budget Impact: Reduces pressure on operating budget as an alternate source of funding is available to meet this need, which is often a public safety priority that takes precedent over all other potential uses.

General Equipment Replacement (Recreation) $62,500

Fiscal Year 2027 Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the replacement of one 2013 John Deere 6X4 Gator and one 2014 Kubota RTV. Replacement is requested due to age, hours of use, and estimated repair cost.

This equipment is utilized daily in support of ongoing operations, resulting in rapid accumulation of usage hours and/or mileage. Due to the frequency and intensity of use, the units have reached a high number of operating hours/miles.

As a general rule, once equipment exceeds approximately 5,000 operating hours, repair and maintenance costs increase significantly. At this stage, components experience greater wear and tear, breakdowns become more frequent, and downtime impacts productivity and service delivery. Continuing to invest in repairs beyond this threshold is no longer cost-effective and can lead to operational disruptions.

- 2013 John Deere 6X4 Gator, RP0619, is used by the Equestrian Staff. Depending on hours of use, the effective life is 10 years. This unit has 4,298 hours. During FY 2025 – FY 2026, repairs have cost more than $2,400.
- 2014 Kubota RTV, RP7541, is used by Greenway staff. Depending on hours of use, the effective life is 10 – 12 years. This unit has 7,813 hours. During FY 2025 – FY 2026, repairs have cost more than $5,015.

Replacing this equipment at this time will reduce escalating maintenance expenses, improve reliability, and ensure continued efficient service delivery.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Alpharetta Public Arts Initiative (Outdoor On-Loan Sculptures) $45,000

Fiscal Year 2027 Annual Action Plan:

- Downtown Alpharetta
- Communications that Connect
- Economic Development
- Recreation, Parks, and Culture

Description: This request is for funding of public arts programs on an alternate year basis through Arts Alpharetta which is a nonprofit organization dedicated to bringing quality arts to Alpharetta. Arts Alpharetta, along with City staff, have several public art projects in-process. These projects include an Outdoor Sculpture Exhibit Contract, an on-loan, permanent, or lease-to-own installation in downtown Alpharetta/Art Walk Brochure. The City of Alpharetta contracts with Arts Alpharetta to locate, curate, install and deinstall on-loan sculptures on a bi-yearly rotation. The number of sculptures varies from 5-7 depending on the rental cost and install logistics for each piece. The project budget is $90,000 but split between two fiscal years at $45,000 per year. This is a continuation project that will require the installation of new outdoor art exhibits every two years. Art installations will be in place for an average of 1.5 – 2 years, subject to available funding.

The program supports the City's vision of promoting and supporting Arts & Culture through Public Art; and 2025 City Council Priorities and Annual Action Plan supporting: Downtown Alpharetta, Strategic Growth and Redevelopment, Communications that Connect, Economic Development, and Recreation, Parks & Culture.

The current exhibit is installed with 10 new sculptures for FY 2024 - FY 2026 Bi-Yearly Contract. The new exhibit will start being installed in FY 2027 and go through FY 2029. Staff and Arts Alpharetta are currently in the process of curating the next round of sculptures.

The City of Alpharetta, Arts Alpharetta, and the Alpharetta Convention & Visitors Bureau partner on an Art Walk Brochure that is available for locals and promoting tourism to the City.

The services provided by Arts Alpharetta, Inc. provide turn-key service for all aspects of the project. Services include all correspondence with artists (ranging from the online call for artists, to rental agreements, and payments), duration, installation, and deinstallation of the art, and marketing. Although Arts Alpharetta, Inc. is contracted for the Outdoor-On-Loan Sculpture Exhibit, the non-profit organization spends all funding on the project expenditures. Arts Alpharetta volunteers their time to the project.

The agreement is valid for a period of (2) two years and will need to be approved with each new exhibit, with the exhibit on display for calendar years 2024-2026, after which the City and Arts Alpharetta, Inc. may discuss a fifth Outdoor-On-Loan exhibit for Fiscal Years 2027-2029, calendar years 2026-2028.

Operating Budget Impact: In addition, staff has recognized there is a need to include funding for ongoing maintenance and repair for curated public art, whether the sculpture be a permanent City fixture or part of the on-loan rotational exhibits. This is due to the unforeseeable damage that could happen (and has happened) to art when on public display. When such instances occur, the City must repair and restore the art to its original state. To proactively plan for such occurrences, staff requests $10,000 annually to offset repair and maintenance costs for public art.

Public Art in the Parks **$20,000**

Fiscal Year 2027 Annual Action Plan:

- Communications that Connect
- Recreation, Parks, and Culture

Description: The City of Alpharetta has invested a great deal of money into the Parks System. With the last two bond referendums, the City has been able to purchase additional parkland for new parks and enhance the existing parks. To remain a vibrant and exciting park system, the need for art throughout the parks has been identified. Several pieces have been installed (Wills Park, Encore Park, and Brooke Street Park).

This program supports the City's vision of promoting and supporting Arts & Culture through Public Art. This request will allow for the strategic placement of public art in locations that are frequently visited and enjoyed by Alpharetta citizens. Our first priority

is Wills Park and the new spine walkway. Next would be Webb Bridge Park and the Alpharetta Greenway. Future opportunities include crosswalk murals, sculptures, retaining wall murals, dog park entrances, park gateway entrances, or other art installations that might enhance the quality of life for Alpharetta residents and visitors alike.

Examples include: The relocation of the "Torqued Chroma" sculpture to Webb Bridge Park by the new soccer fields, meeting the goal of the placement of more art on the east side of Alpharetta, the Park Bond Projects and the Alpharetta Greenway.

For FY 2027, the projects include updating the "Circle of Friends" sculpture at the East Gateway Entrance of the new Wills Park Spine and a Mural on the new wall at Wacky World in Wills Park.

The benefit of public art is contagious. To remain a vibrant and exciting community, we must invest in public art, public murals and cultural pieces. This request would place artwork in locations that can be enjoyed by our citizens up close and personally. We are seeing a growing number of citizens using our parks and additional public art would add greatly to their experience.

The goal of the capital account is to accrue funds over several years to support a project or to provide matching funds for an organization or grant. This allows city staff to plan effectively and coordinate public art with ongoing citywide development.

Operating Budget Impact: New art installations will incur maintenance costs but will not be determinable until the art investment decision is made (e.g., mural vs. statue, etc.).

Public Art Fund by Developers (City Property) **$10,000**

Fiscal Year 2027 Annual Action Plan:

- Downtown Alpharetta
- Communications that Connect
- Recreation, Parks, and Culture

Description: As development continues throughout the City of Alpharetta, the developers are required to set aside funds for public art that is on city property (right-of-way or easements). The issue is that the amount of the funds set aside is not enough to purchase and install large statement pieces. This fund would provide additional funds for larger pieces of artwork at key locations and intersections. Example, Alpharetta Off-Leash was required to give the City $15,000 for artwork to go at the corner of Old Milton Parkway and Main Street. For a piece of artwork of appropriate size and stature, $25,000 is estimated. We anticipate this happening in additional developments throughout the City.

This program supports the City's vision of promoting and supporting Arts & Culture through Public Art; and 2025 City Council Priorities and Annual Action Plan supporting: Downtown Alpharetta, Strategic Growth and Redevelopment, Communications that Connect, Economic Development, and Recreation, Parks & Culture.

Once sufficient funding is accumulated in the account, this will allow for the purchase of public art pieces that are suitable for various locations.

Currently, there is a Public Art Plan in the works to help with the corner of Old Milton Parkway and Main Street along with all prominent locations.

In addition, Community Development is designing an Alpharetta gateway piece on the opposite corner of Old Milton Parkway, and it was recommended to allow this to be approved before moving forward with a Public Art piece, so the two complement each other.

The benefit of public art is contagious. To remain a vibrant and exciting community, we must invest in public art, public murals, and cultural pieces. This request will match development dollars for more impactful and meaningful pieces of public art, murals, and cultural pieces.

Operating Budget Impact: New art installations will incur maintenance costs but will not be determinable until the art investment decision is made (e.g., mural vs. statue, etc.).

Public Art for City Projects **$25,000**

Fiscal Year 2027 Annual Action Plan:

- Communications that Connect
- Recreation, Parks, and Culture

Description: Working closely with the Economic Development and Community Development Departments, this continuous request will allow for the purchase and placement of public art, murals, and other cultural pieces throughout the City of Alpharetta. Currently, there are several locations along the existing Alpha Loop that have poured bases for pieces of art, but no funds exist for the placement of actual art.

The program supports the City's vision of promoting and supporting Arts & Culture through Public Art; and 2025 City Council Priorities and Annual Action Plan supporting: Downtown Alpharetta, Strategic Growth and Redevelopment, Communications that Connect, Economic Development, and Recreation, Parks & Culture.

The Arts Center is working on a partnership with the Alpha Loop Foundation and Arts Alpharetta. The first step is planning the locations and scale of each art piece. This will take place from December 2026 to February 2027. Then the Alpha Loop Foundation will begin fundraising for all the pieces along the Alpha Loop. The City will utilize these capital funds to seed the projects and/or pay for mural supplies, sculpture installations, etc.

For FY 2027, the projects include the Alpha Loop Tunnel Mural, the wall near Webb Bridge Park, and/or the wall at Kimball Bridge Road bridge.

The benefit of public art is contagious. To remain a vibrant and exciting community, we must invest in public art, public murals, and cultural pieces. We require developers to put artwork in their developments because of the value the artwork brings to the community. This request will allow us to begin backfilling artwork to keep Alpharetta on the cutting edge.

The goal of the capital account is to accrue funds over several years to support a project or to provide matching funds for an organization or grant. This allows city staff to plan effectively and coordinate public art with ongoing citywide development.

Operating Budget Impact: New art installations will incur maintenance costs but will not be determinable until the art investment decision is made (e.g., mural vs. statue, etc.).

Haynes Bridge Road Park Restroom **$500,000 (Parks Impact Fees)**
(Impact Fees of $459,500; General Sources of $40,500)

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: Currently, at Haynes Bridge Road Park, visitors only have access to a Port-a-John. This access park was opened in 1997. Funds were limited and plans were to construct a restroom later. Although the need for a permanent restroom at this facility is not specifically noted in the 2018 Alpharetta Recreation and Parks Master Plan, additional restrooms at the access points are the most requested improvement made by greenway users.

A pre-cast-type restroom (like the one at Windward Community Park) is preferred. Due to current flood plain constraints, the project will entail more site work prep, design, and surveying than routine pre-cast restroom installations. Approximately 100' of sewer lines will need to be installed. A waterline will have to be bored under Haynes Bridge Road and a new meter installed for connection to existing waterlines. Funding is proposed through Impact Fees (Parks) of $459,500 (91.91% is impact fee eligible) and $40,500 through general sources (Capital Project Fund).

Operating Budget Impact: Maintenance (including janitorial) and utility costs are estimated at a minimum of $1,000 annually.

Marconi Drive Park Restroom **$500,000 (Parks Impact Fees)**
(Impact Fees of $459,500; General Sources of $40,500)

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: Currently, at Marconi Drive Park, visitors only have access to a Port-a-John. This access park was opened in 2011. Funds were limited and plans were to construct a restroom later. Although the need for a permanent restroom at this facility is not specifically noted in the 2018 Alpharetta Recreation and Parks Master Plan, additional restrooms at the access points are the most requested improvement made by greenway users.

Based on the current market cost to install a pre-cast restroom to match the current park inventory, the estimated cost is $500,000 including sewer and water connections as well as design. Funding is proposed through Impact Fees (Parks) of $459,500 (91.91% is impact fee eligible) and $40,500 through general sources (Capital Project Fund).

Operating Budget Impact: Maintenance (including janitorial) and utility costs are estimated at a minimum of $1,000 annually.

Marietta-Roswell St. Corner Park **$250,000 (Parks Impact Fees)**

Fiscal Year 2027 Annual Action Plan:

- The Alpha Loop and Greenway
- Downtown Alpharetta
- Recreation, Parks, and Culture

Description: This funding is for construction of a passive park and Alpha Loop connection at the city-owned land at 114 Roswell Street. Design was funded as part of the FY 2026 capital budget.

The site is a 0.65-acre city-owned parcel at the southeast corner of Marietta Street and Roswell Street in downtown Alpharetta. It is currently wooded with a mix of hardwood trees and dense understory vegetation. It slopes from the northwest to the southeast at a slope of approximately seven percent. The site is bordered on the east and south by three privately owned parcels zoned C2 Commercial. A planned segment of the Alpha Loop is currently in the design phase along the site's western boundary.

The City proposes developing the site into a passive park space that will require minimal maintenance requirements. It will connect directly to the future Alpha Loop trail along Roswell Street and to the prominent corner of Marietta and Roswell Streets. Given the possibility of future development on the adjacent parcels, there is a desire to create a heavy vegetated buffer along the eastern and southern edges. Funding for construction will be provided through impact fees (100% allowable use; Park/Walking Trail).

Operating Budget Impact: Maintenance costs are estimated at $3,600 annually for lawn maintenance services.

Outdoor Electrical Connections for Roswell Steet and Canton Street **$50,000 (Holiday Lighting) – new to CIP** **($11,400 operations/$50,000 capital)**

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community
- Recreation, Parks, and Culture
- Infrastructure and Facilities Maintenance

Description: This request is for the installation of twenty-five (25) permanent outdoor electrical service connections in designated tree wells within the City's public right-of-way along Roswell Street and Canton Street. Each installation will include underground conduit, wiring, weather-resistant electrical components, and code-compliant connections designed for long-term outdoor use.

Installing permanent electrical service will:

- Improve safety by avoiding temporary wiring and surface cords.
- Enhance reliability and consistency of holiday displays.
- Support expanded seasonal programming and special events.

- Preserve streetscape aesthetics through concealed infrastructure.

The electrical service will support seasonal holiday decor, promoting community engagement and downtown vibrancy.

In conjunction with this capital request, there is an operating initiative ($11,500 annually) to expand the installation, removal, and storage of holiday lighting to the Roswell Street and Canton Street area. This will enhance the Downtown Alpharetta experience during the holiday season by implementing a cohesive, high-quality outdoor holiday lighting program along Roswell Street and Canton Street. The initiative aims to increase foot traffic, support local businesses, reinforce Alpharetta's brand as a premier destination, and create a safe, festive public area. Improved ambient lighting enhances visibility and perceived safety during evening hours. By expanding the holiday lighting to Roswell Street and Canton Street, it reinforces Alpharetta's downtown identity with a consistent, photo-worthy streetscape.

Alpha Loop Electrical Installation (new to CIP) $25,000

Fiscal Year 2027 Annual Action Plan:

- The Alpha Loop and Greenway
- Safe and Welcoming Community
- Recreation, Parks, and Culture

Description: This request provides funding for the permanent installation of electrical service along the Alpha Loop from Northwinds Parkway to Old Milton Parkway. The Alpha Loop is a highly visible public corridor and a key community amenity and economic development asset.

The project will include installation of underground conduit and wiring, weather-resistant electrical components, and code-compliant connections designed for long-term outdoor use. Permanent electrical service will enhance safety and support seasonal lighting and special events.

The inaugural Lights on the Loop event was held in December 2024, presented by the Alpharetta Convention & Visitors Bureau and the Alpha Loop Foundation. The event was highly successful and generated strong interest in continuing it annually. Installing permanent electrical infrastructure will support the long-term sustainability and growth of this event and similar activations along the Alpha Loop.

Operating Budget Impact: Maintenance and energy costs are estimated at a minimum of $500 annually.

Design Services (Recreation, Parks & Cultural Services) **$10,000**

Fiscal Year 2027 Annual Action Plan:

- Recreation, Parks, and Culture

Description: This funding request supports a range of studies and professional services that arise annually from initiatives driven by the Council and/or Department. These services are integral to the continuous development and improvement of our community's recreation infrastructure and programming.

The services required may include but are not limited to:

- Revisions to the Recreation Master Plans to ensure alignment with evolving community needs and industry best practices.
- Development of construction plans for new or upgraded recreation amenities, such as pavilions, gazebos, and other public spaces that enhance community engagement.

These studies and professional services play a vital role in forecasting market trends, establishing standards that inform policy decisions, and improving project timelines and functionality. By securing the necessary funding, we can maintain the high level of service our residents and customers expect, while also ensuring that our recreation facilities are sustainable, accessible, and effective in meeting future demands.

Operating Budget Impact: N/A.

Detail (Unfunded Capital Initiatives)

Human Resources

HR Office Improvements $70,000

Fiscal Year 2027 Annual Action Plan:

- People Focused Workforce

Description: The new HR Specialist position funded in FY 2023 is responsible for recruitment and the administration of our human resources information systems (HRIS) current modules (applicant tracking system, onboarding, eForms, personnel records management system), and any future additions (i.e., performance evaluation).

The current configuration of the HR office presents challenges to fostering a cohesive departmental culture and collaboration. The HR Specialist is physically located in another department, creating a disconnect that affects the sense of belonging and teamwork.

The capital improvements requested herein are for the reorganization of the Human Resources office to better utilize current space for efficient workflow and to allow accommodation for future personnel growth. The objective is to have three offices (two currently) with doors to deal with confidential matters, one reception desk, one workspace (copy and other office machines) and space for an applicant computer kiosk.

Operating Budget Impact: Additional facility maintenance funding including janitorial costs will be incurred.

Police

911- 24 Hour Console Chair Replacement $32,000 (911 Fund)

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community

Description: The Alpharetta Emergency Communications Center (AECC) requests funding to replace the operational chairs used at all 911 consoles. The current chairs are nearing the end of their functional life cycle, have experienced significant wear, and no longer provide the ergonomic support required for 24/7/365 emergency communications operations. As a result, staff are experiencing increased discomfort, reduced posture support, and a higher frequency of minor equipment repairs, all of which negatively impact both employee wellness and operational readiness.

911 communications chairs are specialized, heavy-duty, ergonomically engineered equipment specifically designed for continuous multi-shift use. Unlike conventional office chairs, public safety console seating must meet durability standards for prolonged usage, adjustable multi-user configurations, and compliance with occupational health and safety requirements for critical-task environments.

Quotes received to date range from $30,000 to $32,000 for a full replacement set. As this request is intended for FY 2027, cost projections must include expected inflation, supply chain variability, and vendor price adjustments typical for specialized public safety

equipment. Accordingly, the estimated project cost has been adjusted upward to ensure adequate funding.

Failure to replace these chairs will result in continued equipment degradation, increased maintenance costs, elevated staff discomfort and fatigue, and potential injury claims that could exceed the cost of proactive replacement. Reliable, supportive seating is foundational to sustained dispatcher performance and the delivery of high-quality emergency communications services to the public.

This project ensures AECC remains aligned with industry standards for ergonomics, employee safety, and operational efficiency.

This project includes the replacement of nine (9) 24/7-rated public safety dispatch chairs. Of these, six (6) chairs will be standard-duty ergonomic dispatch models, and three (3) chairs will be upgraded, heavy-duty "extended-size" models designed to safely and comfortably accommodate larger body types. All chairs selected will be rated for continuous 24/7/365 multi-operator use, meet occupational ergonomics requirements, and include full adjustability for a wide range of dispatcher body sizes and postures.

Funding would be provided through the 911 Fund but, due to the current subsidy requirement, the source of funding would be from the municipalities served (e.g. City of Alpharetta).

Operating Budget Impact: There are no ongoing operational costs anticipated beyond routine cleaning and normal warranty-covered maintenance.

Fire

Fire Station Renovations/Improvements **$3,500,000**

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance
- People Focused Workforce

Description: This request is for full design, construction, and project management funding for Fire Station 83 and delivers on a portion of the Fire Station facility assessment/conceptual design work approved by the City Council in 2023.

- **Background (Fire Station Assessment/Design)**

  In January 2023, at the City Council retreat, directions were provided to conduct a facilities assessment of the city's fire stations.

  In April 2023, a complete list of requirements was created in preparation for an RFP process in May and June 2023. The expectation was to have the consultant identify improvement potential to update and modernize our fire stations within the current footprint, where possible, for each fire station, to comply with the Clean Station Concept. Facility expansion may be a consideration where cost and lot space allow. Assessments and recommendations may include architectural and engineering design services to improve the living and working environments; workflow and open floorplan; and building features, including public spaces, officer

/ non-officer areas, storage and maintenance areas, exterior improvements, etc. The RFP was awarded to Jericho Design Ground in August 2023.

Staff have worked with the Jericho design team to identify improvements to our fire stations that meet the intent of the assessment process and our strategic goals as identified above. The revised capital budget for FS 81 totals $3.4 million (design, construction, furniture/fixtures/equipment, project management services). This project is anticipated to begin construction during FY 2026.

- **Current Status**
  The request for FY 2027 includes funding for Fire Station 83 improvements totaling $3.5 million for design, construction, furniture/fixtures/equipment, and project management services.

Funding options include general capital appropriations and impact fee funds (100% of expansion cost is impact fee eligible – limiting factor is available public safety impact fees which, as of Spring 2026, were fully allocated to FS 81 improvements).

Operating Budget Impact: Facility maintenance costs are anticipated to be substantially similar to current operations or decline due to the renovations (e.g. energy efficiency improvements).

Public Works

Stormwater **$1,500,000 (unfunded)**

Fiscal Year 2027 Annual Action Plan:

- Infrastructure and Facilities Maintenance
- Transportation and Traffic

Description: This request is for stormwater design/studies, inspection, drainage maintenance, and pipe/structure repair and maintenance. Left unchecked, stormwater can contribute to costly flooding, erosion, and pollution issues that wreak havoc on our community.

Included in this request are 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. This funding will also be utilized for the design of smaller drainage repairs, such as Harris Road drainage improvements, Haynes Bridge Road at Morrison Parkway drainage improvements, Pond retrofitting and dredging/permitting, etc.

The National Pollutant Discharge Elimination System (NPDES) Stormwater Permit requires Alpharetta to complete several 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 on planning, maintenance, and enforcement activities. Additionally, this request is for continual maintenance and small drainage maintenance work within the City.

One section of the work is pond and best management practices (BMP) maintenance, testing, sampling, work crew materials, education materials, and tree impediment maintenance. Pond and BMP maintenance in required by the Georgia Environmental Protection Division MS4 permit and includes ponds, bioretention, green infrastructure, pervious pavers, etc. Water quality education, education materials, and testing on streams and runoff is also required by the Georgia Environmental Protection Division. Sampling and testing include laboratory and field materials, testing, analysis, etc. Funding is included herein for Retention Pond Maintenance and improvements for Webb Bridge Park and North Park.

Another section includes small drainage repair and maintenance designs, crew materials such as rip rap, pine straw, grout, sod, etc., street sweeping, and removal of trees and shrubs blocking storm flow from or to pipes and structures or otherwise impeding water flow.

The final component of 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 citywide in addition to targeted projects such as Alpha Loop offline detention, Wills Park stream restoration, Northwinds Culvert Design/Construction, multiple on- call stormwater improvement task orders, and drainage Improvements in Clairmonte subdivision. The contractual pipe un-clogging and structure repair will be throughout the city based on inspection results.

Annual funding requests are approximately $3-4 million based on forecasted needs over a 10+ year project horizon. That said, current funding levels within the Stormwater account total more than $3.2 million (as of January 2026) and the FY 2027 funding allocation was adjusted to $1.5 million. This is the companion unfunded request for the remaining $1.5 million needed to augment the annual stormwater funding.

Operating Budget Impact: This program decreases maintenance costs as flooding and erosion will be reduced.

Tandem Dump Truck; Qty: 1 (Fleet Replacement) $200,000

Fiscal Year 2027 Annual Action Plan:

- N/A – General Capital Maintenance/Investment

Description: This request is for the replacement of Public Works Department vehicles in accordance with the City's Fleet Maintenance and Replacement Policy ("Policy"). Vehicle replacement requests for the upcoming budget year meet the established criteria within the Vehicle Replacement Framework section of the Policy while all other years are based on a forecast of vehicles meeting the established criteria (e.g. based on forecasted utilization rates, etc.).

The vehicle identified below will be recommended for replacement based on the Vehicle Replacement Framework within the Policy which includes multiple criteria such as age/mileage (minimum of 15 years and/or 150,000 miles for this vehicle category), idle time/engine hours, maintenance cost analysis, reliability and downtime, safety issues, obsolescence, and mission suitability.

The tentative request for FY 2027 includes the replacement of the following:

- Unit 70 = 1995 Ford LT9000 Dump (age = 21 years) with 43,670 miles as of February 2026. Engine hours are not readily accessible from this vehicle year/make/model. The replacement criteria are age, reliability, and difficulty in obtaining parts for necessary maintenance and repairs. This unit was purchased for $43,081. In FYs 2025-2026, the department has spent $9,233 on maintenance and repairs.

The above is subject to change based on prioritization of need pursuant to the Policy (e.g. in the case of an alternate vehicle taking priority in the replacement framework due to mechanical failure, downtime, etc.).

Operating Budget Impact: This program reduces fleet maintenance costs and increases utilization rates as the equipment is less susceptible to breaking down and/or requiring service. Operational costs consist of maintenance, fuel, insurance, etc. and are currently budgeted.

City Hall Generator and Enclosure $1,300,000

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community

Description: This request is for the purchase and installation of a generator for City Hall to ensure continued operations to citizens and stakeholders during times of power outages including natural disasters. Specifically, this cost estimate is for a natural gas generator sufficiently sized to allow for continued operations of City Hall (roughly 55,000 sq. ft.) as well as construction of an enclosure to house the generator that matches the aesthetics of City Hall. The generator is estimated at $850,000 and the enclosure is estimated at $400,000. Design and permitting is estimated at $50,000.

Operating Budget Impact: Operational costs would be minimal. Gas usage would be based solely on when the generator is operating, and inspection/maintenance cost would be approximately $3,000 a year.

Alpharetta Community Center Generator **$375,000**

Fiscal Year 2027 Annual Action Plan:

- Safe and Welcoming Community

Description: This request is for the purchase and installation of a generator for the Alpharetta Community Center. The budget requested would be for a 400 kw Blue Star generator. A 400 kw was priced due to the unit being capable of powering the entire building in the event of a power outage. A smaller generator could be installed at a lower cost if it's determined there is no need to power the entire building during times of power outages. Beyond the cost of the generator, other costs include gas meter upgrades, gas line upgrade and installation of a regulator. The total requested amount is $375,000.

Operating Budget Impact: Operational costs would be minimal. Gas usage would be based solely on when the generator is operating, and inspection/maintenance cost would be approximately $3,000 a year.

Construction Manager - Infrastructure (new position; +1 FTE) **$55,000**
($141,400 operations/$55,000 capital)

2027 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: Public Works is requesting the addition of a Construction Manager position (pay grade 309; assumed 5% above pay grade minimum).

The City allocated over $4 million last year and is planning to do such over the next 10 years towards stormwater work throughout the City. Much of the construction work is contracted out to contractors to resolve various stormwater issues. Work varies from replacing a structure, lining, or replacing a pipe, or a large-scale construction project.

Due to the number of incoming projects and programmed projects, the Department is unable to adequately oversee construction oversight of the contractors in the field for the installation of City maintained infrastructure. Public Works is requesting an Infrastructure Construction Manager Position to oversee various field operations regarding stormwater improvements. The position not only requires knowledge of reading construction plans, communication skills with the public and contractors, as well as problem-solving skills when unknown issues arise in the field.

Public Works currently has seven stormwater projects in design or construction soon to be procured, over 1 million dollars a year in pipe lining, and numerous stormwater repairs (catch basin tops, grouting of manholes/pipes, and pipe replacements) throughout the City. Public Works staff is already committed to overseeing construction management of the Park's Bond Projects, TSPLSOT I/II projects, as well as capital projects.

Capital costs are estimated at $55,000 and include funding for a vehicle purchase (and upfitting). There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at $133,900 annually and reflect salary and benefit costs only. Operational costs in year one includes technology

equipment (computer, phone, iPad, etc.), professional development, uniforms, general supplies, and fuel costs totaling $7,500.

Facility Operations Manager (new position; +1 FTE) $71,500
($141,400 operations/$71,500 capital)

2027 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: Public Works is requesting the addition of a Facility Operations Manager position (pay grade 309; assumed 5% above pay grade minimum).

The City embarked on an energy audit as well as a facility assessment over the last year. The report outlines various capital initiatives and improvements to all the City's facilities. Currently, there is one individual overseeing the crews accomplishing work orders and overseeing vendors accomplishing various tasks in the facilities (electrical, mechanical, structural, painting, etc.). This position will be responsible for overseeing execution of the program, procuring vendors to implement various improvements, maintaining the software system associated with the facility assessment, and overseeing the Engineering Technician(s) working in the Facility Group. Separating the responsibilities within the Facilities Group will enable supervisors to spend more time ensuring work is accomplished meeting the expectations of the City and enable individuals to become proactive instead of reactive when it comes to implementing improvements.

Capital costs are estimated at $71,500 and include funding for a vehicle purchase (and unfitting). There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at $133,900 annually and reflect salary and benefit costs only. Operational costs in year one includes technology equipment (computer, phone, iPad, etc.), professional development, uniforms, general supplies, and fuel costs totaling $7,500.

Infrastructure Crew (new positions; +4 FTE) $88,000
($363,700 operations/$88,000 capital)

2027 City Council Priorities and Annual Action Plan:

- Infrastructure and Facilities Maintenance

Description: Public Works is requesting the addition of the following new positions:

- +1 FTE - Public Works Crew Leader position (pay grade 305; assumed 5% above paygrade minimum).
- +2 FTEs - Public Works Technician II position (pay grade 303; assumed 5% above paygrade minimum).
- +1 FTE - Public Works Technician I position (pay grade 302; assumed 5% above paygrade minimum).

Currently the Public Works Department has 2 crews of 4 individuals that handle repairs to stormwater infrastructure, curb and gutter, sidewalks (concrete and brick paver), and City roads. One of the biggest challenges the department faces these days is making timely repairs to sidewalks. The Department maintains over 235 miles of sidewalk in the City, majority of the sidewalk is concrete. Over time, sidewalks have settled, cracked, and/or tree roots have uplifted the sidewalk causing trip hazards. Crews can accomplish repairs primarily in subdivisions. This crew will be able to handle concrete and brick paver sidewalk repair, curb and gutter repair, and other concrete work within the City's right of way. Work along busier streets throughout the City require significant traffic control measures and the crews are not equipped size wise to handle work of this nature. A crew of four individuals will consist of a Crew Leader, (2) Tech II's and (1) Tech I.

Capital costs are estimated at $88,000 and include funding for a vehicle purchase (and unfitting). There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs for the four new positions are estimated at $353,700 annually and reflect salary and benefit costs only. Operational costs in year one includes technology equipment (computer, phone, iPad, etc.), professional development, uniforms, general supplies, and fuel costs totaling $10,000.

Summary 5-Year CIP

A summary version of the city's five-year capital improvement plan ("CIP") is included below. The CIP forecasts the city's available funding for capital investment over a five-year period and provides a preliminary project prioritization (subject to adjustment in future years). These figures do not include the city's existing capital initiatives (i.e., initiatives funded prior to FY 2026) and do not represent full funding of departmental capital project requests. Please refer to Appendix A for the detailed 5-Year CIP.

FY 2027-2031 Capital Improvement Plan

April 28, 2026

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
Sources						
General Fund (Annual Appropriation)	$ 475,000	$ 484,500	$ 494,190	$ 504,074	$ 514,155	$ 2,471,919
General Fund (Fund Balance)	5,661,572	9,369,363	7,450,310	7,643,538	8,205,549	38,330,332
General Fund (Tree Bank)	-	150,000	75,000	75,000	75,000	375,000
	$ 6,136,572	$ 10,003,863	$ 8,019,500	$ 8,222,612	$ 8,794,704	$ 41,177,251
Other Funds (Investment Earnings) - not incl. TSPLOST	$ 500,000	$ 480,000	$ 480,000	$ 480,000	$ 480,000	$ 2,420,000
Other Funds (Fund Balance) - not incl. TSPLOST	3,950,000	-	-	-	-	3,950,000
Impact Fees	2,500,000	-	-	-	-	2,500,000
Hotel Fund (TPD; Wayfinding Monuments)	-	125,000	600,000	-	-	725,000
TSPLOST 1 and 2 (TSPLOST, Investment Earnings)	19,589,099	-	-	-	-	19,589,099
TSPLOST 3 (forecast)	-	60,888,767	-	10,745,076	-	71,633,843
	$ 26,539,099	$ 61,493,767	$ 1,080,000	$ 11,225,076	$ 480,000	$ 100,817,942
Capital Lease						
Capital Lease (ESPC): City Facility Preventative Maintenance Assessment and Implementation	$ 2,275,000	$ -	$ -	$ -	$ -	$ 2,275,000
Fire Extrication Equipment Replacements	-	179,000	-	-	-	179,000
Portable (Handheld) Radios Replacement	-	-	1,766,000	-	-	1,766,000
Mobile (Vehicle) Radio Replacements	-	-	600,000	-	-	600,000
Fleet Replacement: Fire Apparatus Replacements	-	-	-	800,000	-	800,000
Heart Monitor & AEDs Replacements	-	-	-	-	700,000	700,000
Grant/Contribution						
LMIG (Milling and Resurfacing)	731,300	753,200	775,800	799,100	823,100	3,882,500
LRA (Milling and Resurfacing)	838,403	-	-	-	-	838,403
	$ 3,844,703	$ 932,200	$ 3,141,800	$ 1,599,100	$ 1,523,100	$ 11,040,903
Total Sources	**$ 36,520,374**	**$ 72,429,830**	**$ 12,241,300**	**$ 21,046,788**	**$ 10,797,804**	**$ 153,036,096**

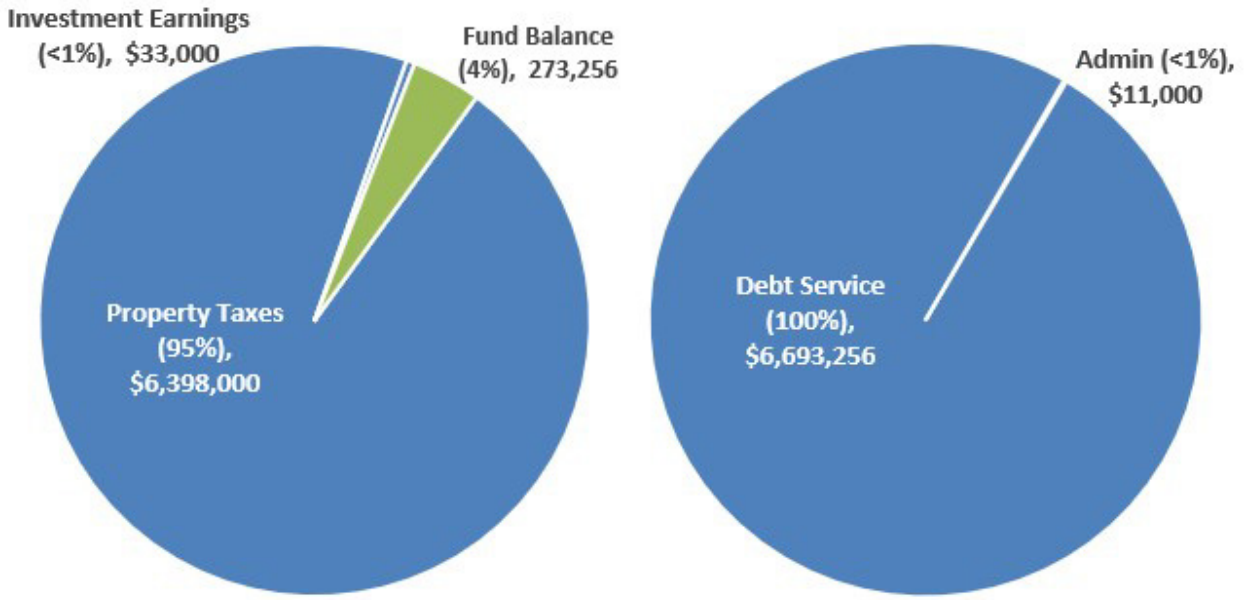
	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
Uses (by Department)						
Economic Development	$ 100,000	$ 100,000	$ 200,000	$ 100,000	$ 100,000	$ 600,000
Information Technology	567,800	955,800	614,000	422,300	1,270,800	3,830,700
Police	1,556,249	2,185,000	4,636,000	2,355,000	2,446,000	13,178,249
Fire	-	600,750	441,838	1,262,804	1,107,195	3,412,587
Public Works	13,226,300	66,486,467	3,797,300	14,971,776	3,236,900	101,718,743
Recreation, Parks & Cultural Services	2,862,500	1,738,000	1,757,000	1,718,000	1,945,000	10,020,500
Community Development	-	361,200	752,500	154,900	458,800	1,727,400
Total Uses	**$ 18,312,849**	**$ 72,427,217**	**$ 12,198,638**	**$ 20,984,780**	**$ 10,564,695**	**$ 134,488,179**
Non-Allocated (Sources-Uses)	**$ 18,207,525**	**$ 2,613**	**$ 42,662**	**$ 62,008**	**$ 233,109**	**$ 18,547,917**
Total Uses + Non-Allocated	**$ 36,520,374**	**$ 72,429,830**	**$ 12,241,300**	**$ 21,046,788**	**$ 10,797,804**	**$ 153,036,096**

Debt Service Fund Summary

Overview

Pursuant to the Governmental Accounting Standards Board's Codification, Section 1300.107, debt service funds are used to account for the accumulation of resources for the payment of principal and interest on general long-term debt (not including capital leases).

FY 2027 Budget: $6,704,256



Revenues by Source | **Expenditures by Use**

The city has one debt service fund that accounts for debt service on the following obligations (except where noted) along with the principal amounts outstanding as of the start of FY 2027.

GENERAL OBLIGATION (GO) BONDS	$
GO Bonds, Series 2016	$ 46,190,000
GO Refunding Bonds, Series 2020	16,165,000
GO Bonds, Series 2022	24,500,000
Total GO Debt	$ 86,855,000

DEVELOPMENT AUTHORITY	$
Revenue Bonds, Series 2013[14]	$ 1,770,000
Revenue Bonds, Series 2016[13]	20,215,000
Total Development Authority Debt	$ 21,985,000

[14] This obligation is funded out of the General Fund (Series 2013) and Hotel/Motel Fund (Series 2016) and shown herein for the purposes of providing a comprehensive overview of all bond debt obligations.

Debt Issuance Methodology

The city's preferred method for funding the acquisition and construction of major items, such as buildings, infrastructure, parks, streets, and other major capital facilities shall be through current revenue when available (i.e., pay-as-you-go) or from outside funding sources such as grant funding and related aid.

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 in. The city issues general obligation bonds to provide capital improvement funding when the project(s) are of sufficiently large scale, and it is appropriate to achieve a fair allocation of costs between current and future beneficiaries.

Debt Issuance Activity

GO Bonds, Series 2022: In November 2021, the voters of the City of Alpharetta approved the issuance of General Obligation Bonds (the "2022 Alpharetta Parks Bonds") to fund $29.5 million in improvements aimed at constructing a variety of park enhancements and projects including:

- Wills Park Equestrian renovation build out (50% match with the Equestrian Foundation).
- Turf for Webb Bridge Park large soccer field.
- Wills Park Master Plan projects.
- Union Hill Park redevelopment/trailhead.
- Mid Broadwell Park build out.
- Old Rucker Park design and build out.
- Farmhouse Park design and build out.
- Waters Road Park design & build out.
- Alpha Loop.

The 2022 Alpharetta Parks Bonds were issued in February 2022 in a par amount of $27 million (not including a $2.5 million premium which assisted in funding the $29.5 million in project improvements) with a 25-year term and a true-interest cost of 2.38%.

GO Refunding Bonds, Series 2020: In April 2020, the city issued $18 million (par) of City of Alpharetta General Obligation Bonds Refunding Bonds, Series 2020, for refunding of the outstanding Series 2012 General Obligation Bonds (saving over $300,000 annually).

The Series 2012 General Obligation Bonds funded the redevelopment of 22-acres in the heart of Downtown Alpharetta (the "City Center" project) to include a vibrant environment of parks and civic spaces that serve as a gathering place for citizens and attract business and investment to this important area of our community.

The Public portion of City Center includes a new Fulton County Library (funded separately through Fulton County); 5-acre Public Park; Town Square; new Alpharetta City Hall; and 450+/- space Public Parking Garage. These components create a place and an atmosphere where people naturally want to be.

While there, many also patronize the unique shops and restaurants that call Downtown Alpharetta home.

The environment created through these civic elements attracted private investment that drove the second phase of the development (mixed-use residential, retail, and office).

City Center

GO Bonds, Series 2016: In May 2016, the voters of the City of Alpharetta approved the issuance of General Obligation Bonds (the "2016 Alpharetta Parks and Transportation Bonds") to fund $52 million in 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 passive and active park systems.

The 2016 Alpharetta Parks and Transportation Bonds were issued in July 2016 in a par amount of $52 million (including premium) with a 25-year term and a true-interest cost of 2.83%.

Bond Ratings

The city's AAA bond rating was reaffirmed by Moody's and Standard & Poor's ("S&P") during January 2022 in conjunction with the sale of $27 million (par) of Series 2022 General Obligation Bonds to fund a variety of park enhancements and projects.

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 and manageable debt/pension burdens. The FY 2027 Budget is mindful of these factors and the importance of maintaining the highest rating, not only for our citizens but also our bondholders.

Bond Smoothing

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 in. General obligation bonds are funded through a separate millage levy (discussed below).

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 our state-of-the-art Conference Center. These bonds are funded by a portion of the Hotel/Motel Tax.

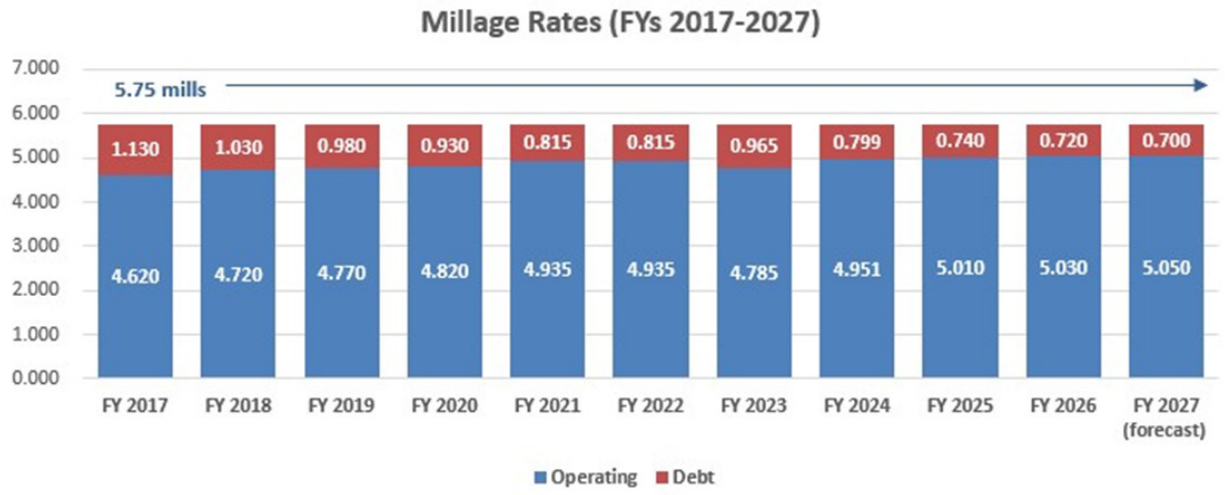
Principal and interest payments for fiscal year 2027 are budgeted at $8.5 million with the following forecast: 2028 - 2041[15]: $8.8 million (annual average); 2042-2046[16] totaling $1.6 million (annual average). These figures include City and Development Authority obligations and span multiple Funds.

[15] Represents the final maturity of the Series 2016 Alpharetta Parks and Transportation Bonds and the Series 2016 Development Authority Revenue Bonds.

[16] Represents the final maturity of the Series 2022 General Obligation Bonds.

Millage Rates

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service. The chart below illustrates the annual millage rates levied by the city for the last 10 years including the request for FY 2027.



The FY 2027 Budget is based on maintenance of the city's millage rate at 5.750 mills.

- The portion of the millage rate funding debt service (Debt Service Fund) is estimated to decrease 0.020mills compared to FY 2026 to a total of 0.700 mills. As our annual debt service obligations are relatively flat, growth in the tax digest allows for a reduction in the debt service millage rate. The decrease in tax revenue associated with the debt service millage shift is estimated at -$180,000.
- The portion of the millage rate funding operations and capital investment (General Fund) is estimated to increase 0.020 mills compared to FY 2026 to a total of 5.050 mills. The increase in tax revenue associated with the operations millage shift is estimated at +$145,000 and has been allocated towards operating initiatives and capital funding. The shift from debt service millage to operations millage results in additional tax savings for our homeowners as the operations millage rate is subject to homestead exemptions.

General Obligation Bond Debt

General Obligation ("GO") bonds are direct obligations and pledge the full faith and credit of the city. Original issue GO bonds are generally issued as 20/25-year serial bonds. Refunding GO bonds are issued in a maturity not exceeding the maturity of the refunded bonds. The following schedule provides a detailed listing of total debt service requirements of the city's GO bonds through maturity.

General Obligation Bonds (All Series)

	Principal	Interest	Total Debt Service
FY 2027	3,745,000.00	2,948,255.00	$ 6,693,255.00
FY 2028	3,940,000.00	2,778,105.00	$ 6,718,105.00
FY 2029	4,170,000.00	2,598,655.00	$ 6,768,655.00
FY 2030	4,400,000.00	2,408,755.00	$ 6,808,755.00
FY 2031	4,615,000.00	2,207,442.50	$ 6,822,442.50
FY 2032	4,850,000.00	1,995,117.50	$ 6,845,117.50
FY 2033	5,465,000.00	1,782,667.50	$ 7,247,667.50
FY 2034	5,625,000.00	1,618,717.50	$ 7,243,717.50
FY 2035	5,790,000.00	1,449,967.50	$ 7,239,967.50
FY 2036	5,960,000.00	1,286,382.50	$ 7,246,382.50
FY 2037	6,115,000.00	1,117,342.50	$ 7,232,342.50
FY 2038	6,295,000.00	942,607.50	$ 7,237,607.50
FY 2039	5,985,000.00	753,757.50	$ 6,738,757.50
FY 2040	6,120,000.00	574,207.50	$ 6,694,207.50
FY 2041	6,295,000.00	398,707.50	$ 6,693,707.50
FY 2042	1,415,000.00	217,475.00	$ 1,632,475.00
FY 2043	1,450,000.00	182,100.00	$ 1,632,100.00
FY 2044	1,495,000.00	138,600.00	$ 1,633,600.00
FY 2045	1,540,000.00	93,750.00	$ 1,633,750.00
FY 2046	1,585,000.00	47,550.00	$ 1,632,550.00
FY 2047	-	-	$ -
	$ 86,855,000.00	**$ 25,540,162.50**	**$ 112,395,162.50**

Development Authority Revenue Bond Debt

Development Authority Revenue Bonds, Series 2013: The purpose of this bond issue was to fund a portion of the development, equipping, and construction of Gwinnett Technical College's Alpharetta campus. The Series 2013 Development Authority Revenue Bonds were issued in June 2013 in a par amount of $4.1 million with a 20-year term and a true-interest cost of 3.13%. The City is obligated to pay 100% of the total principal and interest payments on the bonds. This obligation is funded from the General Fund through non-advalorem revenue.

Development Authority Revenue Bonds, Series 2016: The purpose of this bond issue was to fund the new state-of-the-art 44,000 square foot Conference Center through a public-private partnership with North American Properties (developer of Avalon). Along with the Conference Center, North American Properties constructed a 330-room Marriott Autograph hotel abutting the Center. North American Properties is operating the Conference Center that includes 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 2027 budget includes funding within the Hotel/Motel Fund to cover debt service associated with bonds issued to fund construction of the Center. The debt service is fully funded through the hotel/motel tax.

Development Authority Revenue Bonds (City Portion)

	Principal	Interest	Total Debt Service
FY 2027	1,140,000.00	626,027.50	$ 1,766,027.50
FY 2028	1,195,000.00	600,640.00	$ 1,795,640.00
FY 2029	1,255,000.00	573,802.50	$ 1,828,802.50
FY 2030	1,310,000.00	544,377.50	$ 1,854,377.50
FY 2031	1,375,000.00	510,765.00	$ 1,885,765.00
FY 2032	1,445,000.00	474,050.00	$ 1,919,050.00
FY 2033	1,525,000.00	429,350.00	$ 1,954,350.00
FY 2034	1,315,000.00	382,200.00	$ 1,697,200.00
FY 2035	1,390,000.00	342,750.00	$ 1,732,750.00
FY 2036	1,465,000.00	301,050.00	$ 1,766,050.00
FY 2037	1,545,000.00	257,100.00	$ 1,802,100.00
FY 2038	1,625,000.00	210,750.00	$ 1,835,750.00
FY 2039	1,710,000.00	162,000.00	$ 1,872,000.00
FY 2040	1,800,000.00	110,700.00	$ 1,910,700.00
FY 2041	1,890,000.00	56,700.00	$ 1,946,700.00
FY 2042	-	-	$ -
	$ 21,985,000.00	**$ 5,582,262.50**	**$ 27,567,262.50**

Legal Debt Margin

The legal debt limit for the City is equal to 10% of the assessed value of the tax digest. For fiscal year 2026, the debt margin is estimated at $852 million with currently outstanding general obligation debt representing 10% of capacity.

City Of Alpharetta
Legal Debt Margin (last five fiscal years)

	2026*	2025	2024	2023	2022
Debt limit	$ 941,929,521	$ 890,756,854	$ 852,897,473	$ 747,366,776	$ 683,511,318
Total net debt applicable to limit	89,538,991	94,483,873	98,569,941	102,601,142	106,876,818
Legal Debt Margin	**$ 852,390,530**	**$ 796,272,981**	**$ 754,327,532**	**$ 644,765,634**	**$ 576,634,500**
Total net debt applicable to the limit as a percentage of debt limit	10%	11%	12%	14%	16%

Legal Debt Margin Calculation for Fiscal Year 2026	
Taxable Assessed Value	$ 9,235,882,700
Add back: Exemptions	183,412,509
Total assessed value	*9,419,295,209*
Debt limit (10% of total assessed value)	$ 941,929,521
Debt applicable to limit:	
General obligation bonds	90,395,000
Less: Amount set aside for repayment of general obligation debt	(856,009)
Total net debt applicable to limit	*$ 89,538,991*
Legal Debt Margin	**$ 852,390,530**

Source: City of Alpharetta Finance Department

** FY 2026 data represents estimates.*

Statement of Budgetary Comparisons

Debt Service Fund

Finance Department

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Property Taxes					
Current Year	$ 6,778,913	$ 6,247,147	$ 6,174,534	$ 6,150,000	$ 6,370,000
Delinquent	114,423	69,520	79,819	17,000	20,000
Penalties/Interest	10,842	13,062	19,972	3,000	3,000
Motor Vehicle	12,664	9,635	21,370	6,000	5,000
Investment Earnings	114,853	158,317	152,438	50,546	33,000
Other					
Fund Balance	-	-	-	1,286,906	273,256
TOTAL	**$ 7,031,694**	**$ 6,497,681**	**$ 6,448,133**	**$ 7,513,452**	**$ 6,704,256**
EXPENDITURES					
Maintenance & Operations:					
Professional Services	$ 7,700	$ 15,525	$ 5,175	$ 11,000	$ 11,000
subtotal	*$ 7,700*	*$ 15,525*	*$ 5,175*	*$ 11,000*	*$ 11,000*
Debt Service					
General Obligation Bonds					
Series 2014 (refunding)	$ 1,913,129	$ 1,907,296	$ 1,895,644	$ 1,893,290	$ -
Series 2016	1,925,188	1,925,588	1,925,188	1,923,988	1,921,988
Series 2020 (refunding)	1,116,750	1,129,250	1,150,500	1,160,000	3,138,250
Series 2022	1,635,390	1,633,268	1,636,768	1,633,268	1,633,018
subtotal	*$ 6,590,457*	*$ 6,595,401*	*$ 6,608,099*	*$ 6,610,546*	*$ 6,693,256*
Non-Allocated					
Reserve	$ -	$ -	$ -	$ 891,906	$ -
subtotal	*$ -*	*$ -*	*$ -*	*$ 891,906*	*$ -*
TOTAL	**$ 6,598,157**	**$ 6,610,926**	**$ 6,613,274**	**$ 7,513,452**	**$ 6,704,256**

DEBT SERVICE FUND SUMMARY

Statement of Revenues, Expenditures, and changes in Fund Balance

Debt Service Fund
Finance Department

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
Beginning Fund Balance:	$ 1,095,855	$ 1,529,393	$ 1,416,149	$ 1,251,009	$ 856,009
REVENUES BY CATEGORY					
Property Taxes (incl. Motor Vehicles)	$ 6,916,841	$ 6,339,364	$ 6,295,696	$ 6,176,000	$ 6,398,000
Investment Earnings	114,853	158,317	152,438	50,546	33,000
Other	-	-	-	-	-
TOTAL	**$ 7,031,694**	**$ 6,497,681**	**$ 6,448,133**	**$ 6,226,546**	**$ 6,431,000**
EXPENDITURES BY FUNCTION					
Professional Services	$ 7,700	$ 15,525	$ 5,175	$ 11,000	$ 11,000
Debt Service/Refunding	6,590,457	6,595,401	6,608,099	6,610,546	6,693,256
TOTAL	**$ 6,598,157**	**$ 6,610,926**	**$ 6,613,274**	**$ 6,621,546**	**$ 6,704,256**
ACFR Rounding Adjustments	$ -	$ 1	$ 1	$ -	$ -
Ending Fund Balance: (1)	$ 1,529,393	$ 1,416,149	$ 1,251,009	$ 856,009	$ 582,753
Changes in Fund Balance (actual/est.)	$ 433,538	$ (113,244)	$ (165,140)	$ (395,000)	$ (273,256)

Notes:
(1) Fund Balance is utilized to offset debt service requirements.

Enterprise Fund Summary

Overview

The *Enterprise Fund Summary* section is intended to provide readers with an overall understanding of the fiscal year 2027 budget for the city's Solid Waste Fund.

Enterprise Funds are used to account for business-type activities whose operations are primarily funded by customer fees. The enterprise fund utilizes the accrual basis of budgeting and accounting.

The following schedules are set forth by Fund and provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **Fund Summary**

  This section provides a brief description of the Fund.

- **Statement of Budgetary Comparisons**

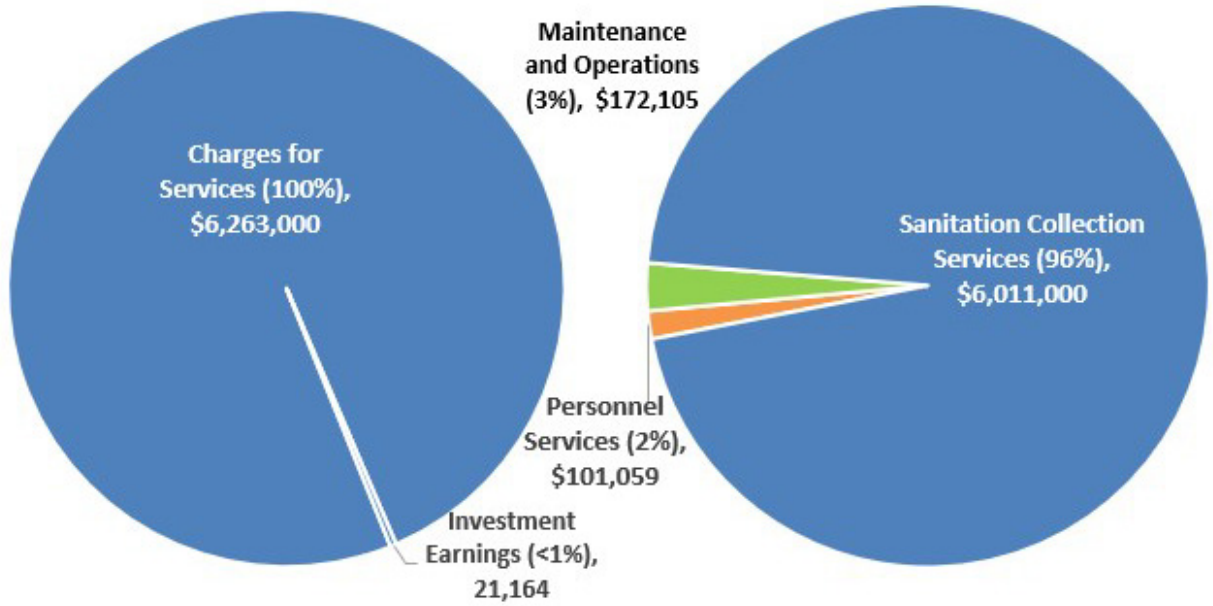
  This statement provides a detailed comparison of revenues and expenditures across multiple fiscal years. Revenues are presented by source and expenditures are presented by use.

- **Statement of Revenues, Expenditures, and changes in Fund Balances**

  This statement provides a historical comparison of revenues and expenditures for fiscal years 2023-2027. Also included are changes in fund balance. The financial forecast utilizes revenue collection patterns (historical and current patterns as adjusted for seasonal fluctuations), expenditure trends and mandates, etc.

Solid Waste Fund Summary

FY 2027 Budget: $6,284,164



Revenues by Source | **Expenditures by Use**

The Solid Waste Fund accounts for fees received from users of the city's residential solid waste program (i.e., garbage, yard waste, and recycling collection).

Services are provided on a user-charge basis and managed through a contract with a private sanitation hauler (Republic Services). The Finance Department manages the Solid Waste Program including billing, collection, and customer service functions. Commercial solid waste customers are authorized to contract commercial solid waste collection and disposal services from any contractor that has obtained a solid waste collection permit from the city.

Trends

The FY 2027 Budget for the Solid Waste Fund totals $6.3 million and represents an increase of 1%, or $86,596, compared to FY 2026 due primarily to contractual cost growth for our private sanitation hauler of 4% annually coupled with forecasted growth in the service base which is partially offset through an elimination of downtown sanitation services ($150,000 budget in FY 2026; dumpster locations downtown were transitioned in January 2026 to private restaurant operators through a permit process and said operators now pay for trash service directly with the carriers).

As it relates to private sanitation hauler services, the City issued an RFP in 2021 for sanitation services to ensure optimal value for customers. Republic Services (our current provider) was the highest-ranking vendor and the most cost effective ($1 million lower on

an annual basis than other proposers). Republic Services was awarded the contract with an annual 4% inflation adjustment.

The Personnel Services category is flat, or +$254, due to multiple factors including:

- 3% performance-based merit program, coupled with targeted market-based compensation adjustments (2%, where applicable), scheduled for July 1, 2026.
- Market growth in group insurance costs (e.g. health, dental, vision), pension costs, etc., changes in staff benefit options (e.g. employee-only vs family coverage, etc.), and adjustments in the monetary value of employee service awards which had not changed in over 15 years (e.g., 5-year service award increased from $50 to $125).
- The above is offset through staff turnover and associated changes in salary, benefit elections, etc.

Authorized personnel total 1.0 FTE and represent the following:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Variance
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 and Operations category increased 1%, or $86,342, due primarily to contractual cost growth for our private sanitation hauler of 4% annually coupled with forecasted growth in the service base and offset through the elimination of downtown sanitation services as previously discussed.

Statement of Budgetary Comparisons

Solid Waste Fund

Finance Department

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Charges for Services:					
Collection Fees	$ 5,110,565	$ 5,394,125	$ 5,716,024	$ 6,059,000	$ 6,218,000
Commercial Hauler Fees	22,731	21,868	19,478	26,000	20,000
Penalties and Interest	35,045	35,253	35,890	20,000	25,000
Investment Earnings	15,066	47,253	65,485	17,568	21,164
Other					
Miscellaneous	1,405	(175)	-	-	-
General Fund Subsidy	-	-	-	75,000	-
TOTAL	**$ 5,184,812**	**$ 5,498,325**	**$ 5,836,878**	**$ 6,197,568**	**$ 6,284,164**
EXPENDITURES					
Personnel Services:					
Salaries	$ 38,462	$ 53,081	$ 58,060	$ 60,521	$ 58,511
Overtime	-	258	-	500	-
Group Insurance	21,363	20,537	20,353	23,258	26,651
FICA	2,681	3,908	4,120	4,668	4,476
Pension (401A Cont./Match)	5,441	7,709	8,287	9,015	8,709
Miscellaneous	2,376	2,692	2,847	2,843	2,712
subtotal	*$ 70,322*	*$ 88,185*	*$ 93,667*	*$ 100,805*	*$ 101,059*
Maintenance & Operations:					
Professional Services (e.g. haulers)	$ 5,156,260	$ 5,289,016	$ 5,630,760	$ 6,005,400	$ 6,091,400
Miscellaneous	63,265	116,713	58,239	91,363	91,705
subtotal	*$ 5,219,526*	*$ 5,405,729*	*$ 5,688,999*	*$ 6,096,763*	*$ 6,183,105*
Non-Allocated					
Reserve	$ -	$ -	$ -	$ -	$ -
subtotal	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
TOTAL	**$ 5,289,848**	**$ 5,493,914**	**$ 5,782,666**	**$ 6,197,568**	**$ 6,284,164**

Statement of Revenues, Expenditures, and changes in Fund Balance

Solid Waste Fund

Finance Department

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
Beginning Fund Balance:	$ 115,975	$ 10,939	$ 15,349	$ 69,560	$ 69,560
REVENUES BY CATEGORY					
Charges for Services	$ 5,168,342	$ 5,451,247	$ 5,771,392	$ 6,105,000	$ 6,263,000
Investment Earnings	15,066	47,253	65,485	17,568	21,164
Other	1,405	(175)	-	75,000	-
TOTAL	**$ 5,184,812**	**$ 5,498,325**	**$ 5,836,878**	**$ 6,197,568**	**$ 6,284,164**
EXPENDITURES BY FUNCTION					
Solid Waste Operations	$ 5,289,848	$ 5,493,914	$ 5,782,666	$ 6,197,568	$ 6,284,164
TOTAL	**$ 5,289,848**	**$ 5,493,914**	**$ 5,782,666**	**$ 6,197,568**	**$ 6,284,164**
ACFR Rounding Adjustments	$ (1)	$ (1)	$ -	$ -	$ -
Ending Fund Balance: (1),(2)	$ 10,939	$ 15,349	$ 69,560	$ 69,560	$ 69,560
Changes in Fund Balance (actual/est.)	$ (105,036)	$ 4,410	$ 54,211	$ -	$ -

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts.

(2) Fund balance utilization in FY 2023 was to subsidize operations.

Internal Service Fund Summaries

Overview

The *Internal Service Fund Summaries* section is intended to provide readers with an overall understanding of the respective fiscal year 2027 budgets for the city's Internal Service Funds.

Internal Service Funds are used to accumulate and allocate costs internally among the city's various functions and utilize the accrual basis of budgeting and accounting.

The following schedules provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **Fund Summary**

  This section provides a brief description of the Fund.

- **Statement of Budgetary Comparisons**

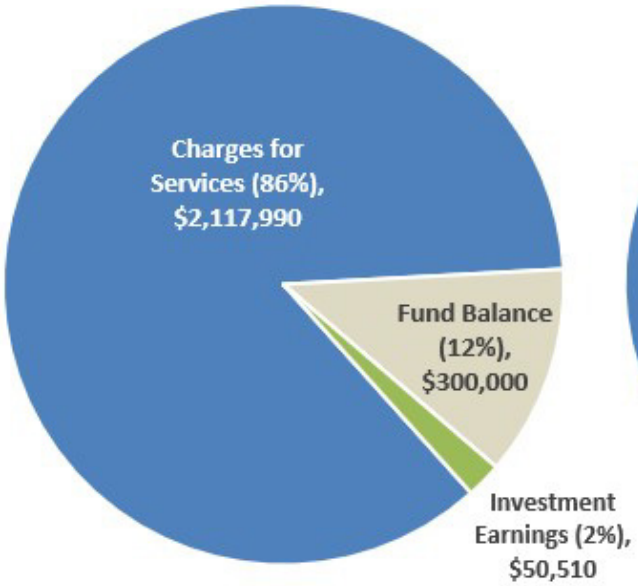
  This statement provides a detailed comparison of revenues and expenditures across multiple fiscal years. Revenues are presented by source and expenditures are presented by use.

- **Statement of Revenues, Expenditures, and changes in Fund Balances**

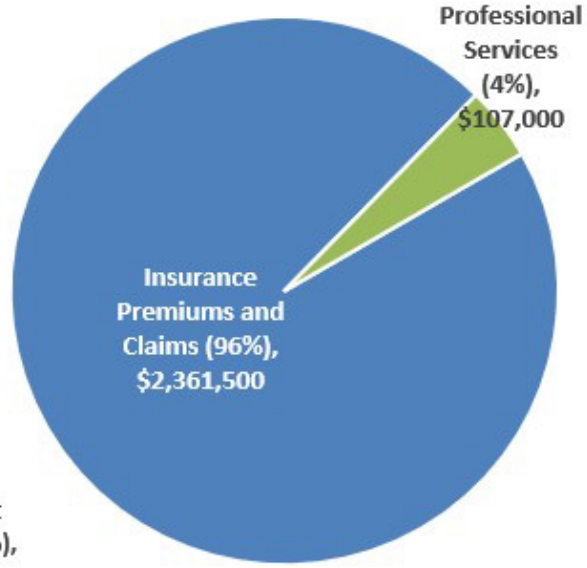
  This statement provides a historical comparison of revenues and expenditures for fiscal years 2023-2027. Also included are changes in fund balance. The financial forecast utilizes revenue collection patterns (historical and current patterns as adjusted for seasonal fluctuations), expenditure trends and mandates, etc.

Risk Management Fund Summary

FY 2027 Budget: $2,468,500



Revenues by Source



Expenditures by Use

The Risk Management Fund accounts for expenses related to providing and administering the general liability, automotive liability, workers' compensation, and property insurance coverage for the city. Funding is provided through an (approximate) 2% charge per employee (based on salary) for workers' compensation coupled with funding from the General Fund for insurance premiums. The Finance Department manages the Risk Management Program including all workers' compensation, general liability, and other insurance claims.

Trends

The FY 2027 Budget for the Risk Management Fund totals $2.5 million and represents a decrease of -41%, or -$1.7 million, compared to FY 2026. The main driver of this variance is the non-allocated reserve (i.e., available fund balance) budgeted in FY 2026[17]. After adjusting for the non-allocated reserve, the true operational budget change is 8% compared with 2026 and reflective of insurance premium and claims funding fluctuations.

[17] 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 2027 will occur subsequent to adoption of the budget.

Statement of Budgetary Comparisons

Risk Management Fund

Finance Department

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Charges for Services:					
Risk Management Allocations	$ 855,000	$ 832,136	$ 820,436	$ 891,079	$ 911,490
Insurance Premium Funding	823,300	928,885	966,800	1,060,500	1,206,500
Investment Earnings	54,868	122,202	120,591	60,921	50,510
Other					
Insurance Proceeds	210,549	212,067	153,475	-	-
Fund Balance	-	-	-	2,154,322	300,000
TOTAL	**$ 1,943,717**	**$ 2,095,290**	**$ 2,061,302**	**$ 4,166,822**	**$ 2,468,500**
EXPENDITURES					
Maintenance & Operations:					
Professional Services	$ 75,694	$ 75,989	$ 75,277	$ 92,000	$ 107,000
Insurance Premiums					
Vehicle	245,445	289,590	369,846	410,000	447,000
Property/Equipment	108,596	116,780	124,257	202,416	223,000
Condo	62,950	43,614	51,681	48,000	58,000
Fine Art	3,201	3,425	3,665	4,000	4,500
General Liability	57,118	63,158	80,330	98,120	104,000
Law Enforcement Liability	81,694	143,466	150,032	160,808	170,000
Public Entity Liability	58,486	93,798	100,160	111,074	120,000
Workers Comp Excess	141,502	165,870	188,062	212,262	225,000
Criminal Liability	4,748	4,748	4,513	5,000	5,000
Cyber Liability	78,156	65,704	72,910	73,003	85,000
Umbrella Liability	69,472	89,758	27,690	40,000	45,000
Medical Services (PS Custody)	3,594	1,024	23,720	20,000	20,000
Claims/Judgments	264,190	768,437	835,176	846,432	855,000
subtotal	*$ 1,254,846*	*$ 1,925,361*	*$ 2,107,319*	*$ 2,323,115*	*$ 2,468,500*
Non-Allocated					
Reserve	$ -	$ -	$ -	$ 1,843,707	$ -
subtotal	*$ -*	*$ -*	*$ -*	*$ 1,843,707*	*$ -*
TOTAL	**$ 1,254,846**	**$ 1,925,361**	**$ 2,107,319**	**$ 4,166,822**	**$ 2,468,500**

Statement of Revenues, Expenditures, and changes in Fund Balance

Risk Management Fund

Finance Department

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
Beginning Fund Balance:	$ 1,341,541	$ 2,030,413	$ 2,200,341	$ 2,154,324	$ 1,843,709
REVENUES BY CATEGORY					
Charges for Services	$ 1,678,300	$ 1,761,021	$ 1,787,236	$ 1,951,579	$ 2,117,990
Investment Earnings	54,868	122,202	120,591	60,921	50,510
Other	210,549	212,067	153,475	-	-
TOTAL	**$ 1,943,717**	**$ 2,095,290**	**$ 2,061,302**	**$ 2,012,500**	**$ 2,168,500**
EXPENDITURES BY USE					
Insurance Premiums/Claims	$ 1,179,152	$ 1,849,372	$ 2,032,042	$ 2,231,115	$ 2,361,500
Professional Services	75,694	75,989	75,277	92,000	107,000
TOTAL	**$ 1,254,846**	**$ 1,925,361**	**$ 2,107,319**	**$ 2,323,115**	**$ 2,468,500**
ACFR Rounding Adjustments	$ 1	$ (1)	$ -	$ -	$ -
Ending Fund Balance: (1),(2)	$ 2,030,413	$ 2,200,341	$ 2,154,324	$ 1,843,709	$ 1,543,709
Changes in Fund Balance (actual/est.)	$ 688,872	$ 169,928	$ (46,017)	$ (310,615)	$ (300,000)

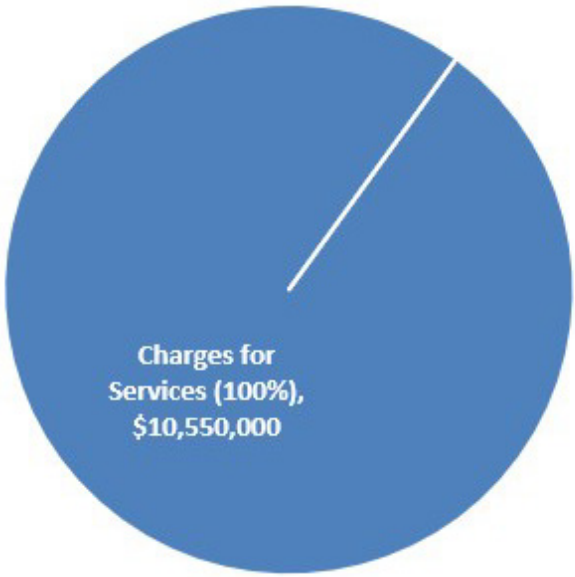
Notes:

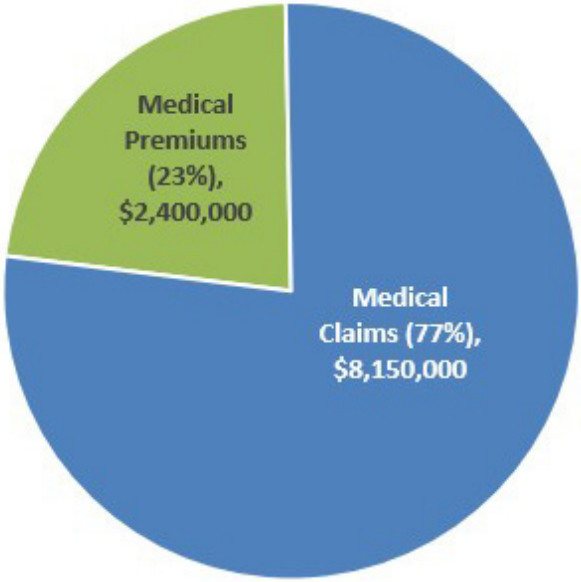
(1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts.

(2) Available Fund Balance was used in FY 2025 and is forecasted to be used in FYs 2026-2027 to supplement insurance premiums and claims/judgements.

Medical Insurance Fund Summary

FY 2027 Budget: $10,550,000





Revenues by Source | **Expenditures by Use**

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 can reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

Trends

The FY 2027 Budget totals $10.6 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.

Statement of Budgetary Comparisons

Medical Insurance Fund

Finance Department

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Charges for Services:					
Medical Insurance Premiums					
Employer Contribution	$ 7,327,558	$ 7,269,126	$ 7,812,849	$ 9,100,000	$ 9,500,000
Employee Contribution	736,897	744,969	784,484	950,000	1,050,000
Other					
Fund Balance	-	-	-	91,269	-
TOTAL	**$ 8,064,455**	**$ 8,014,095**	**$ 8,597,333**	**$ 10,141,269**	**$ 10,550,000**
EXPENDITURES					
Maintenance & Operations:					
Medical Premiums	$ 1,879,540	$ 2,084,735	$ 2,262,854	$ 2,300,000	$ 2,400,000
Medical Claims	6,068,704	5,941,927	6,306,251	7,750,000	8,150,000
subtotal	*$ 7,948,244*	*$ 8,026,662*	*$ 8,569,105*	*$ 10,050,000*	*$ 10,550,000*
Non-Allocated					
Reserve	$ -	$ -	$ -	$ 91,269	$ -
subtotal	*$ -*	*$ -*	*$ -*	*$ 91,269*	*$ -*
TOTAL	**$ 7,948,244**	**$ 8,026,662**	**$ 8,569,105**	**$ 10,141,269**	**$ 10,550,000**

Statement of Revenues, Expenditures, and changes in Fund Balance

Medical Insurance Fund

Finance Department

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
Beginning Fund Balance:	$ (40,603)	$ 75,608	$ 63,041	$ 91,269	$ 91,269
REVENUES BY CATEGORY					
Charges for Services	$ 8,064,455	$ 8,014,095	$ 8,597,333	$ 10,050,000	$ 10,550,000
TOTAL	**$ 8,064,455**	**$ 8,014,095**	**$ 8,597,333**	**$ 10,050,000**	**$ 10,550,000**
EXPENDITURES BY USE					
Medical Premiums/Claims	$ 7,948,244	$ 8,026,662	$ 8,569,105	$ 10,050,000	$ 10,550,000
TOTAL	**$ 7,948,244**	**$ 8,026,662**	**$ 8,569,105**	**$ 10,050,000**	**$ 10,550,000**
ACFR Rounding Adjustments	$ -	$ (1)	$ -	$ -	$ -
Ending Fund Balance: (1),(2)	$ 75,608	$ 63,041	$ 91,269	$ 91,269	$ 91,269
Changes in Fund Balance (actual/est.)	$ 116,211	$ (12,568)	$ 28,228	$ -	$ -

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts.

Fiduciary Fund Summaries

Overview

The *Fiduciary Fund Summaries* section is intended to provide readers with an overall understanding of the respective fiscal year 2027 budgets for the Other Post Employment Benefit (OPEB) Funds.

Fiduciary Funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds utilize the accrual basis of accounting.

The following schedules provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **Fund Summary**

  This section provides a brief description of the Fund.

- **Statement of Budgetary Comparisons**

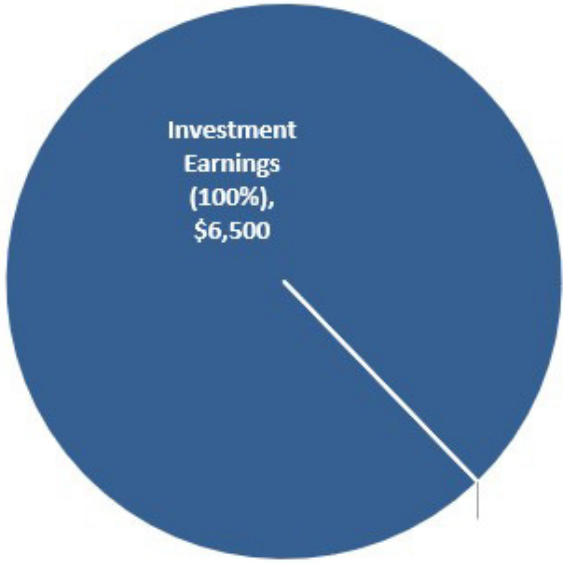
  This statement provides a detailed comparison of revenues and expenditures across multiple fiscal years. Revenues are presented by source, and expenditures are presented by use.

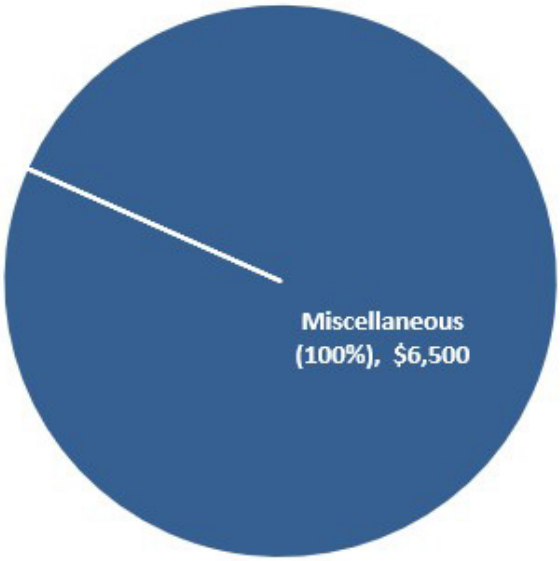
- **Statement of Revenues, Expenditures, and changes in Fund Balances**

  This statement provides a historical comparison of revenues and expenditures for fiscal years 2023-2027. Also included are changes in fund balance. The financial forecast utilizes revenue collection patterns (historical and current patterns as adjusted for seasonal fluctuations), expenditure trends and mandates, etc.

Other Post Employment Benefit (OPEB) Plan Trust Fund Summary

FY 2027 Budget: $6,500





Revenues by Source	Expenditures by Use

The OPEB Plan Trust Fund represents activity associated with the other post-employment benefit plan (OPEB). Eligible retirees are offered the same health and prescription drug coverage as active employees. Each fiscal year, the city determines the Plan benefits and premium rate for participants (active and retirees). However, unlike active employees, retirees pay 100% of the blended premium afforded to the city. Therefore, as the retiree makes the full premium payment, the city's only exposure is the accounting treatment of this implicit rate subsidy caused by the difference in the blended rate offered to the retiree and his/her actual age adjusted premium. Coverage expires at age 65.

Please note, recent updates to the Plan, previously approved by City Council, have removed this option for employees ending service with the City on or after July 1, 2023.

OPEB related funding for FY 2027 is funded through anticipated utilization of fund balance (existing resources). Specifically, the Actuarially Determined Contribution for 2027 is $0; hence the utilization of fund balance to cover premium expenses in 2027.

Statement of Budgetary Comparisons

OPEB Plan Trust Fund

Finance Department

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Investment Earnings	$ 218,138	$ 430,865	$ 6,424	$ -	$ 6,500
Other					
OPEB Health Benefit Funding					
Employer Contribution	13,008	-	-	-	-
Miscellaneous Revenue	21,965	-	-	-	-
Fund Balance	-	-	-	398,752	-
TOTAL	**$ 253,111**	**$ 430,865**	**$ 6,424**	**$ 398,752**	**$ 6,500**
EXPENDITURES					
Maintenance & Operations:					
OPEB Health Benefit	$ 47,545	$ 46,754	$ 39,983	$ -	$ -
Miscellaneous	23,331	17,228	18,492	-	6,500
subtotal	*$ 70,876*	*$ 63,982*	*$ 58,475*	*$ -*	*$ 6,500*
Other					
Transfer to OPEB Health Reimbursement Fund	$ -	$ 1,475,506	$ 216,579	$ -	$ -
subtotal	*$ -*	*$ 1,475,506*	*$ 216,579*	*$ -*	*$ -*
Non-Allocated					
Reserve	$ -	$ -	$ -	$ 398,752	$ -
subtotal	*$ -*	*$ -*	*$ -*	*$ 398,752*	*$ -*
TOTAL	**$ 70,876**	**$ 1,539,488**	**$ 275,054**	**$ 398,752**	**$ 6,500**

Statement of Revenues, Expenditures, and changes in Fund Balance

OPEB Plan Trust Fund

Finance Department

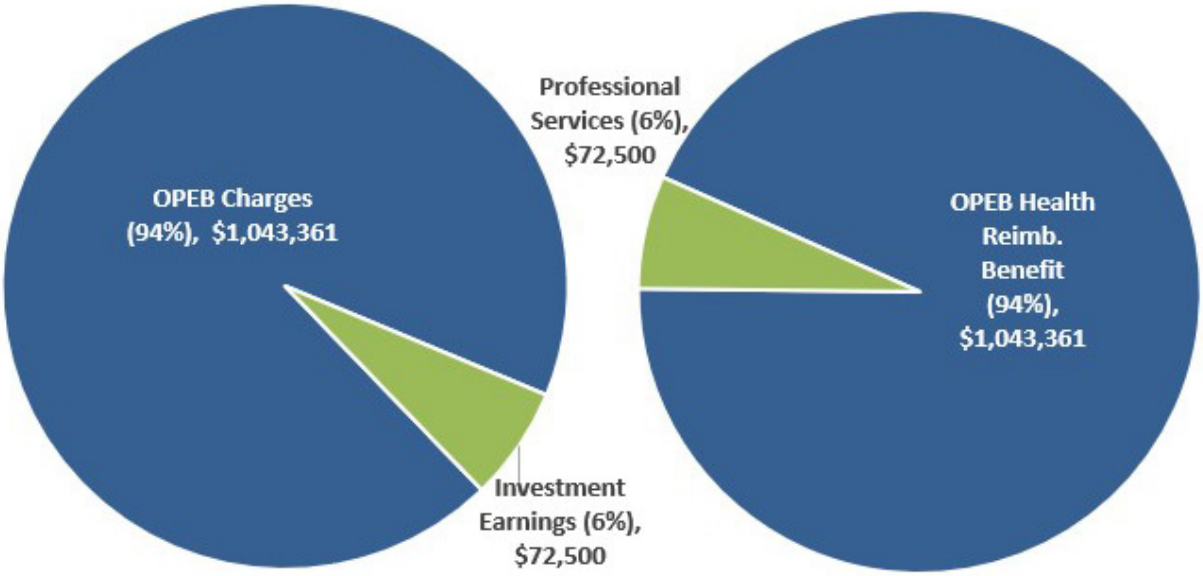
	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
Beginning Fund Balance:	$1,593,770	$ 1,776,006	$ 667,382	$ 398,752	$ 398,752
REVENUES BY CATEGORY					
OPEB Health Benefit Funding	$ 13,008	$ -	$ -	$ -	$ -
Investment Earnings	218,138	430,865	6,424	-	6,500
Other	21,965	-	-	-	-
TOTAL	**$ 253,111**	**$ 430,865**	**$ 6,424**	**$ -**	**$ 6,500**
EXPENDITURES BY USE					
OPEB Health Benefit	$ 47,545	$ 46,754	$ 39,983	$ -	$ -
Miscellaneous (Professional Services)	23,331	17,228	18,492	-	6,500
TOTAL	**$ 70,876**	**$ 63,982**	**$ 58,475**	**$ -**	**$ 6,500**
OTHER					
Transfer to OPEB Health Reimbursement Fund	$ -	$ 1,475,506	$ 216,579	$ -	$ -
subtotal	*$ -*	*$ 1,475,506*	*$ 216,579*	*$ -*	*$ -*
ACFR Rounding Adjustments	$ 1	$ (1)	$ -	$ -	$ -
Ending Fund Balance: (1)	$1,776,006	$ 667,382	$ 398,752	$ 398,752	$ 398,752
Changes in Fund Balance (actual/est.)	$ 182,236	$(1,108,624)	$ (268,630)	$ -	$ -

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts. It should be noted that the fund balance figures represent funding for the OPEB Trust.

Other Post Employment Benefit (OPEB) Retirement Reimbursement Plan Trust Fund Summary

FY 2027 Budget: $1,115,861



Revenues by Source | **Expenditures by Use**

Starting with Fiscal Year 2019, the city implemented a new post-employment healthcare benefit to assist our employees in funding one of their primary cost drivers during retirement, healthcare.

Costs for this benefit approximate 2.5% of payroll ($1 million citywide for FY 2027) and require a minimum 15-year vesting (maximum benefit achieved at 25-years[18]) which assists in not only recruitment, but also in retention of our most valuable assets, our employees.

[18] Credited years-of-service for current employees will count towards vesting (subject to a maximum of 15-years).

Statement of Budgetary Comparisons

OPEB Health Reimbursement Fund

Finance Department

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
REVENUES					
Investment Earnings	$ 704,445	$ 943,053	$ 1,355,813	$ 55,500	$ 72,500
Other					
OPEB Health Reimbursement Funding					
Employer Contribution	686,459	926,297	988,436	977,678	1,043,361
Transfer-In					
OPEB Health Fund	-	1,475,506	216,579	-	-
Fund Balance	-	-	-	8,106,439	-
TOTAL	**$ 1,390,904**	**$ 3,344,856**	**$ 2,560,828**	**$ 9,139,617**	**$ 1,115,861**
EXPENDITURES					
Maintenance & Operations:					
OPEB Reimbursement Benefit	$ 118,012	$ 163,978	$ 5,285	$ 977,678	$ 1,043,361
Miscellaneous	76,620	84,109	64,501	55,500	72,500
subtotal	*$ 194,632*	*$ 248,088*	*$ 69,786*	*$ 1,033,178*	*$ 1,115,861*
Non-Allocated					
Reserve	$ -	$ -	$ -	$ 8,106,439	$ -
subtotal	*$ -*	*$ -*	*$ -*	*$ 8,106,439*	*$ -*
TOTAL	**$ 194,632**	**$ 248,088**	**$ 69,786**	**$ 9,139,617**	**$ 1,115,861**

Statement of Revenues, Expenditures, and changes in Fund Balance

OPEB Health Reimbursement Fund

Finance Department

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Amended Budget	FY 2027 Recommended Budget
Beginning Fund Balance:	$ 4,025,890	$ 5,222,162	$ 8,318,930	$10,809,971	$ 10,809,971
REVENUES BY CATEGORY					
OPEB Health Reimb. Benefit Funding	$ 686,459	$ 926,297	$ 988,436	$ 977,678	$ 1,043,361
Investment Earnings	704,445	943,053	1,355,813	55,500	72,500
TOTAL	**$ 1,390,904**	**$ 3,344,856**	**$ 2,560,828**	**$ 1,033,178**	**$ 1,115,861**
EXPENDITURES BY USE					
OPEB Health Reimb. Benefit	$ 118,012	$ 163,978	$ 5,285	$ 977,678	$ 1,043,361
Miscellaneous (Professional Services)	76,620	84,109	64,501	55,500	72,500
TOTAL	**$ 194,632**	**$ 248,088**	**$ 69,786**	**$ 1,033,178**	**$ 1,115,861**
ACFR Adjustments	$ -	$ -	$ (1)	$ -	$ -
Ending Fund Balance: (1)	$ 5,222,162	$ 8,318,930	$10,809,971	$10,809,971	$ 10,809,971
Changes in Fund Balance (actual/est.)	$ 1,196,272	$ 3,096,768	$ 2,491,040	$ -	$ -

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts. It should be noted that the fund balance figures represent funding for the OPEB Trust.

Appendix A (Detailed 5-Year CIP)

Capital Improvement Plan (CIP)

The city's five-year capital improvement plan is included herein. The CIP forecasts the city's available funding for capital investment over a five-year period and provides a preliminary project prioritization (subject to adjustment in future years). These figures do not include the city's existing capital initiatives (i.e., initiatives funded prior to FY 2027) and do not represent full funding of departmental capital project requests.

Capital investments for Fiscal Year 2027 are appropriated as part of the FY 2027 Budget. These appropriations are detailed within the *Capital Project Fund Summaries* section of this document.

Capital plans for Fiscal Years 2028 through 2031 are presented for planning purposes only and do not constitute formal appropriations. The CIP is inherently a dynamic planning tool—new projects may be introduced as priorities evolve, while others may be deferred or removed from consideration.

The last column represents additional capital requests for the FY 2027–2031 period that currently lack an identified funding source. These projects may be funded in the future based on City Council and staff prioritization, as well as the availability of financial resources. Additionally, some FY 2027 capital requests that are presently unfunded are anticipated to receive funding during the later years of the plan (FY 2028–2031).

5-Year CIP Summary

FY 2027-2031 Capital Improvement Plan

April 28, 2026

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
Sources						
General Fund (Annual Appropriation)	$ 475,000	$ 484,500	$ 494,190	$ 504,074	$ 514,155	$ 2,471,919
General Fund (Fund Balance)	5,661,572	9,369,363	7,450,310	7,643,538	8,205,549	38,330,332
General Fund (Tree Bank)	-	150,000	75,000	75,000	75,000	375,000
	$ 6,136,572	$ 10,003,863	$ 8,019,500	$ 8,222,612	$ 8,794,704	$ 41,177,251
Other Funds (Investment Earnings) - not incl. TSPLOST	$ 500,000	$ 480,000	$ 480,000	$ 480,000	$ 480,000	$ 2,420,000
Other Funds (Fund Balance) - not incl. TSPLOST	3,950,000	-	-	-	-	3,950,000
Impact Fees	2,500,000	-	-	-	-	2,500,000
Hotel Fund (TPD; Wayfinding Monuments)	-	125,000	600,000	-	-	725,000
TSPLOST 1 and 2 (TSPLOST, Investment Earnings)	19,589,099	-	-	-	-	19,589,099
TSPLOST 3 (forecast)	-	60,888,767	-	10,745,076	-	71,633,843
	$ 26,539,099	$ 61,493,767	$ 1,080,000	$ 11,225,076	$ 480,000	$ 100,817,942
Capital Lease						
Capital Lease (ESPC): City Facility Preventative Maintenance Assessment and Implementation	$ 2,275,000	$ -	$ -	$ -	$ -	$ 2,275,000
Fire Extrication Equipment Replacements	-	179,000	-	-	-	179,000
Portable (Handheld) Radios Replacement	-	-	1,766,000	-	-	1,766,000
Mobile (Vehicle) Radio Replacements	-	-	600,000	-	-	600,000
Fleet Replacement: Fire Apparatus Replacements	-	-	-	800,000	-	800,000
Heart Monitor & AEDs Replacements	-	-	-	-	700,000	700,000
Grant/Contribution						
LMIG (Milling and Resurfacing)	731,300	753,200	775,800	799,100	823,100	3,882,500
LRA (Milling and Resurfacing)	838,403	-	-	-	-	838,403
	$ 3,844,703	$ 932,200	$ 3,141,800	$ 1,599,100	$ 1,523,100	$ 11,040,903
Total Sources	**$ 36,520,374**	**$ 72,429,830**	**$ 12,241,300**	**$ 21,046,788**	**$ 10,797,804**	**$ 153,036,096**

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
Uses (by Department)						
Economic Development	$ 100,000	$ 100,000	$ 200,000	$ 100,000	$ 100,000	$ 600,000
Information Technology	567,800	955,800	614,000	422,300	1,270,800	3,830,700
Police	1,556,249	2,185,000	4,636,000	2,355,000	2,446,000	13,178,249
Fire	-	600,750	441,838	1,262,804	1,107,195	3,412,587
Public Works	13,226,300	66,486,467	3,797,300	14,971,776	3,236,900	101,718,743
Recreation, Parks & Cultural Services	2,862,500	1,738,000	1,757,000	1,718,000	1,945,000	10,020,500
Community Development	-	361,200	752,500	154,900	458,800	1,727,400
Total Uses	**$ 18,312,849**	**$ 72,427,217**	**$ 12,198,638**	**$ 20,984,780**	**$ 10,564,695**	**$ 134,488,179**
Non-Allocated (Sources-Uses)	**$ 18,207,525**	**$ 2,613**	**$ 42,662**	**$ 62,008**	**$ 233,109**	**$ 18,547,917**
Total Uses + Non-Allocated	**$ 36,520,374**	**$ 72,429,830**	**$ 12,241,300**	**$ 21,046,788**	**$ 10,797,804**	**$ 153,036,096**

5-Year CIP Detail

FY 2027-2031 Capital Improvement Plan

April 28, 2026

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
Sources						
General Fund (Annual Appropriation)	$ 475,000	$ 484,500	$ 494,190	$ 504,074	$ 514,155	$ 2,471,919
General Fund (Fund Balance)	5,661,572	9,369,363	7,450,310	7,643,538	8,205,549	38,330,332
General Fund (Tree Bank)	-	150,000	75,000	75,000	75,000	375,000
	$ 6,136,572	$ 10,003,863	$ 8,019,500	$ 8,222,612	$ 8,794,704	$ 41,177,251
Other Funds (Investment Earnings) - not incl. TSPLOST	$ 500,000	$ 480,000	$ 480,000	$ 480,000	$ 480,000	$ 2,420,000
Other Funds (Fund Balance) - not incl. TSPLOST	3,950,000	-	-	-	-	3,950,000
Impact Fees	2,500,000	-	-	-	-	2,500,000
Hotel Fund (TPD; Wayfinding Monuments)	-	125,000	600,000	-	-	725,000
TSPLOST 1 and 2 (TSPLOST, Investment Earnings)	19,589,099	-	-	-	-	19,589,099
TSPLOST 3 (forecast)	-	60,888,767	-	10,745,076	-	71,633,843
	$ 26,539,099	$ 61,493,767	$ 1,080,000	$ 11,225,076	$ 480,000	$ 100,817,942
Capital Lease						
Capital Lease (ESPC): City Facility Preventative Maintenance Assessment and Implementation	$ 2,275,000	$ -	$ -	$ -	$ -	$ 2,275,000
Fire Extrication Equipment Replacements	-	179,000	-	-	-	179,000
Portable (Handheld) Radios Replacement	-	-	1,766,000	-	-	1,766,000
Mobile (Vehicle) Radio Replacements	-	-	600,000	-	-	600,000
Fleet Replacement: Fire Apparatus Replacements	-	-	-	800,000	-	800,000
Heart Monitor & AEDs Replacements	-	-	-	-	700,000	700,000
Grant/Contribution						
LMIG (Milling and Resurfacing)	731,300	753,200	775,800	799,100	823,100	3,882,500
LRA (Milling and Resurfacing)	838,403	-	-	-	-	838,403
	$ 3,844,703	$ 932,200	$ 3,141,800	$ 1,599,100	$ 1,523,100	$ 11,040,903
Total Sources	**$ 36,520,374**	**$ 72,429,830**	**$ 12,241,300**	**$ 21,046,788**	**$ 10,797,804**	**$ 153,036,096**

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total	Add'l CIP Requests (Funding TBD; 2027-2031)
Uses (by Department)							
Economic Development							
Economic Development Toolbox	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 500,000	$ -
Economic Development Strategic Plan	-	-	100,000	-	-	100,000	-
	$ 100,000	$ 100,000	$ 200,000	$ 100,000	$ 100,000	$ 600,000	$ -
Information Technology							
Technology Replacements (all City Departments)	$ 397,800	$ 405,800	$ 414,000	$ 422,300	$ 430,800	$ 2,070,700	$ -
Citywide Network Devices Replacement	-	350,000	200,000	-	-	550,000	-
City Council A/V Equipment Replacement	-	200,000	-	-	-	200,000	-
Data Center Server Replacement (all City Departments)	-	-	-	-	600,000	600,000	-
(2) Telephony VOIP Network Switches Replacement	-	-	-	-	100,000	100,000	-
(2) Wireless Access Points	-	-	-	-	140,000	140,000	-
Data Center Auxiliary A/C Replacement	45,000	-	-	-	-	45,000	-
AI Strategy (study)	125,000	-	-	-	-	125,000	
	$ 567,800	$ 955,800	$ 614,000	$ 422,300	$ 1,270,800	$ 3,830,700	$ -
Human Resources							
HR Office Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ 70,000
	$ -	$ -	$ -	$ -	$ -	$ -	$ 70,000

FY 2027-2031 Capital Improvement Plan

April 28, 2026

		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total	Add'l CIP Requests (Funding TBD; 2027-2031)
Uses (by Department)								
Police								
	Police (Fleet Replacement)	$ 1,481,249	$ 2,110,000	$ 2,195,000	$ 2,280,000	$ 2,371,000	$ 10,437,249	$ -
	Portable (Handheld) Radios (Equipment Replacement)	-	-	1,766,000	-	-	1,766,000	-
	Mobile (Vehicle) Radios (Equipment Replacement)	-	-	600,000	-	-	600,000	-
	Citywide Camera Infrastructure	75,000	75,000	75,000	75,000	75,000	375,000	-
	911 - 24 Hour Console Chair Replacement	-	-	-	-	-	-	32,000
		$ 1,556,249	$ 2,185,000	$ 4,636,000	$ 2,355,000	$ 2,446,000	$ 13,178,249	$ 32,000
Fire								
	Fire (Fleet Replacement)	$ -	$ 421,750	$ 441,838	$ 462,804	$ 407,195	$ 1,733,587	$ -
	Fire Apparatus (Fleet Replacement; Capital Lease)	-	-	-	800,000	-	800,000	-
	Fire Extrication Equipment (Replacement; Capital Lease)	-	179,000	-	-	-	179,000	-
	Heart Monitor (Equipment Replacement; Capital Lease)	-	-	-	-	700,000	700,000	-
	Fire Station Renovations/Improvements	-	-	-	-	-	-	19,334,000
		$ -	$ 600,750	$ 441,838	$ 1,262,804	$ 1,107,195	$ 3,412,587	$ 19,334,000
Public Works								
	Milling and Resurfacing	$ 4,731,300	$ 22,587,467	775,800	799,100	823,100	$ 29,716,767	$ -
	Pavement Resurfacing and Preservation for Parks Locations	-	-	600,000	-	-	600,000	-
	Roadway Pavement Rating and Sidewalk Analysis	-	-	-	450,000	-	450,000	-
	Traffic Striping and Signage	320,000	1,970,000	-	-	-	2,290,000	-
	Signalized Intersection Maintenance (incl. Traffic Control Equipment)	210,000	1,200,000	-	-	-	1,410,000	-
	Bridge and Guardrail Maintenance	250,000	1,366,500	-	-	-	1,616,500	-
	Traffic Calming Improvements	50,000	250,000	-	-	-	300,000	-
	Traffic Signal Pole Maintenance	150,000	750,000	-	-	-	900,000	-
	Streetlight Maintenance	-	498,000	-	-	-	498,000	-
	Traffic Responsive System Maintenance	-	400,000	-	-	-	400,000	-
	Sidewalk and Brick Paver Maintenance and Repair	750,000	2,250,000	-	-	-	3,000,000	-
	Tree Planting and Landscape Improvements	-	180,000	185,000	190,000	195,000	750,000	-
(1)	Stormwater	1,500,000	1,000,000	1,000,000	1,000,000	1,500,000	6,000,000	14,230,000
	Department Pool Vehicles (Fleet Replacement)	95,000	-	40,000	-	-	135,000	-
	F-150 Truck (Fleet Replacement)	220,000	70,000	150,000	150,000	130,000	720,000	-
	F-250 Crew Cab Service Truck (Fleet Replacement)	80,000	-	-	-	90,000	170,000	-
	F-350 Crew Cab Service Bed Truck (Fleet Replacement)	85,000	-	-	-	-	85,000	-
	F-450 Crew Cab Dump Truck (Fleet Replacement)	-	90,000	-	-	-	90,000	-
	F-550 Crew Cab Dump Truck (Fleet Replacement)	200,000	250,000	125,000	125,000	-	700,000	-
	F-750 Trucks (Fleet Replacement)	-	270,000	-	-	-	270,000	-
(2)	Tandem Dump Truck (Fleet Replacement)	-	400,000	-	-	-	400,000	-
	Trailers (Equipment Replacement)	30,000	35,000	40,000	-	-	105,000	-
	Variable Message Boards (Equipment Replacement)	-	54,000	-	-	-	54,000	-
	Asphalt Paver (Equipment Replacement/Upgrade)	240,000	-	-	-	-	240,000	-
	General Equipment Replacement (Public Works)	-	145,000	-	-	-	145,000	-
	Winter Weather Equipment Storage	45,000	-	-	-	-	45,000	-
	City Facility Preventative Maintenance Assessment and Implementation	3,425,000	150,000	150,000	150,000	150,000	4,025,000	-
	Police Headquarters (Facility Maintenance/Improvements)	200,000	160,000	160,000	160,000	-	680,000	-
	Fire Facilities (Facility Maintenance/Improvements)	40,000	40,000	50,000	40,000	30,000	200,000	-

FY 2027-2031 Capital Improvement Plan

April 28, 2026

		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total	Add'l CIP Requests (Funding TBD; 2027-2031)
Uses (by Department)								
Public Works *continued*								
	Fire Facilities (Roof Repairs/Replacements and Wall Restoration)	90,000	160,000	80,000	-	-	330,000	-
	City Hall (Facility Maintenance/Improvements)	35,000	35,500	36,500	37,600	38,800	183,400	-
	City Hall (Roof Repairs/Replacements and Wall Restoration)	-	275,000	-	-	-	275,000	-
	Recreation Facilities (Facility Maintenance/Improvements)	50,000	50,000	50,000	50,000	-	200,000	-
	Recreation Facilities (Roof Repairs/Replacements and Wall Restoration)	-	-	-	800,000	-	800,000	-
(2)	Public Works Headquarters (Facility Maintenance/Improvements)	-	80,000	80,000	-	80,000	240,000	-
	Public Works Headquarters (Roof Repairs/ Replacements and Wall Restoration)	-	1,200,000	75,000	-	-	1,275,000	-
	Parking Garages (Facility Maintenance/Improvements)	125,000	50,000	50,000	125,000	50,000	400,000	-
	HVAC Replacements (Facility Maintenance/Improvements)	165,000	100,000	100,000	100,000	100,000	565,000	-
	Generator Replacements (Facility Maintenance/Improvements)	100,000	-	-	-	-	100,000	-
	City Hall (New Generator and Enclosure)	-	-	-	-	-	-	1,300,000
	Alpharetta Community Center (New Generator)	-	-	-	-	-	-	375,000
	Police Headquarters (Parking Maintenance/Expansion)	-	-	-	-	-	-	620,000
	Alpharetta Arts Center (Parking Expansion)	-	-	-	-	-	-	950,000
	City Center Decorative Sign Posts	-	-	-	-	-	-	140,000
	Streetlight Expansion	-	370,000	-	-	-	370,000	-
	Academy St Improvements (TSPLOST 3)	-	-	-	-	-	-	6,000,000
	Brookside Pkwy Corridor Improvements (TSPLOST 3)	-	8,000,000	-	-	-	8,000,000	-
	Canton St – Hopewell Road Improvements (TSPLOST 3)	-	-	-	-	-	-	9,500,000
	Charlotte Drive Mini-Roundabout (design/temporary install)	-	-	-	-	-	-	25,000
	Charlotte Drive Mini Roundabout (TSPLOST 3)	-	-	-	-	-	-	500,000
	Douglas Rd (Traffic Calming; Design)	-	-	-	-	-	-	200,000
	Encore Pkwy 2-Way Bike Lane	-	-	-	-	-	-	1,500,000
	Haynes Bridge Rd Widening (Mansell Rd to city limits)	-	-	-	-	-	-	8,000,000
	Haynes Bridge Rd at Mansell Road Improvements (TSPLOST 3)	-	-	-	-	-	-	2,000,000
	Haynes Bridge Rd Lane Diet and Linear Park (OMP to Rainwater)	-	-	-	-	-	-	6,750,000
	Hembree Rd Corridor Improvements (TSPLOST 3)	-	3,500,000	-	-	-	3,500,000	-
	Henderson Pkwy Traffic Calming (study)	-	-	-	-	-	-	50,000
	Hopewell Rd at Vaughan Dr (TSPLOST 2; Roundabout)	-	-	-	-	-	-	1,500,000
(1)	Kimball Bridge Rd Widening (TSPLOST 3)	-	-	-	4,750,000	-	4,750,000	7,250,000
	Mansell Rd Improvements (TSPLOST 3)	-	-	-	3,250,000	-	3,250,000	-
	Mayfield Rd at Canton St Intersection Improvements (Design)	-	-	-	-	-	-	80,000
	Mayfield Rd at Providence Rd (TSPLOST 2; Roundabout)	-	-	-	-	-	-	2,000,000
	Mayfield Rd Improvements (TSPLOST 3)	-	5,000,000	-	-	-	5,000,000	-
	Milton Ave at Canton/Roswell St Intersection Improvements (Design)	-	-	-	-	-	-	50,000

FY 2027-2031 Capital Improvement Plan

April 28, 2026

		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total	Add'l CIP Requests (Funding TBD; 2027-2031)
Uses (by Department)								
Public Works *continued*								
	Milton Ave Streetscape (TSPLOST 2)	-	-	-	-	-	-	3,935,740
	Roswell St/Old Roswell St Intersection Improvements (Design)	-	-	-	-	-	-	50,000
	Southlake Dr (Traffic Calming)	-	-	-	-	-	-	2,000,000
	Traffic Calming (TSPLOST 3)	-	-	-	-	-	-	5,000,000
	Waters Rd (Traffic Calming)	-	-	-	-	-	-	2,000,000
	Windward Pkwy at Clubhouse Dr Intersection Improvements (Design)	-	-	-	-	-	-	50,000
	Roundabout Studies	-	-	-	-	-	-	100,000
	Alpha Loop Extension on Northwinds Parkway (TSPLOST 3)	-	3,500,000	-	-	-	3,500,000	-
	Westside Parkway Alpha Loop (TSPLOST 3)	-	6,000,000	-	-	-	6,000,000	-
	Big Creek Greenway Boardwalk (TSPLOST 3)	-	-	-	-	-	-	7,500,000
	Canton Street Sidewalk	-	-	-	-	-	-	2,800,000
	Kimball Bridge Sidewalk (Waters to City Limits; TSPLOST 3)	-	-	-	-	-	-	8,000,000
	Milton Ave Sidewalk (TSPLOST 3)	-	-	-	2,745,076	-	2,745,076	-
	Providence Road (Sidewalk Improvements)	-	-	-	-	-	-	1,300,000
	Waters Road (Sidewalk Improvements)	-	-	-	-	-	-	1,200,000
	Wills Drive (Sidewalk Improvements)	-	-	-	-	-	-	190,000
	Wills Road Sidewalk Gap	-	-	-	-	-	-	380,000
	Windward Parkway Sidewalk (TSPLOST 3)	-	4,000,000	-	-	-	4,000,000	-
	Jayne Ellen Curb and Gutter	-	-	-	-	-	-	750,000
	Public Works (Design Services)	40,000	50,000	50,000	50,000	50,000	240,000	-
	Operating Initiative - Infrastructure Crew (new position; +4 FTE): Vehicle Purchase	-	-	-	-	-	-	88,000
	Operating Initiative - Facility Operations Manager (new position; +1 FTE): Vehicle Purchase	-	-	-	-	-	-	71,500
	Operating Initiative - Construction Manager - Infrastructure (new position; +1 FTE): Vehicle Purchase	-	-	-	-	-	-	55,000
		$ 13,226,300	$ 66,486,467	$ 3,797,300	$ 14,971,776	$ 3,236,900	$ 101,718,743	$ 98,490,240
Recreation, Parks & Cultural Services								
	Park Repairs and Improvements	$ 200,000	$ 200,000	$ 150,000	$ 15,000	$ 50,000	$ 615,000	$ -
	Park Security Repairs & Improvements (security cameras, etc.)	60,000	23,000	60,000	23,000	-	166,000	-
	Park Trail Maintenance	25,000	-	-	100,000	-	125,000	-
	Wood Lightpole/LED Replacement Initiative	450,000	-	-	-	-	450,000	-
	Playground Equipment Replacement	50,000	350,000	500,000	75,000	75,000	1,050,000	-
	Park Shade Structure & Awning Replacements	30,000	30,000	30,000	40,000	10,000	140,000	-
	Athletic Court Resurfacing	300,000	75,000	50,000	75,000	-	500,000	-
	Fountain and Pool Repairs	75,000	100,000	50,000	50,000	50,000	325,000	-
(1)	Synthetic Turf Field Replacement	-	-	-	500,000	1,000,000	1,500,000	500,000
	Alpha Loop Maintenance and Repair	50,000	50,000	50,000			150,000	-
(1)	Greenway Improvements/Repairs	-	350,000	250,000	225,000	150,000	975,000	375,000
	Tree Maintenance, Planting and Removal in Parks	125,000	225,000	225,000	225,000	225,000	1,025,000	-
	Recreation (Fleet Replacement)	-	120,000	210,000	180,000	220,000	730,000	-
	General Equipment Replacement (Recreation)	62,500	90,000	57,000	85,000	40,000	334,500	-
	Alpharetta Public Arts (Outdoor On-Loan Sculpture Exhibit)	45,000	45,000	45,000	45,000	45,000	225,000	-
	Public Art in the Parks	20,000	20,000	20,000	20,000	20,000	100,000	-

FY 2027-2031 Capital Improvement Plan

April 28, 2026

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total	Add'l CIP Requests (Funding TBD; 2027-2031)
Uses (by Department)							
Recreation, Parks & Cultural Services *continued*							
Public Art Fund by Developers - City Property	10,000	10,000	10,000	10,000	10,000	50,000	-
Public Art for City Projects	25,000	25,000	25,000	25,000	25,000	125,000	-
Haynes Bridge Road Park Restroom	500,000	-	-	-	-	500,000	-
Marconi Drive Park Restroom	500,000	-	-	-	-	500,000	-
Marietta-Roswell St. Corner Park	250,000	-	-	-	-	250,000	-
Outdoor Electrical Connections for Roswell Street and Canton Street (Holiday Lighting)	50,000	-	-	-	-	50,000	-
Alpha Loop Electrical Installation	25,000	-	-	-	-	25,000	-
Recreation (Design Services)	10,000	25,000	25,000	25,000	25,000	110,000	-
	$ 2,862,500	$ 1,738,000	$ 1,757,000	$ 1,718,000	$ 1,945,000	$ 10,020,500	$ 875,000
Community Development							
Community Development (Fleet Replacement)	$ -	$ 170,000	$ 85,000	$ 86,000	$ 88,000	$ 429,000	$ -
North Point District Thresholds (monuments)	-	125,000	-	-	-	125,000	-
(1) Alpharetta Entry Monuments	-	-	600,000	-	-	600,000	600,000
North Fulton Comprehensive Transportation Plan (NFCTP) Updates	-	-	-	-	75,000	75,000	-
Impact Fee Program & Capital Improvement Element (CIE) Updates	-	-	-	-	75,500	75,500	-
Comprehensive Plan Updates	-	-	-	-	150,000	150,000	-
Brookside Parkway Road Diet- Phase 1	-	-	-	-	-	-	300,000
Old Roswell Street Park and Plaza	-	-	-	-	-	-	1,500,000
Milton Avenue Quick Safety and Operational Improvements	-	-	-	-	-	-	350,000
Old Milton Parkway at Brookside Parkway (Intersection Upgrades)	-	-	-	-	-	-	300,000
Brookside Parkway Road Diet and Streetscape (Phase II)	-	-	-	-	-	-	8,600,000
South Main Street Park Entrances	-	-	-	-	-	-	100,000
South Main Street Reclaiming of Right of Way Remnants	-	-	-	-	-	-	850,000
Community Development (Design Services)	-	66,200	67,500	68,900	70,300	272,900	-
	$ -	$ 361,200	$ 752,500	$ 154,900	$ 458,800	$ 1,727,400	$ 12,600,000
General Government							
Matching Funds for City Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ 600,000
	$ -	$ -	$ -	$ -	$ -	$ -	$ 600,000
Total Uses	**$ 18,312,849**	**$ 72,427,217**	**$ 12,198,638**	**$ 20,984,780**	**$ 10,564,695**	**$ 134,488,179**	**$ 132,001,240**
Non-Allocated (Sources-Uses)	**$ 18,207,525**	**$ 2,613**	**$ 42,662**	**$ 62,008**	**$ 233,109**	**$ 18,547,917**	**$ -**
Total Uses + Non-Allocated	**$ 36,520,374**	**$ 72,429,830**	**$ 12,241,300**	**$ 21,046,788**	**$ 10,797,804**	**$ 153,036,096**	**$ 132,001,240**

(1) Represents capital requests that are not fully funded within the proposed CIP (i.e. included within both the CIP and the Unfunded Project Listing).
(2) Represents capital requests where the anticipated funding years have been adjusted (from Department requests) to reflect forecasted funding availability.

Appendix B (ACVB Budget)

Alpharetta Convention & Visitors Bureau (ACVB)

The ACVB, while a separate legal entity from the city, is funded through a portion of the city's hotel/motel tax (as detailed within the Hotel/Motel Fund budget). As a component of our operational relationship, the city reports on certain economic activities of the ACVB such as the annual adopted budget. This section is provided for informational purposes only.

- **Vision Statement**
  To positively impact the economic life of Alpharetta.
- **ACVB Mission Statement**
  To position the city of Alpharetta as a regionally, nationally and globally recognized premier tourism destination by developing quality programs and facilities to attract overnight visitors.
- **How We Are Funded**
  Alpharetta's 31 hotels collect an 8 percent hotel occupancy tax from their visitors and pay it to the city on a monthly basis. The city keeps 37.5% of the tax to spend on enhancements for its citizens, 18.75% is given to the conference center (facility portion of the tax) and 43.75% is distributed to the ACVB to market and promote the city of Alpharetta.
- **What We Do**

  The ACVB uses innovative and targeted marketing strategies, along with aggressive sales efforts, to attract overnight visitors to the city. We do this in three key areas:

  - Increasing the awareness and identity of Alpharetta as a destination for leisure and individual travelers and raising awareness of the economic importance of the visitor industry to Alpharetta by placing advertisements, writing press releases, utilizing social media, and maintaining a technologically advanced website.
  - Employing a variety of sales strategies to increase the number of group room nights booked in Alpharetta's 31 hotels through attendance at tradeshows, association meetings and conferences as well as sales calls and site visits with event organizers.
  - Providing leadership for the visitor industry, coordinating activities, encouraging marketing activities and partnerships, and projecting an appealing image on behalf of the city of Alpharetta.

Alpharetta Convention & Visitors Bureau (ACVB)
Fiscal Year 2027 Adopted Budget

Occupancy Tax Revenues	$	4,156,250
Interest Income		1,600
Accumulated Surplus		650,000
TOTAL REVENUE	**$**	**4,807,850**
Salary & Benefits	$	1,798,640
Accounting & Legal Fees		28,000
Advertising		
Georgia/Metro Atlanta Ads		243,625
National/Regional Ads		556,000
Business License		500
Computer Equipment		18,200
Business Development		
Ameris Bank Amphitheatre		173,000
Conference Center		500,000
Computer Software/Maintenance		98,150
Research		15,000
Contingency Fund		185,883
Insurance		6,500
Meeting Expenses		48,300
Membership Dues		59,536
Subscriptions		650
Office Equipment/Leases		10,000
Office Rent (utilities, cleaning, security)		120,096
Office Supplies/Furniture		23,000
Postage/Shipping		18,000
Premiums/Gifts		35,000
Printing/Production		157,750
Taxes/Leased Equipment		1,200
Public Relations		205,400
Sponsorships/Bid Fees		328,000
Telephone/ISP		36,000
Tradeshows/Conference/Professional Development		137,820
Staff Development		3,600
TOTAL EXPENSES	**$**	**4,807,850**

Appendix C (Financial Management Policies)

The *Financial Management Policies* section is intended to provide readers with a sampling of the city's financial management policy program. Due to size constraints, several of the city's larger policies have been excluded. First and foremost is the city's procurement policy which guides the purchasing of goods/services of the highest quality at the most reasonable cost through ensuring fair and open competition. Details of the city's procurement policy as well as any of the policies contained within our financial management policy program can be obtained from the city's Finance Department[19].

Section I: General Budget Policies

The budget process provides the primary mechanism by which key decisions are made regarding the levels and types of services to be provided within estimated resources. Budget policy guides this process. Budget policy also directs the city's financial health and stability. Georgia law (e.g., O.C.G.A. 36-81-2 et seq.) provides the budget requirements for Georgia's local governments. The information below provides an outline of the city's application of those laws.

The city's goal is to adopt operating budgets where current revenues equal anticipated expenditures. All departments supported by the resources of this city must function within the limits of the financial resources identified or available specifically to them. A balance must be struck between revenues and expenditures, so the public can realize the benefits of a strong and stable government. It is important to understand that this policy is applied to budget entities over periods of time which extend beyond current appropriations. By law, budgets cannot exceed available resources, defined as revenues generated in the current period added to balances carried forward from prior years.

A. Scope

This policy applies to all budgeted funds, which are the responsibility, and under the management of the City of Alpharetta and its Department of Finance.

B. Financing Current Costs

Current costs shall be financed with current revenues, including the use of authorized fund balances. The city shall avoid balancing current expenditures through the obligation of future year's resources. The city shall strive to avoid short-term borrowing to meet cash flow requirements. However, the city may enter short-term borrowings should a critical need arise.

[19] City of Alpharetta – Finance Department: 2 Park Plaza, Alpharetta, Georgia 30009. Phone (678) 297-6094. Fax (678) 297-6063.

C. Budget Objective by Fund Type

The following budget objectives are established for the different funds the city uses:

- General Fund – The annual budget for the General Fund shall provide for general government operations of the city and maintain working capital necessary for the city's financial health and stability.
- Special Revenue Fund(s) – The city adopts annual budgets for each special revenue fund that demonstrates that any legally restricted revenue sources are used consistent with the applicable laws and/or regulations (e.g., Emergency 911 Fund, Impact Fee Fund, etc.).
- Capital Project Fund(s) – The city adopts project budgets for each of its capital project funds. These adopted appropriations do not lapse at the end of a fiscal year; rather they remain in effect until project completion or re-appropriation by City Council.
- Debt Service Fund(s) – The city adopts annual budgets for its debt service funds. Any remaining fund balances from prior years plus current years projected revenues shall be enough to meet all annual debt service requirements.
- Proprietary Fund(s) - Although generally accepted accounting principles (GAAP) or Georgia statutes do not require the city to adopt budgets for enterprise funds, the city does adopt budgets for its enterprise funds to monitor revenues and control expenses. The city uses a business approach when budgeting enterprise funds. Enterprise funds shall be self-supporting whenever possible and subsidized losses will be minimized when break-even is not possible. Also, the city adopts annual budgets for its Internal Service Funds.

Additionally, the city classifies funds as either operating funds or non-operating funds. Operating funds are those funds that include appropriations for the payment of salary/benefits and whose maintenance & operating appropriations are necessary to continue the daily operations of the city. The General Fund will always be an operating fund. Other examples of operating funds are the Emergency 911 Fund and the Solid Waste Fund. Non-operating funds are those funds that do not include appropriations for the payment of salary/benefits and whose maintenance & operating appropriations are not critical to the daily operations of the city. Examples of non-operating funds are the Hotel/Motel Fund, Impact Fee Fund, and the Drug Enforcement Agency Fund.

Section II: Operating Budget Policies

The operating budget shall be prepared on an annual basis and include those funds detailed in Section I that are subject to annual appropriation (all funds excluding the Capital Project Funds and the Fiduciary Fund). Prior year budget appropriations and prior year actual expenditures will be provided as reference data, with the current year's appropriation and two years projection of expenditures. At a minimum, the city shall adopt annual balanced budgets for the general fund, each special revenue fund, and each debt service fund in accordance with O.C.G.A. 36-81-3.

The annual proposed budget should be submitted to the governing authority while being held by the Department of Finance for public review/inspection in accordance with O.C.G.A. 36-81-3. Public meetings will be conducted after proper advertisement prior to the City Council adopting and approving the annual budget document. (O.C.G.A. 36-81-5 and 36-81-6).

A. Departmental Appropriations

The budget shall be developed based upon "line-item" expenditures within each department. This type of budget focuses on categories of expenditure such as personal services, contractual services, supplies, equipment, etc. within each department. At a minimum, each department's appropriation in each fund shall be detailed within the budget document. (O.C.G.A. 36-81-3 and 36-81-5).

B. Performance Budget

In addition to requesting expenditures by line item, the budget document shall include "performance" budget information. A performance budget provides information on each of the departments' goals and objectives to be accomplished in the upcoming budget year. Goals and objectives should be SMART – Specific, Measurable, Achievable, Relevant, and Timed. Ultimately, the goals and objectives should result in efficiency/effectiveness improvements.

A performance budget also utilizes "Service Efforts and Accomplishments" which measure services rendered and department efficiency/effectiveness on a historical basis and project targets of the indicators for the upcoming budget year. The city shall strive to minimize and reduce, if possible, staffing levels required to accomplish its service delivery.

C. Budget Preparation Categories

Each department shall submit budget requests separately for:

- Current services - A current services budget is defined as that level of funding which is necessary to provide the same level of service for the upcoming year

that is currently being provided. The current services budget will include replacement capital equipment; and

- Expanded services - An expanded services budget includes funding requests associated with new services, additional personnel or new capital projects/equipment.

D. Balanced Budget

The budget shall be balanced for each budgeted fund. Total anticipated revenues plus that portion of fund balance in excess of authorized reserves (see operating budget policy H below) designated as a budget-funding source shall equal total estimated expenditures for each fund.

E. Basis of Budgeting

Neither GAAP nor Georgia statutes address a required budgetary basis of budgeting; the city adopts budgets in conformity with GAAP for all budgeted funds. All governmental funds use the modified accrual basis of accounting and proprietary fund budgets use the accrual basis of accounting.

F. Level of Budget Adoption and Control

All budgets shall be adopted at the legal level of budgetary control, which is the department level within each individual fund. See policy K below for amending the budget.

G. Budget Stabilization Resources

The city shall establish a fund balance reserve in all operating funds (defined in Section I of this policy) for working capital. The purpose of working capital is to cover the cost of expenditures caused by unforeseen emergencies, cover shortfalls caused by revenue declines, and to eliminate any short-term borrowing for cash flow purposes. This reserve shall accumulate and then be maintained at an amount, which represents no less than two (2) months of operating and debt expenditures[20].

H. Utilization of Prior Year's Fund Balance

If necessary, the city may use fund balance in excess of the reserve for working capital (see operating budget policy G above) as a funding source for that fund's budget. The amount of unreserved fund balance shall be estimated conservatively, taking into consideration future year needs. The minimum requirement for the reserve for

[20] This equates to approximately 16%. In keeping with the strong financial management practices that allowed Alpharetta to become one of the few cities in the country with a AAA credit rating (highest available), the city currently maintains a Fund Balance Designation of 25%.

working capital, equal to two (2) months of operating and debt expenditures, must first be met before utilizing the excess fund balance as a funding source for the budget.

I. Appropriation Lapses at Year End

All operating budget appropriations (including encumbered appropriations) shall lapse at the end of the fiscal year. Purchases encumbered in the current year, but not received until the following year, must be charged against a department's subsequent year's appropriation.

J. Budget Control Reports

The city shall maintain a system of budgetary control reports to assure adherence to the budget. The city will prepare and distribute to departments, timely monthly financial reports comparing actual revenues, and outstanding encumbrances and expenditures with budgeted amounts.

K. Authorization of Budget Adjustments and Amendments

The budget is a dynamic rather than static plan, which requires adjustments and formal budget amendments as circumstances change. The City Council must approve all increases in total departmental appropriations, increases in the personal services budgets (i.e., moving salary or employee benefit budget to other line items), and increases in the number of authorized positions (full and part-time).

Department heads must submit budget amendment requests transferring appropriations from one line-item to another, other than those prohibited above, and obtain approval by the Director of Finance and the City Administrator. Adjustments from appropriations that have been obligated, committed, or reserved for a designated purpose shall not be transferred until a formal de-obligation occurs.

At the mid-point of each year, any necessary budgetary appropriations, including budgets for any projects authorized but not funded during the year, shall be appropriated through a supplementary budget ordinance. This mid-point adjustment is limited to requesting additional resources. Such supplemental appropriations shall be balanced with additional revenues for each fund. A justification for each requested change must be prepared (O.C.G.A. 38-81-3).

L. Contingency

The city shall establish an appropriated contingency of one percent of the total annual expenditure appropriation in all operating funds (defined in Section I of this policy) in order to accommodate unexpected operational changes, legislative impacts, or other economic events affecting the city's operations which could not have been reasonably anticipated at the time the budget was prepared. Non-operating funds

(defined in Section I of this policy) shall not require a contingency reserve appropriation.

This contingency reserve appropriation will be a separate line item within the budget. This amount shall be subject to annual appropriation. The approval of the Mayor and the City Administrator is required before this appropriation can be expended. If approved, the Finance Department will transfer the appropriation from the contingency line item to the applicable line item(s) with the applicable department's budget.

M. Maintenance and Replacement of Capital Equipment

The City Council will give budget priority to requests that provide adequate maintenance of capital equipment and facilities and for their orderly replacement.

N. Contributions

Unless authorized by City Council, outside contributions to programs operated by city departments shall be subject to the city's accounting and budgetary policies. The city welcomes both unrestricted and restricted contributions compatible with the city's programs and objectives. The Finance Director is authorized via the annual budget ordinance to amend the budget to reflect donation and/or contribution revenues and expenditures upon documented approval by the director of the benefiting department and the actual receipt of the donation and/or contribution.

O. Administrative Service Fee/Cost Allocation

Whenever possible, the city may assess an administrative service fee from the General Fund to any other fund, based upon documentation and/or an outside independent study. This assessment will be based upon a percentage of the operating revenues, or services provided to the fund and shall be used to reimburse the General Fund for the administrative and support services provided to the assessed fund.

Section III: Cash-flow Budget Policies

For analysis and internal management purposes, the city shall prepare an annual cash flow budget in conjunction with the Operating Budget. The purpose of this document will be to provide the necessary guidelines to ensure that cash will be available to pay budget costs on a timely basis.

A. Budget Allotments

Budget allocations (i.e., budget allotments) are used in the operating budget, when needed to manage cash flows. The annual appropriation may be divided into segments in order to ensure that the projected revenue streams will be adequate to fund the appropriated expenditures. The cash flow budget will provide details as to

the periods in which the revenues will be collected and thereby provide for available resources to pay obligations.

Section IV: Capital Project Improvement Plan Policies

The city will prepare a ten-year capital project improvement plan (CIP) which they will update annually. This plan will assist in the planning, acquisition, and financing of capital projects. A major capital project generally is defined as an expenditure that has an expected useful life of more than three years with an estimated total cost of $25,000 or more, or an improvement/addition to an existing capital asset. Examples include building/infrastructure construction, park improvements, streetscapes, land acquisitions, and vehicles.

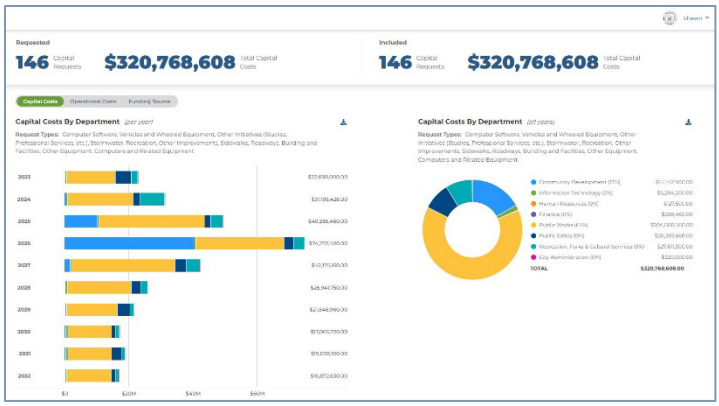
Major capital projects will be budgeted in the Capital Improvement Fund along with all identified funding resources. With the involvement of the responsible departments, the Finance Department will prepare the capital budget in conjunction with the operating budget.

A. Project Length Budget

The CIP budget shall be developed based upon defined projects approved by the Mayor and City Council. Budget appropriation shall include the complete project costs with contingency amounts as appropriate and if available. (O.C.G.A. 36-81-3)

B. Budget Preparation

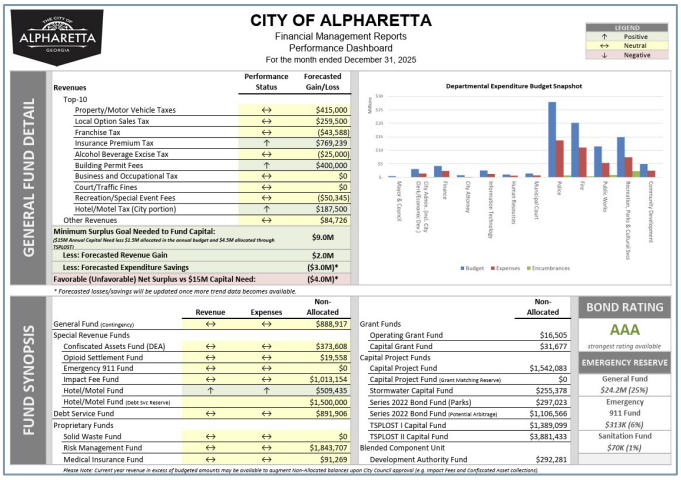
Each department, in conjunction with the Mayor and City Council, will identify potential capital projects throughout the year. All identified projects will be added to the CIP document, regardless of available funding. These needed projects will provide a method of tracking and planning for future needs of the city. Every effort will be made to identify those projects committed by the City Council through legislative action.



The graphic to the right depicts the dashboard for our CIP tracking software that is updated annually by departments during the budget process and serves as the foundation of the city's 10-Year CIP.

C. Budget Control Reports

The city shall maintain a system of budgetary control reports to assure adherence to the budget. The city will prepare and distribute to departments, timely monthly financial reports comparing actual revenues, and outstanding encumbrances and expenditures with budgeted amounts.



CITY OF ALPHARETTA
Financial Management Reports
Performance Dashboard
For the month ended December 31, 2025

LEGEND: ↑ Positive; ↔ Neutral; ↓ Negative

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property/Motor Vehicle Taxes	↔	$415,000
Local Option Sales Tax	↔	$259,500
Franchise Tax	↔	($43,588)
Insurance Premium Tax	↑	$769,239
Alcohol Beverage Excise Tax	↔	($25,000)
Building Permit Fees	↑	$400,000
Business and Occupational Tax	↔	$0
Court/Traffic Fines	↔	$0
Recreation/Special Event Fees	↔	($50,345)
Hotel/Motel Tax (City portion)	↑	$187,500
Other Revenues	↔	$84,726
Minimum Surplus Goal Needed to Fund Capital: *($15M Annual Capital Need less $1.5M allocated in the annual budget and $4.5M allocated through TSPLOST)*		**$9.0M**
Less: Forecasted Revenue Gain		**$2.0M**
Less: Forecasted Expenditure Savings		**($3.0M)***
Favorable (Unfavorable) Net Surplus vs $15M Capital Need:		**($4.0M)***

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

Departmental Expenditure Budget Snapshot

FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (Contingency)	↔	↔	$888,917
Special Revenue Funds			
Confiscated Assets Fund (DEA)	↔	↔	$373,608
Opioid Settlement Fund	↔	↔	$19,558
Emergency 911 Fund	↔	↔	$0
Impact Fee Fund	↔	↔	$1,013,154
Hotel/Motel Fund	↑	↑	$509,435
Hotel/Motel Fund (Debt Svc Reserve)			$1,500,000
Debt Service Fund	↔	↔	$891,906
Proprietary Funds			
Solid Waste Fund	↔	↔	$0
Risk Management Fund	↔	↔	$1,843,707
Medical Insurance Fund	↔	↔	$91,269

	Non-Allocated
Grant Funds	
Operating Grant Fund	$16,505
Capital Grant Fund	$31,677
Capital Project Funds	
Capital Project Fund	$1,542,083
Capital Project Fund (Grant Matching Reserve)	$0
Stormwater Capital Fund	$255,378
Series 2022 Bond Fund (Parks)	$297,023
Series 2022 Bond Fund (Financial Arbitrage)	$1,106,566
TSPLOST I Capital Fund	$1,389,099
TSPLOST II Capital Fund	$3,881,433
Blended Component Unit	
Development Authority Fund	$292,281

BOND RATING
AAA
strongest rating available

EMERGENCY RESERVE
General Fund
$24.2M (25%)
Emergency 911 Fund
$313K (6%)
Sanitation Fund
$70K (1%)

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

The graphic above depicts the city's monthly Performance Dashboard which provides trend information on revenues, expenditures, and contingency balances.

D. Authorization of Budget Adjustments and Amendments

Department heads must submit budget amendment requests, transferring appropriations from one line-item to another within the same project. The Director of Finance and the City Administrator shall review and approve all requests for budget adjustments. Adjustments from appropriations that have been obligated, committed, or reserved for a designated purpose shall not be transferred until a formal de-obligation occurs. The de-obligation of budget dollars to a specific project will only occur after the completion of the project or when a project was identified, and budget and funding is no longer necessary.

E. Appropriations at Year End

Capital project appropriations shall carry forward to the subsequent budget period an equal amount of any encumbrances/purchase orders issued as of the close of the fiscal year. Purchases encumbered in the current year, but not received until the following year, must be charged against each department's subsequent year carry-over appropriation. Any remaining appropriation available by project at year-end must be re-appropriated.

F. Contingency

The city shall include an appropriated contingency of three percent of the total annual expenditure appropriation in the Capital Project Fund in order to accommodate expenditures that may not have been expected during the duration of a capital project. Expenditure of contingency funds shall only be authorized in accordance with the city's Change Order Policy. Any contingency budgets shall be subject to annual appropriation.

Section V: Revenue Administration Policies

The city levies, collects, and records certain taxes, license and permit fees, intergovernmental revenues, charges for service, investment income, fines and forfeitures, and other miscellaneous revenues and financing sources. This policy provides direction in the application, acceptance, and administration of revenues the city receives.

A. Diversification and Stability

All revenues have specific characteristics in terms of stability, growth, sensitivity to inflation or business cycle effects, and impact on the tax and ratepayers. A diversity of revenue sources can improve a city's ability to handle fluctuations in revenues and potentially help to better distribute the cost of providing services.

The city shall strive to maintain a diversified and stable revenue structure to shelter it from short-term fluctuations in any primary revenue source. When possible, the revenue mix shall combine elastic and inelastic revenue sources to minimize the effect of economic downturns. The city will work towards diversifying its revenue base to reduce its dependence upon property taxes.

B. Conservative Revenue Estimates

As part of the annual budget process, an objective analytical process will estimate revenues realistically and prudently. The city will estimate revenues of a volatile nature conservatively.

C. User Based Fees and Charges (Exchange Revenue)

The level of user fee cost recovery should consider the *community-wide* versus *special service* nature of the program or activity. The use of general-purpose revenues is appropriate for community-wide services, while user fees are appropriate for services that are of special benefit to easily identified individuals or groups.

The city will strive to keep the revenue system simple that will result in a decrease in compliance costs for the taxpayer or service recipient and a corresponding decrease in avoidance to pay. The city will avoid nuisance taxes, fees, or charges as revenue sources.

The city's revenue system will strive to maintain equity in its structure. That is, the city will seek to minimize or eliminate all forms for subsidization between entities, funds, services, utilities, and customers. However, it is recognized that public policy decisions may lead to subsidies in certain circumstances (e.g., senior citizen partial tax abatement).

Fees will be reviewed and updated on an ongoing basis to ensure that they keep pace with changes in the cost-of-living as well as changes in methods or levels of service

delivery. The Finance Department shall forward any proposed changes to the City Council for approval.

For services associated with a user fee or charge, a fee shall offset the costs of that service, where possible. Costs of services include direct and indirect costs such as operating and maintenance costs, administrative costs, and charges for the use of capital (e.g., depreciation and/or debt service).

D. Alternative Revenue Sources

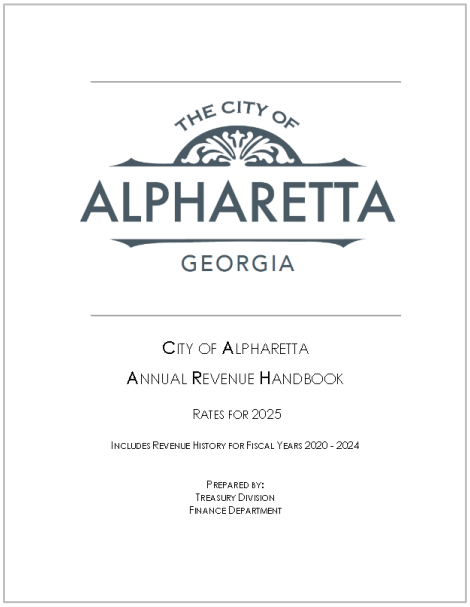
The city shall seek alternative funding sources whenever possible to reduce the required revenue from non-exchange transactions (e.g., property taxes). Such alternative sources include private and public grants, federal or state assistance, and public and private contributions.

E. Revenue Collection

The city will follow an aggressive policy of collecting revenues, consistent with state and federal laws. This policy includes charging penalties and interest, revoking city licenses, and providing for the transferring and assignment of tax executions.

F. Rates and Charges

The City Council shall approve all revenue rates, charges, and processes in association with receipted funds that are deposited by the city, in accordance with the Code of Ordinances.


THE CITY OF
ALPHARETTA
GEORGIA

CITY OF ALPHARETTA
ANNUAL REVENUE HANDBOOK
RATES FOR 2025
INCLUDES REVENUE HISTORY FOR FISCAL YEARS 2020 - 2024
PREPARED BY:
TREASURY DIVISION
FINANCE DEPARTMENT

G. Revenue Handbook

The revenue handbook is updated annually as part of the budget process. This information contained therein is utilized to adjust fees and user charges. The handbook includes (at a minimum) the following information:

- Revenue Source
- Legal Authorization
- Method of Collection
- Department responsible for collection
- Rate or charge history
- Total revenue history

Section VI: Capital Asset Policies

A. Introduction

The Capital Asset Policy is designed to provide a comprehensive description of the capital asset and property systems of the City of Alpharetta. The primary purpose of the policies is to provide for consistent and uniform accounting of capital asset transactions throughout the city; guidelines for physical control and accountability of capital assets; and guidelines for disposal and depreciation of capital assets.

B. Definitions

- Asset Acquisition: There are various methods by which the city acquires assets. These methods include, but are not limited to purchase, donation, lease/purchase, trade-in, forfeiture, condemnation, internal/external construction, transfers from other governments, or any other method which transfers title of any property to the city.
  - *Leased Assets:* The city capitalizes assets, acquired under capital lease, provided they meet the capitalization threshold, and a buy-out option is included in the lease agreement. The capital lease must meet accounting standards for capitalization purposes. For capital leases, where the title of the asset will ultimately be transferred to the city, the asset will be capitalized at the net present value of future minimum lease payments. The city does not capitalize assets they acquired under operating leases.
  - *Gifts/Donations:* The city capitalizes all equipment acquired through donations at fair market value on the date of the transaction, provided such gift or donation meets the capitalization threshold of this policy. If the equipment is new and the donor can furnish an invoice, the invoice would determine the fair market value. If the equipment is used or no information is available regarding the cost of new equipment on date of acquisition, an appraisal will be conducted to establish the capitalization amount.
- Property: Property is divided into several classes including:
  - *Real property:* Land and whatever is attached to the land that cannot be readily removed, such as buildings and permanent improvements to the land. Infrastructure is included within this classification.
  - *Personal property:* Property that is movable and further classified as tangible and intangible.

  - *Tangible personal property:* Property that is moveable such as furniture, machinery, automobiles, or works of art.
  - *Intangible personal property:* The right of ownership in property such as bonds, notes, contracts, computer software, programs, and proprietary assets that are created or purchased and owned by the city.

- Capital Asset: Any real or personal property acquired by the city which has an estimated useful life of three (3) or more years with an acquisition value of $5,000 or more. This includes land, improvements to land, easements, buildings, building improvements, vehicles, machinery, equipment, works of art and historical treasures, infrastructure, and all other tangible or intangible assets that are used in the operations of the government.
- Asset Capitalization Amount: The city will capitalize purchased assets at acquisition cost plus costs incurred in preparing the asset for use. The city will recognize acquisition costs based on individual unit prices.
- Generally Accepted Accounting Principles (GAAP) Reporting: All assets capitalized under this policy shall be included in the financial statements issued by the city and in the annual external audit.
- Gifts/Donations: Gifts and donations are capitalized at fair market value on the date donated, if the value of the asset meets the threshold levels.

B. Classification Categories

- Land: The city will capitalize all costs incurred to acquire land (without regard to a dollar threshold) and to place it in use. The acquisition costs of land should include: (1) the purchase price; (2) ancillary charges; (3) the assumption of any liens or mortgages on the property; and (4) improvements made to the land that are permanent in nature. Examples of ancillary charges to be included in the capitalization costs are legal and title fees, closing costs, appraisal and negotiation fees, surveying fees, site preparation fees, demolition costs, architect and accounting fees, insurance premiums during construction phase, and transportation charges.
- Land Improvements: The city classifies improvements to land with limited lives, such as fences, parking lots, and walkways as land improvements.
- Buildings: If the city purchases a building, the capitalized cost should include the purchase price and other incidental expenses incurred at the time of acquisition. If the building is constructed, the capitalized cost should include material, labor, supervision, and overhead, or the contract price, including

costs such as permits and licenses, architectural and engineering fess, insurance, title costs, and interest incurred on tax exempt debt (the latter is applicable to enterprise funds only).

- Building Improvements: The city capitalizes costs of improvements to a building if the following criteria are met: (1) the expenditure increases the service potential of the building and (2) the total improvement costs, including the contract price, engineering, architectural, and attorney's fees, etc., meet the capitalization threshold of this policy.

  Items considered as improvements include ramps, fire escapes, truck doors or other appurtenances; modifications to comply with fire, health, or safety codes; conversion of unusable to useable floor space, upgrade of the space.

  Repairs to a building are not considered an improvement unless it extends the useful life of the structure or increases the value of the structure (i.e., a betterment). The city considers ordinary repairs as operating costs.

- Construction in Progress: Construction in progress includes accumulation of on-going project costs that increase the value or life of the asset. Upon completion, the construction account in progress will be closed out and costs will be capitalized into the appropriate asset category (infrastructure, land improvement, building).

- Moveable Equipment: Expenditures for individual items or pieces of equipment meeting the capitalization threshold shall be capitalized, consistent with the designations of personal property, both tangible and intangible outlined above.

- Infrastructure: Long-lived capital assets that normally are stationary in nature and normally can be preserved for a significantly greater number of years than most capital assets shall be capitalized based on the capitalization threshold requirement of this policy. Examples of infrastructure include roads, bridges, drainage systems, sidewalks, etc.

C. Annual Inventory

Annually, an asset listing is sent to each department for their verification of the existence of their department's capital assets. The department should identify any assets they have which are not included in the asset listing. Also, the department should identify any missing assets. The Finance Department will investigate any missing items with the assistance of the department. Significant unaccounted losses of assets will be brought to the attention of the Finance Director and/or the City Administrator for further actions. The Finance Department, with the cooperation of

the department, may make an annual physical inventory to verify the accuracy of inventory records.

D. Transfer or Disposal of Assets

All capital assets are the property of the city. They may not be donated, discarded or transferred to another owner without the Finance Department's direct authorization. Departments should send all surplus assets to the Finance Department for disposition. Transfer or disposal of vehicles must be coordinated with Fleet Services.

The disposition of capital assets the city purchased with Federal grant must follow Federal Guidelines. The guidelines of the specific grant, or Federal general guidelines, will dictate the duration of time that the asset must remain property of the city. The guidelines also will indicate the disposition of the proceeds from the sale of the assets.

All sales by the city of real property or personal property with an assigned value of more than $500 must be offered for purchase, either by sealed bids or by auction to the highest bidder. Notice about the sale must be published once in the official newspaper of the city or in a newspaper of general circulation in the city. The legal notice must appear not less than 15 days or more than 60 days prior to the date of the sale. The notice must contain a brief description of the property and the conditions of the sale. If the sale is by sealed bid, the bids shall be opened in public at the time and place stated in the legal notice. The bids shall be kept available for public inspection for 60 days. The city may reject any and all bids or cancel the proposed sale. Property with an estimated value of less than $500 may be sold without regard to the above provisions. Such sales may be made in the open market without advertising and without acceptance of bids. The city has the power to estimate the value of the property being sold.

E. Depreciation

The city records depreciation for its capital assets monthly. Depreciation is calculated using the straight-line method with no estimated salvage values. For purchased capital assets, the city uses the invoice date as the in-service date.

F. Estimated Useful Life

For purposes of depreciation, each asset is assigned an estimated useful life. Useful lives are based upon the category of assets. The life of the asset begins when it is put into service, which is recognized as the invoice date. The estimated lives shall be based upon those recommended by the Governmental Accounting Standards Board, the Government Finance Officers Association, and the city's experience.

G. Asset and Inventory Control Responsibility

It is the responsibility of the Finance Department to establish and maintain an accurate accounting of capital assets, and to design and implement operating procedures for activities required as a result of this policy. It shall be the responsibility of all city departments to cooperate in the capitalization process and to perform the annual inventory.

Section VII: Non-Capital Operating Inventory Policies

The primary purpose of the Non-Capital Inventory Policy is to provide:

- Consistent and uniform tracking of assets which are not capitalized under the Capital Asset policy.
- Guidelines for physical control and accountability of items which should be inventoried and tracked based upon purpose.
- Guidelines for disposal and yearly reporting of inventoried, non-capital assets.

A. Acquisition

Operating Inventory Acquisition: There are various methods by which the city acquires operating inventories. The acquisition means may require different methods to identify inventories. The city acquires inventories in the following ways:

- New Purchases
- Donations
- Transfer from Other Departments
- City Surplus
- Lease Purchase
- Internal/External Construction

B. Inventory

Operating Inventory Criteria: The city will track inventories when one of the following criteria is met:

- Goods or supplies are purchased with use scheduled for a future date. Examples of this type of inventory include water meters purchased for future installation or bulk paper purchased with the intent of distribution to departments when previous stock has been depleted; or
- The operating inventory is such that for non-financial related reasons, the tracking of the item(s) is beneficial to the safekeeping of governmental

property. Examples of this type of inventory include firearms or official uniforms. Further, specialized tools and equipment may be determined applicable to this policy.

C. Classification Categories

All inventories shall be classified and reported in compliance with Generally Accepted Accounting Principles (GAAP). Classifications and categories shall be compliant with the Georgia Department of Community Affairs chart of accounts.

D. Annual Inventory

Annually, an inventory listing shall be sent from all departments to the Department of Finance for verification of the existence of their department's non-capitalized assets. The department should identify any inventories that their department has that are not included on the capitalized asset listing. Also, the department should identify any missing items from inventory. The Department of Finance will investigate any missing items with the assistance of the department. Significant unaccounted losses of assets will be brought to the attention of the Finance Director and/or the City Administrator for further actions. The Department of Finance, with the cooperation of the department, may make an annual physical inventory to verify the accuracy of inventory records.

E. Transfer or Disposal of Assets

All inventory assets are the property of the city. They may not be donated, discarded, transferred, or consumed to/by another department without the Finance Department's notification. Departments should notify Finance for assistance in the disposal of all surplus inventories. Disposal of inventories to surplus is accomplished by completing the "*Inventory/Transfer*" form and indicating that the asset is being transferred to surplus.

All sales by the city of real property or personal property with an assigned value of more than $500 must be offered for purchase, either by sealed bids or by auction, to the highest bidder. Notice about the sale must be published once in the official newspaper of the city or in a newspaper of general circulation in the city. The legal notice must appear not less than 15 days or more than 60 days prior to the date of the sale. The notice must contain a description of the property and the conditions of the sale. If the sale is by sealed bid, the bids shall be opened in public at the time and place stated in the legal notice. The bids shall be kept available for public inspection for 60 days. The city may reject any and all bids or cancel the proposed sale.

Property with an estimated value of less than $500 may be sold without regard to the above provisions. Such sales may be made in the open market without advertising

and without acceptance of bids. The city has the power to estimate the value of the property being sold.

Section VIII: Accounting, Auditing and Financial Reporting Policies

Section I: Accounting

The city shall maintain a system of financial monitoring, control, and reporting for all operations and funds in order to provide an effective means of ensuring that financial integrity is not compromised. In addition, such practices shall provide city officials with the necessary resources in order to make sound financial decisions.

A. Scope

This policy applies to all accounting records that are the responsibility and under the management of the city's Department of Finance

B. Generally Accepted Accounting Principles (GAAP)

The city will establish and maintain a high standard of accounting practices. Accounting standards will conform to generally accepted accounting principles of the United States as promulgated by the Governmental Accounting Standards Board (GASB). The city will also follow the Financial Accounting Standards Board's pronouncements, as applicable.

C. Fund Structure

The city will maintain the minimum number of funds consistent with legal compliance and sound financial administration. The city will adhere to the mandatory fund structure included in the Georgia Department of Community Affairs' (DCA) chart of accounts (see below). Funds shall be classified in conformity with GAAP. Further, all funds shall be reported within the annual financial statements.

D. Chart of Accounts

The Georgia General Assembly passed the Local Government Uniform Chart of Accounts and Reporting act in 1997 (House Bill 491). This law requires the DCA to prepare and issue a standardized chart of accounts for Georgia governments. It shall be the policy of the city to implement and utilize the account classifications as the chart of accounts prescribes.

Section II: Auditing

Georgia Law on Local Government Audits, O.C.G.A. Section 36-81-7, requires an independent annual audit for the city. The annual independent audit shall be conducted in accordance with generally accepted auditing standards (GAAS) and generally accepted governmental auditing standards (GAGAS). In addition, the city shall comply with the requirements of the General Accounting Office (GAO) and the Office of Management and Budget (OMB) when audits are conducted relating to federal funding consistent with the 1996 (and any future) amendments to the Single Audit Act.

A. Scope

This policy applies to all funds that are the responsibility and under the management of the City of Alpharetta and its Department of Finance.

B. Auditor Qualifications

A properly licensed Georgia independent public accounting firm shall conduct the audit.

C. Choosing the Audit Firm

Every three to five years, the city will issue a request for proposal to choose an audit firm for a period of three years with two one-year options. The city will request two proposals from qualified public accounting firms. One proposal shall contain the firm's costs, and a second will contain the firm's qualifications. The cost proposals shall only be opened after three qualified firms are determined. When awarding the contract for the independent audit, not less than 70% of the decision will be based upon technical qualifications rather than cost.

D. Auditing Agreement

The agreement between the independent auditor and the city shall be in the form of a written contract or an engagement letter. The contract or engagement letter shall include the request for proposal as an appendix to the written document and all issues addressed in the request for proposal shall be required as part of the contract or engagement letter.

E. Internal Audit

The city shall develop and maintain a strong internal audit function whereby applying financial practices and policies to transactions. The city shall develop accounting practices and procedures which will be documented for use in internal control evaluation.

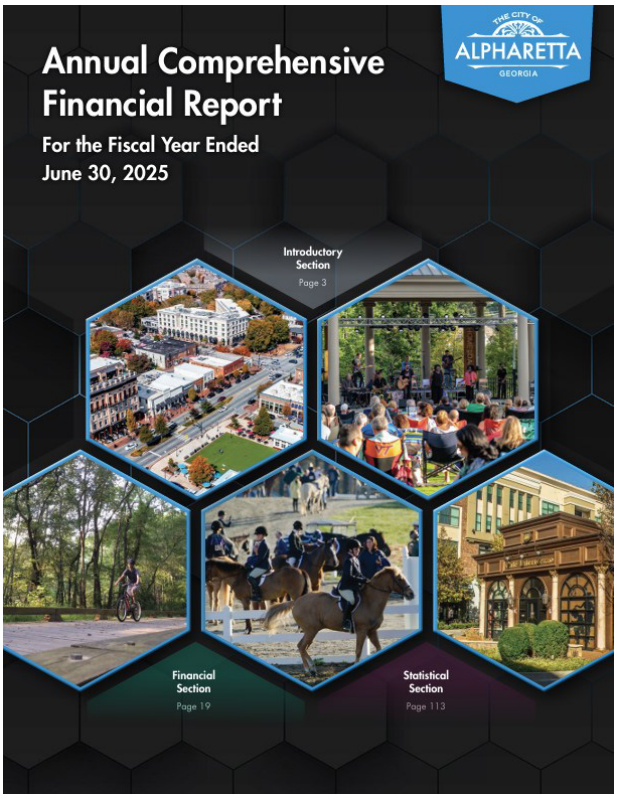
F. Malfeasance and Embezzlement

Any employee will be prosecuted to the extent of the law in any instance where the employee is proven to have committed an illegal act such as theft.

Section III: Financial Reporting Policies

The Department of Finance shall develop and maintain an ongoing system of financial reporting to meet the information needs of the government, authorities, and regulatory agencies. In addition, the City Administrator, Mayor, Council, Department Heads, and the public shall have access to reports to allow them to monitor, regulate, and use as a basis for future financial decisions.

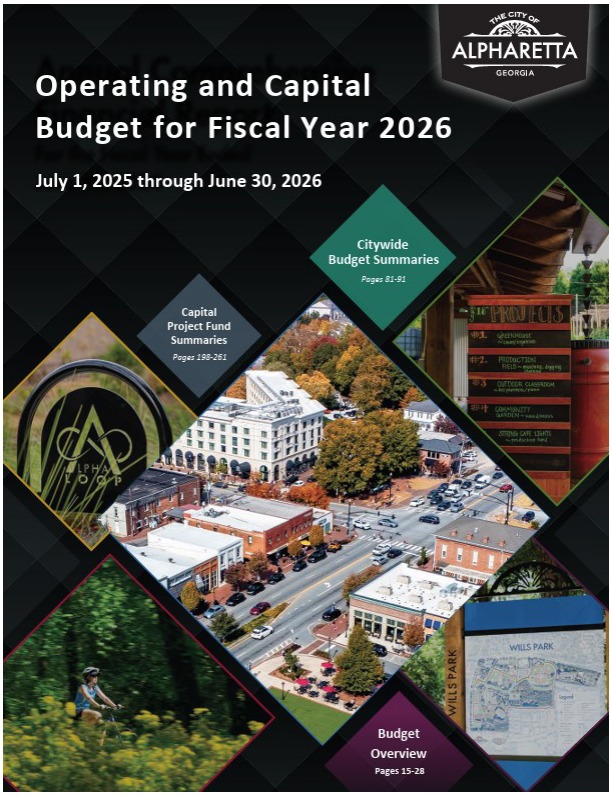
A. Annual Comprehensive Financial Report (ACFR)[21]



In conjunction with the annual independent audit, the city shall prepare and publish an Annual Comprehensive Financial Report (ACFR). The city shall prepare the ACFR in conformity with GAAP and the Government Finance Officers Association's (GFOA) program requirements.

The city will submit its annual ACFR to the GFOA to determine its eligibility to receive the GFOA's "*Certificate of Achievement for Excellence in Financial Reporting*." The city shall make this report available to the elected officials, bond rating agencies, creditors, and citizens. All financial statements and schedules contained within the ACFR shall be audited with the purpose of effectively communicating the complete financial affairs of the city to all interested readers.

[21] Available for download from the City's website: https://www.alpharetta.ga.us/346/Audited-Financial-Statements.



B. Annual Budget Document[22]

The city shall prepare and publish an annual budget document. This budget shall measure the annual funding and forecast the financial position of the city for the two subsequent fiscal years.

C. Annual Citizens Report[23]

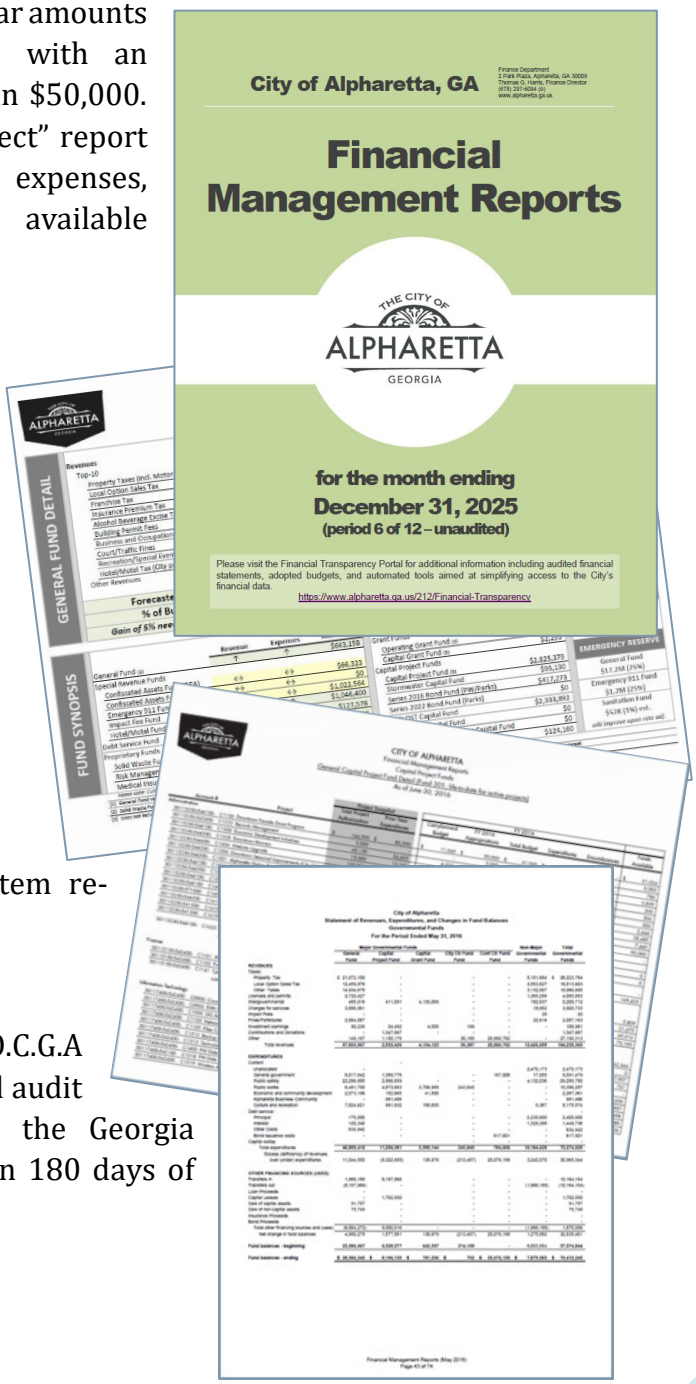
To provide citizens with financial information that is easily disseminated, the Finance Department shall coordinate the publication of an annual report to the citizens (e.g., a popular report).

This report is in addition to the ACFR and shall be in conformance with GAAP and follow the recommendations of the GFOA's "Popular Annual Financial Report" (PAFR) program guidelines. The city shall submit the Annual Citizen's Report to the PAFR program to determine if it is eligible to receive the award.

[22] Available for download from the City's website: https://www.alpharetta.ga.us/343/Annual-Operating-Capital-Budget.
[23] Available for download from the City's website: https://www.alpharetta.ga.us/341/Annual-Citizens-Reports.

D. Financial Reporting to the City Council[24]

On a monthly basis, the Finance Department shall prepare and present a summarized "*Statement of Revenues and Expenditures*" to the City Council for all city operating funds. This report shall detail prior year's comparisons to provide data for analysis. In addition, this report shall include all checks issued in dollar amounts over $5,000, and all purchase orders with an estimated cost of over $5,000 but less than $50,000. The city also shall prepare a "Capital Project" report outlining appropriations (if any), expenses, outstanding encumbrances, and available appropriable balances.



E. Financial Reporting to City Administration

In addition to the external reporting detailed above, the Finance Department shall coordinate the reporting needs of each department to design and implement those reports which the departments need to make sound business decisions. At a minimum, departments will receive reports detailing monthly department financial activity including expenses, any personnel costs in excess of the approved budget, and recommended budget line-item re-allocations.

F. External Financial Reporting

The city shall report in conformity with O.C.G.A Section 36-81-7. A copy of the city's annual audit (i.e., the ACFR) shall be submitted to the Georgia Department of Audits and Accounts within 180 days of year-end as required.

[24] Available for download from the City's website: https://www.alpharetta.ga.us/347/Financial-Management-Reports.

Section IX: Debt Management Reporting

The goal of the city's debt policy is to maintain a sound fiscal position; thereby only utilizing long-term debt to provide resources to finance needed capital improvements, while accumulating adequate resources to repay the debt. In addition, it is the city's goal to maintain and improve its credit rating through strong financial administration. The city acknowledges that failure to meet the demands of growth may inhibit its continued economic viability but also realizes that excess outstanding debt may have detrimental effects on the ability of the city to meet its continuing operational needs. Issuing debt commits the city's revenues several years into the future and may limit its flexibility to respond to changing service priorities, revenue inflows, or cost structures. Adherence to this debt policy helps ensure that the city issues and manages its debt prudently in order to maintain a sound financial position and protect its credit rating. Credit ratings are the rating agencies' assessment of the city's ability and willingness to repay debt on a timely basis. Credit ratings are an important indicator in the credit markets and can influence interest rates a borrower must pay. Implementing debt management practices will be viewed positively by the rating agencies and could influence the city's credit rating and ultimately lower borrowing costs.

A. Conditions for Issuing Long-term Debt

Debt financing for capital improvements and equipment will be generally used when at least one of the following conditions exists:

- When one-time, non-continuous projects (those not requiring annual appropriations) are desired.
- When the city determines that future users will receive a benefit from the capital improvement that the debt financed.
- When the project is necessary to provide basic services to the city residents.
- When total debt, including debt issued by overlapping governments (e.g., the county), does not constitute an unreasonable burden to the taxpayers.
- Exhaustion of the use of all other possible revenue sources provides no alternative funding for capital projects.

B. Sound Financing of Debt

When the city utilizes debt financing, the following will occur to ensure that the debt is soundly financed:

- Analysis of the financial impact, both short-term and long-term, of issuing the debt.
- Conservatively projecting the revenue sources that the city will use to repay the debt.
- Ensuring that the term of any long-term debt the city incurs shall not exceed the expected useful life of the asset the debt financed.
- Maintaining a debt service coverage ratio (i.e., for revenue secured debt) that ensures that the revenues pledged for the repayment of the outstanding debt will be adequate to make the required debt service payments.

C. Debt Retirement

Generally, borrowings by the city should be of a duration that does not exceed the economic life of the capital improvement that it finances and, where feasible, should be shorter than the projected economic life. To the extent possible, the city should design the repayment of debt to recapture rapidly its credit capacity for future use.

D. Disclosure

The city shall follow a policy of full disclosure in financial reporting and in the preparation of a bond prospectus.

E. Legal Compliance

When issuing debt, the city shall comply with all legal and regulatory requirements, including the continuing disclosure requirements. This compliance includes adherence to local, state, and federal legislation as well as bond covenants. More specifically, the Director of Finance is responsible for maintaining a system of record keeping and reporting to meet the arbitrage rebate compliance requirements of the federal tax code. This effort includes tracking investment earnings on bond proceeds, calculating rebate payments in compliance with tax law, and remitting any rebatable earnings to the federal government in a timely manner in order to preserve the tax-exempt status of the city's outstanding debt issues. Additionally, general financial reporting and certification requirements embodied in bond covenants are monitored to ensure compliance that all covenants. The city will comply with Amended SEC Rule 15c2-12 (the "Rule") by providing secondary market disclosure for all long-term debt obligations which are subject to the Rule. As required, the city will submit annual financial information to all nationally recognized municipal securities repositories.

F. Credit Ratings

The Director of Finance is responsible for maintaining relationships with the rating agencies that assign ratings to the city's various debt obligations. This effort includes providing periodic updates on the city's general financial condition along with coordinating meetings and presentations in conjunction with a new debt issuance.

G. Other Policies

All bond issue requests shall be coordinated by the Department of Finance. Requests for new bonds must be identified during the Capital Improvement Program (CIP) process. Opportunities for refunding outstanding bonds shall be communicated by the Department of Finance. Annual budget appropriations shall include debt payments (interest and principal) and reserve requirements for all debt outstanding. Long-term borrowing shall be incorporated into the city's capital improvement plan.

Section X: Grant Management Policies

This policy provides direction in the application, acceptance and administration of funds awarded through grants to the city from other local governments, the state or federal government, non-profit agencies, philanthropic organizations, and the private sector.

A. Grant Applications

The city's Grants Administrator is responsible for the submission of all grant applications on behalf of the City of Alpharetta. Departments who wish to submit grant applications must work in conjunction with the Grants Administrator. Once a grant opportunity has been identified, the Grants Administrator documents the application, the financial reporting requirements, and any required matching funds or other city resources needed to meet the grant requirements. Prior to the acceptance of the grant, the Finance Department, in cooperation with the submitting/receiving department shall complete an analysis of financial requirements to ensure the city can meet the grant program's financial requirements and the city can fulfill the applicable obligations required by the grant. All grant revenues and expenditures, including matching requirements, must be appropriated, either in the current budget or included for appropriation in the subsequent budget. The Mayor and City Council shall approve grant applications and submissions by adopting an official resolution, certified by the City Clerk that will allow both the submission of the grant application and the acceptance of the grant award.

B. Grant Administration

The Grants Administrator is responsible for fulfilling the financial reporting and accountability requirements of each grant the city accepts. The Grants Administrator and receiving departments are responsible for adhering to the grant program requirements and tracking all applicable expenditures for reporting purposes. The Department of Finance is responsible for accounting for grant transactions according to the Accounting, Auditing, and Financial Reporting Policy and in compliance with Generally Accepted Accounting Principles (GAAP).

The Grants Administrator is responsible for maintaining the following records for each grant award.

- Copy of Grant Application.
- Resolutions authorizing application and acceptance.
- Notification of Grant Award.
- Financial reporting and accounting requirements.
- Schedule of funding needs.

C. Auditing

The Finance Department shall comply with all local, state, and federal requirements with respect to the auditing of information as they pertain to the acceptance of grant funds. This includes the Single Audit Act with any future revisions or additional that may be applicable to city grant projects.

Appendix D (Glossary of Terms)

The Glossary section is included to assist readers with understanding the many terms used in city government (general) as well as the city's budget process (specific). Please refer to the *Acronyms/Abbreviations* section for a complete listing of the acronyms used throughout this document.

Account Number:	A system of numbering used to categorize a "group" of accounting transactions into common areas, such as salaries, utilities, etc. Account numbers are the numerical equivalent of descriptive terms (e.g., 511100 represents the account number for salaries and wages).
Accounting Period:	A period at the end of which financial statements, budgets, and other reports are prepared. Typically, an annual period within governmental finance. The city's fiscal year reporting period begins on July 1st and ends of June 30th.
Accounting Procedures:	All processes that identify, record, classify and summarize financial information to produce financial reports.
Accrual Basis of Accounting:	The method of accounting under which revenues are recorded when they are earned (whether or not cash is received at that time), and expenditures are recorded when goods and services are received (whether or not cash disbursements are made at that time).
ACFR:	The Annual Comprehensive Financial Report summarizes financial data for the previous fiscal year in a standardized format.
Acronyms:	Please see the section entitled *Acronyms/Abbreviations* for a complete listing of the acronyms used throughout this document.
Adopted Budget:	The funds appropriated by the City Council at the beginning of the year.

APPENDIX D (GLOSSARY OF TERMS)

Ad Valorem Tax:	Property taxes computed as a percentage of the value of real or personal property expressed in mills (1/100th of a dollar or $1.00 per $1,000 of taxable property value).
Amortization:	The reduction of debt by regular payments of principal and interest sufficient to retire the debt by maturity.
Appropriation:	A legal authorization granted by a legislative body to make expenditures and to incur obligations for specific purposes.
Assessed Valuation:	The Fulton County Board of Assessor's estimation of the fair market value of real and personal property.
Audit:	An independent examination of a city's financial records, transactions, and internal controls to verify accuracy, compliance with laws and regulations, and proper stewardship of public funds
Balanced Budget:	A budget in which planned revenues available equals planned expenditures.
Basis of Accounting:	A system used by an individual government to determine when revenues have been realized and when expenditures have been incurred.
Basis of Budgeting:	A system used by an individual government to determine when budgetary revenues have been realized and when budgetary expenditures have been incurred.
Bond:	A written promise to pay a designated sum of money (i.e., principal) at a specified date in the future, together with periodic interest payments at a specified rate. In the budget, these payments are identified as debt service. Bonds are typically used to obtain long-term financing for major capital improvements.
Bond Rating:	A rating provided by an independent professional credit rating agency indicating the credit worthiness of the entity.

Budget:	A statement of financial position of an entity for a definite period based on estimates of expenditures during the period and proposals for financing them. The financial plan for the operation of a department, program, or project for the current year or for the duration of the project.
Budget Amendment:	The transfer of funds from one appropriation account to another (within a department within a fund), requiring approval of City Administrator, Finance Director, and Department Director. Amendments between departments and between funds require City Council approval.
Budget Calendar:	The schedule of key dates or milestones which the city follows in the preparation, adoption, and administration of the budget.
Budget Officer:	The local government officials charged with budget preparation and administration for the local government. The official title of the local government budget officer shall be as provided by local law, charter, ordinance, or appropriate resolution of the governing authority.
Budget Ordinance:	"Ordinance" or "Resolution" means that governmental action which appropriates revenues and fund balances for specified purposes, functions, or activities for a budget period.
Budget Period:	Budget period, means the period for which a budget is proposed, or a budget ordinance or resolution is adopted.
Budget Transfer:	A procedure utilized by city departments to revise budget appropriations within the departmental operating budget accounts. They transfer monies from one account to another account and does not increase or decrease the overall budget appropriation for the department.

Budgetary Control:	The control or management of a governmental unit or enterprise in accordance with an approved budget for the purpose of keeping expenditures within the limitations of available appropriations and available revenues.
Capital Assets:	Assets of significant value and having a useful life of several years. Capital assets for the City of Alpharetta have a purchase cost of $5,000 or more, and a useful life of three years or longer.
Capital Budget:	A plan of proposed capital expenditures and the means of financing them. The capital budget is usually enacted as part of the complete annual budget which includes both operating and capital outlays. The capital budget is based in a capital improvement plan ("CIP").
Capital Outlay:	An expenditure for the acquisition of, or addition to, a capital asset. Items acquired for less than $25,000 are not considered capital outlay.
Capital Projects:	Projects that result in the acquisition or construction of capital assets of a local government which are of a long-term and permanent nature. Such assets include land, buildings, and related improvements, streets and highways, bridges, sewers, and parks.
Capital Projects Fund:	A fund used to account for the financial resources to be used for the acquisition or construction of major capital facilities other than those financed by resources from enterprise fund activities.
Cash Basis of Accounting:	A basis of accounting under which transactions are recognized only when cash is received or disbursed.

Chart of Accounts:	A numbering system that assigns a unique number to each type of transaction and to each budgetary unit in the organization. The City of Alpharetta utilizes the Uniform Chart of Accounts for Local Governments in Georgia as mandated by the Georgia Department of Community Affairs ("DCA").
Consumer Price Index ("CPI"):	A statistical description of price levels provided by the U.S. Department of Labor. The index is used as a measure of the increase in the cost of living (i.e., inflation).
Contingency:	A budgetary reserve set aside for emergencies, revenue shortfalls, and unanticipated expenditures.
Debt:	An obligation resulting from the borrowing of money or from the purchase of goods and services over a period of time. Debts of government include bonds, time warrants, notes, and floating debts. Examples include General Obligation Bonds and Revenue Bonds.
Debt Service:	The payment of principal and interest on borrowed funds such as bonds.
Debt Service Fund:	A fund that is used to account for the accumulation of resources for the payment of general long-term debt principal and interest.
Deficit:	The excess of an entity's liabilities over its assets or the excess of expenditure or expenses over revenues during a single accounting period.
Department:	A major administrative division of the city with indicated overall management responsibility for an operation or a group of related operations within a functional area.

Depreciation:	(1) Expiration of the service life of capital assets attributable to wear and tear, deterioration, action of the physical elements, inadequacy and obsolescence. (2) The portion of the cost of a capital asset which is charged as an expense during a period. In accounting, the cost of a fixed asset, less any salvage value, is pro-rated over the estimated service life of said asset, and each period charged with a portion of such cost. Through this process, the entire cost of the asset is ultimately charged off as an expense.
Effectiveness:	Depicts the degree to which performance objectives are being achieved or otherwise reflects the quality of local government performance.
Efficiency:	Reflects the relationship between work performed and the resources required performing it. Compares outputs to inputs.
Encumbrance:	A commitment of funds against appropriations in which the expenditure has not actually been made at the time of recording. It may be in the form of a purchase order, purchase requisition, or a contract for goods and services.
Enterprise Fund:	A fund in which the activities are supported wholly or primarily by charges and fees paid by the users of the services.
Expenditures:	The cost of goods delivered, or services rendered including operating expenses, capital outlays and debt service.
Fiduciary Fund:	A fund used to account for assets held by the city in a trustee capacity or as an agent for other governmental units and/or other funds.
Fiscal Year:	The time period designated by the city signifying the beginning and ending period for recording financial transactions. The city has specified July 1st to June 30th as its fiscal year.

Full-Time-Equivalent (FTE):	A standardized unit of measurement used to represent the total workload of one full-time employee over a defined period, typically a year. It expresses staffing levels by converting the combined hours worked by all employees [full-time (1.0 FTE) and part-time (0.5 FTE)] into the equivalent number of full-time positions
Fund:	An independent fiscal and accounting entity with a self-balancing set of accounts. These accounts record cash and other assets together with all related liabilities, obligations, reserves and equities. Funds are segregated so that revenues will be used only for the purpose of carrying out specific activities in accordance with special regulations, restrictions, or limitations.
Fund Balance:	Fund equity for governmental funds and trust funds which reflects the accumulated excess of revenues and other financing sources over expenditures and other uses for governmental functions.
GASB:	Governmental Accounting Standards Board - The body that sets accounting standards, specifically for governmental entities at the state and local levels.
General Fund:	The government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. Revenue is derived primarily from property taxes, state & federal distributions, grants, and other intergovernmental revenue.
GAAP:	Generally Accepted Accounting Principles - Uniform minimum, standards used by state and local governments for financial accounting, recording and reporting, encompassing the conventions, rules and procedures that define accepted accounting principles; established by the Governmental Accounting Standards Board (GASB).

General Obligation ("GO") Bonds:	Upon voter approval at a general referendum, a project will be financed through a millage increase in ad valorem taxes for a specified period. This source of revenue is especially appropriate when the life of project or an improvement is expected to exceed 20 years and is citywide in nature or benefit.
Georgia Municipal Association:	Organization representing municipal governments in Georgia.
GFOA:	Government Finance Officers Association - Professional association of state/ provincial and local finance officers in the United States and Canada, dedicated to the sound management of government financial resources.
Goals:	A measurable statement of desired conditions to be maintained or achieved.
Governmental Fund:	This fund is an accounting segregation of financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used; current liabilities are assigned to the fund from which they are to be paid; and the differences between governmental fund assets and liabilities is referred to as "Fund Balance". The primary measurement focus is "flow of current financial resources". In other words, are there more or less resources than can be spent soon as a result of transactions of the period? Increases in resources are reported in the operating statement as revenues or other financing sources, and decreases are reported as expenditures or other financing uses
Governing Authority:	Governing authority means that official or group of officials responsible for governance of the unit of local government.

Grants:	A financial gifts, donation, or award that is made from a funding source, usually a governmental entity, to the city for the acquisition of goods, services, or land. The grant award agreement defines the city's responsibilities and duties to be exchanged for the grant. Grants are often earmarked for a specific purpose of program.
Infrastructure:	The basic installation and facilities on which the continuance and growth of the city depends, such as roads, schools, and water and sewer systems.
Inter-fund Transfer:	Payments made from one operating fund to another as a contribution to defray a portion of the recipient fund's costs.
Investments:	Securities and real estate held to produce revenue in the form of interest, dividend, rental or lease payments. The term does not include fixed assets used in governmental operations.
Legal Level of Control:	Legal level of control is the lowest level of budgetary detail at which a local government's management or budget officer may not reassign resources without approval of the governing authority. The legal level of control shall be, at a minimum, expenditures for each department for each fund for which a budget is required.
Levy:	(Verb) To impose taxes, special assessments, or service charges for the support of government activities. (Noun) The total amount of taxes, special assessments or service charges imposed by a government.
Liability:	Debt or other legal obligations arising out of transactions in the past which must be liquidated, renewed, or refunded at some future date.
Liquidity (of investments):	The ability to convert an investment to cash promptly with a minimum of risk to principal and accrued interest.

Millage Rate:	The amount of property tax stated in terms of a unit of the tax base; for example, each mill generates $1.00 of tax for every $1,000 of taxable assessed valuation on real or personal property. The millage rate is the total number of mills assessed against this value.
Mission:	The reason or purpose for the organizational unit's existence.
Modified Accrual Basis of Accounting:	The basis of accounting under which expenditures other than accrued interest on general long-term debt are recorded at the time liabilities are incurred and revenues are recorded when received in cash except for material and/or available revenues which should be accrued to reflect properly the taxes levied and revenue earned.
Objectives:	Unambiguous statements of performance intentions expressed in measurable terms.
Operating Budget:	The portion of the budget pertaining to daily operations that provide basic governmental services. The operating budget contains appropriations for such expenditures as personal services, fringe benefits, commodities, services and capital outlay.
Proprietary Fund:	These funds are sometimes referred to as "income determination," "non-expendable" or "commercial type" funds and are used to account for a government's on-going organizations and activities which are like those often found in the private sector.
Retained Earnings:	A fund equity account that reflects accumulated net earnings (or losses) in a proprietary fund. As in the case of fund balance, retained earnings may include certain reservations of fund equity.

Reserve:	An account to indicate that a portion of funds have been legally restricted for a specific purpose, or not available for appropriation and subsequent spending. A reserve for working capital is a budgetary reserve set aside for cash flow needs, emergencies, or unforeseen expenditure/revenue shortfalls.
Revenue:	Additions to assets which (a) do not increase any liability; (b) do not represent the recovery of an expenditure; (c) do not represent the cancellation of certain liabilities or decrease in assets; and (d) do not represent contributions of fund capital in enterprise and internal service funds.
Rolled-Back Millage Rate:	The millage rate necessary to raise the same amount of Ad Valorem tax revenue as the previous year, excluding taxes for new growth.
Sinking Fund:	A reserve fund accumulated over a period of time for retirement of a debt.
Special Revenue Fund:	A fund in which the revenues are designated for use for specific purposes or activities.
Tax Digest:	Official list of all property owners, the assessed value, and the tax due on their property.
Taxes:	Compulsory charges levied by a government for the purpose of financing services performed for the common benefit. Taxes levied by the City of Alpharetta are approved by the City Council and are within limits determined by the State.
User Fee:	Charges for specific services rendered only to those people paying such charges as, for example, sewer service charges.
Working Capital:	A financial metric that represents the difference between an organization's current assets and current liabilities. It measures the short-term liquidity and operational efficiency of an entity, indicating its capacity to meet near-term obligations using readily available resources.

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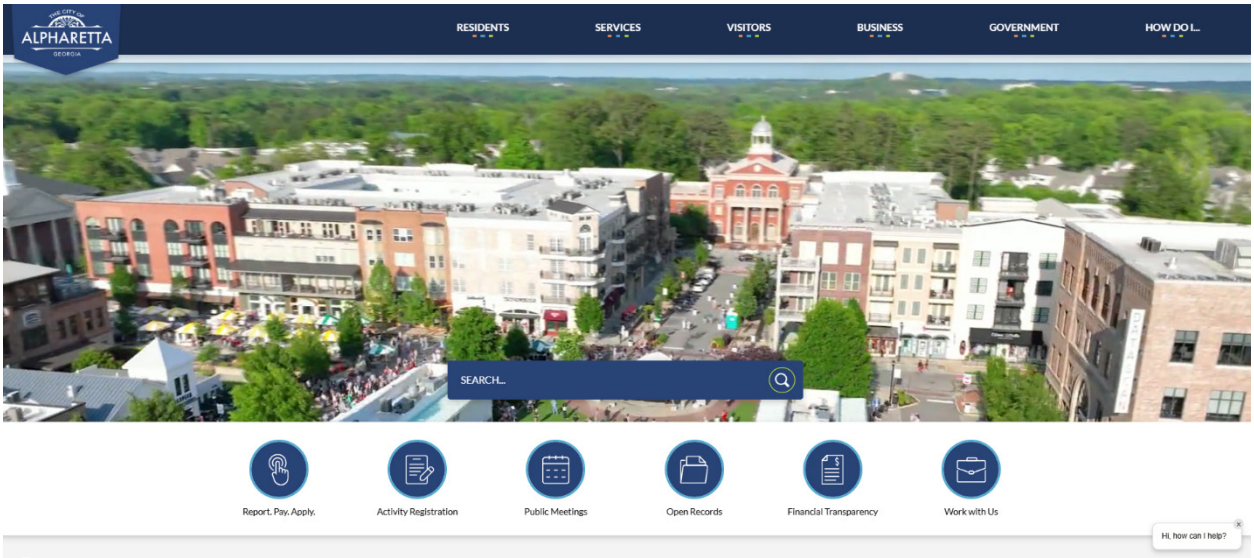

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