



CITY COUNCIL MEETING & PUBLIC HEARING AUGUST 3, 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. **CONSENT AGENDA**
 - A. **City Council Meeting Minutes (Meeting of 07/20/2026)**
Approval of the City Council meeting minutes from the meeting of July 20, 2026.
 - B. **Financial Management Report (Month Ending June 30, 2026)**
Approval of the Financial Management Report for the month ending June 30, 2026.
 - C. **Public Art — Dazzle and Discord**
Approval of Dazzle and Discord — Outdoor-On-Loan Exhibit for 2026-2028.
 - D. **Public Art — Lamp Post Gallery**
Approval of a Yearly Outdoor Art Gallery on Lamp Posts.
5. **BOARDS & COMMISSIONS**
 - A. **Design Review Board Appointment by Council Member Reeves**
 - B. **Swearing In of Board Member**
6. **NEW BUSINESS**
 - A. **Resolution: Fiscal Year 2027 GDOT Local Maintenance and Improvement Grant (LMIG)**
Consideration and approval of a resolution authorizing the submittal of a Fiscal Year 2026 Local Maintenance and Improvement Grant Application to the Georgia Department of Transportation and with authorization for the Mayor to execute all necessary documents.
 - B. **Fiscal Year 27 HVAC Replacement — Wills Park Recreation Center Gym**
Consideration and approval to award a HVAC replacement to AComfort, the City's on-call contractor, for an amount not to exceed \$150,133.85 for the removal of existing equipment, purchase of new HVAC equipment, and the installation of the new HVAC Equipment at the Wills Park Recreation Center gym and with authorization for the Mayor to execute all necessary documents.
 - C. **Ordinance: Fire Prevention and Protection Text Amendments**
SECOND READING: The first reading occurred at the July 20, 2026 City Council meeting.
Consideration of text amendments to Chapter 20, referred to as Fire Prevention and Protection, to amend provisions related to adoption of state minimum fire safety standards; definitions; appeals from decisions of the fire department; storage of explosives, blasting agents, and liquified petroleum gases; sprinkler installation requirements; outdoor burning regulations; emergency access for gated communities; emergency responders radio coverage and testing; special fire services and public safety plans; fire watch personnel and fire safety officer requirements; permit requirements for certain assembly events, temporary events, or planned activities; fire and life safety record retention; records reporting system requirements through the use of third-party inspection reporting software programs; compliance reporting; enforcement provisions; and for other purposes.
7. **PUBLIC COMMENT**
8. **REPORTS**

9. EXECUTIVE SESSION (IF NECESSARY)
10. ADJOURNMENT



STAFF REPORT

Department: City Clerk
Submitted By: Grace Orehosky
Meeting Date: August 3, 2026

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 07/20/2026)

Approval of the City Council meeting minutes from the meeting of July 20, 2026.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, the minutes from the July 20, 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:

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

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

Municipal Records Officer, Grace Orehosky, prepared a synopsis of the pertinent information that occurred during the City Council meeting on July 20, 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. 2026-07-20 CC Minutes



City Council Meeting & Public Hearing
JULY 20, 2026
UNOFFICIAL MINUTES
Office of the City Clerk
ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

1. CALL TO ORDER

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>.

- 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
- John Hipes
- Fergal M. Brady

- **Absent**

- Douglas J. DeRito

- **Staff**

- Chris Lagerbloom, City Administrator
- Molly Esswein, City Attorney
- Lauren Shapiro, City Clerk
- Grace Orehosky, Municipal Records Officer
- Deanna McKay, Public Communication & Engagement Coordinator
- Adam Montgomery, Director of Information Technology
- Kathi Cook, Director of Community Development
- Pete Sewczwicz, Director of Public Works
- Brad Dekinger, Fire Chief
- Trent Lindgren, Police Chief

- Tom Harris, Director of Finance
- Charlie Jewell, Director of Economic Development
- Michael Woodman, Planning & Development Services Manager
- Bret Schroder, Code Enforcement Manager

3. PLEDGE TO THE FLAG

4. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 07/13/2026)

Approval of the City Council meeting minutes from the Special Called meeting of July 13, 2026.

B. Financial Management Report: Month Ending May 31, 2026

Approval of the Financial Management Report for the month ending May 31, 2026.

C. Agreement: Lionheart Works Memorandum of Understanding

Consideration and approval of a Memorandum of Understanding between the City of Alpharetta and The Lionheart Life Center, Inc., dba Lionheart WORKS for the continued rental of Crabapple Government Center, and with authorization for the Mayor to execute all necessary documents.

D. Agreement: Senior Services North Fulton Memorandum of Understanding

Consideration and approval of the Memorandum of Understanding between the City of Alpharetta and Senior Services North Fulton, Inc. for the continued rental of Crabapple Government Center, and with authorization for the Mayor to execute all necessary documents.

PUBLIC COMMENTS:

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

5. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

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

B. CU-26-07 St. Thomas Aquinas Catholic Church Columbarium

Consideration of a conditional use to allow 'Cemetery' use at St. Thomas Aquinas Catholic Church on 48.06 acres. A conditional use is requested to allow 'Cemetery' for a columbarium/memorial garden. The property is located at 535 Rucker Road and is legally described as being located in Land Lots 1241, 1279 & 1280, 2nd District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.

- The applicant, Michael Boland on behalf of St. Thomas Aquinas Catholic Church, is requesting a conditional use to allow for the construction of a 2,300 square foot columbarium on a 48.06-acre property. A conditional use is requested to allow 'Cemetery' use for the proposed columbarium. The subject property is located at 535 Rucker Road on the south side of Rucker Road across from Ferncreek Drive.
- This item was considered at the July 9, 2026 Planning Commission meeting. There was one (1) comment in support and one (1) comment in opposition with concerns over hours of operation, noise, light spillover, applicant held to exact footprint, and buffer. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 6-0.
- Staff recommends that Mayor and Council approve CU-26-07 St. Thomas Aquinas Catholic Church Columbarium, subject to the following conditions:
 1. 'Cemetery' shall be added as a permitted use at 535 Rucker Road and limited to the submitted site plan prepared by Smith Boland Architects.
 2. 'Cemetery' use shall be limited to a columbarium with the size, location, wall height, and design substantially as depicted on the submitted site plan prepared by Smith Boland Architects and submitted renderings, with final approval by Staff.
 3. Applicant shall install evergreens along the western property line at the fenceline where gaps exist in the area adjacent to the proposed columbarium, as approved by Staff.
- The property is zoned AG (Agriculture) and CUP (Community Unit Plan) and is developed as a church for St. Thomas Aquinas Catholic Church (STACC), including accessory uses customary to a church use such as an academic school. The property was annexed into the City from unincorporated Fulton County in 2005. Surrounding properties are zoned CUP and R-15 to the east and R-15 and AG to the north. The City of Roswell is located to the west and south, Welford Trace and Wallace Woods subdivisions are located to the east, and Ferncreek Registry is located to the north. The comprehensive land use plan designation of the property is 'Public, Institutional, Educational', which supports the applicant's request.
- St. Thomas Aquinas Catholic Church has been operating on the property since 1972. The columbarium is similar to a mausoleum where human cremains are housed in small compartments, or niches, in a permanent vertical structure, such as a wall. The proposed columbarium is classified as a 'Cemetery' which the City's Unified Development Code (UDC) defines as, "Land used or dedicated to the burial or internment of human or animal remains, including crematoriums, mausoleums, necessary sales, and maintenance facilities." The UDC allows 'Cemetery' as a conditional use in the AG and SU (Special Use) zoning districts. According to the application, the columbarium will only be accessible during daylight hours, or approximately 8:00 AM to 8:00 PM.
- The site plan depicts a columbarium added on the west side of the northmost building. The proposed 2,300 square foot columbarium is approximately 62' by 48' and includes a walled memorial garden containing a statue, fountain, benches, and landscaping and hardscaping. The structure is gated on two (2) sides (north and east sides) with new sidewalk connections providing access. The columbarium

is located approximately 82' from the nearest property line (west) and represents less than 3,000 square feet of additional impervious area. No specimen trees will be impacted by the columbarium.

- The Citizen Participation Plan Report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that public feedback was received with questions and comments regarding potential impacts to a stream, whether the use would include a traditional cemetery with full body burial, noise, traffic, impacts to Rucker Road, and the proposal represents a beautiful design.
- The Community Zoning Information Meeting was held on June 10, 2026. There were public comments in support and in opposition. Concerns noted included noise, traffic, no burials, and overall growth of activity on Rucker Road.
- Staff reviewed the applicant's proposal in consideration of the review criteria for a conditional use. The proposal would not have significant impacts on surrounding properties, which are developed as single-family subdivisions. The proposed columbarium is very small and will function as an accessory use on a property that has existed as a church since 1972. Also, there are examples of columbariums in conjunction with a church in nearby jurisdictions, including St. Brigid Catholic Church and St. Benedict Catholic Church in Johns Creek.
- The applicant, Michael Boland with Smith Boland Architects, on behalf of St. Thomas Aquinas Catholic Church, came forward to speak on behalf of the application.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Merkel offered a motion to approve CU-26-07 St. Thomas Aquinas Catholic Church Columbarium, subject to the following conditions:
 1. 'Cemetery' shall be added as a permitted use at 535 Rucker Road and limited to the submitted site plan prepared by Smith Boland Architects.
 2. 'Cemetery' use shall be limited to a columbarium with the size, location, wall height, and design substantially as depicted on the submitted site plan prepared by Smith Boland Architects and submitted renderings, with final approval by Staff.
 3. Applicant shall install evergreens along the western property line at the fenceline where gaps exist in the area adjacent to the proposed columbarium, as approved by Staff.
 - Council Member Reeves seconded the motion.
 - The motion was approved unanimously (6-0).

C. MP-26-09/CU-26-08/V-26-13 Onelife Fitness/Delta Credit Union MP

Consideration of a master plan amendment, conditional use, and variance to allow for the construction of a 2 story, 55,000 square foot building to be used by Onelife Fitness on 6.25 acres in the North Point Overlay. A master plan amendment is requested to the Delta Credit Union Master Plan to add 'Athletic Facility' as a conditional use and a conditional use is requested to allow Onelife Fitness to operate an

'Athletic Facility' on the subject property. Variances are requested to Unified Development Code (UDC) Subsection 2.10.3(B) to allow parking between the building and the street and to increase the maximum building setback from Haynes Bridge Road and Rock Mill Road, and UDC Subsection 2.10.6(A)(3) to allow the impervious area of surface parking stalls to exceed the impervious area of the building. The property is located at 0 North Fulton Expressway and is legally described as being located in Land Lots 753, 754, 797 & 798, 1st District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Neal Freeman, is requesting a master plan amendment, conditional use, and variance to allow for the construction of a two (2) story, 55,000 square foot building to be used by Onelife Fitness on 6.25 acres in the North Point Overlay. A master plan amendment is requested to the Delta Community Credit Union Master Plan to add 'Athletic Facility' as a conditional use and a conditional use is requested to allow Onelife Fitness to operate an 'Athletic Facility' on the subject property. Variances are requested to Unified Development Code (UDC) Subsection 2.10.3(B) to allow parking between the building and the street and to increase the maximum building setback from Haynes Bridge Road and Rock Mill Road, and UDC Subsection 2.10.6(A)(3) to allow the impervious area of surface parking stalls to exceed the impervious area of the building. The subject property is located at 0 North Fulton Expressway at the northeast corner of Haynes Bridge Road and Rock Mill Road.
- This item was considered at the July 9, 2026 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 6-0.
- Staff recommends that Mayor and Council approve MP-26-09/CU-26-08/V-26-13 Onelife Fitness/Delta Community Credit Union MP, subject to the following conditions:
- The 6.25-acre property shall be developed substantially as depicted on the plan prepared by Paradigm, dated 6/18/26, except for modifications required to comply with these conditions.
 1. 'Athletic Facility' shall be added as a conditional use in the Delta Community Credit Union Master Plan.
 2. 'Athletic Facility' shall be limited to Onelife Fitness. No other 'Athletic Facility' of subleasing shall be permitted.
 3. Architecture shall be developed substantially similar to the submitted renderings, except for modifications required to comply with these conditions, subject to final approval by DRB. Building shall have 4-sided architecture, materials and details and shall be consistent with the North Point Overlay building design regulations and North Point Overlay District Design Guidelines, with final approval by DRB.
 4. Parking shall be permitted between Rock Mill Road and the building as depicted on the site plan prepared by Paradigm, dated 6/18/26. Parking lot shall be screened from Haynes Bridge Road and Rock Mill Road with native and/or drought-tolerant shrubs or grasses, with final approval by DRB.

5. Outdoor amenity space shall be screened from Rock Mill Road with screen walls, fencing, and/or landscaping, with final approval by DRB.
6. Minimum 1.15 acres of open space shall be reserved and improved substantially as depicted on the site plan prepared by Paradigm, dated 6/18/26. Property owner shall be responsible for the maintenance of all open space areas.
7. Minimum 0.81 acres of civic space shall be developed as depicted on the site plan prepared by Paradigm, dated 6/18/26, and shall include decorative hardscape, landscape, gathering area, walking trails, and North Point EcoDistrict Monument or District Threshold. A unique EcoDistrict monument shall require approval by the Cultural Arts Commission. Civic space improvements, including monument or district threshold, shall be maintained by the property owner.
8. EcoDistrict points shall be substantially similar to the description provided in the EcoDistrict Points letter prepared by Paradigm, dated 6/15/26, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
9. Green stormwater design techniques shall be utilized to address run-off reduction, as approved by Staff.
10. Developer shall improve the Haynes Bridge Road streetscape as follows: minimum 6' planter planted with street trees, minimum 8' concrete sidewalk and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
11. Developer shall improve the Rock Mill Road streetscape as follows: minimum 6' planter planted with street trees, minimum 6' concrete sidewalk and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
12. Developer shall provide an enhanced pedestrian crossing across Rock Mill Road at Haynes Bridge Road and at the entrance to the Fulton County Schools maintenance facility, which shall include the North Point EcoDistrict leaf pattern pavement markings. Enhanced crossing shall be eligible for impact fee credits, as approved by Staff.
13. Trees shall be preserved as depicted on the site plan prepared by Paradigm, dated 6/18/26. Tree save areas shall be thinned out, cleaned up and replanted with native and/or drought-tolerant landscaping materials (not additional trees), as approved by Staff. The CRZ of trees in the 60' Georgia 400 buffer shall not be impacted more than 20%, as approved by Staff.
14. Retaining walls visible from the street shall be faced with brick or stone, with final approval by DRB. Retaining walls over 16' shall be terraced with a minimum 5' wide landscaped area between terraces. Trees, shrubs, and vines shall be planted along the wall to soften the appearance, as approved by DRB.

15. Developer shall be responsible to implement the recommendations in the traffic study, as approved by Staff.
- The undeveloped, wooded property is zoned O-1 (Office-Institutional) and is subject to the Delta Community Credit Union Master Plan. Surrounding properties are zoned O-1 to the east, PSC (Planned Shopping Center) to the south and CUP (Community Unit Plan) to the west. Georgia 400 is located to the north, Fulton County Schools North Maintenance Shop is located to the east, North Point Commons shopping center is located to the south and Atlanta Center for Dental Health is located to the west. The comprehensive land use plan designation of the property is 'Corporate Office', which supports the applicant's proposal.
 - The Delta Community Credit Union Master Plan was approved on the subject property in 2006 allowing 20,480 square feet per acre of office, bank and 25% incidental service retail uses with a maximum building height of ten (10) stories or 150'. A master plan amendment was approved in 2023 to allow an indoor and outdoor pickleball facility for Pickle and Social and a free-standing restaurant. The master plan currently allows an 8,100 square foot free-standing restaurant and a 41,300 square foot indoor pickleball facility with restaurant and seven (7) outdoor pickleball courts.
 - The applicant requests variances to UDC Subsection 2.10.3(B) Site Regulations, to allow parking between the building and the street and to increase the maximum building setback from Haynes Bridge Road and Rock Mill Road, and UDC Subsection 2.10.6(A)(3) to allow the impervious area of surface parking stalls to exceed the impervious area of the building. The maximum building setback from Haynes Bridge Road is 100', of which the building is proposed to be setback approximately 312' from Haynes Bridge Road. The North Point Overlay requires that surface parking lots be situated behind or beside the primary building on Rock Mill Road. The submitted site plan depicts one (1) row of parking between the building and Rock Mill Road. Parking stalls represent approximately 44,712 square feet of impervious area and the proposed building footprint is 35,500 square feet.
 - Onelife Fitness is an athletic club providing world-class gym equipment, sports courts, specialized training programs, classes and amenities, such as pools, saunas, whirlpools, hydro-massage, on-site childcare, and locker rooms. One Life Fitness has several locations, including a location in Alpharetta at 12315 Crabapple Road. Other locations for the business can be found in Cumming, Woodstock, Dunwoody, Lawrenceville, Holly Springs, and Canton (coming soon). Hours of operation are Monday through Sunday 5:00 AM – 11:00 PM. The business anticipates approximately 75 – 100 employees.
 - The submitted site plan depicts a two (2) story, 55,000 square foot building surrounded by a surface parking lot and situated near the corner of Haynes Bridge Road and Rock Mill Road. A 15,000 square foot outdoor amenity space is depicted on the east side of the building and includes four (4) pickle ball courts. The first floor of the building is 35,500 square feet and the second floor is 19,500 square feet. Access to the property is proposed from a new driveway off Rock Mill Road.
 - A six-foot (6') planter and six-foot (6') sidewalk are depicted along Rock Mill Road and a six-foot (6') planter and eight-foot (8') sidewalk are depicted along Haynes Bridge Road. Five-foot (5') and six-foot (6') sidewalks are depicted around the building and connecting to the sidewalk along Rock Mill Road.

A ten-foot (10') landscape strip is depicted on Rock Mill Road and a twenty-foot (20') landscape strip is depicted on Haynes Bridge Road. The building is setback approximately 68' from Rock Mill Road and approximately 312' from Haynes Bridge Road. The outdoor amenity space is setback approximately 80' from the east property line.

- The UDC Parking regulations require 220 parking spaces for the proposed use, which includes the required twenty percent (20%) parking reduction in the North Point Overlay. 276 parking spaces are depicted on the site plan, which exceeds the minimum requirement. Retaining walls are depicted around the perimeter of the parking lot on the west, north and east sides.
- The North Point Overlay requires a minimum five percent (5%) amenity space and ten percent (10%) civic space, or a total of 0.94 acres of open space for the 6.25-acre site. The site plan depicts 1.15 acres, or 18.5%, of the property as open space. Civic space, consisting of 0.81 acres, is depicted along Haynes Bridge Road and the Georgia 400 buffer along the on ramp and includes a tree save area, gathering area, and a four foot (4') pervious pathway through the Georgia 400 buffer. An outdoor amenity space, consisting of 0.34 acres, is depicted on the back side of the building and includes four (4) pickle ball courts and an open area.
- The property is wooded, consisting of a mix of hardwoods and pines. A tree save area, including approximately seven (7) tree saves within a pocket park civic space is depicted along Haynes Bridge Road and the Georgia 400 on ramp. The 60' Georgia 400 undisturbed tree buffer is depicted along the north property line adjacent to Georgia 400. An existing stormwater pond for road improvements is depicted in the northeast corner of the property closest to Georgia 400. In addition, an underground stormwater facility is depicted in the parking lot just south of the existing stormwater facility.
- Renderings were provided by the applicant depicting the proposed building. According to the application, the building's exterior materials will include a mix of brick, masonry products, pre-cast panels, glazing, wood slats, metal canopies, and decorative sconces. The North Point Overlay District Design Guidelines require contemporary, modern, and industrial/mercantile styles within the Overlay. If approved, the building should have four (4) sided architecture, materials, and details and should be consistent with the North Point Overlay District Design Guidelines.
- The North Point Overlay requires that EcoDistrict measures be incorporated into all new developments, of which a minimum seven (7) EcoDistrict points are required for the proposed development. According to the applicant's letter of intent, the development proposes seven (7) EcoDistrict points. EcoDistrict points are requested for Enhanced Bicycle Amenities, Alternative Transportation, and Additional Landscaped Civic Space. The applicant proposes to provide employee shower facilities, bicycle repair center, ride share pick-up/drop-off zone, van pool space, and additional landscaped civic space.
- The applicant provided a trip generation report, which estimates that the proposed development would generate 108 AM Peak Hour trips and 186 PM Peak Hour trips.
- Based on the scope of the project and anticipated site trips, the applicant was required to submit a traffic impact study. A traffic study was commissioned to assess traffic impacts anticipated from the

proposed project by 2028, the anticipated build-out of the proposed site. The study reviewed existing, future no-build, and future build conditions at the proposed site driveway and two (2) key existing intersections adjacent to the site. The analyses performed in the submitted study yield acceptable level of service (LOS) operations in the future scenario with the development of the project at the site access driveway and adjacent study intersections. Staff reviewed the submitted traffic study and agrees with the following recommendations from the report:

1. The project entrance access should be constructed with one inbound lane and one outbound lane, controlled by side street stop sign and an accompanying stop bar, while maintaining the existing left turn lane along Rock Mill Road to safely accommodate new trips entering the proposed site.
 2. The project civil/site engineer comply with all applicable design standards including sight distances, turn lane storage and taper lengths (when applicable), turn radii, driveway widths, islands, angles with adjacent roadways, and grades.
- 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. The report states that no comments were received.
 - Staff received correspondence from a nearby property owner with concerns over traffic on Rock Mill Road
 - The Community Zoning Information Meeting was held on June 10, 2026. There were no public comments.
 - Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment, conditional use, and variance. The applicant's proposal to allow an 'Athletic Facility' is consistent with the development of adjacent and nearby properties, which are similarly developed with retail uses. The property is located in the North Point Overlay, which seeks to create a live-work-play district featuring a balanced mix of uses that complement the City's overall mix. The proposal to allow an 'Athletic Facility' is similar to the previous approval on the property of an indoor and outdoor pickleball facility and would not have significant impacts on public facilities and services. The applicant's proposal is consistent with the vision for the North Point area and would bring services closer to where people live, work and play.
 - The property has exceptional and peculiar conditions related to its unusual shape and road frontage on three (3) sides. The building's front entrance is located on the long side of the rectangular building, which makes it difficult to pull the building closer to Haynes Bridge Road due to the limited amount of street frontage on that side of the property. The variance to allow the property to be overparked is appropriate given the observed high-demand parking needs at other athletic facilities and health clubs operating in and around the City. Site access from Rock Mill Road is limited to the midpoint between the Haynes Bridge Road and Rock Mill Road intersection and the adjacent property's site driveway, which significantly limits a site layout with the building pulled up to Rock Mill Road and parking to the sides and rear. If approved, conditions are recommended requiring a North Point EcoDistrict monument or district threshold at the corner of Haynes Bridge Road and Rock Mill Road.

- The applicant, Neil Freeman from Pickle & Social Alpharetta, LLC (property owner), came forward to speak on behalf of the application.

CITY COUNCIL DISCUSSION:

- A discussion occurred.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Merkel offered a motion to approve MP-26-09/CU-26-08/V-26-13 Onelife Fitness/Delta Credit Union MP, subject to the following conditions:
 1. 'Athletic Facility' shall be added as a conditional use in the Delta Community Credit Union Master Plan.
 2. 'Athletic Facility' shall be limited to Onelife Fitness. No other 'Athletic Facility' of subleasing shall be permitted.
 3. Architecture shall be developed substantially similar to the submitted renderings, except for modifications required to comply with these conditions, subject to final approval by DRB. Building shall have 4-sided architecture, materials and details and shall be consistent with the North Point Overlay building design regulations and North Point Overlay District Design Guidelines, with final approval by DRB.
 4. Parking shall be permitted between Rock Mill Road and the building as depicted on the site plan prepared by Paradigm, dated 6/18/26. Parking lot shall be screened from Haynes Bridge Road and Rock Mill Road with native and/or drought-tolerant shrubs or grasses, with final approval by DRB.
 5. Outdoor amenity space shall be screened from Rock Mill Road with screen walls, fencing, and/or landscaping, with final approval by DRB.
 6. Minimum 1.15 acres of open space shall be reserved and improved substantially as depicted on the site plan prepared by Paradigm, dated 6/18/26. Property owner shall be responsible for the maintenance of all open space areas.
 7. Minimum 0.81 acres of civic space shall be developed as depicted on the site plan prepared by Paradigm, dated 6/18/26, and shall include decorative hardscape, landscape, gathering area, walking trails, and North Point EcoDistrict Monument or District Threshold. A unique EcoDistrict monument shall require approval by the Cultural Arts Commission. Civic space improvements, including monument or district threshold, shall be maintained by the property owner.
 8. EcoDistrict points shall be substantially similar to the description provided in the EcoDistrict Points letter prepared by Paradigm, dated 6/15/26, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.

9. Green stormwater design techniques shall be utilized to address run-off reduction, as approved by Staff.
10. Developer shall improve the Haynes Bridge Road streetscape as follows: minimum 6' planter planted with street trees, minimum 8' concrete sidewalk and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
11. Developer shall improve the Rock Mill Road streetscape as follows: minimum 6' planter planted with street trees, minimum 6' concrete sidewalk and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Street trees and landscape strip material shall alternate on both sides of the sidewalk, as approved by Staff.
12. Developer shall provide an enhanced pedestrian crossing across Rock Mill Road at Haynes Bridge Road and at the entrance to the Fulton County Schools maintenance facility, which shall include the North Point EcoDistrict leaf pattern pavement markings. Enhanced crossing shall be eligible for impact fee credits, as approved by Staff.
13. Trees shall be preserved as depicted on the site plan prepared by Paradigm, dated 6/18/26. Tree save areas shall be thinned out, cleaned up and replanted with native and/or drought-tolerant landscaping materials (not additional trees), as approved by Staff. The CRZ of trees in the 60' Georgia 400 buffer shall not be impacted more than 20%, as approved by Staff.
14. Retaining walls visible from the street shall be faced with brick or stone, with final approval by DRB. Retaining walls over 16' shall be terraced with a minimum 5' wide landscaped area between terraces. Trees, shrubs, and vines shall be planted along the wall to soften the appearance, as approved by DRB.
15. Developer shall be responsible to implement the recommendations in the traffic study, as approved by Staff.
 - Council Member Brady seconded the motion.
 - A discussion occurred during the motion.
 - The motion was approved unanimously (6-0).

D. V-26-11 Brookside Concourse Landscape Strip Variance

Consideration of a variance request to eliminate a landscape strip requirement in order to allow for the subdivision of 2 office properties. A variance is requested from Unified Development Code Subsection 3.2.8(D)(4) to eliminate the 5' landscape strip requirement along property lines which do not adjoin a street. The property is located at 4300, 4400, 4325 & 4425 Alexander Drive and is legally described as being located in Land Lots 50, 82 & 83, 1st District, 1st Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.

- The applicant, Wes Biddle, is requesting consideration of a variance to allow two (2) office parcels to be subdivided. A variance is requested to Unified Development Code (UDC) Subsection 3.2.8(D)(4) to eliminate the five-foot (5') landscape strip required along property lines not adjoining a street. The new property lines resulting from the subdivision of the subject properties would require minimum five-foot (5') landscape strips along each side of the new property lines. The subject property is located at 4300, 4325, 4400 & 4425 Alexander Drive in the Brookside Master Plan.
- Staff recommends that Mayor and Council approve V-26-11 Brookside Concourse Landscape Strip Variance, subject to the following conditions:
 1. The subject properties shall be subdivided substantially as depicted on the subdivision plan prepared by Frontier Surveying & Mapping, LLC, dated 4/22/2026.
 2. The 5' landscape strip shall be eliminated along the new property lines created with the subdivision of the properties as depicted on the subdivision plan prepared by Frontier Surveying & Mapping, LLC, dated 4/22/2026.
- The properties are zoned O-1 (Office-Institutional) and subject to the Brookside Master Plan Pod C. The property north of Alexander Drive is 7.20 acres and developed with two (2) office buildings. The property south of Alexander Drive is 7.98 acres and developed with two (2) office buildings. Surrounding properties are zoned C-2 (General Commercial) and O-1 to the north and west, O-1 to the east, and CUP (Community Unit Plan) to the south. Chevron gas station and Brookside Station retail center are located to the north, Zyka restaurant and AmTrust Prophecy Games are located to the west, Park Brooke subdivision is located to the south, and O2B Kids Pre-School and Brookside Court are located to the east.
- UDC Subsection 3.2.8(D)(4) requires a minimum five-foot (5') landscape strip along all property lines which do not adjoin a public or private right-of-way. With the proposed subdivision of each parcel, the UDC would require a five-foot (5') landscape strip along each side of the new property lines. The submitted subdivision plat depicts each office parcel to be subdivided down the middle of the property, effectively splitting each office parcel into two (2) parcels, resulting in a total of four (4) office parcels with each parcel having an office building at the center of the property and surrounded by a surface parking lot.
- The applicant notified adjacent property owners of the variance request and intent for the property. The Citizen Participation Plan Report states that no public comments were received.
- The Community Zoning Information Meeting was held on June 10, 2026. There were no public comments.
- 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. Application of the ordinance would require the parking lot to be modified to include two (2), five-foot (5') landscape strips along each side of the new property line on each parcel. This would have significant impacts on the existing parking lots. Each property is

developed with two (2) office buildings surrounded by surface parking lots. The applicant desires to subdivide the properties so that each building and associated parking is located on a separate parcel.

- Wes Biddle with Kimley-Horn and Associates, Inc. came forward to speak on behalf of the application.

CITY COUNCIL DISCUSSION:

- A discussion occurred.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Merkel offered a motion to approve V-26-II Brookside Concourse Landscape Strip Variance, subject to the following conditions:
 1. The subject properties shall be subdivided substantially as depicted on the subdivision plan prepared by Frontier Surveying & Mapping, LLC, dated 4/22/2026.
 2. The 5' landscape strip shall be eliminated along the new property lines created with the subdivision of the properties as depicted on the subdivision plan prepared by Frontier Surveying & Mapping, LLC, dated 4/22/2026.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

E. Ordinance: Fire Prevention and Protection Text Amendments

FIRST READING

Consideration of text amendments to Chapter 20, referred to as Fire Prevention and Protection, to amend provisions related to adoption of state minimum fire safety standards; definitions; appeals from decisions of the fire department; storage of explosives, blasting agents, and liquified petroleum gases; sprinkler installation requirements; outdoor burning regulations; emergency access for gated communities; emergency responders radio coverage and testing; special fire services and public safety plans; fire watch personnel and fire safety officer requirements; permit requirements for certain assembly events, temporary events, or planned activities; fire and life safety record retention; records reporting system requirements through the use of third-party inspection reporting software programs; compliance reporting; enforcement provisions; and for other purposes.

- City Attorney, Molly Esswein, read the Ordinance title aloud.
- Fire Chief, Brad Dekinger came forward to present this item.
- The updated ordinance modernizes Alpharetta's legacy Chapter 20 by replacing older Alpharetta-specific technical fire construction provisions with direct references to the Georgia State Minimum Fire Safety Standards, the adopted International Fire Code (IFC), the International Building Code (IBC), and applicable NFPA standards. Rather than creating a new layer of local technical requirements, the ordinance is intended to clarify how adopted codes are administered and enforced locally so that

developers, property owners, contractors, and residents have clear expectations and a more transparent review process.

- The primary purpose of the ordinance changes is to improve transparency, consistency, and communication surrounding local code administration in Alpharetta. When reviewing the original Chapter 20 ordinance, Ordinance 220 (the original domestic sprinkler code), the current clean draft, and the Georgia State Minimum Fire Safety Standards together, the ordinance reflects a continuation and modernization of existing administrative authority rather than the creation of entirely new local fire protection mandates. The ordinance is therefore intended to clarify administration, design criteria, occupancy classifications, review procedures, and enforcement mechanisms for standards already authorized or enforceable under the Georgia State Minimum Fire Safety Standards and the authority of the local Authority Having Jurisdiction (AHJ). State-adopted codes already delegate many implementation details to the local Authority Having Jurisdiction (AHJ), including decisions involving fire access, hydrant placement, emergency radio coverage, fire department connections, and emergency override requirements for gates located on fire access roads. For example, the IFC already requires gates on fire access roads to include emergency override capabilities, but the specific override method is determined by the local AHJ. The ordinance clarifies those local administrative expectations directly within the City Code so applicants better understand the process upfront, reducing uncertainty, minimizing delays, and streamlining economic development activity.
- The ordinance should therefore be viewed primarily as an administrative modernization and transparency initiative rather than the creation of new local fire design mandates. Framing the ordinance in this manner is important because portions of the clean draft could otherwise be interpreted as creating entirely new local sprinkler requirements, which is not the intended purpose of the update. The stronger and more legally defensible position is that Alpharetta is clarifying how already-adopted state standards are administered, reviewed, and enforced locally under the authority delegated to the AHJ through Georgia's State Minimum Fire Safety Standards framework. By consolidating references to adopted state codes and clarifying where local administrative approval is required, the City creates a more predictable development environment while reducing the risk of inconsistent interpretation or perceived regulatory overreach. This approach also benefits the City by clearly documenting the basis for enforcement decisions, establishing objective expectations for applicants, and improving communication between developers, design professionals, and city staff throughout the permitting and inspection process.
- Several portions of the draft also improve operational clarity by consolidating records requirements, adding event-notification thresholds for large gatherings, defining fire watch personnel and fire safety officers, and updating references to current adopted codes and standards. These updates support more efficient administration while maintaining alignment with the statewide fire-safety framework already adopted by Georgia.
- Council can therefore reasonably present the ordinance as a modernization package designed to improve clarity, transparency, and administrative consistency within an existing state regulatory framework. The intent is to provide clearer pathways for compliance, improve communication during

development review, and support economic development by making local code expectations easier to understand and administer for all parties involved.

CITY COUNCIL DISCUSSION:

- A discussion occurred.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the first reading of the Ordinance amending Chapter 20, Fire Prevention and Protection.
 - Council Member Merkel seconded the motion.
 - A discussion occurred during the motion.
 - The motion was approved unanimously (6-0).

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

1. PH-26-04 Unified Development Code – Amendments Business & Recreational Vehicles

DEFERRED: This item has been deferred by the Planning Commission and will not be considered at this meeting.

Consideration of text amendments to Unified Development Code (UDC) Subsection 1.4 and UDC Subsection 2.5.4(B) to assign definitions and amend the locational parking requirements for business and recreational vehicles in residential zoning districts.

2. MP-26-08 5905 Windward Parkway Restaurant/Windward MP Pod 14

DEFERRED: This item has been deferred by the Applicant to the September 28, 2026 City Council meeting and will not be considered at this meeting.

Consideration of a master plan amendment to allow a free-standing 'Restaurant (no drive-thru)' on 3.75 acres in Windward. A master plan amendment is requested to the Windward Master Plan Pod 14A to allow a free-standing 'Restaurant (no drive-thru)' as a principal use on the property. The property is located at 0 Windward Parkway and is legally described as being located in Land Lot 1113, 2nd District, 1st Section, Fulton County, Georgia.

3. PH-26-12 Royal 400 Data Center - Change of Condition

DEFERRED: This item has been deferred by Staff and will not be considered at this meeting.

Consideration of a request to change a condition of zoning related to an expansion at an existing data center on 38.8 acres in the Royal 400 Master Plan. The applicant requests to reduce a 100' buffer to a 40' buffer along Kimball Bridge Road in order to accommodate a power substation. The property is located at 4905 North Point Parkway and is legally described as being located in Land Lots 850, 851, 858 & 859, 1st District, 2nd Section, Fulton County, Georgia.

6. NEW BUSINESS

A. Request for Proposal 26-116: Webb Bridge Road Design - Morris Road to East of North Point Pkwy

Consideration and approval of the award of RFP 26-116 for the design of Webb Bridge Road from Morris Road to East of North Point Pkwy and multiple intersection upgrades, such as adding traffic signals at the intersections of Douglas Road at Clubhouse Drive and North Point Pkwy at Tradewinds Pkwy to Lowe Engineers consulting firm with a contract term of 17-months from Notice to Proceed, in an amount not to exceed \$281,000.00, and authorize the Mayor to execute all necessary documents.

- Director of Public Works, Peter Sewczwicz, came forward to present this item.
- Webb Bridge Road, from Westside Parkway to Morris Road, is included in the GDOT-managed GA 400 Express Lanes project. As part of this project, Webb Bridge Road will be widened to a four-lane roadway consisting of two eastbound lanes and two westbound lanes. To provide a seamless transition with the GDOT improvements, the existing lane configuration on Webb Bridge Road between Morris Road and east of North Point Parkway will be modified accordingly. In addition, an 8-foot wide sidewalk separated by a 5-foot wide planting strip will be constructed along the south side of Webb Bridge Road between Morris Road and North Point Parkway. East of North Point Parkway, the sidewalk will be widened to 10 feet to match the recently completed sidewalk improvements. The existing sidewalk along the north side of Webb Bridge Road will remain and continue to vary between approximately 5 and 6 feet in width.
- Additionally, the following intersection improvements are included in this project:
 - Webb Bridge Road at Westside Pkwy: Designing dual left turn lanes (southbound) from Westside Pkwy onto Webb Bridge Road.
 - North Point Pkwy at Tradewinds Pkwy: Designing a traffic signal for this intersection. A longer left turn lane will be provided from North Point Pkwy onto Tradewinds Pkwy to accommodate future traffic flow accessing the GA-400 express lanes via Tradewinds Pkwy.
 - North Point Pkwy at Morris Road: Converting this from a signalized to a non-signalized intersection. In other words, removing the existing traffic signal and all components associated with the traffic signal, and closing the median on North Point Pkwy. Considering the new traffic signal that will be installed at the intersection of North Point Pkwy and Tradewinds Pkwy, it is recommended to remove the traffic signal at North Point Pkwy and Morris Road to improve traffic flow and safety.
 - Douglas Road at Clubhouse Drive/ Cannonero Drive: A new traffic signal will be designed at this intersection.
- The Department of Public Works, with guidance from the Finance Department, prepared RFP 26-116 which was issued on April 16, 2026. RFP 26-116 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in over 2112 vendor invites (281 Bonfire, and 1831 Georgia Procurement Registry) and 60 document takers. RFP 26-116 responses were received on May 14, 2026 and included proposals from 5 firms, listed below:
 - Lowe Engineers (\$281,000.00)

- LJA Engineering (384,850.00)
- Halff (495,585.00)
- Moffatt & Nichol (557,158.00)
- Keck & Wood (692,093.85)
- 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:
 - Lowe Engineers (87.33 points out of 100)
 - Moffatt & Nichol (74.94 points out of 100)
 - LJA Engineering (72.25 points out of 100)
 - Keck & Wood (71.48 points out of 100)
 - Halff (63.51 points out of 100)
- The Evaluation Committee recommends award of RFP 26-116 to Lowe Engineers consulting firm as the high-scoring proposal. The Evaluation Committee met with Lowe Engineers on June 11, 2026 to go over the project scope and the proposed Best and Final Offer (BAFO), and to ensure that city's expectations are clear for this project's design. Lowe Engineers consulting firm has successfully completed multiple projects similar in scope to this project.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Reeves offered a motion to approve the award of RFP 26-116 for the design of Webb Bridge Road from Morris Road to East of North Point Pkwy and multiple intersection upgrades, such as adding traffic signals at the intersections of Douglas Road at Clubhouse Drive and North Point Pkwy at Tradewinds Pkwy to Lowe Engineers consulting firm with a contract term of 17-months from Notice to Proceed, in an amount not to exceed \$281,000.00, and authorize the Mayor to execute all necessary documents.
 - Council Member Brady seconded the motion.
 - A discussion occurred during the motion.
 - The motion was approved unanimously (6-0).

B. Request For Qualifications (RFQ) 26-1001: Public Bike Share Program: Equipment, Operations, and Services for City of Alpharetta

Consideration to award RFQ 26-1001 to Tandem Mobility, LLC for Public Bike Share Program Services with a contract term of five-years and authorize the Mayor to execute all necessary documents. Consideration to enter into a Memorandum of Understanding with the Alpharetta Convention and Visitors Bureau, Inc. for sponsorship of a Public Bike Share Program and authorize the Mayor to execute all necessary

documents. Consideration to enter into a Memorandum of Understanding with True North 400 for sponsorship of a Public Bike Share Program and authorize the Mayor to execute all necessary documents. Consideration to enter into a Memorandum of Understanding with PR Avalon Phase 1 Owner, LLC for sponsorship of a Public Bike Share Program and authorize the Mayor to execute all necessary documents.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- In 2016, the City launched a bike share program that allowed residents and visitors to have access to bikes along the Alpharetta Big Creek Greenway. During 2020, the company that owned the bike share program ceased operations.
- Bike sharing is an innovative transportation program that provides users the ability to pick up a bicycle at any self-service bike station and return it to any other bike station located within the system's service area. It is ideal for short-distance, point-to-point trips. In addition, bike share programs have documented health benefits (e.g. exercise) as well as environmental benefits when implemented as a transportation alternative.
- The City wants to restart its Public Bike Share Program in select geographic areas throughout our City to connect our citizens with where they want to, or need to, go.
- The Department of Recreation, Parks and Cultural Services, with guidance from the Finance Department, prepared RFQ 26-1001 which was issued on October 16, 2025. RFQ 26-1001 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in over 1,289 vendor invites and 21 document takers. RFQ 26-1001 responses were received on November 13, 2025, and included submissions from 2 firms which is not uncommon in this market segment.
- Tandem Mobility, LLC is the high-ranking firm and is a comprehensive bike share service provider that offers turnkey solutions for municipalities, campuses, and private developments. They provide hardware (pedal and e-bikes), software (via the Movatic app), maintenance operations, account management, and customer support. They have a track record of operating small to medium-sized bike share programs and providing cross-jurisdictional connectivity.
- Staff recommend entering into a 5-year agreement with Tandem Mobility as the high-ranking proposal and have negotiated the following terms:
 - Contract Costs: \$60,000 annually
 - Bicycle Stations: 5
 - Bicycles: 25
 - Program User Fee Structure: See Below.
 - All program user fees will be retained by the City of Alpharetta to offset program costs.
 - Locations: See Below

- The Bike Share Program will be restarted with 5 bike (docking) stations funded through joint partnerships as follows:
 - City Center Town Green in partnership with the Alpharetta Convention and Visitors Bureau (ACVB).
 - Alpha Loop near Westside Parkway in partnership with True North 400.
 - North Point Park in partnership with True North 400.
 - East Parking Deck at Avalon in partnership PR Avalon (Jamestown LP).
 - Rock Mill Park in partnership with City of Alpharetta via existing Northside Hospital MOU funding.
- The Program will be provided under an “As a Service” model with the Vendor responsible for providing all required capital equipment (vehicles, docks, signage, and related apparatuses); the installation and deployment of all equipment; ongoing operations, maintenance, and user support; marketing assistance and sponsorship outreach; and all other related services required to successfully deliver the Public Bike Share Program on behalf of the City.
- As mentioned above, there will be 25 custom branded Classic Tandem Bicycles with AXA smart locks and 5 custom branded bicycle docking stations. The installation of the project takes approximately ten weeks from the contract signature date. The City of Alpharetta will receive 100% of the net rider revenue through direct deposits on a rolling monthly cadence via the Stripe platform.
- Bicycles will be rented by accessing the Tandem mobile app. The fee schedule will be determined by the City and is tentatively structured as follows: 1st hour is free with \$2.50 per 30 minutes thereafter.
- The Maintenance Services provided by Tandem are as follows:
 - Tandem personnel will visit each of the locations to perform general maintenance and cleaning of the Tandem Bicycles.
 - Tandem will maintain Tandem Bicycles and all Tandem Bike Racks in clean, sanitary, and safe condition, in good working order.
 - Tandem will, at Tandem's sole option and expense, review and make replacements to the Tandem Bicycles, as needed.
- Should the program meet City goals, additional bicycle stations could be added as funding allows.
- Bike Share Program pricing through Tandem is \$60,000 annually for a term of 5-Years and includes 5 stations.
- Partnerships have been secured to provide funding for 4 stations as follows with the City funding the remaining station through a utilization of Northside Hospital MOU funding as an allowable use:
 - ACVB; 1 station; \$12,000 annually.
 - True North 400; 2 stations; \$24,000 annually.

- Avalon: 1 station; \$12,000 annually.
- Note: the attached partnership MOUs are for 3-year terms. That said, staff fully intends the partnerships will be renewed for the remaining two years upon successful implementation and operation of the bike share program.
- City: 1 station; \$12,000 annually (leveraging Northside Hospital MOU monies as an allowable use).

CITY COUNCIL DISCUSSION:

- A discussion occurred.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to award RFQ 26-1001 for Public Bike Share Program Services to Tandem Mobility, LLC with a contract term of five-years in an amount not to exceed \$60,000 annually, of which \$48,000 annually would come from partner sponsorships and \$12,000 annually would come from the City; approve a Memorandum of Understanding with the Alpharetta Convention and Visitors Bureau, Inc. for sponsorship of a Public Bike Share Program; approve a Memorandum of Understanding with True North 400 for sponsorship of a Public Bike Share Program; approve a Memorandum of Understanding with PR Avalon Phase 1 Owner, LLC for sponsorship of a Public Bike Share Program, and authorize the Mayor to execute all necessary documents.
 - Council Member Reeves seconded the motion.
 - The motion was approved unanimously (6-0).

C. Ordinance: Alcoholic Beverages Text Amendments

SECOND READING: The first reading occurred at the July 13, 2026 City Council meeting.

Consideration of an ordinance to amend Chapter 4, titled "Alcoholic Beverages," of the Code of the City of Alpharetta, Georgia. The proposed modifications will amend provisions related to alcohol service and consumption at publicly-owned facilities; to provide for severability; to provide for an effective date; and for other purposes.

- City Attorney, Molly Esswein, read the Ordinance title aloud.
- Municipal Records Officer, Grace Orehosky, came forward to present this item.
- The first reading of this ordinance occurred at the July 13, 2026 City Council meeting.
- At the City Council's direction, staff has undertaken a comprehensive update of Chapter 4 of the Code of the City of Alpharetta, referred to as the Alcoholic Beverage Ordinance. As part of these amendments, Section 4-257 was amended to include the Arts Center in the list of City-owned public facilities eligible for alcohol service and consumption under a Public Facilities Permit. This section is coming forward ahead of the remainder of the Chapter 4 amendments due to scheduled and anticipated events at the Arts Center. The additional changes in the section are to clarify the usage and eligibility of other select City-owned public facilities.

- Under the ordinance, select City-owned public facilities—including event spaces, community centers, and parks—may host events where alcohol is served, provided applicants obtain a Public Facilities Permit and meet all requirements related to licensing, service, safety, and oversight.
- While the Arts Center has functioned as a cultural and community-use venue, it was previously not fully included among locations permitted for alcohol service and consumption. Adding this facility aligns the ordinance with actual use needs, supports arts programming, and provides consistency across City-owned event locations.
- The proposed amendment would:
 - Add the Arts Center to the list of eligible public facilities authorized for alcoholic beverage service and consumption under a Public Facilities Permit.
 - Allow alcohol service and consumption at events hosted at the Arts Center under the same regulatory framework governing other City-owned venues.
 - Require all applicants to comply with existing application, licensing, and operational requirements applicable to public facility events (e.g., use of licensed caterers, adherence to permit boundaries, compliance with age and service restrictions).
- Note: Section numbers in the adopting ordinance were corrected from the first reading.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Merkel offered a motion to adopt an Ordinance to amend Chapter 4, titled “Alcoholic Beverages,” of the Code of the City of Alpharetta, Georgia to amend provisions related to alcohol service and consumption at publicly-owned facilities; to provide for severability; to provide for an effective date; and for other purposes, and authorize the Mayor to execute all necessary documents.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

D. Resolution: Authorization to Intervene and to Petition for Temporary Collection of Taxes

Consideration and approval of a resolution authorizing the City to intervene in Fulton County's Petition for Temporary Tax Collection Relief and to petition the Superior Court of Fulton County for an Order authorizing the immediate and temporary collection of municipal ad valorem taxes.

- City Attorney, Molly Esswein, read the Resolution title aloud and presented this item.
- This resolution authorizes the City to intervene in Fulton County's petition for temporary tax collection relief and to seek authority to temporarily levy and collect the City's 2026 ad valorem taxes pursuant to O.C.G.A. § 48-5-310. The requested relief is necessary because delays in the Fulton County tax digest have prevented approval of the City's tax digest, thereby delaying the City's ability to lawfully collect property taxes. By intervening in Fulton County's petition, the City will ensure it is entitled to any relief granted by the court. The resolution also authorizes the City Attorney and appropriate City

officials to take all necessary legal actions and execute supporting affidavits and other documents in connection with the court proceedings.

CITY COUNCIL DISCUSSION:

- A discussion occurred.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Brady offered a motion to adopt a Resolution authorizing the City to intervene in Fulton County's Petition for Temporary Tax Collection Relief and to petition the Superior Court of Fulton County for an Order authorizing the immediate and temporary collection of municipal ad valorem taxes, and authorize the Mayor to execute all necessary documents.
 - Council Member Reeves seconded the motion.
 - A discussion occurred during the motion.
 - The motion was approved unanimously (6-0).

7. WORK SESSION ITEMS

A. Alcohol Ordinance Text Amendments

Discussion of proposed text amendments to Chapter 4, titled "Alcoholic Beverages," of the Code of the City of Alpharetta.

- Code Enforcement Manager, Bret Schroeder, came forward to present this work session item.
- The City of Alpharetta is proposing amendments to Chapter 4 of the Code of the City of Alpharetta, Alcoholic Beverages Ordinance, to update provisions related to:
 - Definitions
 - Clarify licensing procedures and qualifications
 - Strengthen inspection authority across multiple departments.
 - Removal of outdated or duplicative language.
 - Hours of sale in the Downtown District
 - Registered Agent must be City residents
 - Excise tax
 - Distance Requirements
 - Renewal/transfer of licenses
 - Violations
 - Hotels and Motels

- Revocation, suspension or other penalties
- Hearing and appeal procedures
- Several sections have been reorganized or expanded to improve clarity for applicants, staff, and enforcement personnel. These updates ensure that the City's licensing requirements are applied consistently across all business types.
- The ordinance revisions also expand the City's inspection authority to include Community Development, Police, Fire, and Building Inspections. This ensures that licensed establishments remain compliant with alcohol regulations as well as fire and building codes. The updated language states that inspections may occur during all hours the business is open and that violations will be reported to Community Development for follow up.
- The licensing procedures section has been updated to clarify application requirements for partnerships, LLCs, and corporations, and to align fingerprinting requirements with state law.
- The provisions related to excise tax have been updated to provide clarification regarding deadlines for submitting forms and remittance of taxes.
- To provide consistency with other requirements of the Code, the distance requirements for package sales of wine, beer, and malt beverages have been removed.
- The section related to hours of sale has been revised to prohibit the sale of alcohol within the Downtown District after 1 am. This is in an effort to limit the nuisance caused by establishments remaining open and selling alcohol until 2:00 a.m.
- The ordinance also clarifies when a public hearing is required, how public notice must be posted, and when administrative approval may be granted. The revisions further state that any untrue or misleading information in an application is grounds for denial or revocation.
- The proposed changes remove strikethrough text that is outdated or redundant and incorporate new language in the draft ordinance. These updates improve readability, reduce ambiguity, and ensure consistency with state law and current City practices. The amendments do not expand alcohol privileges but instead clarify and regulate existing processes. The City retains full authority to enforce all provisions of the ordinance and to revoke or deny licenses when necessary to protect public health, safety, and welfare.

CITY COUNCIL DISCUSSION:

- A discussion occurred regarding the proposed amendment to the hours of sale for the Downtown District.
- A discussion occurred regarding the proposed amendment to require all licensees to undergo additional background checks every other year as part of the renewal process.

- A discussion occurred regarding the transfer of licenses and the procedure for processing those who provide late or no notice of change in ownership.
 - There was a consensus to allow those businesses to continue the sale of alcohol on the current license for 30 days after notification while a new alcohol license application is submitted and processed, rather than requiring a separate application for a temporary license or immediate revocation of the existing license.
- A discussion occurred regarding the proposed amendment to allow in-room service of alcohol for hotels/motels.
- A discussion occurred regarding the intent of the provision in the code requiring establishments to be “prepared to serve food every hour they are open” and amendments to same to clarify the intent.
 - There was a consensus that the intent of the provision is to urge licensed establishments to meet the required food to liquor ratio and to prevent restaurants from turning into bars in the evening hours, and that further discussion is required to define the requirements for the purpose of enforcement.

8. PUBLIC COMMENT

- There were no public comments.

9. REPORTS

- There were no reports.

10. EXECUTIVE SESSION (IF NECESSARY)

- There was not an executive session.
- ❖ Council Member Merkel offered a motion to recess the meeting.
 - Council Member Reeves seconded the motion.
 - The motion was approved unanimously (6-0).
- Mayor Gilvin recessed the meeting at 8:37 p.m. for the purposes of litigation.
- ❖ Council Member Merkel 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 9:03 p.m.

11. ADJOURNMENT

- ❖ Council Member Brady offered a motion to adjourn the meeting.
 - Council Member Driskell 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 9:04 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Grace Orehosky". The signature is written in a cursive, flowing style.

Grace Orehosky, Municipal Records Officer



STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: August 3, 2026

AGENDA ITEM:

Financial Management Report (Month Ending June 30, 2026)

Approval of the Financial Management Report for the month ending June 30, 2026.

STAFF RECOMMENDATION:

Approve the Financial Management Report for the month ending June 30, 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:

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

EXTERNAL FUNDING SOURCES:

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

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 (12-June)

Financial Management Reports

for the month ending

June 30, 2026

(period 12 of 12 - unaudited)



City of Alpharetta
Finance Department



2 Park Plaza,
Alpharetta, GA 30009



Thomas G. Harris,
Finance Director

678-297-6000

www.alpharetta.ga.us

Page 30 of 169

Financial Management Reports

Fiscal Year 2026

Table of Contents

Performance Dashboard	1
Transmittal Letter	2
General Fund	6
Revenue Summary and Collection Comparison	7
Expenditure Summary by Department	9
Expenditure Summary by Category	10
Grant and Capital Funds	11
Grant Funds	12
Capital Funds	16
Special Revenue Funds (w/capital projects)	26
Other Reports	32
Payments \$5,000 and Greater	33
PO's between \$5,000 and \$50,000	38
GAAP Financial Statements (Governmental/Enterprise Funds)	39
Alpharetta Development Authority	45
Revenue & Expenditure Report	46
GAAP Financial Statements	47





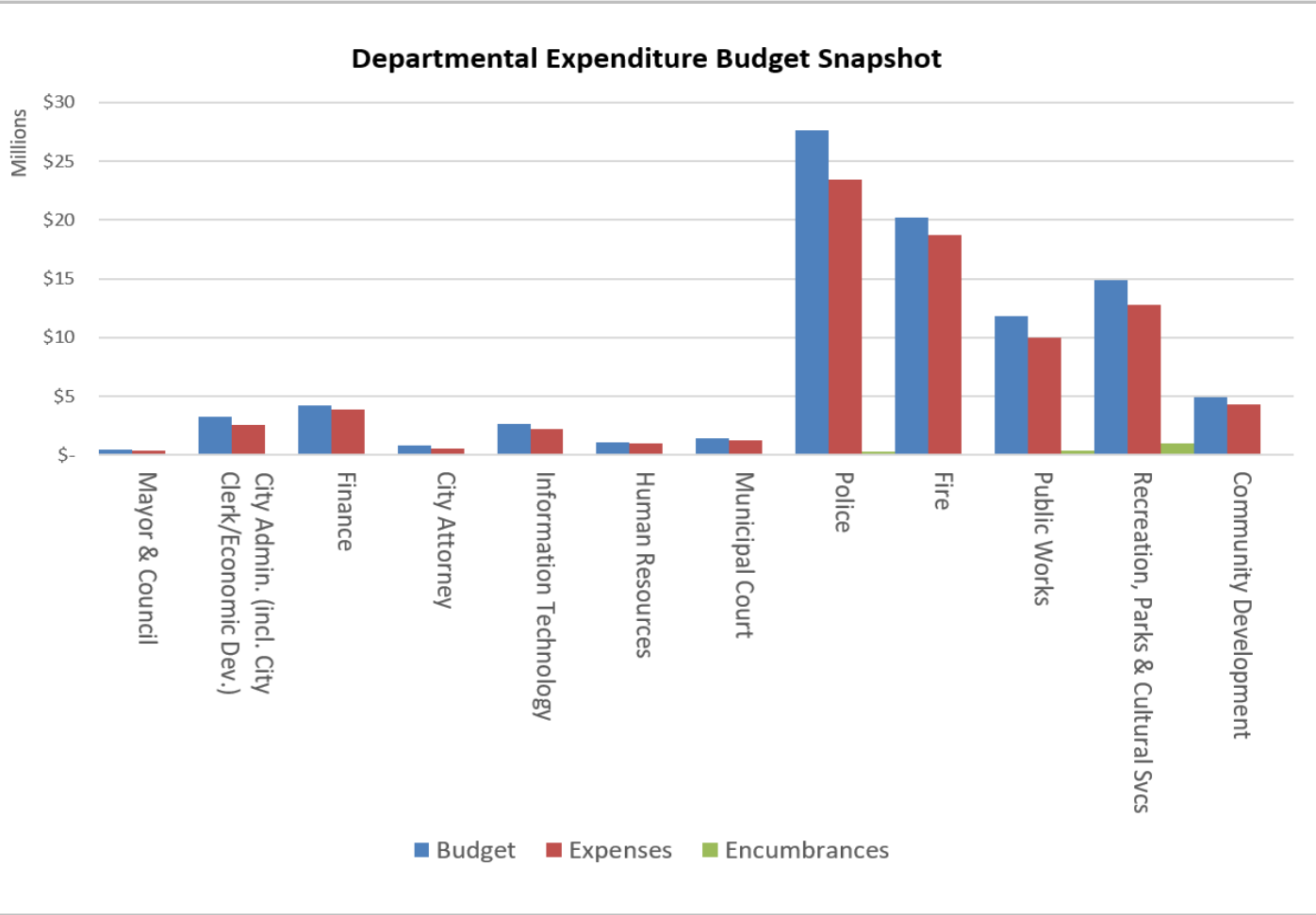
CITY OF ALPHARETTA

Financial Management Reports
Performance Dashboard
For the month ended June 30, 2026

LEGEND	
↑	Positive
↔	Neutral
↓	Negative

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property/Motor Vehicle Taxes-Fees	↔	\$571,086
Local Option Sales Taxes	↔	\$959,500
Franchise Taxes	↑	\$661,691
Insurance Premium Taxes	↔	\$0
Alcohol Beverage Excise Taxes	↔	\$0
Building Permit Fees	↑	\$804,576
Business and Occupational Taxes	↓	(\$119,902)
Court/Traffic Fines	↔	(\$94,007)
Recreation/Special Event Fees	↓	(\$204,054)
Hotel/Motel Taxes (City portion)	↑	\$195,604
Other Revenues	↑	\$764,991
Minimum Surplus Goal Needed to Fund Capital: (\$15M Annual Capital Need less \$670,345 allocated in the annual budget and \$4.9M allocated through TSPLOST)		\$9.4M
Less: Forecasted Revenue Gain		\$3.5M
Less: Forecasted Expenditure Savings		(\$4.0M)
Favorable (Unfavorable) Net Surplus vs \$15M Capital Need:		(\$1.9M)



FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (Contingency)	↔	↔	\$840,014
Special Revenue Funds			
Confiscated Assets Fund (DEA)	N/A	N/A	\$230,888
Opioid Settlement Fund	N/A	N/A	\$19,558
Emergency 911 Fund	↓	↔	\$0
Impact Fee Fund	N/A	N/A	\$1,178,809
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	\$3,558,445
Capital Project Fund (Grant Matching Reserve)	\$0
Stormwater Capital Fund	\$208,344
Series 2022 Bond Fund (Parks)	\$297,023
Series 2022 Bond Fund (Potential Arbitrage)	\$1,106,566
TSPLOST I Capital Fund	\$2,564,458
TSPLOST II Capital Fund	\$8,012,476
Blended Component Unit	
Development Authority Fund	\$298,616

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).



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ALPHARETTA, GA 30009
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WWW.ALPHARETTA.GA.US

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

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

DATE: AUGUST 3, 2026

RE: FINANCIAL MANAGEMENT REPORTS AS OF JUNE 30, 2026

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending June 30, 2026.

The Finance Department is currently in the process of closing the accounting books for Fiscal Year 2026 (FY 2026). The figures represented herein are subject to change in accordance with accounting entries made during the closing process

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2026 revenues are budgeted at \$98 million (net of Carryforward Fund Balance totaling \$5 million). As of June 30, 2026, actual revenue collections total over 100% or \$98.2 million.

Trends (property digest valuations and collection trends) indicate a net gain over budget of \$3.5 million with the following details:

• Property Taxes (current year):	\$ 693,766
• Motor Vehicle Title Fees:	(175,000)
• Local Option Sales Taxes:	959,500
• Franchise Taxes:	661,691
• Building Permit Fees:	804,576
• Business and Occupational Taxes:	(119,902)
• Hotel Taxes (Alpharetta portion):	195,604
• Other:	<u>519,251</u>
Forecasted Gain:	\$3,539,486

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

The FY 2026 budget for property taxes (General Fund) totals \$34 million and represents 97% of the initial billing. Actual property tax collections (General Fund) in FY 2026 will total approximately \$34.8 million, or 99% of the initial billing which is in line with historical collection averages.

Motor Vehicle Title Fee collections are trending 2% higher than FY 2025 (\$3.7 million). Collection estimates for FY 2026 total \$3.5 million (\$175,000 less

than budget). Motor Vehicle Taxes are trending -19% lower than FY 2025 (\$50,970) and are estimated at \$41,500 for FY 2026 (-\$8,500 less than budget).

Local Option Sales Tax collections are trending 5% higher than FY 2025 (\$22.3 million). Collection estimates for FY 2026 total \$23.4 million (\$959,500 greater 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 total \$6.3 million consisting of Swannee (\$695,239; 11% growth over FY 2025) and GA Power (\$5,600,039; 8% growth over FY 2025) and represents a gain over budget of \$545,279.

Franchise taxes for natural gas collections are 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 10% 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. Collection estimates indicate FY 2026 collections of \$2.7 million (\$804,576 greater than budget).

Business and Occupational Tax collections are trending 75% higher than FY 2025 (\$1.2 million) due to rate adjustments approved during 2025. Collection estimates for FY 2026 total \$2 million (\$119,902 less than budget).

Hotel/Motel tax collections are 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 June 30, 2026, city departments (not including General Government¹) have encumbered and expensed 94%, or \$88 million, of their FY 2026 budget appropriations. Current estimates indicate savings of \$4 million, compared to budget, across all General Fund operating expense accounts.

Contingency: The General Fund contingency balance totals \$840,014.

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 \$108,056. Remaining appropriations are set aside for a non-allocated reserve (\$16,505) and grant match reserve (\$4,931).

Capital Grants Fund (Fund 340): Unspent/unencumbered project appropriations total \$1.1 million. Remaining appropriations are set aside for a non-allocated reserve (\$31,677).

General Capital Project Fund (Fund 301): Unspent/unencumbered project appropriations total \$7.9 million. Remaining appropriations are set aside for a non-allocated reserve (\$3.6 million).

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

Stormwater Capital Fund (Fund 302): Unspent/unencumbered project appropriations total \$3 million. Remaining appropriations are set aside for a non-allocated reserve (\$208,344).

Series 2022 Parks Bond Fund (Fund 318): Unspent/unencumbered project appropriations total \$4.6 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 \$5.3 million. Remaining appropriations are set aside for a non-allocated reserve (\$2.6 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 and expectations are that collections will meet the 115% cap.

Unspent/unencumbered project appropriations total \$21.1 million. Remaining appropriations are set aside for a non-allocated reserve (\$8 million).

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

Appropriations within the Hotel/Motel Fund are as follows:

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

Hotel tax collections are trending 4% higher than FY 2025 (\$9.3 million) with estimates for FY 2026 totaling \$9.6 million (\$521,609 greater than budget). Alpharetta's share is \$3.6 million (\$195,604 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 June 30, 2026, the city collected 81%, or \$3.5 million. E911 Fund collections (non-prepaid) are trending 2% 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 June 30, 2026, are as follows:

	Budget	Expenditures	Available Balance
Mayor: Jim Gilvin	\$ 9,200	\$ 9,200	\$ 0
Post #1*: T. Kirk Driskell	\$ 7,669	\$ 2,539	\$ 5,130
Post #2*: Katie Reeves	\$ 7,669	\$ 1,899	\$ 5,770
Post #3: Doug DeRito	\$ 8,000	\$ 1,487	\$ 6,513
Post #4: John Hipes	\$ 8,000	\$ 5,087	\$ 2,913
Post #5: Fergal Brady	\$ 8,000	\$ 1,167	\$ 6,833
Post #6: Dan Merkel	\$ 8,000	\$ 3,668	\$ 4,332

**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 Authority² (Component Reporting Unit)

As of June 30, 2026, the Development Authority has \$299,664 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 June 30, 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	\$ 34,768,766	102.0%	\$ 34,768,766	\$ 693,766	\$ 33,031,495	\$ 33,273,803	100.7%
Delinquent	329,000	134,395	40.8%	389,820	60,820	423,173	341,237	80.6%
Motor Vehicle Tax	50,000	38,497	77.0%	41,500	(8,500)	50,970	47,377	93.0%
Motor Vehicle Title Fee	3,625,000	3,180,485	87.7%	3,450,000	(175,000)	3,722,481	3,434,458	92.3%
Local Option Sales Tax	22,440,500	21,517,134	95.9%	23,400,000	959,500	22,333,319	20,515,108	91.9%
Franchise Tax	7,130,000	7,643,652	107.2%	7,791,691	661,691	7,194,127	7,038,971	97.8%
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	2,601,195	92.1%	2,825,000	-	2,812,914	2,590,774	92.1%
Building Permit Fees	1,900,000	2,704,576	142.3%	2,704,576	804,576	2,459,028	2,459,028	100.0%
Business and Occupational Tax	2,150,000	2,030,098	94.4%	2,030,098	(119,902)	1,162,682	1,162,682	100.0%
Court/Traffic Fines	2,275,000	2,149,677	94.5%	2,180,993	(94,007)	2,437,798	2,387,290	97.9%
Recreation/Special Event Fees	3,896,609	3,692,555	94.8%	3,692,555	(204,054)	3,666,434	3,666,434	100.0%
Hotel/Motel Tax (City portion)	3,412,500	3,608,104	105.7%	3,608,104	195,604	3,477,779	2,505,230	72.0%
subtotal	\$ 91,267,848	\$ 91,228,373	100.0%	\$ 94,042,342	\$ 2,774,494	\$ 89,051,276	\$ 85,701,468	96.2%
Other Revenues	6,452,734	7,018,098	108.8%	7,217,725	764,991	7,484,244	7,288,383	97.4%
Total Revenues	\$ 97,720,582	\$ 98,246,472	100.5%	\$ 101,260,068	\$ 3,539,486	\$ 96,535,520	\$ 92,989,851	96.3%
 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 June 30, 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	\$ 361	\$ 382,616	\$ 60,725	86.3%	86.2%	\$ 339,277	\$ 339,638	100.1%
City Admin. (incl. City Clerk/Economic Dev.)	3,268,654	10,454	2,715,268	542,932	83.4%	83.1%	2,398,858	2,398,674	100.0%
Finance	4,240,525	4,052	4,154,043	82,431	98.1%	98.0%	4,008,240	4,002,303	99.9%
City Attorney	800,000	-	679,576	120,424	84.9%	84.9%	719,057	719,057	100.0%
Information Technology	2,636,061	4,651	2,332,764	298,646	88.7%	88.5%	2,355,024	2,354,726	100.0%
Human Resources	1,110,544	1,302	1,064,952	44,290	96.0%	95.9%	992,950	993,063	100.0%
Municipal Court	1,410,650	1,073	1,307,502	102,075	92.8%	92.7%	1,264,685	1,264,975	100.0%
Public Safety	-	-	-	-	-	-	42,214,823	42,213,532	100.0%
Police	27,597,347	172,476	24,929,038	2,495,833	91.0%	90.3%	-	-	-
Fire	20,242,597	12,550	19,722,500	507,547	97.5%	97.4%	-	-	-
Public Works	11,811,851	52,359	11,091,605	667,888	94.3%	93.9%	10,778,721	10,718,964	99.4%
Recreation, Parks & Cultural Svcs	14,903,700	421,441	14,482,712	(453)	100.0%	97.2%	14,565,991	14,524,469	99.7%
Community Development	4,884,783	3,351	4,576,241	305,191	93.8%	93.7%	4,458,793	4,459,181	100.0%
subtotal	\$ 93,350,413	\$ 684,068	\$ 87,438,817	\$ 5,227,528	94.4%	93.7%	\$ 84,096,420	\$ 83,988,583	99.9%
General Government:									
Insurance Premiums (Risk)	\$ 1,060,500	\$ -	\$ 1,060,500	\$ -	100.0%	100.0%	\$ 966,800	\$ 966,800	100.0%
Gwinnett Tech Bond P&I	291,065	-	291,065	-	100.0%	100.0%	286,978	286,978	100.0%
Transfer(s) to other Funds	7,173,628	-	7,098,628	75,000	99.0%	99.0%	13,447,780	13,447,780	100.0%
Contingency	862,024	-	22,010	840,014	2.6%	2.6%	33,750	27,450	81.3%
subtotal	\$ 9,387,217	\$ -	\$ 8,472,203	\$ 915,014	90.3%	90.3%	\$ 14,735,308	\$ 14,729,008	100.0%
Total Expenditures	\$ 102,737,630	\$ 684,068	\$ 95,911,020	\$ 6,142,542	94.0%	93.4%	\$ 98,831,727	\$ 98,717,590	99.9%



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Category
 As of June 30, 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	\$ -	\$ 37,227,447	\$ 2,032,745	94.8%	94.8%	\$ 36,765,832	\$ 36,761,561	100.0%
Overtime	3,187,532	-	3,817,666	(630,134)	119.8%	119.8%	3,718,642	3,718,642	100.0%
Group Insurance	10,417,576	-	9,476,589	940,987	91.0%	91.0%	8,998,599	9,009,203	100.1%
FICA and Social Security	3,251,722	-	2,994,512	257,210	92.1%	92.1%	2,951,904	2,951,904	100.0%
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	-	3,890,023	523,123	88.1%	88.1%	3,586,378	3,586,378	100.0%
(2) Other	1,967,870	-	1,916,817	51,053	97.4%	97.4%	1,846,107	1,846,107	100.0%
subtotal	\$ 66,280,129	\$ -	\$ 63,105,145	\$ 3,174,984	95.2%	95.2%	\$ 61,405,188	\$ 61,411,521	100.0%
Maintenance & Operations:									
Professional Services	\$ 4,092,531	\$ 170,973	\$ 3,780,235	\$ 141,324	96.5%	92.4%	\$ 3,792,072	\$ 3,781,037	99.7%
Legal Services	800,000	-	679,576	120,424	84.9%	84.9%	719,057	719,057	100.0%
Vehicle Fuel/Maintenance	1,513,000	2,651	1,304,874	205,475	86.4%	86.2%	1,445,526	1,438,963	99.5%
Maintenance Contracts	4,774,708	223,385	4,296,250	255,072	94.7%	90.0%	3,681,008	3,624,196	98.5%
IT Professional Services	5,484,289	70,345	4,335,142	1,078,802	80.3%	79.0%	3,661,422	3,661,422	100.0%
General Supplies	1,320,964	108,622	1,264,662	(52,320)	104.0%	95.7%	1,284,590	1,278,908	99.6%
Utilities	3,437,875	-	3,649,030	(211,155)	106.1%	106.1%	3,542,059	3,536,965	99.9%
Insurance Premiums (Risk)	1,060,500	-	1,060,500	-	100.0%	100.0%	966,800	966,800	100.0%
Other	4,000,911	105,479	3,469,371	426,061	89.4%	86.7%	3,614,548	3,585,564	99.2%
subtotal	\$ 26,484,778	\$ 681,455	\$ 23,839,640	\$ 1,963,683	92.6%	90.0%	\$ 22,707,081	\$ 22,592,911	99.5%
Capital/Leases/Other:									
Fire Vehicle/Equip. Leases	\$ 1,005,116	\$ -	\$ 1,005,108	\$ 8	100.0%	100.0%	\$ 779,059	\$ 779,059	100.0%
Equipment/Capital	633,390	2,613	536,379	94,398	85.1%	84.7%	160,361	160,361	100.0%
Other	7,500	-	13,044	(5,544)	173.9%	173.9%	11,531	11,531	100.0%
subtotal	\$ 1,646,006	\$ 2,613	\$ 1,554,531	\$ 88,862	94.6%	94.4%	\$ 950,951	\$ 950,951	100.0%
General Government:									
Gwinnett Tech Bond P&I	\$ 291,065	\$ -	\$ 291,065	\$ -	100.0%	100.0%	\$ 286,978	\$ 286,978	100.0%
Transfer(s) to other Funds	7,173,628	-	7,098,628	75,000	99.0%	99.0%	13,447,780	13,447,780	100.0%
Contingency	862,024	-	22,010	840,014	2.6%	2.6%	33,750	27,450	81.3%
subtotal	\$ 8,326,717	\$ -	\$ 7,411,703	\$ 915,014	89.0%	89.0%	\$ 13,768,508	\$ 13,762,208	100.0%
Total Expenditures	\$ 102,737,630	\$ 684,068	\$ 95,911,020	\$ 6,142,542	94.0%	93.4%	\$ 98,831,727	\$ 98,717,590	99.9%

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 June 30, 2026

			Fiscal Years 2013-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenues										
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	12,138		1,196
22031150-331110	G2605	2025 BULLETPROOF VEST (DOJ)	16,993	-	-	16,993	16,993	-		16,993
subtotal					\$ -	\$ 32,492	\$ 32,492	\$ 14,303		\$ 18,189
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	6,664	3,145	-	3,519	3,519	3,519		0
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	13,740	-	-	13,740	13,740	13,739		1
subtotal					\$ -	\$ 71,840	\$ 71,840	\$ 111,089		\$ (39,249)
General Government										
22090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 5,192		\$ (5,192)
22090200-362000		REALIZED GAIN/LOSS			-	-	-	(36)		36
22090200-363000		UNREALIZED GAIN/LOSS			-	-	-	469		(469)
22090200-395000		CARRYFORWARD FUND BALANCE			-	169,181	169,181	-		169,181
subtotal					\$ -	\$ 169,181	\$ 169,181	\$ 5,625		\$ 163,556
Total					\$ -	\$ 273,513	\$ 273,513	\$ 131,016		\$ 142,497



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of June 30, 2026

			Fiscal Years 2013-2025		FY 2026						
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Account #	Project										
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	12,013	-	3	
22031150-542100	G2605	2025 BULLETPROOF VEST (DOJ)	33,986	-	-	33,986	33,986	2,774	-	31,212	
		subtotal			\$ -	\$ 52,442	\$ 52,442	\$ 14,787	\$ -	\$ 37,655	
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	13,142	8,315	-	4,827	4,827	3,150	-	1,677	
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	13,740	-	-	13,740	13,740	-	-	13,740	
22061150-521200	G2508	FC ARTS & CULTURE	9,000	8,250	-	750	750	750	-	-	
		subtotal			\$ -	\$ 181,365	\$ 181,365	\$ 65,145	\$ 50,000	\$ 66,220	
Non-Allocated											
22090200-579000		CONTINGENCY			\$ -	\$ 16,505	\$ 16,505	\$ -	\$ -	\$ 16,505	
22090200-579011		MATCH (GRANTS UNDER REVIEW)			-	4,931	4,931	-	-	4,931	
		subtotal			\$ -	\$ 21,436	\$ 21,436	\$ -	\$ -	\$ 21,436	
		Total			\$ -	\$ 273,513	\$ 273,513	\$ 94,021	\$ 50,000	\$ 129,492	



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of June 30, 2026

			Fiscal Years 2013-2025		FY 2026						
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Account #	Project										
Revenue											
Public Works											
34041100-334310	G2600	FY 2026 LRA GRANT (MILLING/RESURFACING)	576,107	-	\$ -	\$ 576,107	\$ 576,107	\$ 576,107		\$ 0	
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		-	
34041100-334310	G2700	FY27 LRA GRANT (MILL-RES)	838,404	-	-	838,404	838,404	-		838,404	
subtotal					\$ -	\$ 2,470,673	\$ 2,470,673	\$ 1,632,269		\$ 838,405	
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)	420,812	-	-	420,812	420,812	-		420,812	
34061150-331350	G2603	ADA-AAC PARKING LOT CDBG GRANT	110,000	-	-	110,000	110,000	-		110,000	
subtotal					\$ -	\$ 600,498	\$ 600,498	\$ -		\$ 600,498	
General Government											
34090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 37,727		\$ (37,727)	
34090200-362000		REALIZED GAIN/LOSS			-	-	-	(218)		218	
34090200-363000		UNRELIZED GAIN/LOSS			-	-	-	2,221		(2,221)	
34090200-395000		CARRYFORWARD FUND BALANCE			-	31,677	31,677	-		31,677	
subtotal					\$ -	\$ 31,677	\$ 31,677	\$ 39,730		\$ (8,053)	
Total					\$ -	\$ 3,102,848	\$ 3,102,848	\$ 1,671,999		\$ 1,430,849	
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	-	-	
34041100-541410	G2700	FY 27 LRA GRANT (MILLING-RES)	838,404	-	-	838,404	838,404	-	-	838,404	
subtotal					\$ -	\$ 2,470,673	\$ 2,470,673	\$ 1,632,269	\$ -	\$ 838,404	



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of June 30, 2026

			Fiscal Years 2013-2025		FY 2026						
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Account #	Project										
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)	420,812	-	-	420,812	420,812	-	369,905	50,907	
34061150-541500	G2603	ADA-AAC PARKING LOT CDBG GRANT	110,000	-	-	110,000	110,000	-	-	110,000	
		subtotal			\$ -	\$ 600,498	\$ 600,498	\$ -	\$ 369,905	\$ 230,593	
Non-Allocated											
34090200-579000		CONTINGENCY			\$ -	\$ 31,677	\$ 31,677	\$ -	\$ -	\$ 31,677	
		subtotal			\$ -	\$ 31,677	\$ 31,677	\$ -	\$ -	\$ 31,677	
		Total			\$ -	\$ 3,102,848	\$ 3,102,848	\$ 1,632,269	\$ 369,905	\$ 1,100,674	



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of June 30, 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
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)		229,166	217,707	-	11,459	11,459	-		11,459
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	C1926	NORTHSIDE MOU (PARKS)		15,000	-	-	15,000	15,000	15,000		-
30161150-371000	C1929	COMM AG PROGRAM		142,240	122,164	-	20,076	20,076	20,075		1
30161150-371000	C2010	MEMORIAL PARK ENHANCEMENTS		13,000	-	-	13,000	13,000	13,000		-
30161150-371000	C2309	WACKY WORLD 2.0 (DONATIONS)		571,055	224,334	-	346,721	346,721	346,720		1
30161150-337052	C2426	MAYFIELD PARK - MILTON IGA		59,555	-	-	59,555	59,555	59,555		1
30161150-371000	C2612	WILLS PARK FIELD 5		282,143	-	-	282,143	282,143	-		282,143
30174150-337000	C0910	TREE REPLACEMENT FUND		1,987,610	1,383,150	-	604,460	604,460	677,660		(73,200)
30174150-371000	C2624	WINDWARD CROSSING PLAN		12,800	-	-	12,800	12,800	-		12,800
subtotal						\$ -	\$ 5,122,196	\$ 5,122,196	\$ 2,139,060		\$ 2,983,136
Non-Departmental											
30190200-361000		INTEREST EARNINGS				\$ 300,000	\$ 130,000	\$ 430,000	\$ 486,728		\$ (56,728)
30161150-361000	C1911	INTEREST EARNINGS (EQUESTRIAN CENTER)				-	-	-	27,048		(27,048)
30190200-362000		REALIZED GAIN/LOSS				-	-	-	(4,019)		4,019
30190200-363000		UNREALIZED GAIN/LOSS				-	-	-	52,763		(52,763)
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND				6,208,340	(1,573,887)	4,634,453	4,634,453		-
30190200-395000		CARRYFORWARD FUND BALANCE				3,405,000.00	15,044,772	18,449,772	-		18,449,772
subtotal						\$ 9,913,340	\$ 13,600,885	\$ 23,514,225	\$ 5,196,972		\$ 18,317,253
Total						\$ 9,913,340	\$ 18,723,081	\$ 28,636,421	\$ 7,336,032		\$ 21,300,389



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of June 30, 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
Expenditures										
Administration										
30113230-544100	C1300	CITY ECONOMIC DEVELOPMENT INITIATIVES	137,350	-	\$ 100,000	\$ 37,350	\$ 137,350	\$ -	\$ 100,000	\$ 37,350
		subtotal			\$ 100,000	\$ 37,350	\$ 137,350	\$ -	\$ 100,000	\$ 37,350
Information Technology										
30117400-542400	C1103	NETWORK AND VOIP	717,680	496,812	\$ -	\$ 220,868	\$ 220,868	\$ 49,092	\$ 10,145	\$ 161,631
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	4,290,171	3,629,910	397,800	262,461	660,261	249,828	1,800	408,633
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	\$ 866,564	\$ 1,825,364	\$ 988,528	\$ 14,945	\$ 821,891
Public Safety										
30131150-542200	C1202	FLEET REPLACEMENT	9,863,578	9,840,237	\$ -	\$ 23,341	\$ 23,341	\$ 23,341	\$ -	\$ -
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
30131150-542400	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	448,473	425,736	-	22,737	22,737	22,736	-	1
30131150-542400	C2406	REAL TIME CRIME CENTER	128,901	44,343	-	84,558	84,558	-	-	84,558
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	181,917	2,810,945	7,031
30131150-541300	C2502	2972 WB RD RENOVATIONS	234,133	156,920	-	77,213	77,213	73,993	-	3,220
30131150-542200	C2504	FY2025 FLEET REPLACEMENT	1,558,689	35,469	-	1,523,220	1,523,220	682,896	529,433	310,891
30131150-542200	V2505	FY2025 FIRE LT VEHICLE	50,000	-	-	50,000	50,000	43,118	6,882	0
30131150-542100	C2506	FIRE TRUCK EQUIPMENT	187,662	75,000	112,662	-	112,662	58,899	-	53,763
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	336,121	1,173,163



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of June 30, 2026

Account #	Project	Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30131150-542100	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	\$ 6,519,113	\$ 8,824,275	\$ 1,599,563	\$ 5,260,181	\$ 1,964,531
Public Works									
30141100-541200	C0910 TREE REPLACEMENT FUND	\$ 2,730,763	\$ 1,535,636	\$ -	\$ 1,195,127	\$ 1,195,127	\$ 39,303	\$ 19,888	\$ 1,135,937
30141100-541200	C1008 CEMETERY AUTHORITY-MAINTENANCE	481,823	266,994	-	214,829	214,829	23,431	14,054	177,344
30141100-541410	C1207 BRIDGE MAINTENANCE	1,115,212	760,840	-	354,372	354,372	323,151	-	31,221
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	2,493,336	2,476,657	-	16,679	16,679	16,678	-	1
30141100-541410	C1217 TRAFFIC CALMING & INTERSECTION IMP	663,585	577,602	50,000	35,983	85,983	43,702	-	42,281
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	371,596	19,295	194
30141100-541410	C1220 TRAFFIC CONTROL EQUIPMENT	1,357,079	1,144,002	200,000	13,077	213,077	143,954	13,498	55,625
30141100-541410	C1221 DESIGN SERVICES	1,113,301	1,014,137	45,000	54,164	99,164	70,782	12,012	16,370
30141100-542200	C1223 FLEET REPLACEMENT	2,420,224	1,736,045	395,000	289,179	684,179	675,435	-	8,744
30141100-541200	C1302 TREE PLANTING & LANDSCAPING IMP	1,699,772	1,201,123	165,000	333,649	498,649	54,784	98,112	345,753
30141100-541420	C1801 SIDEWALK MAINTENANCE & REPAIR	239,394	164,811	-	74,583	74,583	74,582	-	1
30141100-542100	C1802 PW EQUIPMENT REPLACEMENT	269,836	253,783	-	16,053	16,053	16,052	-	1
30141100-541300	C1904 PW HQ RENOVATIONS	90,000	-	90,000	-	90,000	80,684	-	9,316
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	99,831	-	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	26,672	-	105,660
30141100-541500	C2050 REC FACILITY MAINTENANCE	205,000	155,000	50,000	-	50,000	50,000	-	-



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of June 30, 2026

Account #	Project	Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30141100-541300	C2053 PARKING GARAGE MAINTENANCE	381,308	299,219	50,000	32,089	82,089	29,930	1,240	50,919
30141100-541410	C2113 ENCORE GREENWAY GATEWAY	1,930,002	639,191	-	1,290,811	1,290,811	377,196	913,594	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	49,450	26,399	-	23,051	23,051	23,051	-	0
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	95,539	728	3,734
30141100-542200	C2513 FY 2025 FORESTRY ASST VEHICLE	45,794	43,915	-	1,879	1,879	1,878	-	1
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	\$ 4,529,122	\$ 6,906,622	\$ 3,082,710	\$ 1,321,586	\$ 2,502,326
Recreation, Parks & Cultural Services									
30161150-541200	C1210 TREE MAINT-PLANTING-REMOVAL	\$ 809,757	\$ 584,757	\$ 225,000	\$ -	\$ 225,000	\$ 182,462	\$ 10,654	\$ 31,884
30161150-541500	C1221 DESIGN SERVICES	260,425	220,669	25,000	14,756	39,756	12,908	-	26,848
30161150-542200	C1232 FLEET	520,838	520,838	-	-	-	-	-	-
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	29,083	17,592	903,848
30161150-541500	C1804 PARK REPAIRS/IMPROVEMENTS	1,182,213	986,650	146,000	49,563	195,563	189,636	5,927	-
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	45,000	-	37,160
30161150-541500	C1911 EQUESTRIAN CENTER	1,978,374	-	-	1,978,374	1,978,374	903,430	1,074,944	-
30161150-541500	C1926 NORTHSIDE MOU (PARKS)	164,904	149,500	-	15,404	15,404	-	-	15,404
30161150-541500	C1929 COMMUNITY AGRICULTURE PROGRAM	142,244	104,993	-	37,251	37,251	12,637	-	24,614
30161150-541500	C2010 PARK ENHANCEMENTS	675,389	660,305	-	15,084	15,084	15,084	-	-
30161150-541500	C2035 NORTH PARK RESTROOM 1 - 4	271,180	-	255,000	16,180	271,180	122,408	148,772	-
30161150-541500	C2051 FOUNTAIN MAINTENANCE	86,306	81,606	-	4,700	4,700	4,700	-	-



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of June 30, 2026

Account #	Project	Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
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)	571,138	7,411	-	563,727	563,727	534,066	-	29,661
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	30,000	29,122	-	878	878	878	-	0
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	18,575	9,450	1,865
30161150-541500	C2426 MAYFIELD PARK - MILTON IGA	124,166	123,962	-	204	204	204	-	-
30161150-541500	C2514 INNOV ACADEMY SOCCER	40,001	36,182	-	3,819	3,819	3,819	-	-
30161150-541500	C2515 PARK SECURITY IMPROVEMENTS	124,000	-	44,000	80,000	124,000	-	-	124,000
30161150-541500	C2612 WILLS PARK FIELD 5 TURF	382,143	-	100,000	282,143	382,143	5,289	372,143	4,712
30161150-541500	C2613 WB MIDDLE - FOOTBALL FIELD	-	-	50,000	(50,000)	-	-	-	-
30161150-521200	C2622 USA 250 CELEBRATION	83,638	-	-	83,638	83,638	71,819	11,819	-
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	153,188	-	-	153,188	153,188	838	-	152,350
	subtotal			\$ 1,540,000	\$ 4,701,254	\$ 6,241,254	\$ 2,379,251	\$ 2,021,205	\$ 1,840,798



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of June 30, 2026

			Fiscal Years 2013-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
Account #	Project									
Community Development										
30174150-544100	C0019	DOWNTOWN PARKING FUND	523,552	315,748	\$ -	\$ 207,804	\$ 207,804	\$ -	\$ -	\$ 207,804
30174150-541410	C1603	DESIGN SERVICES	704,708	517,284	63,600	123,824	187,424	32,726	84,458	70,241
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
30174150-544200	C2516	MILTON AVE LIGHTING	50,000	-	-	50,000	50,000	9,600	-	40,400
30174150-541410	C2517	ENTRY MONUMENTS	50,000	-	-	50,000	50,000	17,951	6,762	25,287
30174150-521200	C2527	NF COMP TRANSPORTATION PLAN	42,880	-	-	42,880	42,880	42,880	-	0
30174150-521200	C2614	COMPREHENSIVE PLAN UPDATE	120,000	-	120,000	-	120,000	116,251	2,013	1,737
30174150-521200	C2624	WINDWARD CROSSING PLAN	25,600	-	-	25,600	25,600	-	25,600	-
subtotal					\$ 183,600	\$ 959,511	\$ 1,143,111	\$ 234,399	\$ 144,743	\$ 763,969
Non-Departmental										
30190200-579000		NON-ALLOCATED			\$ 2,448,278	\$ 1,110,167	\$ 3,558,445	\$ -	\$ -	\$ 3,558,445
30190200-579011		MATCH (GRANTS UNDER REVIEW)			-	-	-	-	-	-
subtotal					\$ 2,448,278	\$ 1,110,167	\$ 3,558,445	\$ -	\$ -	\$ 3,558,445
Total					\$ 9,913,340	\$ 18,723,081	\$ 28,636,421	\$ 8,284,451	\$ 8,862,660	11,489,310



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
 As of June 30, 2026

		Fiscal Years 2017-2025		FY 2026					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS	696,501	596,501	\$ 100,000	\$ -	\$ 100,000	\$ 103,841		\$ (3,841)
30290200-362000	REALIZED GAIN/LOSS			-	-	-	(1,400)		1,400
30290200-363000	UNREALIZED GAIN/LOSS			-	-	-	4,797		(4,797)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH	21,914,364	20,014,364	1,900,000	-	1,900,000	1,900,000		-
30290200-395000	CARRYFORWARD FUND BALANCE	4,863,655	-	-	4,863,655	4,863,655	-		4,863,655
	subtotal			\$ 2,000,000	\$ 4,863,655	\$ 6,863,655	\$ 2,007,239		\$ 4,856,416
	Total			\$ 2,000,000	\$ 4,863,655	\$ 6,863,655	\$ 2,007,239		\$ 4,856,416
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	\$ 2,825,612	\$ 783,814	\$ 2,958,057
30241100-541430-C2518	MID-BROADWELL CULVERT	195,427	107,599	-	87,828	87,828	85,150	2,677	1
	subtotal			\$ 2,000,000	\$ 4,655,311	\$ 6,655,311	\$ 2,910,762	\$ 786,492	\$ 2,958,057
Non-Departmental									
30290200-579000	NON-ALLOCATED			\$ -	\$ 208,344	\$ 208,344	\$ -	\$ -	\$ 208,344
	subtotal			\$ -	\$ 208,344	\$ 208,344	\$ -	\$ -	\$ 208,344
	Total			\$ 2,000,000	\$ 4,863,655	\$ 6,863,655	\$ 2,910,762	\$ 786,492	\$ 3,166,401



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
2022 Parks Bond Fund Detail (Fund 318; life-to-date for all projects)
 As of June 30, 2026

			Fiscal Years 2022-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Non-Departmental										
31890200-361000	INTEREST EARNINGS				\$ -	\$ -	\$ -	\$ 740,824		\$ (740,824)
31890200-395000	CARRYFORWARD FUND BALANCE				-	25,466,891	25,466,891	-		25,466,891
	subtotal				\$ -	\$ 25,466,891	\$ 25,466,891	\$ 740,824		\$ 24,726,067
	Total				\$ -	\$ 25,466,891	\$ 25,466,891	\$ 740,824		\$ 24,726,067
Expenditures										
31841100-541420	C1712	ALPHALOOP	5,129,729	684,254	\$ -	\$ 4,445,475	\$ 4,445,475	\$ 47,794	\$ 357,843	\$ 4,039,838
31841100-541420	C2520	ALPHALOOP (ROSWELL ST)	637,929	43,675	-	594,254	594,254	26,596	567,657	1
31841100-541420	C2521	ALPHALOOP (DEVORE RD)	650,290	30,644	-	619,646	619,646	21,121	598,525	0
31841100-541420	C2522	ALPHALOOP (OMP TO THOMPSON)	432,157	47,025	-	385,132	385,132	297,541	87,591	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	-	-
31841100-541420	C2625	ALPHALOOP (NWINDS-HBR)	314,800	-	-	314,800	314,800	-	-	314,800
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	1,461,925	1,524,107	65,280
31861150-541500	C2011	WILLS PARK MASTER PLAN IMP	7,625,459	773,415	-	6,852,044	6,852,044	4,942,898	1,899,170	9,975
31861150-541500	C2216	UNION HILL PARK	3,280,002	698,406	-	2,581,596	2,581,596	143,590	2,428,801	9,205
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	345,608	2,554,695	49,168
31861150-541500	C2219	FARMHOUSE PARK	2,000,000	30,570	-	1,969,430	1,969,430	294,772	1,604,088	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	\$ 7,881,987	\$ 11,622,477	\$ 5,962,427



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST I Fund Detail (Fund 335; life-to-date for all projects)
 As of June 30, 2026

			Fiscal Years 2018-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Non-Departmental										
33590200-395000	CARRYFORWARD FUND BALANCE				\$ 400,000	\$ 23,916,756	\$ 24,316,756	\$ -		\$ 24,316,756
33541100-361000	INTEREST EARNINGS				300,000	550,000	850,000	919,449		(69,449)
	Total				\$ 700,000	\$ 24,466,756	\$ 25,166,756	\$ 919,449		\$ 24,247,307
Expenditures										
Administration										
33541100-541410	C1631	MCGINNIS FERRY IGA (FORSYTH)	\$ 5,026,415	\$ 1,323,437	\$ -	\$ 3,702,978	\$ 3,702,978	\$ 2,700	\$ -	\$ 3,700,279
33541100-541410	C1713	KIMBALL BR RD OP IMP.	1,358,657	1,297,487	-	61,170	61,170	12,958	48,212	0
33541100-541410	C1717	OLD MILTON PKWY CAPACITY IMP.	4,955,202	4,720,172	-	235,030	235,030	140,072	94,957	1
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	1,047,874	4,116,960	156,750
33541100-541410	C2229	WEBB BRIDGE RD PHASE 2 (ROUNDAABOUT-PARK)	6,000,001	4,300,918	-	1,699,083	1,699,083	398,137	274,141	1,026,805
33541100-541410	C2232	WEBB BRIDGE RD PHASE 3 (GREENWAY-ROUNDAABOUT)	17,000,002	7,491,835	-	9,508,167	9,508,167	6,562,212	2,480,269	465,686
33590200-579000	CONTINGENCY				700,000	1,864,458	2,564,458	-	-	2,564,458
	Total				\$ 700,000	\$ 24,466,756	\$ 25,166,756	\$ 8,855,381	\$ 8,397,396	\$ 7,913,979



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST II Fund Detail (Fund 336; life-to-date for all projects)
 As of June 30, 2026

Account #Project			Fiscal Years 2022-2025		FY 2026					Available Budget
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue										
Non-Departmental										
33690200-313400	TSPLOST II				\$ -	\$ 13,132,135	\$ 13,132,135	\$ 14,454,210		\$ (1,322,075)
33641100-361000	INTEREST EARNINGS				400,000	700,000	1,100,000	1,260,064		(160,064)
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	\$ 15,714,274		\$ 24,794,590
Expenditures										
33641100-541410	C1215	STRIPING & SIGNAGE	\$ 280,000	\$ -	\$ 280,000	\$ -	\$ 280,000.00	\$ 229,340.75	\$ 39,500.00	\$ 11,159.25
33641100-541410	C1219	MILLING & RESURFACING	2,788,893	-	2,788,893	-	2,788,893	1,738,590	676,198	374,105
33641100-541410	C1713	KIMBALL BR RD GAP	426,141	204,810	-	221,331	221,331	189,139	32,191	0
33641100-541420	C1801	SIDEWALK MAINT/REPAIR	750,000	-	750,000	-	750,000	534,306	53,944	161,750
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	891,643	967,384	3,425,451
33641100-541410	C2107	NORTH POINT PARKWAY IMP	703,442	439,207	-	264,235	264,235	-	-	264,235
33641100-541410	C2224	RAISED INTERSECTION (MARIETTA ST)	350,002	292,706	-	57,296	57,296	32,394	-	24,902
33641100-541410	C2225	CROSSING (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	1,328,783	77,156	264,665
33641100-541410	C2230	CUMMING ST CORRIDOR	4,757,527	340,811	-	4,416,716	4,416,716	1,241,902	1,304,666	1,870,148
33641100-541420	C2242	NP ALPHALINK	10,000,000	-	-	10,000,000	10,000,000	-	-	10,000,000
33641100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	11,106,815	11,048,736	-	58,079	58,079	58,079	-	-
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	2,022	-	773,265
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	20,397	69,450
33641100-541410	C2608	MID BROADWELL CROSSWALK	35,137	-	50,000	(14,863)	35,137	35,137	-	0
33641100-541410	C2609	NORTHWINDS CROSSWALK	46,939	-	300,000	(253,061)	46,939	46,939	-	0
33641100-541410	C2610	MAST ARMS (KIMBALL/NWINDS)	250,000	-	250,000	-	250,000	4,781	235,052	10,167
33641100-541410	C2620	DOWNTOWN SMART LIGHTING	9,588	-	-	9,588	9,588	9,587	-	1
33690200-579000	CONTINGENCY		8,012,476	-	2,881,107	5,131,369	8,012,476	-	-	8,012,476
	Total				\$ 7,400,000	\$ 33,108,864	\$ 40,508,864	\$ 6,352,796	\$ 5,035,007	\$ 29,121,061



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of June 30, 2026

			Fiscal Years 2013-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
27074110-341321	IMPACT FEES STREETS & HIGHWAYS		4,247,405	4,138,766	\$ -	\$ 108,639	\$ 108,639	\$ 213,804		\$ (105,165)
27074110-341323	IMPACT FEES RECREATION & PARKS		9,500,849	9,121,036	-	379,813	379,813	2,070,059		(1,690,246)
27074110-341324	IMPACT FEES PUBLIC SAFETY		1,156,989	1,132,965	-	24,024	24,024	77,179		(53,155)
27074110-362000	REALIZED GAIN/LOSS				-	-	-	(1,369)		1,369
27074110-363000	UNREALIZED GAIN/LOSS				-	-	-	16,380		(16,380)
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	-	-	-	187,593		(187,593)
Total					\$ 575,000	\$ 6,016,556	\$ 6,591,556	\$ 2,563,646		\$ 4,027,910
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	\$ -	\$ -
NORTH PARK RESTROOM 1 - 4										
27061150-541500	C2035	(DESIGN)	528,820	-	345,000	183,820	528,820	528,820	-	-
27061150-541410	C2113	ENCORE GREENWAY GATEWAY	2,000,001	201,893	-	1,798,108	1,798,108	940,960	857,148	1
27061150-541500	C2612	WILLS PARKL FIELD 5 TURF	192,143	-	150,000	42,143	192,143	-	192,143	-
27061150-541500	C2615	MARIETTA-ROSWELL ST PARK	20,000	-	20,000	-	20,000	19,000	-	1,000
subtotal					\$ 515,000	\$ 2,330,775	\$ 2,845,775	\$ 1,795,484	\$ 1,049,291	\$ 1,001



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of June 30, 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				1,178,426	1,178,426	-	-	1,178,426
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			60,000	(59,617)	383	-	-	383
	subtotal			\$ 60,000	\$ 1,148,166	\$ 1,208,166	\$ -	\$ 29,356	\$ 1,178,810
	Total			\$ 575,000	\$ 6,016,556	\$ 6,591,556	\$ 1,795,484	\$ 1,392,647	\$ 3,403,426



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of June 30, 2026

			Fiscal Years 2013-2025		FY 2026					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
27590150-314100	HOTEL/MOTEL TAXES		98,056,554	88,956,554	\$ 9,100,000	\$ -	\$ 9,100,000	\$ 8,750,783		\$ 349,217
27590150-319201	PEALTY/INT HOTEL/MOTEL TAX		4,804	4,804	-	-	-	10,149		(10,149)
27590150-362000	REALIZED GAIN/LOSS				-	-	-	(472)		472
27590150-363000	UNREALIZED GAIN/LOSS				-	-	-	6,210		(6,210)
27590150-361000	INTEREST EARNINGS		197,536	177,536	20,000	-	20,000	62,058		(42,058)
	subtotal				\$ 9,120,000	\$ -	\$ 9,120,000	\$ 8,828,728		\$ 291,272
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	\$ 8,828,728		\$ 2,043,740
Expenditures										
Alpharetta Convention & Visitors Bureau										
27590150-572002	ALPHA CONV & VISITORS BUREAU DISTRIBUTION		42,748,387	38,767,137	\$ 3,981,250	\$ -	\$ 3,981,250	\$ 3,840,376	\$ -	\$ 140,874
	subtotal				\$ 3,981,250	\$ -	\$ 3,981,250	\$ 3,840,376	\$ -	\$ 140,874
City of Alpharetta										
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION		36,168,502	32,756,002	\$ 3,412,500	\$ -	\$ 3,412,500	\$ 3,291,751	\$ -	\$ 120,749
	subtotal				\$ 3,412,500	\$ -	\$ 3,412,500	\$ 3,291,751	\$ -	\$ 120,749
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	\$ 3,165	\$ -	\$ 2,335
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	608,713	-	1
	subtotal				\$ 1,726,250	\$ 1,737,398	\$ 3,463,648	\$ 1,451,878	\$ -	\$ 2,011,771
	Total				\$ 9,120,000	\$ 1,752,468	\$ 10,872,468	\$ 8,599,074	\$ -	\$ 2,273,394



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
 As of June 30, 2026

		Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project								
Revenue									
DEA									
21031110-351300	CONFISCATION/FEDERAL SEIZURE	3,556,480	3,556,480	\$ -	\$ -	\$ -	\$ 166,408		\$ (166,408)
21031110-395000	CARRYFORWARD FUND BALANCE	491,829	-	290,000	201,829	491,829	-		491,829
	Total			\$ 290,000	\$ 201,829	\$ 491,829	\$ 166,408		\$ 325,421
Expenditures									
DEA									
21031110-521200	PROFESSIONAL SERVICES	1,618	72	\$ -	\$ 1,546	\$ 1,546	1,546	-	\$ (0)
21031110-523500	EMPLOYEE TRAVEL	56,655	32,030	-	24,625	24,625	9,132	-	15,493
21031110-523700	EMPLOYEE TRAINING	107,444	63,779	-	43,665	43,665	33,366	-	10,299
21031110-531100	GENERAL SUPPLIES AND MATERIALS	127,897	107,620	-	20,277	20,277	-	-	20,277
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	(30,160)	230,888	-	-	230,888
	Total			\$ 290,000	\$ 201,829	\$ 491,829	\$ 140,238	\$ -	\$ 351,591



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
State Confiscated Assets Fund (Fund 211; life-to-date for active projects)
 As of June 30, 2026

		Fiscal Years 2013-2025		FY 2026					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project								
Revenue									
State									
21131120-351301	CONFISCATION/STATE SEIZURE	334,711	334,711	\$ -	\$ -	\$ -	\$ 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	\$ 17,903	\$ -	\$ 9,233
	subtotal			\$ -	\$ 27,136	\$ 27,136	\$ 17,903	\$ -	\$ 9,233
	Total			\$ -	\$ 27,136	\$ 27,136	\$ 17,903	\$ -	\$ 9,233

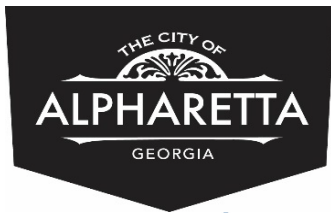


CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
Opioid Settlement Fund (Fund 213; life-to-date for active projects)
As of June 30, 2026

		Fiscal Years 2024-2025		FY 2026						
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Account #	Project									
Revenue										
21331510-351920	OPIOID SETTLEMENT	78,958	78,958	\$ -	\$ -	\$ -	\$ 19,218		\$ (19,218)	
21331510-395000	CARRYFORWARD			-	78,958	78,958	-		78,958	
	subtotal			\$ -	\$ 78,958	\$ 78,958	\$ 19,218		\$ 59,740	
	Total			\$ -	\$ 78,958	\$ 78,958	\$ 19,218		\$ 59,740	
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 June 30, 2026

Vendor	Description	Department	\$ Amount
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 14,511.75
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 7,829.25
A. B. GYMNASTICS LLC	COMPETITIVE GYMNASTICS	Rec., Parks & Cultural Services	\$ 8,058.00
AFLAC	VOL SUPP INSURANCE	General Government	\$ 12,403.14
AFLAC	VOL SUPP INSURANCE	General Government	\$ 12,655.08
AKINS FORD LLC	VEHICLE REPAIR & MAINTENANCE	Public Works	\$ 7,334.97
ALCALDE & FAY LTD	LOBBY SERVICES	City Administration	\$ 5,000.00
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Various Departments	\$ 499,953.28
ALOFT ALPHARETTA	CURRENT YEAR PROPERTY TAXES	General Government	\$ 15,665.41
ALPHARETTA CONVENTION & VISITORS BUREAU	MAY FY26 OCCUPANCY	General Government	\$ 361,450.92
AMERICAN FACILITY	CLEANING OF ROADSIDE PARK (REST STOP)	Rec., Parks & Cultural Services	\$ 28,960.62
AMERICAN FACILITY	JANITORIAL/CUSTODIAL SERVICES	Various Departments	\$ 12,402.19
ANIMAL CONTROL	ANIMAL TRAPPING SERVICES	Public Works	\$ 50,553.48
APPLIED RESEARCH	PAVEMENT DATA COLLECTION SERVICES	Public Works	\$ 7,000.00
AT&T/BELLSOUTH @ 85	911 AT&T SERVICE FEES	Police	\$ 17,300.06
AT&T/BELLSOUTH @ 85	E911 AT&T SERVICE FEE	Police	\$ 10,105.21
ATLANTA Police	PSTC RENTAL - SPEED TRACK 6/1/26-6/12/26	Police	\$ 7,500.00
ATLANTA SWIM ASSOCIATION	FEES, TOURNAMENT	Rec., Parks & Cultural Services	\$ 5,600.00
BENNETT FIRE PRODUCT	TURNOUT GEAR	Fire	\$ 5,940.00
BONFIRE INTERACTIVE	SOFTWARE MAINTENANCE/SUPPORT	Finance	\$ 7,975.84
BOUNCE HOUSE INFLATABLES OF ATLANTA	TASTE OF ALPHARETTA 2026	Rec., Parks & Cultural Services	\$ 5,036.25
BOUND TREE MEDICAL	EMS SUPPLIES	Fire	\$ 5,669.57
BRI 1870 NORTH POINT	CURRENT YEAR PROPERTY TAXES	Various Departments	\$ 7,978.76
BRI 1870 NORTH POINT	CURRENT YEAR PROPERTY TAXES	Various Departments	\$ 9,278.43
CAMBRIDGE INVESTMENT	7/1/26-9/30/26	Finance	\$ 14,079.35



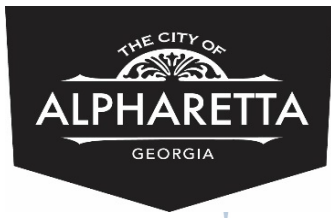
CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended June 30, 2026

Vendor	Description	Department	\$ Amount
CITY OF MILTON	LEASE-COURTROOM IGA-MAY & JUNE 2026	Municipal Court	\$ 13,550.00
CORELOGIC COMMERCIAL	CURRENT YEAR PROPERTY TAXES	Various Departments	\$ 8,448.40
CORPORATE BILLING	VEHICLE REPAIR & MAINTENANCE	Police	\$ 29,474.72
CRABAPPLE TURF	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 18,806.64
CRABAPPLE TURF	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 31,808.86
CRABAPPLE TURF	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 19,983.15
CSTE INC	CONSTRUCTION, CURB AND GUTTER (INCLUDES MAINTENANCE)	Public Works	\$ 84,347.90
CSTE INC	CONSTRUCTION, CURB AND GUTTER (INCLUDES MAINTENANCE)	Public Works	\$ 8,950.00
DANA SAFETY SUPPLY	FY 2025 FLEET REPLACEMENT	Police	\$ 63,703.95
DC POOL SERVICE LLC.	POOL AND SPLASHPAD SERVICE PER COA CONTRACT 24-118	Rec., Parks & Cultural Services	\$ 7,519.00
DIAMOND GLASS CO INC	WINDOW INSTALLATION, MAINTENANCE AND REPAIR	Public Works	\$ 18,600.00
DIAMOND GLASS CO INC	WINDOW INSTALLATION, MAINTENANCE AND REPAIR	Public Works	\$ 18,600.00
DREAM HOUSE PAINTING	FACILITY REPAIR & MAINTENANCE	Various Departments	\$ 18,200.00
EDGE BUSINESS	MULTI-FUNCTION OFFICE MACHINES	Various Departments	\$ 27,896.00
ELENA VICTORIA LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 6,270.00
ESIS INC	MONTHLY WC INVOICE-JUNE	Risk Management	\$ 21,721.46
FIVE OAKS FENCE COMP	FENCE INSTALLATION, MAINTENANCE AND REPAIR	Rec., Parks & Cultural Services	\$ 19,800.00
FULTON COUNTY BOARD OF COMMISSIONERS	MUNICIPAL COURT FINES	Police	\$ 5,352.59
FULTON COUNTY BOARD OF EDUCATION	MAY 26 FUEL	Various Departments	\$ 52,453.15
FULTON COUNTY-DEPT OF FINANCE	WATER AND SEWER UTILITIES	Various Departments	\$ 8,010.79
FULTON COUNTY-DEPT OF FINANCE	WATER AND SEWER UTILITIES	Various Departments	\$ 14,907.08
GARLAND DBS INC	WATERPROOFING MAINTENANCE AND REPAIR SERVICES	Public Works	\$ 7,225.00
GEORGIA INFRASTRUCTURE	CONSTRUCTION, HIKE AND BIKE TRAIL	Various Departments	\$ 400,212.97
GEORGIA INSTITUTE	PROJECT MANAGMENT PROGRAM	Various Departments	\$ 33,750.00
GEORGIA INTERLOCAL	GROUP INSURANCE	Police	\$ 19,166.00
GEORGIA POWER	ELECTRICITY UTILITIES	Various Departments	\$ 11,951.00
GEORGIA POWER CO	ELECTRICITY UTILITIES	Various Departments	\$ 211,553.36
GEORGIA SUPERIOR COURT CLERK'S CO-OP	MAY 2026 DISTRIBUTION REPORT	Police	\$ 24,497.18



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended June 30, 2026

Vendor	Description	Department	\$ Amount
GEORGIA SUPERIOR COURT CLERK'S CO-OP	MUNICIPAL COURT FINES	Police	\$ 22,121.47
GESSNER	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 8,278.50
GESSNER	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 21,775.03
GOGGANS, STUTZMAN	CURRENT YEAR PROPERTY TAXES	Various Departments	\$ 14,972.39
GTG TRAFFIC SIGNALS	PAINTING SERVICES, ROAD AND HEAVY INDUSTRIAL EQUIPMENT	Public Works	\$ 37,400.00
GULF STATES	POLICE AMMUNITION	Police	\$ 25,415.10
HASBUN CONSTRUCTION	PARK AREA CONSTRUCTION/RENOVATION	Rec., Parks & Cultural Services	\$ 79,327.29
HIS MAJESTY COACHES	CHARTERING SERVICES FOR AIRCRAFT, BOATS, BUSES, ETC	Rec., Parks & Cultural Services	\$ 6,588.75
HIS MAJESTY COACHES	CHARTERING SERVICES FOR AIRCRAFT, BOATS, BUSES, ETC	Rec., Parks & Cultural Services	\$ 6,326.25
HIS MAJESTY COACHES	CHARTERING SERVICES FOR AIRCRAFT, BOATS, BUSES, ETC	Rec., Parks & Cultural Services	\$ 6,142.50
HIS MAJESTY COACHES	CHARTERING SERVICES FOR AIRCRAFT, BOATS, BUSES, ETC	Rec., Parks & Cultural Services	\$ 6,011.25
HOPEWELL ROOFING & RESTORATION	PS ROOF REPAIR/REPLACEMENT	Police	\$ 75,756.60
INTEGRATED CONSTRUCTION	PARK AREA CONSTRUCTION/RENOVATION	Rec., Parks & Cultural Services	\$ 1,236,037.48
INTEGRATED CONSTRUCTION	PARK AREA CONSTRUCTION/RENOVATION	Rec., Parks & Cultural Services	\$ 1,921,397.40
JARRARD & DAVIS	LEGAL SERVICES	Legal Services	\$ 60,980.93
JCB ATLANTA LLC	EQUIPMENT REPAIR & MAINTENANCE	Public Works	\$ 6,351.30
KIMBROUGH INDUSTRIAL	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	Public Works	\$ 8,214.25
KIMBROUGH INDUSTRIAL	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	Public Works	\$ 13,261.44
KRISTEN THIGPEN ORR	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 5,250.00
KRISTEN THIGPEN ORR	SERVICE PROVIDER/COM-AG VOLUNTEER & EDUCATION	Rec., Parks & Cultural Services	\$ 5,250.00
LANDSCAPE WORKSHOP	WASTE MANAGEMENT SERVICES	Rec., Parks & Cultural Services	\$ 5,660.16
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 40,497.50
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 50,114.01
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 9,042.75
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 8,793.00
LD GYMNASTICS INC	GYMNASTICS CLASSES FOR SUMMER	Rec., Parks & Cultural Services	\$ 32,504.63
LOWE ENGINEERS, LLC	SW PIPE & STRUCTURE R&M	Public Works	\$ 14,235.00
MCALISTER	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 9,000.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended June 30, 2026

Vendor	Description	Department	\$ Amount
MEER ELECTRIC	GROUNDS REPAIR & MAINTENANCE	Various Departments	\$ 42,012.94
MEER ELECTRIC	ELECTRICAL	Various Departments	\$ 13,806.69
MERIDIAN RAPID DEFENCE	TRAFFIC CONES, LANE MARKERS, AND BARRICADES	Rec., Parks & Cultural Services	\$ 27,590.32
NOVA ENGINEERING	GEOTECHNICAL ENGINEERING	Public Works	\$ 7,900.00
OHMSHIV	CONSTRUCTION, SIDEWALK AND DRIVEWAY (WBR PH3)	Public Works	\$ 735,417.10
PEACE OFFICER'S ANNUITY BENEFIT FUND OF GA	MAY 2026 REPORTING	Police	\$ 11,255.02
PEACE OFFICER'S ANNUITY BENEFIT FUND OF GA	MUNICIPAL COURT FINES	Police	\$ 10,349.84
PLAY BY DESIGN, LLC.	WACKY WORLD 2.0 (DONATION) IMP.	Rec., Parks & Cultural Services	\$ 19,046.76
POPPY INNOVATIONS, L	STORAGE, SHELVING, AND ACCESSORIES (NOT OTHERWISE	Rec., Parks & Cultural Services	\$ 16,350.00
POWER & ENERGY	GENERATORS, PORTABLE AND STATIONARY	Public Works	\$ 5,500.00
PREMIER EVENTS LLC	SPONSORSHIP SALES TOA26	Rec., Parks & Cultural Services	\$ 16,000.00
PREMIER GLASS COATING	TINTING SERVICES, WINDOW	Public Works	\$ 11,472.00
PRIME CONTRACTORS	CONCRETE	Rec., Parks & Cultural Services	\$ 15,213.00
RCS PRODUCTIONS	USA 250 Celebration	Rec., Parks & Cultural Services	\$ 11,819.00
REFOREST ATL, LLC	WEED AND VEGETATION CONTROL (INCLUDING AQUATIC WEEDS)	Rec., Parks & Cultural Services	\$ 6,285.50
RINGCENTRAL, INC.	COMMUNICATION SYSTEMS, INTEGRATED (INCLUDES TELEPHONE)	Various Departments	\$ 9,471.93
ROBERTS COMMERCIAL	FLOORING MAINTENANCE AND REPAIR TO INCLUDE REFINISHING	Public Works	\$ 8,968.60
ROGER RIOS LOPEZ	COURT BONDS	General Government	\$ 5,000.00
ROYAL CUP COFFEE	GOODNESS, THAT'S A LOT OF COFFEE	Various Departments	\$ 7,093.99
RURAL METRO	MONTHLY SUBSIDY FEE-JUNE 2026	Fire	\$ 31,317.99
RUSSELL LANDSCAPE	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	\$ 92,545.41
SAWNEE ELECTRIC MEMBERSHIP	ELECTRICITY UTILITIES	Various Departments	\$ 30,632.57
SCREENSMITH	SHIRTS, DRESS AND CASUAL	Rec., Parks & Cultural Services	\$ 6,397.00
SHI INTERNATIONAL CO	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 28,755.30
SKY ELEMENTS LLC	USA 250 Celebration	Rec., Parks & Cultural Services	\$ 60,000.00
SLAM MECHANICAL LLC	FACILITY REPAIR & MAINTENANCE	Rec., Parks & Cultural Services	\$ 13,444.46
SOL CONSTRUCTION LLC	CONSTRUCTION, SIDEWALK AND DRIVEWAY	Public Works	\$ 230,480.80
SOUTHEAST RESTORATION	BUILDING MAINTENANCE, INSTALLATION AND REPAIR SERVICES	Public Works	\$ 19,483.39



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended June 30, 2026

Vendor	Description	Department	\$ Amount
SOUTHERN HEALTH	INMATE HEALTHCARE	Police	\$ 6,500.00
STEELE & ASSOCIATES	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 96,505.00
STEPHEN A. LASER ASSOCIATES	PSYCHOLOGISTS/PSYCHOLOGICAL AND PSYCHIATRIC SERVICES	Human Resources	\$ 5,175.00
SUPERHERO FIRE PROTECTION	ALARM EQUIPMENT MAINTENANCE/REPAIR (FIRE, ETC.)	Public Works	\$ 8,802.00
T&T UNIFORMS, INC.	EMPLOYEE UNIFORMS	Police	\$ 8,924.13
T&T UNIFORMS, INC.	EMPLOYEE UNIFORMS	Police	\$ 55,424.18
THE DUMPSTER CO	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 30,174.90
THE F. A. BARTLETT	TREE AND SHRUB REMOVAL SERVICES	Public Works	\$ 6,272.00
TNT	VEHICLE REPAIR & MAINTENANCE	Fire	\$ 5,738.16
TRIPLE R PAVING & CO	PAVING/RESURFACING, STREET (MAJOR AND RESIDENTIAL)	Public Works	\$ 1,101,408.40
TROUTMAN PEPPER LOCK	SPECIAL COUNSEL	Legal Services	\$ 30,890.70
TROUTMAN PEPPER LOCK	FEES FOR PROFESSIONAL SERVICES THROUGH 5/31/26	Legal Services	\$ 7,297.90
TRUIST BANK	PCARD STATEMENT 6/2/26	Various Departments	\$ 212,679.49
UNIVERSAL CONCEPTS	LIGHTING INSTRUMENTS: BORDER AND CYCLORAMA	Rec., Parks & Cultural Services	\$ 7,325.00
UTILITY ASSET MANAGEMENT	PIPE AND PIPE FITTINGS MAINTENANCE AND REPAIR	Public Works	\$ 67,018.00
UTILITY ASSET MANAGEMENT	PIPE AND PIPE FITTINGS MAINTENANCE AND REPAIR	Public Works	\$ 115,236.00
VERIZON WIRELESS	TELEPHONE SERVICES, CELLULAR	Various Departments	\$ 14,143.19
VERIZON WIRELESS SER	PHONES PURCHASED	Various Departments	\$ 19,323.29
VERTICAL EARTH	CONSTRUCTION, HIKE AND BIKE TRAIL	Public Works	\$ 1,268,674.26
WELLSTAR NORTH FULTO	CASE # 2606-0215 B.SORTER	Risk Management	\$ 12,372.10
WELLSTAR NORTH FULTON	MEDICAL SERVICES (PS CUSTODY)	Risk Management	\$ 14,536.80
WILD ROSE CHEVROLET	(8) CHEVY TAHOES (PS & RISK MANAGEMENT)	Various Departments	\$ 439,848.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended June 30, 2026

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
26000806	BOARD OF REGENTS OF UGA	POLICE	33,750.00	PROJECT MANAGEMENT COURSE FOR (14) POLICE, (1) IT, AND (1) PUBLIC WORKS EMPLOYEES
26000808	GULF STATES DISTRIBUTORS INC	POLICE	25,415.10	AMMUNITION FOR POLICE
26000809	ATL PUBLIC SAFETY TRAINING FOUNDATION	POLICE	7,500.00	TRACK RENTAL FOR VEHICLE MANEUVER TRAINING
26000812	THE F. A. BARTLETT TREE EXPERT COMPANY	PUBLIC WORKS	6,272.00	TREE AND SHRUB REMOVAL SERVICES AT 5043 VILLAGE GREEN WAY
26000816	RUSSELL LANDSCAPE, LLC	PUBLIC WORKS	19,994.19	LANDSCAPE SERVICES ON KINGRY LANE, INCLUDING WATERING FOR (1) YEAR
26000817	DREAM HOUSE PAINTING INC	PUBLIC WORKS	11,275.00	PARTITION INSTALLATION IN RESTROOMS AT CRABAPPLE CENTER
26000818	FIVE OAKS FENCE COMPANY INC	REC, PARKS & CULTURAL SERVICES	19,800.00	FENCE INSTALLATION AROUND WACKY WORLD PLAYGROUND
26000821	PLAY BY DESIGN, LLC.	REC, PARKS & CULTURAL SERVICES	19,046.76	TRAVEL COST FOR WACKY WORLD COMMUNITY BUILD
26000824	EUROFINS ENVIRONMENT TESTING SE, LLC	PUBLIC WORKS	12,546.50	LONG TERM AMBIENT TREND STREAM WATER QUALITY MONITORING
26000832	POPPY INNOVATIONS, LLC	REC, PARKS & CULTURAL SERVICES	16,350.00	MOBILE SHELVING UNIT FOR MERCHANDISE SALES FOR SPECIAL EVENTS
26000843	STARR WHITEHOUSE LANDSCAPE ARCHITECTS	COMMUNITY DEVELOPMENT	45,000.00	TREE ORDINANCE REVISIONS
26000844	GF FULWOOD INC	REC, PARKS & CULTURAL SERVICES	6,325.00	(150) PROTOSTARS FOR ROSWELL ST/CANTON ST AREA DOWNTOWN
26000848	SUGAR HILL OUTDOORS LLC	PUBLIC WORKS	49,528.80	7400 SQUARE FT OF BRICK PAVER MAINTENANCE IN DOWNTOWN AREA
26000849	KECK & WOOD INC	PUBLIC WORKS	16,250.00	(2) PERSPECTIVE VIEW RENDERINS FOR EACH OF (6) TSPLOST 3 PROJECTS
26000850	DEEP SOUTH INDUSTRIAL SERVICES, INC.	PUBLIC WORKS	29,165.00	CRACK SEALING SERVICES ON WESTSIDE PKWY FROM HEMBREE RD TO MANSELL RD
26000851	ATLANTA SWIM ASSOCIATION LLC	REC, PARKS & CULTURAL SERVICES	6,300.00	2026 ATLANTA SWIM ASSOCIATION COMPETITION ENTRY FEES
26000855	THE F. A. BARTLETT TREE EXPERT COMPANY	REC, PARKS & CULTURAL SERVICES	17,592.00	TREE REMOVAL SERVICES AT THE GREENWAY
26000861	UTILICOM SUPPLY ASSOCIATES	PUBLIC WORKS	6,192.34	(2) RADAR SIGNS AND UNIVERSAL BRACKETS
26000870	SOUTHERN DRAINAGE SOLUTIONS, LLC	PUBLIC WORKS	12,570.00	NORTH PARK DRAINAGE REPAIR
26000871	STARR WHITEHOUSE LANDSCAPE ARCHITECTS	COMMUNITY DEVELOPMENT	25,600.00	OPEN SPACE ACTIVATION AND PLACEMAKING PLAN FOR WINDWARD CROSSING
26000872	RUSSELL LANDSCAPE, LLC	PUBLIC WORKS	10,925.25	LANDSCAPING DAMAGE REPAIR ON WESTSIDE PKWY
26000873	ATKINSREALIS USA INC	COMMUNITY DEVELOPMENT	20,000.00	TRANSPORTATION REVIEW SERVICES

**City of Alpharetta
Balance Sheet
Governmental Funds
June 30, 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	\$ 39,557,465	\$ 16,953,722	\$ 1,047,359	\$ 20,674,273	\$ 18,103,122	\$ 38,181,319	\$ 15,150,354	\$ 149,667,613
Receivables (net of allowance for uncollectibles)								
Taxes Receivable								
Property Taxes	519,309	-	-	-	-	-	-	519,309
Other Taxes	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Accounts	275,075	27,778	-	-	-	-	81,234	384,087
Due from Other Funds	1,186,304	-	-	-	-	-	1,743	1,188,047
Intergovernmental Receivable	-	58,457	-	-	-	-	316,354	374,811
Cash - Restricted	390,293	1,471,573	-	-	-	-	-	1,861,866
Total Assets	41,928,447	18,511,531	1,047,359	20,674,273	18,103,122	38,181,319	15,549,684	153,995,734
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	1,194,459	788,362	-	1,990,451	1,041,365	1,879,232	640,320	7,534,188
Retainage Payable	-	135,580	67,863	358,094	680,934	663,880	135,988	2,042,339
Intergovernmental Payable	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-
Payroll Payable	170,639	-	-	-	-	-	10,441	181,079
Due to Other Funds	-	-	-	-	-	-	-	-
Deferred Revenue	2,175,612	86,236	-	-	-	-	82,977	2,344,825
Unearned Revenue	271,841	-	908,089	-	-	-	-	1,179,930
Non-Current								
Unclaimed Property	105,106	-	-	-	-	-	-	105,106
Claims Payable	-	-	-	-	-	-	-	-
Total Liabilities	3,917,657	1,010,177	975,952	2,348,545	1,722,299	2,543,112	869,725	13,387,467
Fund Balances:								
Restricted for:								
Capital Projects	-	5,080,249	(330,175)	5,299,662	5,475,469	22,590,724	7,232,455	45,348,384
Law Enforcement	-	-	-	-	-	-	316,433	316,433
Emergency Telephone Activities	-	-	-	-	-	-	(183,981)	(183,981)
Debt Service	-	-	-	-	-	-	298,737	298,737
Promotion of Tourism	-	-	-	-	-	-	482,123	482,123
Assigned for:								
Grant Projects	-	-	-	-	-	-	139,672	139,672
Arbitrage	-	-	-	1,106,566	-	-	-	1,106,566
Encumbrances	401,040	8,862,660	369,905	11,622,477	8,340,896	5,035,007	2,384,409	37,016,393
Unallocated	37,609,750	3,558,445	31,677	297,023	2,564,458	8,012,476	4,010,112	56,083,941
Total Fund Balances	38,010,790	17,501,354	71,407	18,325,728	16,380,823	35,638,207	14,679,959	140,608,267
Total Liabilities and Fund Balances	\$ 41,928,447	\$ 18,511,531	\$ 1,047,359	\$ 20,674,273	\$ 18,103,122	\$ 38,181,319	\$ 15,549,684	\$ 153,995,734

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended June 30, 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	\$ 38,508,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,419,402	\$ 44,927,613
Local Option Sales Tax	21,517,134	-	-	-	-	-	-	21,517,134
Transportation SPLOST	-	-	-	-	-	14,454,210	-	14,454,210
Other Taxes	20,661,498	-	-	-	-	-	8,760,932	29,422,429
Licenses and permits	4,410,306	-	-	-	-	-	-	4,410,306
Intergovernmental	208,885	737,215	1,632,269	-	-	-	14,303	2,592,670
Charges for services	5,700,954	-	-	-	-	-	3,618,873	9,319,827
Impact Fees	-	-	-	-	-	-	2,361,042	2,361,042
Fines/Forfeitures	2,151,502	-	-	-	-	-	167,279	2,318,781
Investment earnings (Loss)	1,095,089	562,519	39,730	740,824	919,449	1,260,064	469,917	5,087,592
Contributions and Donations	122,077	1,401,846	-	-	-	-	21,839	1,545,761
Misc Revenue	102,341	-	-	-	-	-	-	102,341
Other	-	-	-	-	-	-	19,218	19,218
Total revenues	94,477,995	2,701,579	1,671,998	740,824	919,449	15,714,274	21,852,804	138,078,924
EXPENDITURES								
Current:								
Unallocated	-	-	-	-	-	-	-	-
General government	13,719,281	988,528	-	-	-	-	5,323,525	20,031,335
Public safety	44,657,295	1,599,563	-	-	-	-	4,665,402	50,922,259
Public works	11,099,080	3,082,710	1,632,269	693,195	8,855,382	6,352,796	2,911,150	34,626,582
Economic and community development	4,576,241	234,399	-	-	-	-	-	4,810,640
Alpharetta Business Community	-	-	-	-	-	-	-	-
Culture and recreation	14,482,712	2,379,251	-	7,188,793	-	-	1,860,629	25,911,384
Contingency	-	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-
Debt service:								
Principal	225,000	-	-	-	-	-	3,540,000	3,765,000
Interest	66,065	-	-	-	-	-	3,070,545	3,136,610
Other Costs	-	-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	88,825,674	8,284,451	1,632,269	7,881,987	8,855,382	6,352,796	21,371,250	143,203,810
Excess (deficiency) of revenues over (under) expenditures	5,652,321	(5,582,871)	39,729	(7,141,163)	(7,935,933)	9,361,478	481,554	(5,124,885)
OTHER FINANCING SOURCES (USES)								
Transfers in	3,661,552	4,634,453	-	-	-	-	2,464,175	10,760,180
Transfers out	(7,098,628)	-	-	-	-	-	(3,291,751)	(10,390,379)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	96,804	-	-	-	-	-	-	96,804
Sale of non-capital assets	10,120	-	-	-	-	-	-	10,120
Land Sale	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(3,330,152)	4,634,453	-	-	-	-	(827,576)	476,726
Net change in fund balances	2,322,170	(948,418)	39,729	(7,141,163)	(7,935,933)	9,361,478	(346,022)	(4,648,159)
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	\$ 38,010,790	\$ 17,501,354	\$ 71,407	\$ 18,325,728	\$ 16,380,823	\$ 35,638,207	\$ 14,679,959	\$ 140,608,267

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
June 30, 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	\$ 2,028,620	\$ 7,004,731	\$ 518,000	\$ 10,104	207,855.97	\$ (12,877)	\$ 38,776	\$ 1,167,042	\$ 4,188,102	\$ 15,150,354
Taxes Receivable	-	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Property Taxes	2,967	-	-	-	-	-	-	78,267	-	81,234
Intergovernmental Receivable	-	-	-	-	1,743	-	-	-	-	1,743
Due From Other Funds	316,354	-	-	-	-	-	-	-	-	316,354
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	2,347,941	7,004,731	518,000	10,104	209,599	(12,877)	38,776	1,245,309	4,188,102	15,549,684
LIABILITIES										
Accounts Payable	362,097	60,832	-	-	1,679	14,023	-	12,297	189,391	640,320
Retainage Payable	754	96,655	-	-	-	-	-	-	38,579	135,988
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	10,441	-	-	-	10,441
Due to Other Fund	-	-	-	-	-	-	-	-	-	-
Deferred Revenue	2,967	-	-	-	1,743	-	-	78,267	-	82,977
Unearned Revenue	-	-	-	-	-	-	-	-	-	-
Total Liabilities	365,818	157,488	-	-	3,422	24,464	-	90,564	227,970	869,725
FUND BALANCES										
Restricted:										
Capital Projects	-	4,275,787	-	-	-	-	-	-	2,956,668	7,232,455
Law Enforcement	-	-	287,112	10,104	-	-	19,218	-	-	316,433
Promotion of Tourism	482,123	-	-	-	-	-	-	-	-	482,123
Emergency Telephone Activities	-	-	-	-	-	(183,981)	-	-	-	(183,981)
Debt Service	-	-	-	-	-	-	-	298,737	-	298,737
Assigned for: Grant Projects	-	-	-	-	-	-	-	-	-	-
Grant Projects	-	-	-	-	139,672	-	-	-	-	139,672
Encumbrances	-	1,392,647	-	-	50,000	146,641	-	-	795,121	2,384,409
Unallocated	1,500,000	1,178,809	230,888	-	16,505	-	19,558	856,008	208,344	4,010,112
Total Fund Balances	1,982,123	6,847,243	518,000	10,104	206,177	(37,340)	38,776	1,154,745	3,960,132	14,679,959
Total Liabilities and Fund Balances	\$ 2,347,941	\$ 7,004,731	\$ 518,000	\$ 10,104	\$ 209,599	\$ (12,877)	\$ 38,776	\$ 1,245,309	\$ 4,188,102	\$ 15,549,684

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended June 30, 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	\$ 8,760,932	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,760,932
Property tax	-	-	-	-	-	-	-	6,419,402	-	6,419,402
Charges for Service	-	-	-	-	89,250	3,529,623	-	-	-	3,618,873
Impact Fees	-	2,361,042	-	-	-	-	-	-	-	2,361,042
Forfeiture Income	-	-	166,408	871	-	-	-	-	-	167,279
Intergovernmental	-	-	-	-	14,303	-	-	-	-	14,303
Contributions & Donations	-	-	-	-	21,839	-	-	-	-	21,839
Investment Earnings (Loss)	67,796	202,604	-	-	5,625	(10,727)	-	97,380	107,239	469,917
Other	-	-	-	-	-	-	19,218	-	-	19,218
Total revenues	8,828,728	2,563,646	166,408	871	131,016	3,518,896	19,218	6,516,782	107,239	21,852,804
EXPENDITURES:										
Tourism	5,307,323	-	-	-	-	-	-	-	-	5,307,323
Community Development	-	-	-	-	-	-	-	-	-	-
Culture/Recreation	-	1,795,484	-	-	65,145	-	-	-	-	1,860,629
Public Safety	-	-	140,238	17,903	14,787	4,433,073	59,400	-	-	4,665,402
Public Works	-	-	-	-	387	-	-	-	2,910,762	2,911,150
General Government	-	-	-	-	13,702	-	-	2,500	-	16,202
Debt Service:	-	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	-	-	3,540,000	-	3,540,000
Interest	-	-	-	-	-	-	-	3,070,545	-	3,070,545
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-
Total expenditures	5,307,323	1,795,484	140,238	17,903	94,021	4,433,073	59,400	6,613,045	2,910,762	21,371,250
Excess (deficiency) of revenues over expenditures	3,521,404	768,163	26,170	(17,032)	36,995	(914,177)	(40,182)	(96,263)	(2,803,523)	481,554
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	(3,291,751)	-	-	-	-	564,175	-	-	1,900,000	(827,576)
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-	-
Total other financing sources	(3,291,751)	-	-	-	-	564,175	-	-	1,900,000	(827,576)
Net change in fund balances	229,654	768,163	26,170	(17,032)	36,995	(350,002)	(40,182)	(96,263)	(903,523)	(346,022)
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	\$ 1,982,123	\$ 6,847,243	\$ 518,000	\$ 10,104	\$ 206,177	\$ (37,340)	\$ 38,776	\$ 1,154,745	\$ 3,960,132	\$ 14,679,959

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
June 30, 2026

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,954,370
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	365,119
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,319,489</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>2,319,489</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	477,040
Accounts Payable/ Customer Credit Balances	17,226
Accounts Payable/ Customer Pre-Paid Service	-
Payroll Liabilities	-
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>494,266</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>494,266</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,825,223
Total Net Assets	<u>1,825,223</u>
Total Liabilities & Net Assets	<u>\$ 2,319,489</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended June 30, 2026

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 7,576,780
Misc Revenue	-
Total operating revenues	<u>7,576,780</u>
Operating expenses:	
Administration	5,929,144
Non-departmental	-
Total operating expenses	<u>5,929,144</u>
Operating Gain (loss)	1,647,637
Non-operating revenues (expenses):	
Investment earnings (Loss)	47,528
Total non-operating revenue (expenses)	<u>47,528</u>
Income (loss) before transfers	1,695,164
Transfers In	-
Transfers Out	-
Change In Net Assets	1,695,164
Total net assets-beginning	<u>69,563</u>
Total net assets-ending (net of encumbrances)	<u>1,764,726</u>
Adjustments to GAAP basis:	
Encumbrances	60,496
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 1,825,223</u>

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of June 30, 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	-	13,327		(13,327)
	subtotal	\$ -	\$ 59,577		\$ (59,577)
(1) 99575100-395000	Carryforward Fund Balance	\$ 486,587	\$ -		\$ 486,587
	subtotal	\$ 486,587	\$ -		\$ 486,587
	Total	\$ 486,587	\$ 59,577		\$ 427,010
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	59,577
Expenditures incurred to date	(164,805)
Fund Balance*	\$ 381,360
Fund Balance Allocation (forecasted):	
Non-Spendable (unspent/remaining project allocations)	\$ 81,696
Spendable (available for investment by the Board)	299,664
	\$ 381,360

* 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
June 30, 2026

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 381,360
Investments	-
Receivables	-
Restricted Cash for Bond Issuance Costs	-

Total Assets	381,360
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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	299,664
Total Fund Balance	381,360

Total Liabilities & Fund Balance	\$ 381,360
----------------------------------	-------------------

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended June 30, 2026

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 46,250
State Grant	-
Fees	-
Contributions & Donations	-
Miscellaneous Income-Interest	13,327
Miscellaneous Revenue	<u>-</u>
Total Revenues	<u>59,577</u>
Expenditures	
Economic Development	196,500
Maintenance Contracts	-
Donation to private source	-
Utilities - Miscellaneous	-
Debt Service:	
Principal	-
Interest	<u>-</u>
Total Expenditures	<u>196,500</u>
Excess (deficiency) of revenues over (under) expenditures	(136,923)
Other Financing Sources (Uses)	
Sale of capital assets	<u>-</u>
Net Change in Fund Balances	(136,923)
Fund Balance, Beginning of Year	<u>486,588</u>
Encumbrances	31,695
Fund Balance, End of Year	<u>381,360</u>



City of Alpharetta

Financial Management Reports

These reports provide a detailed snapshot of the City's financial performance throughout the fiscal year and 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.





STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Meeting Date: August 3, 2026

AGENDA ITEM:

Public Art — Dazzle and Discord

Approval of Dazzle and Discord — Outdoor-On-Loan Exhibit for 2026-2028.

STAFF RECOMMENDATION:

Approve the Outdoor-On-Loan Exhibit for 2026-2028.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Public Art Program Capital Account/30161150 544100 C1807	\$90,000

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
N/A	\$0.00

ITEM DESCRIPTION:

This item was discussed at the July 13, 2026 City Council meeting Work Session. As discussed at the Work Session, the piece titled "A Crack in the Past" will be installed at Wills Park.

Bi-yearly, the City of Alpharetta contracts with Arts Alpharetta to produce the Outdoor-On-Loan Sculpture Exhibit. The 2026–2028 exhibit proposes a collection of (10) new sculptures, including (8) pieces for existing locations and (2) for newly added sites.

The Cultural Arts Commission is requested to review each sculpture individually, considering artistic merit and location suitability, to determine which works should advance for recommendation to the Mayor and City Council. Recommendations may range from (1) sculpture to all (10) sculptures.

Proposed sculpture installations are scheduled for approximately August–September 2026. Any changes to the proposed sculptures may have an impact on the overall project timeline, as the Call for Artists and curation process would need to be reopened and repeated for each sculpture not approved to move forward.

Arts Alpharetta, Inc. provides turn-key services for all aspects of the project, including artist outreach and communication (from issuing the call for artists to executing rental agreements and payments), curation, project budget management, installation, deinstallation, and marketing.

Although Arts Alpharetta, Inc. is contracted to manage the Outdoor-On-Loan Sculpture Exhibit, the nonprofit organization dedicates all project funding directly to the exhibit and volunteers their organization's time to support the public art initiative.

The City of Alpharetta, Arts Alpharetta, and the Alpharetta Convention & Visitors Bureau also partner to produce an Art Walk brochure, which serves both residents and visitors and supports the promotion of cultural tourism.

ALTERNATIVES:

Request the Public Art Committee re-review the application once more to suggest additional modifications.

ATTACHMENTS:

1. Dazzle and Discord FINAL Version 07/20/2026

Dazzle and Discord

Alpharetta's Outdoor Exhibit
Art on Loan

June 2026



Dazzle
and
DISCORD

Alpharetta's Outdoor Exhibit
Art-on-Loan

artsalpharetta.org

Nouveau Crane

Location on Park Place

Replacing Current Sequence



7 Current Sequence

by Jacob Burmood

This sculpture is based on the fluid movement of the human body while dancing. It is an abstraction that emphasizes the rhythm and mobility rather than the typical recognizable details of the figure. Movement occurs in a particular sequence, and this sculpture is designed to capture



A Crack in the Past

Location Wills Park

*12 Feet Walking Space Between
the Two Pieces*



Wonder Location behind Library and City Hall

Replacing Tangent Circles



City of Alpharetta
the rescue of the king of the beasts. In this work at the Alpharetta Library, the lion is trapped in a book as the mouse gnaws through the rope to free him.

9 Tangent Circles
by Mary Ruden

Tangent Circles is a sculpture designed to inspire and invite the viewer to walk around the piece and experience the changes in its geometry. It has an exciting red color and silver-colored stainless steel accents. It contains some recycled metal elements. The

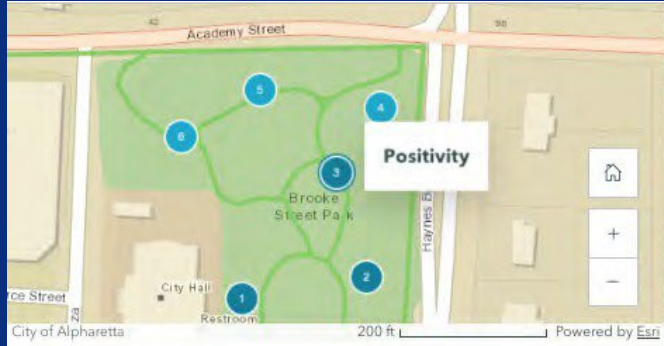


Sentry

Location

Brooke Street Park near Little River

Replacing Positivity



3 Positivity

by Cecelia Moseley

Positivity explores the dynamic interplay between positive and negative spaces, where the negative space subtly contrasts with the positive form. This balance reflects the lived experience of individuals with cognitive learning disabilities, which often go unnoticed. In our society, physical disabilities may be more apparent, but neurological disorders allow individuals to blend in, creating a dual reality of presence and absence.

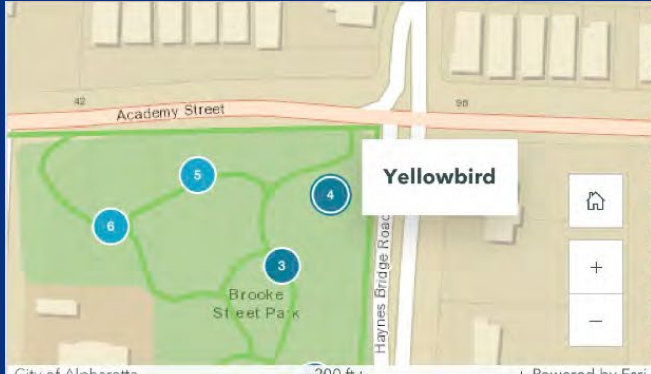


Just One Look

Location

Brooke Street Park at corner of Haynes Bridge Road and Academy Street

Replacing Yellowbird



City of Alpharetta 200 ft Powered by Esri

00:52 Hear directly from Cecelia Moseley.

4 Yellowbird
by Donald Gialanella

This sculpture fits the theme in several ways. It embodies the concepts of free-styling, individual artistic expression, and whimsy in visual form. The sculpture's form is unconventional and abstract. It utilizes clean, geometric



Urban Flow

Location

Milton Avenue Park

Replacing Luminaria



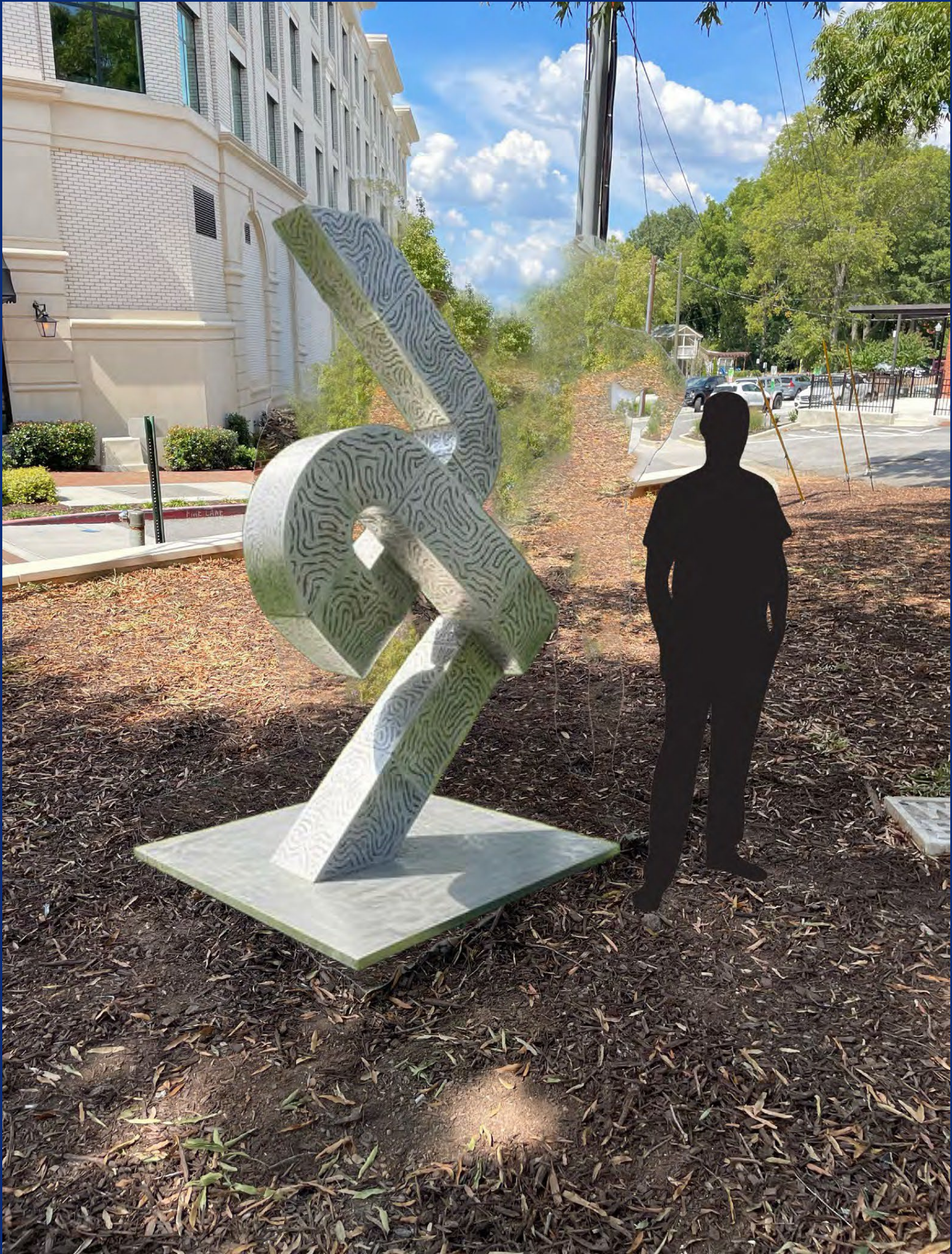
City of Alpharetta 200 ft L Powered by Esri

18 Luminaria

by Stephen Landis

The sculpture is fitted with 3 dozen glass cabochons on the surface which (at darkness) are illuminated by LED lights inside the piece and during the daylight hours they reflect the sun's light. The resulting glow engages viewers to view and discuss the how, what and why of the sculpture. Luminaria is derived from Latin and generally means "light source". The sculpture seeks to honor a woman or women who has or have brought or are bringing a special light into someone or some peoples life or lives. *Due to construction, this piece does not have power to illuminate at night.*



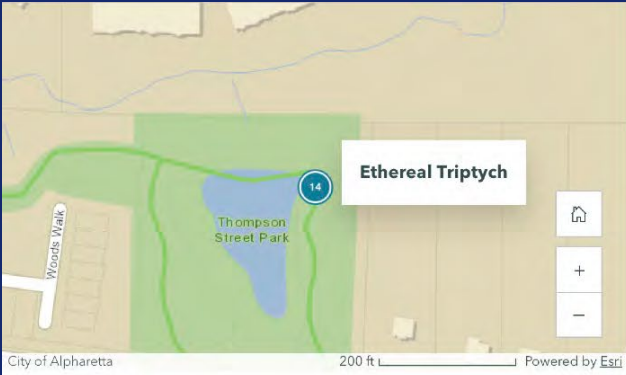


Vertex Vortex

Location

Thompson St Park

Replacing *Ethereal Triptych*



City of Alpharetta 200 ft Powered by Esri

Ethereal Triptych

by Lawrence Feir

Ethereal Triptych is an engaging kinetic wind sculpture that captures the attention of those who gaze upon it. Forever turning, the sculpture interacts with the natural light, and its memorizing form morphs as it rotates around a central axis. This installation is *Ethereal Triptych's* premier in public art.

14 / 61 This piece is part of the temporary exhibition titled "RIFF" and is for sale. Interested buyers should click the button to connect with Arts



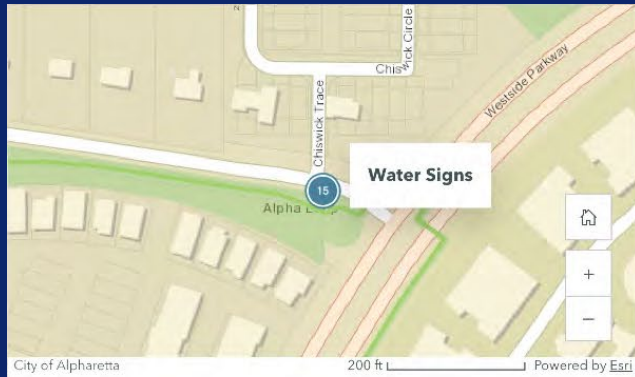


King of the Prairie

Location

Thompson Street near Avalon

Replacing Water Signs



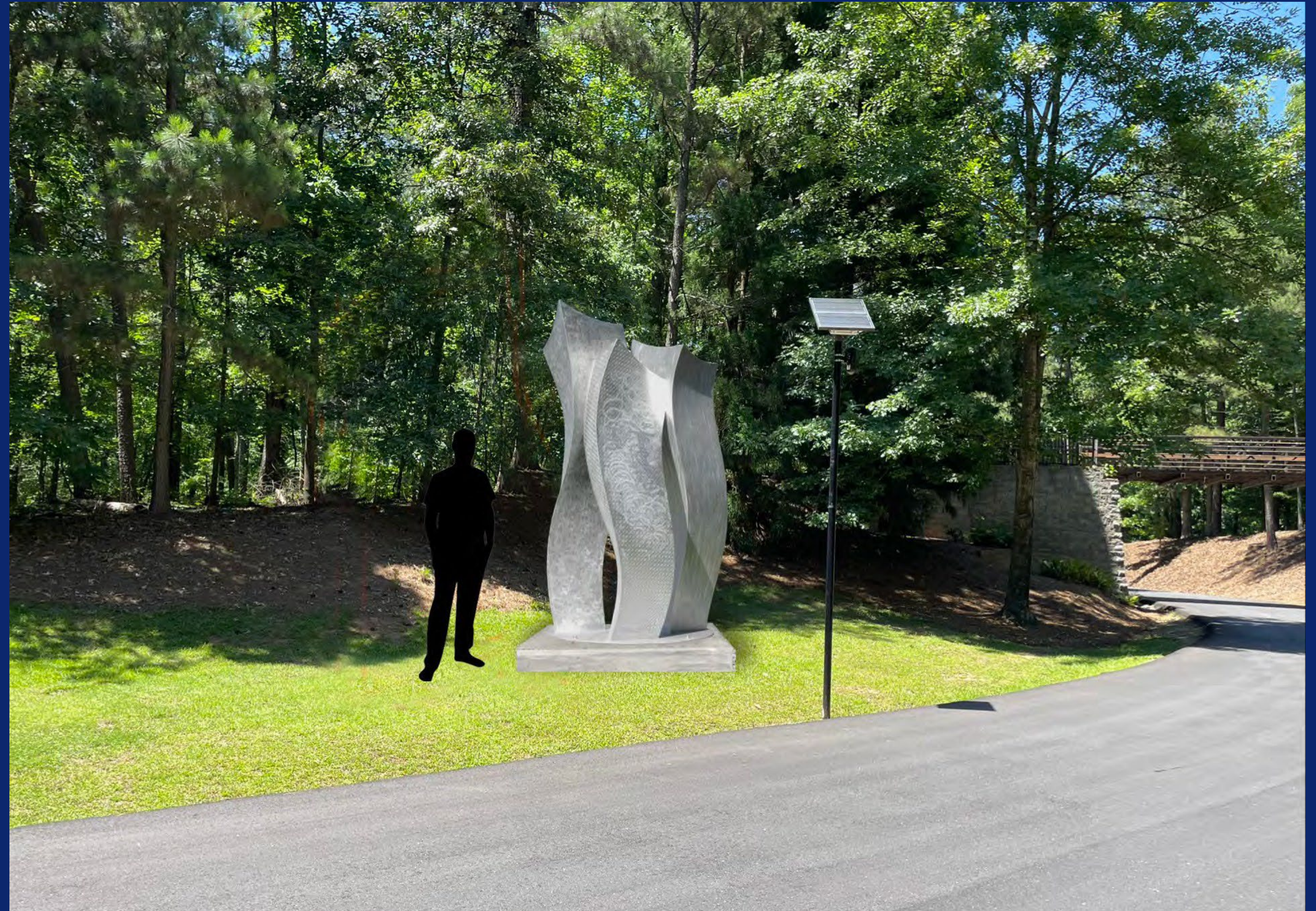
15 Water Signs

by Jim Weitzel

This sculpture is safe for the public to interact with; it is “selfie-friendly” and changes as the sunlight illuminates the dragonfly’s wings. The artist’s passion for art has grown along side his career in the mental wellness and recovery field. “I want my work to be more than just object, to have a deeper meaning, that connects us to a spiritual life and to our fellow man.”



Rising Spirits
Location
**WEBB BRIDGE
PARK**



Red-Green Construction

Location

Greenway Entrance at Union Hill Park





STAFF REPORT

Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Meeting Date: August 3, 2026

AGENDA ITEM:

Public Art — Lamp Post Gallery

Approval of a Yearly Outdoor Art Gallery on Lamp Posts.

STAFF RECOMMENDATION:

Approve the Lamp Post Gallery.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

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

ITEM DESCRIPTION:

This item was discussed at the July 13, 2026 City Council Work Session.

BACKGROUND:

Arts Alpharetta, a local nonprofit dedicated to expanding arts engagement in the community, requests approval to create, fund, install, and maintain an annual outdoor art gallery using city-owned lamp posts.

The proposal includes installing (19) original artwork banners at two locations along Kimball Bridge Road: Southeast corner of North Point Parkway & Southeast corner of Waters Road. In addition to the 19 original banners, two title banners are included, totaling 21 banners altogether.

The project adds public art to the east side of Alpharetta and is entirely turnkey through Arts Alpharetta, with consultation from City staff.

Arts Alpharetta issued a public Call for Artists and submitted (45) artworks for public art review. A Public Art Review Committee—comprised of one Arts Alpharetta representative and three City Arts & Culture staff—reviewed all submissions and (19) artworks were approved.

This initiative was developed with guidance from Midtown Alliance, whose outdoor gallery program includes more than 300 artworks across Atlanta. Their model informed the planning for this Alpharetta installation.

The Alpharetta Convention and Visitors Bureau will support the project through funding and marketing. Cultural Services staff will provide oversight and consultation. The outdoor gallery will function as a walkable public art experience and will be added to the City's online Public Art Walk Story Map.

PUBLIC ART REVIEW COMMITTEE RECOMMENDATION:

The Public Art Review was held on March 10, 2026, and recommended approving the application with (19) artwork banners and (2) sponsor banners.

ALTERNATIVES:

Request the Public Art Committee re-review the application once more to suggest additional modifications.

ATTACHMENTS:

1. Artscape Exhibit Reduced (21) Banners_07_20_2026

01 - KB64 Title Banner



02 - KB61 Doggie



03 - KB58 Serene Heron Haven



04 - KB55 Peonies Glory



05 - KB52 Under Protection



06 - KB49 School Girl



07 - KB42 Dicks Creek



08 - KB39 Hayride



09 - KB36 A Pop of Spring



10 - KB33 #Equation



11 - KB30 Saphire Girl



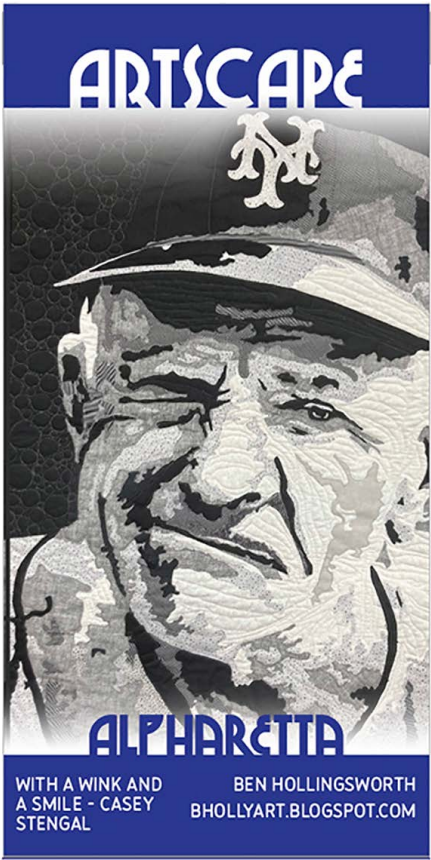
12 - KB27 Gathering



13 - KB24 Let Your Love Light Shine



14 - KB21 With a Wink and Smile



15 - KB18 Essence of Summer



17 - KB12 Dragonfly



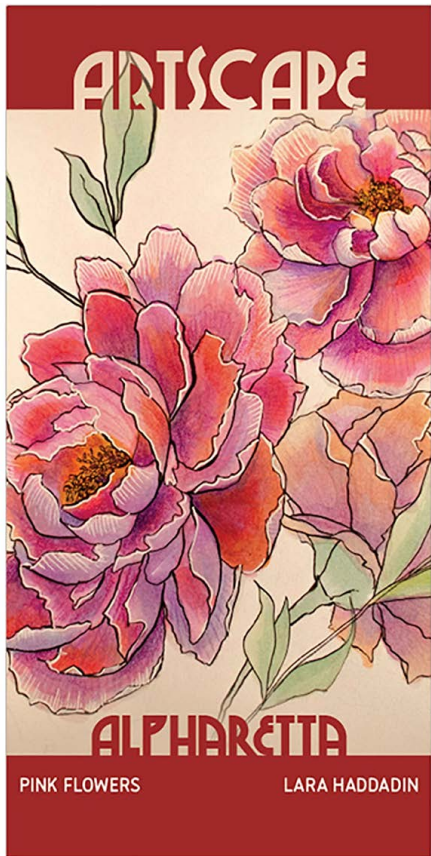
18 - KB09 Spring Flowers



19 - KB06 Carnival Kaleidoscope



20 - KB03 Pink Flowers





STAFF REPORT

Department: Public Works
Submitted By: Dennis Roland
Meeting Date: August 3, 2026

AGENDA ITEM:

Resolution: Fiscal Year 2027 GDOT Local Maintenance and Improvement Grant (LMIG)

Consideration and approval of a resolution authorizing the submittal of a Fiscal Year 2026 Local Maintenance and Improvement Grant Application to the Georgia Department of Transportation and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Adopt a resolution authorizing the submittal of a Fiscal Year 2027 Local Maintenance and Improvement Grant Application to the Georgia Department of Transportation 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: \$1,068,350.70

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Milling and Resurfacing 30141100 541410 C1219	\$246,542.47
-	\$0.00

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-	\$0.00
LMIG	\$821,808.23

ITEM DESCRIPTION:

The Georgia Department of Transportation (GDOT) has begun accepting applications for the Fiscal Year 2027 Local Maintenance and Improvement Grant (LMIG) Program.

Per GDOT guidelines, the following projects are allowable under the LMIG program:

- Preliminary engineering (including engineering for right-of-way plans and utility plans)
- Construction supervision and inspection
- Utility adjustments or replacement
- Patching, leveling, and resurfacing a paved roadway
- Grading, drainage, base, and paving existing or new roads
- Replacing storm drain pipes or culverts
- Intersection improvements
- Turn lanes
- Bridge repair or replacement
- Sidewalk adjacent (within right-of-way) to a public road or street
- Roadway signs, striping, and guardrail installation

- Signal installation or improvement
- Aggregate surface course for dirt road maintenance

The following projects are not eligible for LMIG funds:

- Right-of-way acquisition
- Street lighting
- Beautification and streetscapes
- Walking trails and tracks
- Landscaping
- Administrative services

The LMIG budget for FY 2027 is based on the collection of motor fuel taxes from FY 2026. The amount of each local government's allocation is based on the total centerline road miles for your local road system and the total population of your city/ county as compared with the total statewide centerline road miles and total statewide population. LMIG funds can be escrowed by the local government for a maximum of three fiscal years for the construction of larger projects, but GDOT expects the vast majority of the projects to be completed within the fiscal year of the grant. All LMIG projects must be completed as soon as possible, but substantially complete within three years from the date of the LMIG application. All pre-construction activities, advertisements, lettings, and quality control of work and materials will be the responsibility of the local government.

The City of Alpharetta was allocated \$821,808.23 through the fiscal year 2027 Local Maintenance and Improvement Grant (LMIG) program. There is a match requirement of 30% for this grant. The City must add \$246,542.47 of funding towards this project, for a total of \$1,068,350.70. This match is currently budgeted in the Public Works capital budget under milling and resurfacing.

The Public Works Department proposes to use the FY2027 LMIG allocation and match to fund milling and resurfacing of approximately 8 lane miles of City-maintained roads. A list of proposed roads, description of work, length, and cost associated are provided as an attachment to this request.

ALTERNATIVES:

Do not approve LMIG grant application and subsidize milling and resurfacing funding with capital accounts and/or remove roads from the FY 27 Milling and Resurfacing project list.

ATTACHMENTS:

1. Combined Files for FY 27 LMIG Application



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

6/16/2026

Chartrae Kent
District State Aid Coordinator
Georgia Department of Transportation, District 75025 New Peachtree Road
Chamblee, Georgia 30341

Re: FY 2027 Local Maintenance and Improvement Grant

The City of Alpharetta appreciates the opportunity to apply for funding through the FY 2027 Supplemental Local Maintenance and Improvement Grant (LMIG).

Please find enclosed the City of Alpharetta's LMIG application. For this particular offering, the City is planning to use \$821,808.23 of the awarded amount to supplement the funding we have allocated in the City's FY 2027 Capital Budget for milling and resurfacing of select paved City roadways. The list and data on the specific roadways have been uploaded to the GDOT Grants website.

100% of the last Three year's LMIG and LRA roads have been resurfaced and closeout documents provided. We are currently obtaining the documentation to close out Fiscal Year 2026 LMIG and LRA Grants.

Should you have any questions regarding this application, please contact Josh Chance in our Public Works Department at 678-297-6234 or by email at JChance@alphoretta.ga.us.

Respectfully,

Jim Gilvin
Mayor of the City of Alpharetta

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



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

June 29, 2026

The Honorable Jim Gilvin, Mayor
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009-3680

RE: Fiscal Year 2027 Local Maintenance & Improvement Grant (LMIG) Program

Dear Mayor Gilvin:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2027 LMIG Program in July 2026. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2027 LMIG Application, please visit the Department's website at <https://www.dot.ga.gov/GDOT/Pages/LMIG.aspx>. This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, **Chartrae Kent**, at **770-216-3880** for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in Department of Audits and Accounts (DOAA) and Department of Community Affairs (DCA) audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form and invoices for Fiscal Year 2024 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2024, 2025, and 2026. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

All electronic LMIG applications must be received no later than February 1, 2027. Failure to submit applications by the deadline might result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2027 Program is **\$821,808.23** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 347-0240 or email questions to LocalGrantsProgram@dot.ga.gov.

Sincerely,

Bill Wright
Local Grants Administrator

cc: The Honorable Jason Dickerson, Georgia State Senate; The Honorable Josh McLaurin, Georgia State Senate;
The Honorable Shawn Still, Georgia State Senate
The Honorable Todd Jones, Georgia House of Representatives; The Honorable Jan Jones, Georgia House of
Representatives; The Honorable Scott Hilton, Georgia House of Representatives; The Honorable Chuck Martin,
Georgia House of Representatives; The Honorable Michelle Au, Georgia House of Representatives
The Honorable Joseph Stein, State Transportation Board

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2027 LMIG**
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, Jim Gilvin (Name), the Mayor (Title), on behalf of The City Of Alpharetta (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

_____ (Signature) _____ (Print) Mayor / Commission Chairperson _____ (Date)	_____ E-Verify Number Sworn to and subscribed before me, This ____ day of _____, 20 ____. In the presence of: NOTARY PUBLIC _____ My Commission Expires: NOTARY PUBLIC SEAL (required):
---	---

LOCAL GOVERNMENT SEAL (required):

**CERTIFICATION OF COMPLIANCE WITH
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION**

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

- 1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;
- 2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,
- 3) is in compliance with O.C.G.A. §§ 35-1-17 et seq. regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 et seq. for the duration of time the subject agreement is in effect.

Signature of Authorized Officer or Agent

Printed Name of Authorized Officer or Agent

Title of Authorized Officer or Agent

Date

Form Date - May 10, 2024

Previous Grant Completion Status

(for FY 2027 LMIG)

Fiscal Year	Grant Type	Percent Complete %	SFE Submitted (Y/N)	Comments
2026	LRA	0%	N	The 2026 LRA fund will be utilized on our FY27 Milling and resurfacing. We have the bid opening scheduled for July 16 2026.
2026	LMIG	90%	N	Contractor has completed 18 out of 19 roads on the LMIG project list. The final road is hopewell plantation Soil Cement estimated to be complete in August 2026.
2025	LRA	100%	Y 	
2025	LMIG	100%	Y 	
2024	LRA	100%	Y 	
2024	LMIG	100%	Y 	
2023	LMIG	100%	Y 	
			N	
			N	
			N	

For the FY 2027 LMIG Application: Please complete and attach this page with your Signature Page.

1. Grant Type: (LMIG or Local Road Assistance 'LRA')
2. Percent Complete: (0% - 100%)
3. SFE Submitted: For grants that are 100% complete, indicate whether the Statement of Final Expenditures (SFE), with supporting documents, has been submitted to the Georgia Department of Transportation, by a "Y" for yes or a "N" for no.

GDOT District	County	City	Total Mileage*	Population**	2025 LMIG Formula Amount	2026 LMIG Formula Amount	2027 LMIG Formula Amount	Required LMIG Match
3	FAYETTE	TYRONE	70.05	8,038	\$ 136,286.30	\$ 154,367.41	\$ 163,209.30	30%
3	FAYETTE	WOOLSEY	-	209	\$ 1,278.13	\$ 1,436.68	\$ 1,515.47	30%
6	FLOYD	(UNINCORPORATED)	784.99	61,428	\$ 1,352,670.24	\$ 1,533,588.68	\$ 1,621,225.51	30%
6	FLOYD	CAVE SPRING	11.46	1,215	\$ 21,693.67	\$ 24,584.80	\$ 25,975.54	30%
6	FLOYD	ROME	239.35	38,747	\$ 532,947.22	\$ 603,451.20	\$ 639,470.19	30%
1	FORSYTH	(UNINCORPORATED)	1,250.76	269,921	\$ 3,130,330.18	\$ 3,580,227.19	\$ 3,830,679.33	30%
1	FORSYTH	CUMMING	37.48	10,175	\$ 93,881.37	\$ 118,497.01	\$ 129,919.39	30%
1	FRANKLIN	(UNINCORPORATED)	445.10	18,420	\$ 663,742.56	\$ 755,691.20	\$ 800,263.40	30%
1	FRANKLIN	CARNESVILLE	8.28	771	\$ 14,728.48	\$ 16,708.54	\$ 17,992.87	30%
1	FRANKLIN	FRANKLIN SPRINGS	9.10	1,181	\$ 18,500.00	\$ 20,986.01	\$ 22,194.05	30%
1	FRANKLIN	LAVONIA	26.20	2,165	\$ 45,982.31	\$ 52,141.74	\$ 54,942.55	30%
1	FRANKLIN / HART	CANON	13.30	705	\$ 20,718.57	\$ 23,623.01	\$ 25,033.58	30%
1	FRANKLIN / HART / MADISON	ROYSTON	25.72	2,665	\$ 48,445.57	\$ 54,953.07	\$ 57,849.10	30%
7	FULTON	(UNINCORPORATED)	4.81	744	\$ 10,408.20	\$ 11,829.39	\$ 12,599.51	30%
7	FULTON	ALPHARETTA	222.98	67,275	\$ 693,743.25	\$ 781,161.80	\$ 821,808.23	30%
7	FULTON	CHATTAHOOCHEE HILLS	116.36	3,451	\$ 165,366.15	\$ 188,103.93	\$ 199,314.77	30%
7	FULTON	EAST POINT	164.70	38,270	\$ 442,623.14	\$ 497,767.36	\$ 524,195.93	30%
7	FULTON	FAIRBURN	99.24	17,267	\$ 224,198.83	\$ 253,421.47	\$ 273,851.91	30%
7	FULTON	HAPEVILLE	31.56	6,712	\$ 80,003.38	\$ 91,130.73	\$ 95,941.64	30%
7	FULTON	JOHNS CREEK	226.68	81,167	\$ 792,142.39	\$ 883,928.94	\$ 928,081.97	30%
7	FULTON	MILTON	181.16	41,490	\$ 484,514.29	\$ 543,757.79	\$ 572,199.16	30%
7	FULTON	ROSWELL	353.05	92,227	\$ 1,014,741.66	\$ 1,136,436.22	\$ 1,197,563.62	30%
7	FULTON	SANDY SPRINGS	300.60	105,505	\$ 1,040,716.61	\$ 1,159,932.46	\$ 1,215,280.18	30%
7	FULTON	SOUTH FULTON	580.99	112,003	\$ 1,411,772.72	\$ 1,592,575.58	\$ 1,682,383.44	30%
7	FULTON	UNION CITY	88.68	28,195	\$ 282,964.71	\$ 318,746.79	\$ 337,273.99	30%
7	FULTON / CHEROKEE	MOUNTAIN PARK	7.84	574	\$ 13,376.40	\$ 15,072.15	\$ 15,905.35	30%
7	FULTON / CLAYTON	COLLEGE PARK	75.27	13,953	\$ 179,894.54	\$ 202,833.17	\$ 213,918.13	30%
7	FULTON / COWETA	PALMETTO	44.67	5,213	\$ 87,153.84	\$ 98,105.16	\$ 104,709.30	30%
7	FULTON / DEKALB	ATLANTA	1,440.92	520,070	\$ 4,879,603.49	\$ 5,584,080.94	\$ 5,929,356.94	30%
6	GILMER	(UNINCORPORATED)	505.19	29,779	\$ 810,288.81	\$ 918,254.52	\$ 972,634.73	30%
6	GILMER	EAST ELLIJAY	12.48	1,625	\$ 22,773.48	\$ 27,347.91	\$ 30,476.30	30%
6	GILMER	ELLIJAY	29.47	1,923	\$ 48,694.46	\$ 55,183.01	\$ 58,085.81	30%
2	GLASCOCK	(UNINCORPORATED)	182.05	2,178	\$ 240,520.23	\$ 272,694.63	\$ 288,478.82	10%
2	GLASCOCK	EDGE HILL	0.44	26	\$ 679.05	\$ 761.89	\$ 847.59	10%
2	GLASCOCK	GIBSON	4.89	644	\$ 9,946.20	\$ 11,297.21	\$ 11,994.23	10%

FY 2027 Local Maintenance and Improvement Grant
City of Alpharetta

LMIG Roads

	Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
1	North Point Parkway	Old Milton to Kimball Bridge Road	5.12	Mill existing asphalt; 2.0 inches; full width. Inlay asphalt 2.0 inches of 12.5mm superpave.	\$1,052,173	Mill existing asphalt; 2.0 inches; full width. Inlay asphalt 2.0 inches of 12.5mm superpave.
2	Brisbane Drive	Rucker Road to Melbourne Trail	0.22	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$25,805	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.
3	Sydney Walk	Brisbane Drive to Cul De Sac	0.26	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$34,950	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.
4	Quay Circle	Melbourne Trail to Cul De Sac	0.13	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$21,764	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.
5	Paddington Court	Melbourne Trail to Cul De Sac	0.07	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$19,193	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.
6	Melbourne Trail	Cul De Sac to Cul De Sac	0.38	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$64,269	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.
7	Daintree drive	Melbourne Trail to Cul De Sac	0.22	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$31,314	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.

FY 2027 Local Maintenance and Improvement Grant
City of Alpharetta

LMIG Roads

	Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
8	Canberra way	Daintree Drive to Cul De Sac	0.06	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$15,359	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.
9	N farm Drive	Carybell Ln to Houze rd	1.07	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$140,240	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.
10	Farm Grove Trace	N Farm Drive to Cul De Sac	0.10	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$20,136	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.
11	Orchard Farm Ln	N Farm Drive to Stepping stone Drive	0.14	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$23,794	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.
12	Stepping Stone Ln	Stepping Stone Dr to Cul De Sac	0.04	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$12,995	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.
13	Hidden Meadow Dr	N Farm Drive to Cul De Sac	0.10	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$19,932	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.
14	Silos Ct	N Farm Drive to Cul De Sac	0.09	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$18,842	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.

FY 2027 Local Maintenance and Improvement Grant
City of Alpharetta

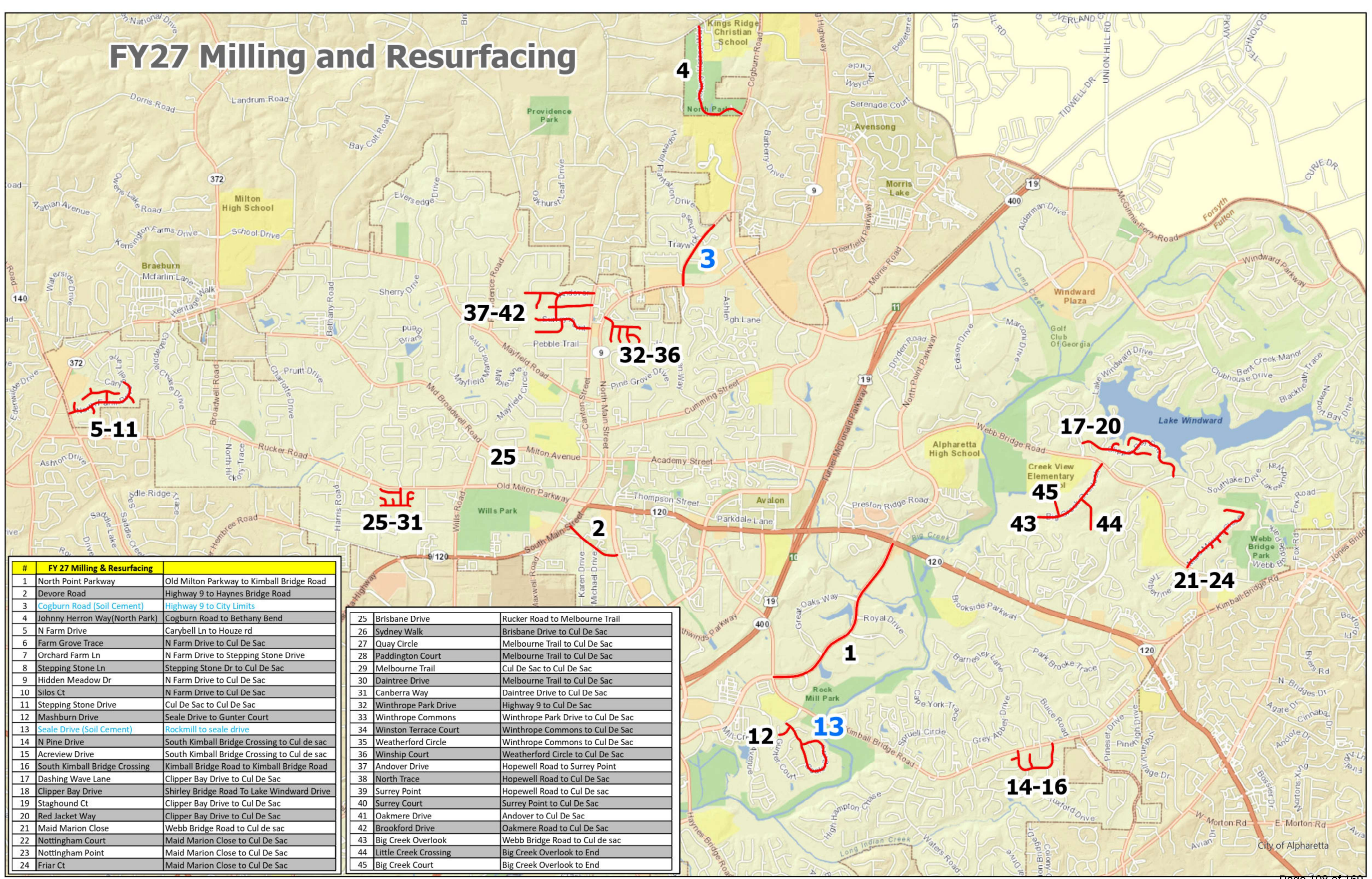
LMIG Roads

15	Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
	Stepping Stone Drive	Cul De Sac to Cul De Sac	0.51	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$88,054	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.

Est. Total: \$1,588,822

FY 27 LMIG Award	\$	821,808.23	
30% City Match	\$	246,542.47	
Total	\$	1,068,350.70	Costs over this amount will be funded by the City of Alpharetta.

FY27 Milling and Resurfacing



#	FY 27 Milling & Resurfacing	
1	North Point Parkway	Old Milton Parkway to Kimball Bridge Road
2	Devore Road	Highway 9 to Haynes Bridge Road
3	Cogburn Road (Soil Cement)	Highway 9 to City Limits
4	Johnny Herron Way(North Park)	Cogburn Road to Bethany Bend
5	N Farm Drive	Carybell Ln to Houze rd
6	Farm Grove Trace	N Farm Drive to Cul De Sac
7	Orchard Farm Ln	N Farm Drive to Stepping Stone Drive
8	Stepping Stone Ln	Stepping Stone Dr to Cul De Sac
9	Hidden Meadow Dr	N Farm Drive to Cul De Sac
10	Silos Ct	N Farm Drive to Cul De Sac
11	Stepping Stone Drive	Cul De Sac to Cul De Sac
12	Mashburn Drive	Seale Drive to Gunter Court
13	Seale Drive (Soil Cement)	Rockmill to seale drive
14	N Pine Drive	South Kimball Bridge Crossing to Cul de sac
15	Acreview Drive	South Kimball Bridge Crossing to Cul de sac
16	South Kimball Bridge Crossing	Kimball Bridge Road to Kimball Bridge Road
17	Dashing Wave Lane	Clipper Bay Drive to Cul De Sac
18	Clipper Bay Drive	Shirley Bridge Road To Lake Windward Drive
19	Staghound Ct	Clipper Bay Drive to Cul De Sac
20	Red Jacket Way	Clipper Bay Drive to Cul De Sac
21	Maid Marion Close	Webb Bridge Road to Cul de sac
22	Nottingham Court	Maid Marion Close to Cul De Sac
23	Nottingham Point	Maid Marion Close to Cul De Sac
24	Friar Ct	Maid Marion Close to Cul De Sac

25	Brisbane Drive	Rucker Road to Melbourne Trail
26	Sydney Walk	Brisbane Drive to Cul De Sac
27	Quay Circle	Melbourne Trail to Cul De Sac
28	Paddington Court	Melbourne Trail to Cul De Sac
29	Melbourne Trail	Cul De Sac to Cul De Sac
30	Daintree Drive	Melbourne Trail to Cul De Sac
31	Canberra Way	Daintree Drive to Cul De Sac
32	Winthrop Park Drive	Highway 9 to Cul De Sac
33	Winthrop Commons	Winthrop Park Drive to Cul De Sac
34	Winston Terrace Court	Winthrop Commons to Cul De Sac
35	Weatherford Circle	Winthrop Commons to Cul De Sac
36	Winship Court	Weatherford Circle to Cul De Sac
37	Andover Drive	Hopewell Road to Surrey Point
38	North Trace	Hopewell Road to Cul De Sac
39	Surrey Point	Hopewell Road to Cul De sac
40	Surrey Court	Surrey Point to Cul De Sac
41	Oakmere Drive	Andover to Cul De Sac
42	Brookford Drive	Oakmere Road to Cul De Sac
43	Big Creek Overlook	Webb Bridge Road to Cul de sac
44	Little Creek Crossing	Big Creek Overlook to End
45	Big Creek Court	Big Creek Overlook to End



STAFF REPORT

Department: Public Works
Submitted By: Dennis Roland
Meeting Date: August 3, 2026

AGENDA ITEM:

Fiscal Year 27 HVAC Replacement — Wills Park Recreation Center Gym

Consideration and approval to award a HVAC replacement to AComfort, the City's on-call contractor, for an amount not to exceed \$150,133.85 for the removal of existing equipment, purchase of new HVAC equipment, and the installation of the new HVAC Equipment at the Wills Park Recreation Center gym and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Please approve funding in an amount not to exceed \$150,133.85 to AComfort for the FY 27 HVAC unit replacement for the Wills Park Recreation Center Gym 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: 150,133.85

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
HVAC Replacemnts/30141100 541300 C2003	\$150,133.85

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-	\$0.00

ITEM DESCRIPTION:

This request is for the replacement of a 50-ton package unit for the Wills Park Recreation Center Gym. This system is 20 years in age and has already required extensive repairs/service in order to maintain the unit in a safe working condition. The typical lifespan of these units is 15 to 20 years and this one has already reached the expected life expectancy. Replacement of this unit will provide better energy efficiency and bring the unit up to date with the current federal environmental regulations regarding freons. This request is part of a recurring capital initiative to replace aging units at City facilities.

The following Single HVAC System will be replaced as part of this request.

Wills Park Recreation Center Gym:

50 Ton Carrier gas packaged unit.

The City will be utilizing on-call contractor AComfort for HVAC maintenance for the new installation of equipment. AComfort was awarded a 5-year contract on 6-16-2023 for the service and installation of existing and new equipment. In order for labor and manufacturers' warranties to remain valid, the new HVAC equipment installer should also be the one servicing the new equipment. This eliminates any questions or issues with the equipment, making any warranty claims an easier process. In order to make sure the City was receiving fair pricing for the units listed above, staff reached out to a separate HVAC vendor for pricing of installation and other add-ons needed to complete the work as quoted by Acomfort. Below was the pricing received from both vendors.

AComfort	\$150,133.85
B&W Mechanical Contractors	\$167,765.00

The total cost includes but is not limited to the following:

1. Refrigerant recovery for system
2. Installation of all materials and new equipment
3. Labor and fuel.
4. Crane rental
5. Duct sealants and wiring connections with complete startup and testing of new unit.
6. Disposal of old equipment.

There is a 10-week lead from when the unit is ordered to when equipment will be delivered. Once equipment has been received, the total estimated completed project time is one week.

ALTERNATIVES:

Do not approve funding for the replacement of the current rec center HVAC unit to Acomfort and bid out for a replacement of the unit.

Do not approve funding for a replacement of the current unit.

ATTACHMENTS:

1. 23-114 Comfort by Design-HVAC Services for City Facilities Contract
2. Combined Quotes for Unit Replacement

CITY OF ALPHARETTA STANDARD CONTRACT FOR SERVICES

This Contract for Services for the City of Alpharetta is made and entered into and is effective _____, by and between **CITY OF ALPHARETTA, GEORGIA**, a municipal corporation of the State of Georgia 30009 (the "City") and **COMFORT BY DESIGN, INC.**, DBA AComfort, a Georgia corporation with its principal office located at 410 O'Dell Road, Griffin, Georgia 30224 (the "Contractor").

1. Contract Documents. The Contract Documents consist of this Contract, the City's Request for Proposal No. 23-114 dated March 9, 2023, including any addenda thereto (the "RFP"), and the City of Alpharetta RFP 23-114, HVAC Services and Preventative Maintenance for City Facilities Cost Proposal dated April 6, 2023, as revised April 21, 2023 (the "Proposal"), 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 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.

2. Scope of Services. The Contractor's duties and scope of services are specifically set forth in the RFP and Proposal (the "Work") and, in general, include the following:

HVAC SERVICES AND PREVENTATIVE MAINTENANCE FOR CITY FACILITIES, consisting of the provision of HVAC preventative maintenance, repair, and installation services for heating and cooling systems within City facilities. The Work shall be performed in accordance with the project specific requirements and specifications (including all explanatory matter thereof) set forth in the RFP and, to the extent accepted by the City, the Proposal, and such other standards, guidelines and specifications as may be applicable to the subject portion of Work, as reasonably determined by the City. Contractor shall furnish all labor, materials, equipment, superintendence, and other incidentals to fully perform the Work. The award and execution of this Contract by the City does not guarantee the subsequent assignment of any portion of the Work for which a task order is required.

3. Contract Prices. In accordance with the costs established in Contractor's Cost Proposal, which is attached hereto and incorporated herein as **Exhibit "A,"** and as finally awarded by the City, the City shall pay Contractor an annual fixed fee in the amount of **FORTY-SEVEN THOUSAND, SEVENTY and 00/100 DOLLARS (\$47,070.00)** for Contractor's full performance of the portion of the Work comprising regular service and preventative maintenance. For service calls and any portions of the Work requested by task order, such as the supply and installation of replacement equipment, the City shall pay Contractor in accordance with the unit prices/rates set forth in **Exhibit "A";** provided, however, a separate fixed fee shall be established, on a project by project basis, for the supply and installation of replacement equipment or the performance of any other portion of the Work requested by task order. For any such project, Contractor will submit a proposal for its performance of the task order, including its proposed fee, which must be approved in

writing by the City prior to Contractor's commencement of the subject portion of the Work.

The City will process approved payment requests under this Contract 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
Department of Public Works
1790 Hembree Road
Alpharetta, Georgia 30009
Attn: Joey Shirley

Upon receipt of Contractor's invoice for an order placed by City's Designated Representatives and following inspection of the delivered goods and confirmation of Contractor's completion of the subject portion of the Work, the City will render payment. 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. Payment to sub-contractors and suppliers is the responsibility of the Contractor. The City will not entertain any other payment arrangements. 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. Acceptance of final payment under this Contract 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 Work; Time for Performance.

- (a) Commencement of Work. 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 on or after July 1, 2023. Notwithstanding anything herein to the contrary, the City shall not be obligated to pay for, and the Contractor shall not proceed to perform, any portion of the Work requested by task order until the City has approved Contractor's proposal for performance of the subject task order.
- (b) Time for Performance. Contractor's time for performance of each portion of the Work shall conform to the time requirements or project schedule set forth in the RFP or Proposal or as otherwise mutually agreed to by the parties prior to the commencement of the Work. For any portions of the Work that are requested by task order, Contractor's time for performance of each portion of the Work shall conform to the time requirements set forth in the subject task order.

- (c) Time is of the Essence. All limitations of time set forth in this Contract are of the essence.

5. Duration of Contract.

- (a) Contract Term. The term of this Contract shall be for a five (5) year period commencing July 1, 2023, and terminating June 30, 2028, as further set forth herein and in accordance with O.C.G.A. § 36-60-13.
- (b) Contract Extension. Unless extended in writing by agreement of the Parties, the Contract will be effective for a period of no longer than (5) years, starting July 1, 2023, and ending at 11:59 p.m. (Eastern Time) June 30, 2028 (the "End Date"). In accordance with O.C.G.A. § 36-60-13, the initial term of the Contract shall be for a period of one year running from July 1, 2023, through 11:59 p.m. (Eastern Time) on June 30, 2024, and will automatically renew for additional one (1) year terms, each beginning on July 1 following the existing term year and ending at 11:59 (Eastern Time) June 30 of the following year, unless the City delivers written notice of non-renewal to Consultant at least thirty (30) days prior to the expiration of the relevant term year, such renewals not to exceed the End Date, unless otherwise agreed to, in writing, by the Parties. If written notice of non-renewal is given for any then-existing term, this Contract will terminate upon expiration of that term.
- (c) The foregoing notwithstanding, this Contract shall terminate absolutely and without further obligation of the City at the close of the fiscal year in which it was executed and at the close of each succeeding fiscal year if the City Council fails to appropriate funding for the Contract for any such succeeding fiscal year, which such non-appropriation will be treated equivalently to a written notice of non-renewal, without regard to any notice requirements to the contrary. Also notwithstanding the foregoing, 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, also without regard to any notice requirements to the contrary.
- (d) Any Contract term will not exceed the End Date. The End Date of the Contract may be extended by written agreement of the Parties. Consultant shall have no right to extend the End Date or any term of the Contract except as may be agreed to, in writing, by the City.
- (e) The Contract unit price of goods for the above-stated contract term will remain as offered by the Consultant, incorporated herein as Exhibit "A," and accepted/awarded by the City. Any contract extension beyond the above-stated contract term will be based on the same terms and conditions as the original term, except as provided below. Title to any supplies, materials, equipment, or other personal property shall remain in the Contractor until fully paid for by the City.
- (f) For any such renewal term commencing after the first two (2) years of this Contract, hourly rates may be increased by the lesser of five percent (5%) or the Consumer Price Index factor (US City Average - All Items; most recent month). Consultant must provide the City with the subsequent rates for any renewal term, if different from the then existing rates, at least ninety (90) days prior to the expiration of the

then existing term. Subsequent rates are guaranteed for a minimum of twelve (12) months.

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 15 (*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.
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;
 - (b) All goods/products delivered hereunder shall be new and delivered free and clear of any lien, encumbrance, security interest or other claim, of whatever nature;
 - (c) 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;
 - (d) 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;
 - (e) 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
 - (f) 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 RFP, as follows:
- i. Statutory Worker's Compensation and Employers Liability Insurance in the minimum amount of Five Hundred Thousand Dollars (\$500,000) or as required by applicable law, whichever is greater, for all employees and other persons as may be required by Georgia law, or the law of the state where Contractor is located, whichever is applicable. If Contractor is self-insured, Contractor shall additionally provide the City with a certificate from the Georgia (or applicable state) Board of Workers' Compensation stating that the Contractor qualifies to pay its own workers' compensation claims.
 - ii. Comprehensive General Liability insurance with minimum combined single limits of One Million Dollars (\$1,000,000) per occurrence and in the aggregate. The policy shall be applicable to all premises and all operations of the Contractor. The policy shall provide comprehensive coverage, including coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, and products/completed operations. Completed operations coverage shall be maintained for a minimum period of two (2) years following completion of the Work. Further, coverage shall be written on an "all risk" (open perils) form. The policy shall contain a severability of interests provision. Coverage shall be provided on an "occurrence" basis as opposed to a "claims made" basis. Such insurance shall be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.
 - iii. Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury of not less than One Million Dollars (\$1,000,000) per occurrence and property damage of not less than One Hundred Thousand Dollars (\$100,000) per occurrence with respect to each of the Contractor's owned, hired and non-owned vehicles assigned to or used in performance of the Work. The policy shall contain a severability of interests provision. Such insurance coverage must extend to all of Contractor's subcontractors. Such coverage must include all automotive equipment used in the performance of the Contract, both on and off any work site, and such coverage shall include non-ownership and hired cars (vehicles and equipment) coverage. Such insurance shall be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.
 - iv. Umbrella/Excess Liability insurance with minimum combined single limits of One Million Dollars (\$1,000,000) per occurrence and in the aggregate in excess of the underlying primary Commercial General Liability insurance policy

described above. Such policy shall be no more restrictive and provide the same or greater coverage as said underlying policy (written on no less than a follow form basis). Such insurance shall be endorsed to name the City, and its elected officials, officers, employees and agents as additional insured parties.

(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. 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 Proposal. 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. 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.
12. 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 11 (*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 (2018)(Circular E).
13. 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 RFP.
14. 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.

15. Notices. All contractual notices and communications under this Contract shall be deemed sufficient if given by electronic mail (email) or statutory overnight mail with return receipt requested, or hand delivered:

(a) If to the Contractor, at the following address:

Comfort by Design, Inc, DBA AComfort
PO Box 2011
Griffin, GA 30224
Attn: April Brackett, CEO
abrackett@acomfortbydesign.com

(b) If to the City, at the following address:

City of Alpharetta
Department of Public Works
1790 Hembree Road
Alpharetta, Georgia 30009
Attn: Pete Sewczwicz, Department Director
psewczwicz@alpharetta.ga.us

With a copy to:

Alpharetta City Attorney
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 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.

16. 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.

17. 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?IS=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 A of the RFP, 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 A of the RFP, 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.

18. 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; Electronic Signature. This Contract may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall together constitute one (1) and the same instrument. This Contract may be executed by electronic signature, and such signature shall have the same validity and effect as a signature affixed by hand and shall constitute an original for all purposes.
- (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 and Renewal. Notwithstanding any other provision of this Contract, in compliance with the requirements of O.C.G.A. § 36-60-13 governing the terms and conditions of multiyear contracts, this Contract shall be effective for a term commencing on July 1, 2023, and terminating at midnight on June 30, 2024, (the "initial term"), without further obligation on the part of either party other than outstanding obligations incurred prior to the expiration of such term. Thereafter, in accordance with O.C.G.A. § 36-60-13 and subject to the further conditions provided in this Paragraph, this Contract shall be automatically renewed for up to four (4) successive one (1) year terms (each one year term occurring after the initial term shall be referred to as a "renewal term") unless the City delivers written notice of non-renewal to Contractor at least thirty (30) days prior to the expiration of the initial term. At the expiration of each renewal term, this Contract shall be automatically renewed for an additional one (1) year term, unless the City furnishes Contractor written notice of its intent not to renew this Contract not less than thirty (30) days

prior to the expiration of such renewal term. If written notice of non-renewal is given, this Contract will terminate upon expiration of the then existing term. For any such renewal term commencing after the first two (2) years of this Contract, prices may be increased by the lesser of five percent (5%) or the Consumer Price Index factor (US City Average - All Items; most recent month). Contractor shall provide the City with the subsequent prices or rates for any renewal term, if different from the then existing prices or rates, at least ninety (90) days prior to the expiration of the then existing term. Subsequent prices or rates are guaranteed for a minimum of twelve (12) months. Nothing stated herein shall obligate the City to extend this Contract beyond the initial term or any renewal term. Further, this Contract shall terminate absolutely and without further obligation of the City at the close of the fiscal year in which it was executed and at the close of each succeeding fiscal year if the City Council fails to appropriate funding for the Contract for any such succeeding fiscal year. 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

Jeff Strickland, City Attorney

COMFORT BY DESIGN, INC., DBA AComfort

April Brackett, CEO

Attest:

By: _____
April Brackett, Corporate Secretary

Date: _____

Exhibit "A"

City of Alpharetta RFP 23-114, HVAC Services and Preventative Maintenance for City Facilities Cost Proposal

Comfort By Design Inc. DBA AComfort

Instructions for Cost Proposal Completion:

1. This form **MUST** be used to submit cost proposal
2. Do not include a copy of this cost proposal in your technical proposal.
3. Complete all the fields. See end of form as well for bid authorization and contact info.
4. ~~Verify all amounts entered.~~ This form will be used for cost evaluation and for contract allowable costs.
5. Award will consider price, but price will not be the sole determining factor

Intended 5-year Contract Term		July 1, 2023 thru June 30, 2028	
1.	Cost per quarter for regular service/ maintenance for all equipment on current list provided within the Scope of Work (additional equipment will be discussed at time of addition).	\$11,767.50	Per quarter, guaranteed rate for first 24 months of contract term. (Cost years 3 -5 of contract term remains the same unless negotiated with the City.)
2.	Service call charge (if any) for repair, trouble shooting, installation. (guaranteed rate for the first 24 months of an awarded contract)		
(a)	Regular Hours	typical 8am-5pm	
	Regular Hours - labor rate per hour	\$97.00 per tech	
(b)	After hours (night/ weekend)	after 5pm , weekends and hoildays	
	After Hours - labor rate per hour	\$140.00 per tech	
(c)	Explain below when and how the charges above will be invoiced (per trip, per job regardless of number of trips, etc.		
	Labor charges are based on totals hour needed, per technician, to preform requested service call/repairs per site. All labor will be billed together, on requested site work invoice when such repairs are 100% completed, unless instructed by City of Alpharetta for different billing option.		
3.	New equipment installation charges (guaranteed rate for the first 24 months of an awarded contract)		
(a)	Regular Hours	typical 8am-5pm	
	Regular Hours - labor rate per hour	\$97.00 per tech	
(b)	After hours (night/ weekend)	after 5pm, weekends and holidays	
	After Hours - labor rate per hour	\$140.00 per tech	
(c)	Explain below when and how the charges above will be invoiced (per trip, per job regardless of number of trips, etc.		
	Charge is figured on total number of hours needed to completed installation and included in quote for installation. Charge will be invoiced when installation is 100% complete, unless arrangements have been made in advanced and approved with City of Alpharetta for project draws. If project draws are needed, AComfort will provide timeline of request draws and amounts.		
(d)	Enter below your markup on New Equipment . Explain how this is applied, whether to MSRP or some other pricing standard. How will this show on your invoice?		
	AComfort will take "our cost of equipment" and markup by 25% to cover overhead cost. Then, we take that figure and multiply by a 8% markup to cover profit margin. This equals a total markup of 35%. AComfort does have flexibility in overhead cost when completing large projects or multi system replacements. Overhead markup can be adjusted to help with cost when completing large projects or multi system replacements at the same time.		
(e)	Enter below your markup on Freon . Explain how this is applied, whether to MSRP or some other pricing standard. How will this show on your invoice?		

City of Alpharetta
RFP 23-114, HVAC Services and Preventative Maintenance for City Facilities
Cost Proposal

Comfort By Design Inc. DBA AComfort

	AComfort will guarantee refrigerant pricing markup based on what the current cost is per lb of the selected type of refrigerant being used at a 50% markup. Markup helps to cover our EPA license training, DOE required record keeping, pickup, scales used to measure amounts being charged into system and old tanks recycle. AComfort will list refrigerant type being used, number of lbs used for site repair and its cost per lb, per invoice. Current cost for R410 per lbs \$15.84 x 1.50 (50% mark up) = \$23.76 per lb. This may go up/down as price changes but the markup will be fixed. Current cost for R22 per lbs \$59.40 x 1.50 (50% mark up) = \$89.10 per lb. This may go up/down as price changes but the markup will be fixed. Formula will be the same for other types of refrigerant that may be required for equipment.
4.	Explain below other service call charges that may apply. (note reason for charge, when it applies, and amount) (Ex: Trip charge, fuel rate charge etc.)
(a)	Option one, AComfort charges a fuel charge on each invoice. Fuel charge is calculated on many factors including but not limmited to, current cost of fuel per gallan and calculated based on total labor on invoice using the labor rate above. AComfort is charging 9.50% fuel rate on total labor charge listed on invoice. We do not charge fuel rate on parts/equipment, strickly on labor. AComfort can guarantee this rate unless fuel cost exceeds \$3.50 per gallon. If fuel cost exceeds \$3.50 per gallon, rate will be increased to cover cost of fuel. Fuel charge is calucated on normal operting hours labor rate, not on overtime rates for service calls. Projects are calucated similar based on the number of techanicans and number of service vans needed. If possiable, AComfort will have technicians ride togheter to lower cost of fuel charge.
(b)	Option two, AComfort can provide a flat rate trip charge of \$60.00 per vehicle, per invoice. For project work, flat rate trip charge will have to be calculated based on scope of project. Including but not limited to the number of vehicles needed and number of trips needed to complete project.
(c)	
(d)	

By completing and submitting this cost proposal in response to the City of Alpharetta's RFP 23-114, and in compliance with RFP 23-114 section **What We Want to Do** including scope of work and project requirements, you understand, offer, and agrees that if this Proposal is accepted by the City Council within one-hundred twenty (120) days of the date of RFP Response (Proposal) Due Date/Time, that you/ your company will furnish any or all of the services and/or deliverables upon which prices are quoted, at the price set opposite each, for regular maintenance or as based on specific task orders from the City.

Company Name:	Comfort By Design Inc. DBA AComfort
Address:	410 O'Dell Road Griffin GA. 30224
Print/Type Name(s) and Title(s) Authorized Signer(s):	Robert Wagener, General Manger
Contact Info - Phone Number:	678-340-2282
Contact Info - Email Address:	rwagener@acomfortbydesign.com



AComfort
PO Box 304
Snellville, GA 30078

Phone: (678) 688-7378
info@acomfortbydesign.com
acomfortbydesign.com

Bill to
City of Alpharetta
Engineering/Public Works
1790 Hembree Road
Alpharetta, GA 30004

Ship to
P&R- Site 8/9 - Wills Park
11925 Wills Road
Alpharetta, GA 30004

Quote #: q1498

Quote Expiration Date: 8/9/2026

Item	Description	Quantity	Price	Amount
Commercial Equipment	New Carrier 50 Ton Gas Packaged Unit Model# 48K4BS50-5B5A4BAE0 Barometric Relief pt# CRBARRLF0003A01 5 yr Compressor Warranty Make all High Voltage Connections Make all Low Volt And Control Wiring Connections Complete Start Up Current Lead Time Is Approx 10 Weeks Plus Shipping Time (Per Carrier)	1	\$124,712.35	\$124,712.35
Commercial Parts & Material	Screws, Sheet Metal, Weatherproof Duct Sealant, Tape, Rags, Cleaner, Electrical Hardware, Misc Truck Use Items	1	\$2,800.00	\$2,800.00
Commercial Rental & Services	Crane (Patriot Lifting)	1	\$12,000.00	\$12,000.00
Labor Standard (Alpharetta)	Labor Tech Alpharetta Standard Rate (Total Project for 3 Techs) Includes Site Prep And Unit Tear Down And New Unit Installation	100	\$97.00	\$9,700.00
Fuel Charge (Alpharetta)	Fuel Charge rate Alpharetta 9.50% of total labor charge	1	\$921.50	\$921.50

Subtotal: \$150,133.85

Tax: \$0.00

Total: \$150,133.85

Payments: \$0.00



Approve Request Changes

B&W Mechanical Contractors, Inc

From 1940 Riverside Parkway
Lawrenceville, GA 30043
(770) 449-6000

Quote No. **2022162**

Type **Sales**

Prepared By **Chris Martin**

Created On **04/23/2026**

Valid Until 07/15/2026

City of Alpharetta Public Works
Wills Park Equestrian Center
Quote For 11915 Wills Road
Alpharetta, GA 30009

Description of Work

Replace 50 Ton Package Unit for Rec Center

- Arrive on site and check in with customer
- Shut down power to unit and verify
- Remove high voltage power from system along with low voltage
- Remove all associated drain lines and ductwork
- Disconnect and material used to secure the unit to the steel
- Remove unit from steel with crane
- Set new unit in place with crane and tie in ductwork
- Install new power exhaust and barometric relief
- Wire in high and low voltage to the unit
- Tie in all piping
- Restore power to unit and verify rotation
- Start and test system to ensure proper operation
- Cleanup work area of all job-related debris
- Seal all ductwork joints from the elements
- Properly dispose of old RTU and refrigerant per EPA guidelines

Clarifications/Exclusions

- Safety First practices.
- **Projects under \$25,000: 100% billed upon completion**
- **Projects \$25,000–\$50,000: 50% billed at approval, 50% billed upon completion**
- **Projects over \$50,000: 30% billed at approval, 40% billed upon equipment arrival, 30% billed upon completion**
- To be performed during normal business hours (Mon-Fri 7:00 am - 4:00 pm).
- Any additional deficiencies discovered during execution will be quoted separately.
- Due to current market volatility, proposal **Valid for 14 days.**

Services to be completed

Location - Building

Replace package unit for building

GRAND TOTAL \$167,765.00

Terms and Conditions

1. Upon the acceptance of Contractor's proposal, Contractor will begin procuring materials, equipment, and labor resources necessary to complete the work. If the Customer cancels the approved work for any reason, the Customer agrees to pay for all work performed up to the time of cancellation, as well as all

materials, parts, or equipment that have been purchased, ordered, or specially procured for the proposed project, whether or not such items have been delivered, installed, or are returnable. Upon payment for such procured materials, parts, or equipment, Customer will have all title and ownership rights in same. Once payment is made for these items, they become the property of the Customer. Alternatively, if the Customer prefers that Contractor attempt to return any uninstalled materials, parts, or equipment, Contractor will endeavor to do so when possible, and the value of any credit received by Contractor for any returned items will be passed directly back to the Customer after deducting restocking fees, shipping and handling fees, or other supplier charges. The Customer also agrees to pay any reasonable costs incurred by Contractor related to restocking fees, supplier cancellation charges, fabrication, or mobilization.

2. All Contractor's labor and materials sold for repair work to existing equipment is warranted against defects in workmanship or materials under normal use for sixty (60) days after installation.
3. On all new equipment installations, Contractor warranties labor only for a period of one (1) year, parts are per equipment manufacturers warranty period.
4. Any problems resulting in warranty claims will be addressed during normal business hours, Monday through Friday. Repairs requiring after-hours work at premium charges will be billable to the customer for the premium charge only.
5. In case of any failure to perform its obligations under this Agreement, Contractor's Liability is limited to repair or replacement at its option, and such repair or replacement shall be Customer's sole remedy. This warranty is conditioned upon proper operation and maintenance by Customer and shall not apply if the failure is caused or contributed to be accident, alteration, abuse or misuse, and shall not extend beyond the term of this agreement.
6. Customer shall permit Contractor free and timely access to areas and equipment, and allow Contractor to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during Contractor's normal working hours.
7. Contractor will not be required to move, replace, or alter any part of the building structure in the performance of this Agreement.
8. If a trouble call is made at Customer's request and inspection indicates a condition which is not covered under this Agreement, Contractor may charge Customer at the rate then in effect for such services.
9. Any alteration to, or deviation from, this Agreement involving extra work, cost of material or labor will become an extra charge (fixed-price amount to be negotiated or on a time and material basis at Contractor's rates then in effect) over the sum stated in this Agreement.
10. Contractor shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts, civil or military authority, priority regulations, insurrection of riot, action of the elements, forces of nature, or by any cause beyond its control.
11. Customer shall make available to Contractor's personnel all pertinent Safety Data Sheets(SDS)pursuant to OSHA's Hazard Communication Standard Regulations.
12. Contractor's obligation under this proposal and any subsequent contract does not include the identification, abatement, or removal of any asbestos products or other hazardous substances. In the event such products or substances are encountered, Contractor's sole obligation will be to notify the owner of the existence of such products and materials. Contractor shall have the right thereafter to suspend its work until such products or materials, and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equally adjusted.

13. If any provision of these Terms & Conditions is determined to be invalid, illegal, or unenforceable, in whole or in part, such provision shall be deemed modified to the minimum extent necessary to make it enforceable, or if modification is not possible, severed from these Terms & Conditions. The validity, legality, and enforceability of the remaining provisions shall not be affected, and these Terms & Conditions shall be enforced as if such invalid provision had never been included.
14. To the fullest extent permitted by law, each party shall indemnify (the "Indemnifying Party") and hold harmless the other party (the "Indemnified Party"), its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by any active or passive act or omission of the Indemnifying Party, anyone directly or indirectly employed by the Indemnifying Party, or anyone for whose acts the Indemnifying Party may be liable. Under no circumstances, whether arising in contract, tort (including negligence), equity or otherwise, will either party be responsible for loss of use, loss of profit, increased operating or maintenance expenses, claims of customers tenants or clients, or any special, indirect or consequential damages. Contractor and Customer hereby mutually agree to waive subrogation under their respective property insurance policies.

Approve Quote Close

Please confirm that you approve this quote. B&W Mechanical Contractors, Inc will be notified that you have authorized them to perform this work.

Please make sure your name and email address are correct:

Kevin Walls kwalls@alpharetta.ga.us

Enter your purchase order number, if you have one:

you have read and accepted the Quote Terms and Conditions.

☐ Checking this confirms that

Request Changes to Quote Close

Enter any parts, services, or labor on this quote that you would like the vendor to change.

Enter any changes on
this quote

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STAFF REPORT

Department: Fire
Submitted By: Grace Orehosky
Meeting Date: August 3, 2026

AGENDA ITEM:

Ordinance: Fire Prevention and Protection Text Amendments

SECOND READING: The first reading occurred at the July 20, 2026 City Council meeting.

Consideration of text amendments to Chapter 20, referred to as Fire Prevention and Protection, to amend provisions related to adoption of state minimum fire safety standards; definitions; appeals from decisions of the fire department; storage of explosives, blasting agents, and liquified petroleum gases; sprinkler installation requirements; outdoor burning regulations; emergency access for gated communities; emergency responders radio coverage and testing; special fire services and public safety plans; fire watch personnel and fire safety officer requirements; permit requirements for certain assembly events, temporary events, or planned activities; fire and life safety record retention; records reporting system requirements through the use of third-party inspection reporting software programs; compliance reporting; enforcement provisions; and for other purposes.

STAFF RECOMMENDATION:

Adopt amendments to Ordinance 20, Fire Protection and Prevention, to improve clarity, transparency, and administrative consistency within an existing state regulatory framework.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

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

The first reading occurred at the July 20, 2026 City Council meeting. Since that time, there have been no changes.

The updated ordinance modernizes Alpharetta's legacy Chapter 20 by replacing older Alpharetta-specific technical fire construction provisions with direct references to the Georgia State Minimum Fire Safety Standards, the adopted International Fire Code (IFC), the International Building Code (IBC), and applicable NFPA standards. Rather than creating a new layer of local technical requirements, the ordinance is intended to clarify how adopted codes are administered and enforced locally so that developers, property owners, contractors, and residents have clear expectations and a more transparent review process.

The primary purpose of the ordinance changes is to improve transparency, consistency, and communication surrounding local code administration in Alpharetta. When reviewing the original Chapter 20 ordinance, Ordinance 220 (the original domestic sprinkler code), the current clean draft, and the Georgia State Minimum Fire Safety Standards together, the ordinance reflects a continuation and modernization of existing administrative authority rather than the creation of entirely new local fire protection mandates. The ordinance is therefore intended to clarify administration, design criteria, occupancy classifications, review procedures, and enforcement mechanisms for standards already authorized or enforceable under the Georgia State Minimum Fire Safety Standards and the

authority of the local Authority Having Jurisdiction (AHJ). State-adopted codes already delegate many implementation details to the local Authority Having Jurisdiction (AHJ), including decisions involving fire access, hydrant placement, emergency radio coverage, fire department connections, and emergency override requirements for gates located on fire access roads. For example, the IFC already requires gates on fire access roads to include emergency override capabilities, but the specific override method is determined by the local AHJ. The ordinance clarifies those local administrative expectations directly within the City Code so applicants better understand the process upfront, reducing uncertainty, minimizing delays, and streamlining economic development activity.

The ordinance should therefore be viewed primarily as an administrative modernization and transparency initiative rather than the creation of new local fire design mandates. Framing the ordinance in this manner is important because portions of the clean draft could otherwise be interpreted as creating entirely new local sprinkler requirements, which is not the intended purpose of the update. The stronger and more legally defensible position is that Alpharetta is clarifying how already-adopted state standards are administered, reviewed, and enforced locally under the authority delegated to the AHJ through Georgia's State Minimum Fire Safety Standards framework. By consolidating references to adopted state codes and clarifying where local administrative approval is required, the City creates a more predictable development environment while reducing the risk of inconsistent interpretation or perceived regulatory overreach. This approach also benefits the City by clearly documenting the basis for enforcement decisions, establishing objective expectations for applicants, and improving communication between developers, design professionals, and city staff throughout the permitting and inspection process.

Several portions of the draft also improve operational clarity by consolidating records requirements, adding event-notification thresholds for large gatherings, defining fire watch personnel and fire safety officers, and updating references to current adopted codes and standards. These updates support more efficient administration while maintaining alignment with the statewide fire-safety framework already adopted by Georgia.

Council can therefore reasonably present the ordinance as a modernization package designed to improve clarity, transparency, and administrative consistency within an existing state regulatory framework. The intent is to provide clearer pathways for compliance, improve communication during development review, and support economic development by making local code expectations easier to understand and administer for all parties involved.

ALTERNATIVES:

Do not adopt the recommended amendments.

ATTACHMENTS:

1. Ordinance Adopting Chapter 20 Amendments
2. 2026.07.13 Ch. 20 EDITS - REDLINED COPY



AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 20 OF THE CODE OF THE CITY OF ALPHARETTA, REFERRED TO AS THE FIRE PREVENTION AND PROTECTION ORDINANCE; 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 desire to amend Chapter 20 of the Code of the City of Alpharetta, Georgia, referred to as the Fire Prevention and Protection Ordinance; 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 ordain, as follows:

- Chapter 20 of the City of Alpharetta Code of Ordinances is here by repealed and replaced with Exhibit "A," attached hereto.

1. 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.

2. Effective Date

This Ordinance shall be effective immediately upon adoption.

3. 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:

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

First Reading: _____

Second Reading: _____

EXHIBIT A

Chapter 20 FIRE PREVENTION AND PROTECTION

ARTICLE I. IN GENERAL

Sec. 20-1. Adoption and enforcement of state minimum fire safety standards.

The state minimum fire safety standards in the rules and regulations promulgated pursuant to O.C.G.A. § 25-2-1, et seq., also known as the State Minimum Fire Safety Standards, are adopted by reference and as amended by the state from time to time. The Alpharetta Fire Department is authorized to enforce the State Minimum Fire Safety Standards in all buildings identified in O.C.G.A. § 25-2-13, and also in all commercial buildings, commercial properties, and places of public assembly within the City of Alpharetta. The Fire Chief, or designee thereof, shall be responsible for the administration, plan reviews, permitting reviews, inspections and enforcement required by such minimum fire safety standards and all applicable City ordinances related to fire and life safety within the City. At any time that the minimum standards are revised by the state, such revisions shall be incorporated into the City's standards, provided that nothing herein shall prohibit the City from adopting fire safety provisions more stringent than the state standards. The term *designee* shall mean a City employee, a qualified contractor, or a qualified consultant retained by the City, who has been expressly authorized in writing by the Fire Chief or Fire Marshal to perform specified duties under this article, and who possesses any certifications, licenses, or qualifications required by applicable law or City policy.

Sec. 20-2. Same—Modifications.

The Chief of the Fire Department shall have the power to waive any of the requirements of the fire prevention code upon application in writing by the owner or lessee, or the duly authorized agent of either, when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the intent of the code shall be observed, public safety secured, and substantial justice done. The particulars of such waivers, when granted or allowed, and the decision of the Chief thereon, shall be entered upon the records of the department, and a signed copy shall be furnished by the applicant.

Sec. 20-3. Same—Appeals.

- (a) *Applicability.* This section applies to appeals of decisions made by the Alpharetta Fire Department in the administration and enforcement of this chapter and other City fire prevention ordinances. Nothing in this section shall limit or supersede the authority of the Georgia State Fire Marshal as provided under state law.
- (b) *Procedure.* Whenever the Chief of the Fire Department shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the fire prevention code have been misconstrued or wrongly interpreted, the applicant is permitted to appeal from the decision of the Chief of the Fire Department to the City Council within 30 days from the date of the decision appealed. Within 30 days of receipt of such appeal, the Chief shall issue a written determination affirming, modifying, or vacating the decision. The decision of the Chief of the Fire Department may be reviewed by the City Council at the request of the applicant. Such a request must be submitted in writing within 15 days of the Chief's written decision. The request must specify the basis for the challenge of the Chief's decision. Following submission of a request, the matter will be placed for a hearing on the City Council's next available agenda. The City Council may consider the record prepared by the Fire Chief, any additional input from the Chief during the hearing, as well as any information put forth at the hearing by the individual requesting council review.

Sec. 20-4. Sprinkler installation and protection.

- (a) *Purpose.* Certain properties within the incorporated limits of the City of Alpharetta, as designated in subsection (c), may be required to install and maintain a sprinkler system. Any such system must be designed in accordance with the National Fire Protection Association (NFPA) standards and adhere to the requirements set forth in this section of the Code. If this section in any way conflicts with the provisions in the International Building Code, the International Fire Code, or other applicable codes adopted by the City, the more restrictive shall apply. .
- (b) *Occupancy classifications.* The standards set forth in this section shall be set based on the following occupancy classifications.
 - (1) *Class 1 occupancy* covers manufactured homes, a detached residential structure designed for single-family occupancy, and attached residential structures designed with a maximum of two dwelling units for single-family occupancy, such as a duplex.
 - (2) *Class 2 occupancy* covers attached residential structures designed with three or more attached dwelling units for single-family occupancy, such as townhouses, and multi-family residential structures, such as apartments and condominiums.
 - (3) *Class 3 occupancy* covers all commercial-based structures.
- (c) *Voluntary sprinkler protection system.* Class 1 dwellings may voluntarily install a sprinkler system. Any such properties opting to install such a system must comply with the design criteria established in NFPA 13D as adopted by Georgia's Office of Insurance and Safety Fire Commissioner.
- (d) *Required sprinkler protection system.* If not otherwise required by the State Minimum Rules and Regulations as adopted by the City, the following buildings shall be protected with an approved sprinkler system as follows:
 - (1) *Class 2 Occupancies.* All Class 2 residential dwellings shall be constructed with a sprinkler system that complies with the design criteria established in NFPA 13R or NFPA 13D, per the respective International Residential Code or International Building Code, as adopted by Georgia's Office of Insurance and Safety Fire Commissioner.
 - (2) *Class 3 Occupancies.* In addition to requirements instituted by the State of Georgia, the City of Alpharetta shall require sprinkler systems in the following commercial properties:
 - a. Mercantile occupancies exceeding 5,000 square feet or, if less than 5,000 square feet, if the building is more than one-story in height. This requirement shall not apply if 50% or more of the square footage is a covered open air structure, such as a pavilion;
 - b. Business occupancies exceeding 7,500 square feet, unless otherwise required by state or local law;
 - c. Storage occupancies exceeding 5,000 square feet, unless otherwise required by state or local law;
 - d. Industrial occupancies exceeding 5,000 square feet, unless otherwise required by state or local law;
 - e. Buildings that have a primary use of educational occupancy, with the exception of mobile or portable classrooms or modular units of less than 5,000 square feet.
 - e. All strip malls, regardless of occupancy use. For the purposes of this section, strip mall means a single building or group of attached buildings arranged in a linear configuration containing two or more separate commercial tenant spaces that share common walls and are served by a common parking area, with each tenant space having a separate public entrance directly accessible from the exterior of the building.
 - (3) *Assembly occupancies.* If not otherwise required by the State Minimum Rules and Regulations as adopted by the City, the following assembly occupancies shall be protected with an approved, electrically supervised automatic sprinkler system:
 - a. Assembly occupancies with festival seating.
 - b. Places of worship.

-
- c. Restaurants.
 - d. Bars.
 - e. Nightclubs.
 - f. Dance Halls.
 - g. Discotheques
- (e) *Applicability.* This section shall apply to all new buildings and to any existing buildings or structures that shall be deemed a new building due to substantial renovations or modifications. "Substantial renovation" shall mean any construction project of such building or structure costing more than the building's or structure's gross assessed value according to the Fulton County tax assessor at the time of starting such renovation. "Substantial modification" shall mean either an interior modification that involves an aggregate of 50% of existing square feet or greater or in which a change in occupancy class triggers the existing provisions of this code section. The property owner is responsible for the inspection and testing of the sprinkler system in accordance with the rules of the state safety fire commissioner on all structures required to have sprinkler systems.
- (f) *Authority of the Fire Marshal.* The Alpharetta Fire Marshal has authority to require a Class III sprinkler system for any structure or occupancy that does not fall under one of the above listed classifications if the building or structure is deemed to be hazardous, regardless of building size. The Fire Marshal shall have the power to enforce the requirements in this section including issuing a notice to any property owner in non-compliance with this section and a set date to come into compliance, the issuance of citations to be prosecuted pursuant to Article IV of the Charter for the City of Alpharetta, may apply to the Superior Court of Fulton County for an order requiring the property owner to comply, or any other legal remedies allowable under local and state law.
- (g) *Effective date.* The requirements of this code section shall apply to the buildings and properties with land disturbance or building permits issued on or after July 1, 2026.

Sec. 20-5. Outdoor burning prohibited.

- (a) Except as otherwise provided by law, or as otherwise set forth in this Code, no persons shall cause, suffer, allow or permit open burning of refuse, rubbish, brush, wood, trash, leaves, tree limbs or other combustible materials anywhere in the City.
- (b) The following are exceptions to the prohibition on outside burning:
- (1) Outdoor burning in connection with the preparation of food for immediate human consumption;
 - (2) Campfires and fires used solely for recreational or ceremonial occasions, provided that the burning is approved in advance by the Fire Department and conducted pursuant to such conditions as the Fire Department may require;
 - (3) Burning for the purpose of training private firefighting personnel when conducted in accordance with the guidelines set forth by the Department of Natural Resources, subject to approval of the Fire Chief;
 - (4) Burning associated with the operation of devices that require open flames, such as tar kettles, blow torches, welding torches, portable heaters and other flame-making equipment, provided that the use of such equipment does not violate other local or state laws and appropriate safety measures are used; and
 - (5) Burning associated with the disposal of packaging materials previously containing explosives, in accordance with the U.S. Department of Labor Safety Regulations.
 - (6) Fires in recreational fire pits, as defined in the Unified Development Code (the "UDC") and subject to the size and location requirements contained in the UDC. Such fires are not required to be approved in advance by the Fire Department and are not limited to cooking purposes. Fires in fire pits must be attended at all times, and smoke from a fire pit that creates a nuisance is prohibited. For the purposes of this section only, nuisance is defined as smoke that enters a neighboring home with windows and

doors closed. If the Fire Department receives complaints from more than one neighboring household within a twenty-four hour period, the incident commander or officer in charge of the responding apparatus shall respond to the scene, inspect the fire, and make a reasonable determination based upon the nuisance standard in this section as to whether the fire should be extinguished and whether if a police officer or code enforcement officer shall issue a warning or citation.

- (c) *State burn ban.* The exceptions listed in this subsection (b) shall not apply during any statewide burn ban or other prohibition on open burning issued by the Georgia Environmental Protection Division, the Georgia Forestry Commission, or other authorized state or county agency. During such periods, all outdoor burning within the City shall be prohibited except where expressly authorized by state law.
- (d) The Fire Chief, or designee, Code Enforcement Manager, or designee, shall be responsible for the enforcement of the provisions of this section, and may issue citations for violations thereof. Any person violating any provision of this section shall be fined no more than \$1,000.00 for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues. In addition, any person violating any provision of this section which results in a fire requiring the response of the Fire Department shall also be liable for the costs incurred by the Fire Department in responding to the fire, including actual labor costs, costs of equipment operation, and costs of materials.

Sec. 20-6. Plan Review.

- (a) *Plan Review.* The Fire Chief, or designee, shall review construction documents, development plans, and permit applications for new construction, alterations, renovations, and changes of occupancy to ensure compliance with applicable fire and life safety requirements, as required by the adopted fire codes, state minimum fire safety standards, or City ordinances, to ensure compliance with applicable fire and life safety requirements. Such review shall include, but not be limited to:
 - (1) Fire protection and fire alarm systems;
 - (2) Fire department access, fire lanes, and emergency vehicle access;
 - (3) Water supply for fire protection, including fire hydrant placement and fire flow requirements;
 - (4) Means of egress and life safety provisions affecting emergency evacuation;
 - (5) Accessibility and operational readiness of fire protection systems and equipment; and
 - (6) Any other fire and life safety requirements established by the adopted fire codes, state minimum fire safety standards, or City ordinance.
- (b) *Inspections and approvals.* The Fire Chief, or designee, shall conduct inspections and approve fire protection systems, Fire Department access, and other fire and life safety features required by applicable codes prior to occupancy or use of any building or structure.
- (c) *Coordination with other City departments.* Nothing in this section shall prohibit coordination with other City departments responsible for building permitting, zoning, or development review; however, all matters pertaining to fire protection, fire prevention, life safety, and emergency access shall remain under the authority of the Fire Chief or the Fire Chief's designee.

Sec. 20-7. Emergency access requirements for gated communities.

- (a) *Purpose.* Response to an emergency by the Fire Department and other emergency response departments risks being delayed without immediate access to a property or building. There are a number of residential

subdivisions and other buildings or properties in the City of Alpharetta with gated or controlled access across the fire apparatus access road. When emergency vehicles and personnel experience difficulty promptly accessing areas closed with gates or barriers it creates a risk to public health, safety, and welfare of the community. The International Fire Code mandates that such gates to have approved emergency override equipment, as approved by the local jurisdiction. The intent of this section is to:

- (1) Promote health, safety, and general welfare of the public by establishing standards for installation of equipment, as approved by the City Fire Marshal, to facilitate access to emergency vehicles and persons during emergency situations;
 - (2) Provide standards for accessing gated communities during emergencies by persons and emergency vehicles of the Fire Department, police department and other emergency responders;
 - (3) Reduce delays that can be caused by gated or controlled access to a community, property, or building.
- (b) *Effective date.* Effective July 1, 2026, all newly installed automated gates installed across fire apparatus access roads must be equipped with an approved system that allows for operation of the gate by emergency responders by way of their radio transceivers. A list of approved equipment shall be maintained by the City Fire Marshal. Any existing gate or barrier located across a fire apparatus access road shall be brought into compliance with this section whenever:
- (1) The gate or barrier is replaced;
 - (2) The gate operating system or access-control system is replaced;
 - (3) A permit is required for reconstruction, relocation, or modification of the gate or barrier; or
 - (4) Work is performed that materially affects emergency responder access capabilities.
- (c) *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:
- (d) *Approved gate* means those gates approved, in writing, by the Fire Marshal to be in compliance with all requirements of this section.
- (e) *Emergency* means any event within the municipal limits of the City of Alpharetta that requires the immediate response of the Fire Department, police department, emergency medical, or other emergency response departments for situations arising from, but not limited to, fire, explosion, acts of God, situations of a physical or mental condition where a delay risks a person's health, or any situation in which there is an imminent danger or threat to life, health, or property.
- (f) *Fire Apparatus Access Road* means a designated pathway, as defined by the International Fire Code, that allows fire engines to reach buildings and property.
- (g) *Gated or controlled access community* means a community, property or building that is enclosed within a geographical area by restrictive gates that is intended to control or limit vehicular access.
- (h) *Radio-controlled system* means an emergency access control system that opens gates and other such barriers when an emergency responder clicks (pulses) their radio transceivers on a restricted FCC radio frequency typically allocated to public safety agencies.
- (i) *Requirements.* When a gated or controlled access community or facility contains a vehicle access gate or barrier across the fire apparatus access road, the gate or barrier shall be equipped with a radio-controlled system, approved by the Alpharetta Fire Marshal, that is capable of receiving access commands from public safety radio transceivers. In addition, the gate or barrier shall be equipped with an approved redundancy emergency override. A list of approved redundancy emergency override equipment shall be kept by the Fire Marshal.
- (j) *Review.* As part of the building permit process for new construction, or the remodeling or rebuilding of gates, including efforts to comply with this section, a request for such approval must be submitted to the Fire Marshal on applications prepared by his or her office. The forms should, at a minimum, require

information on the manufacturer for the radio-controlled system, the installation contractor's name and contact information, and exact locations for entry by emergency personnel to the property. A reasonable fee for the review of the application may be periodically set and amended as needed.

- (k) *Approval.* Within 30 days of receiving an application, the Fire Marshal shall render a decision as to whether the submitted radio-controlled system meets the requirements of this section to allow emergency access for the Fire Department, police department, emergency medical or other emergency responders. Once the radio-controlled system is installed, the applicant must notify the Fire Marshal within 15 days and the Fire Marshal, or designee, shall test and approve the operation and compatibility of the equipment. If such tests of a controlled gate across a fire apparatus access road fails, the gate must remain open to all vehicular traffic until the issue is resolved and the Fire Marshal, or designee, provides approval. A reasonable fee for having to re-test the system may be periodically set and amended as needed.
- (l) *Waivers.* The Fire Marshal shall have the power to waive any of the requirements of this section upon application in writing by the owner or lessee, or the duly authorized agent of either, when there are practical difficulties in the way of carrying out the strict letter of the requirements, provided that the intent of the code shall be observed, public safety secured, and substantial justice done. The particulars of such waivers, when granted or allowed, and the decision of the Fire Marshal shall be entered upon the records of the Fire Department, and a signed copy shall be furnished by the applicant.
- (m) *Maintenance and Responsibility.* The property owner or lessee, or duly authorized agent of same, for gated or controlled access communities is required to maintain the radio-controlled system and ensure it is capable of receiving access commands from public safety radio transceivers. All costs associated with implementing the required radio-controlled system, maintaining such system, and removal of any unapproved system shall be the responsibility of the property owner, lessee, or duly authorized agent responsible for the property and the controlled access gate or barrier.
- (n) *Enforcement.* The Fire Marshal shall have the power to enforce the requirements in this section including issuing a cease and desist notice to any property owner in non-compliance with this section and a set date to come into compliance, the issuance of citations to be prosecuted pursuant to Article IV of the Charter for the City of Alpharetta, or may apply to the Superior Court of Fulton County for an order requiring the property owner to remove any gates or barriers across fire apparatus access roads that do not meet the requirements of this section.

Sec. 20-8. Emergency responders radio coverage and testing.

- (a) *Purpose.* Emergency responder radio coverage systems shall be provided, tested, and certified where required by the adopted International Fire Code, NFPA 1225, and applicable Georgia State Minimum Fire Safety Standards. Testing and certification required for issuance of a certificate of occupancy or final approval shall be performed only by vendors approved by the North Fulton Regional Radio System Authority (NFRRSA).
- (b) *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:
 - Approved vendor* means a company or individual that has been reviewed, qualified, and listed as an approved service provider by the NFRRSA,
 - Certification* means the formal documentation confirming that an ERRC system complies with IFC Sec. 510 and all applicable City and NFRRSA requirements.
 - Emergency Responder Radio Coverage* means a system designed to enhance in-building radio signal strength for first responders as required under IFC Sec. 510.
 - Initial testing* means the first comprehensive performance and compliance testing of a newly installed ERRC system prior to its approval for operation use.

Minimum signal strength means the minimum required radio signal strength within a building, set by the City and NFRRSA as -95 decibels per milliwatt (dBm) and a delivered audio quality (DAQ) no less than 3.0.

Needs assessment testing means the evaluation process conducted to determine whether a building or structure requires an ERRC system, as specified in IFC Sec. 510 and any adopted amendments.

- (c) *Requirements.* Needs assessment testing and initial testing must be performed by an approved vendor. Certification for an ERRC system will only be issued following satisfactory testing by an approved vendor. All testing must be completed and approved by the Fire Marshal before a certificate of occupancy can be issued.
- (d) Pathway infrastructure for new construction.
 - (1) Any newly constructed building, structure, or occupancy required under adopted fire codes, IFC Section 510, or this Code, to undergo emergency responder radio coverage testing, or needs assessment testing, shall be provided with reasonable pathway infrastructure to facilitate future installation of an emergency responder radio coverage system if later required.
 - (2) Pathway infrastructure may include conduit, raceways, riser access pathways, designated equipment space, electrical capacity, and other construction features reasonably necessary to reduce delay, demolition, or excessive retrofit costs associated with future ERRC system installation.
 - (3) Specific pathway requirements may be established by administrative policy, plan review standards, or technical guidance issued by the Fire Marshal in coordination with applicable building officials.
- (e) *Enforcement and penalties.* The Alpharetta Fire Department shall have the power to enforce this code section. Failure to comply with the ERRC requirements may result in revocation of building permits or certificates of occupancy, the issuance of citations to be prosecuted pursuant to Article IV of the Charter for the City of Alpharetta, or any other legal action as permitted under local and state law.

Sec. 20-9. Enforcement Powers

The Chief of the Fire Department, or his designees or officers, are authorized to enforce the provisions of the fire prevention code and this chapter. This authority shall include the power to arrest by the issuance of a citation and impose penalties in accordance with Section 1-8 of the this Code. With respect to this Chapter 20, the Chief of the Fire Department may, but in no way is required to, promulgate, and from time to time amend, a list of applicable fees and penalties.

Secs. 20-10 – 20-61. Reserved

ARTICLE II. CLEAN-UP, ABATEMENT, REMOVAL OF DEBRIS, HAZARDOUS MATERIAL OR REFUSE

Sec. 20-62. 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:

Debris means any loose material not attached to the land or any structure, or the remains of anything broken or destroyed.

Fire Chief means the Fire Chief of the City or an appointed designee.

Hazardous material means any material that, because of its quantity, concentration or physical or chemical characteristics, poses significant present or potential hazard to human health and safety if released into the

environment. Hazardous materials include, but are not limited to, explosives, pyrotechnics, flammable gas, flammable liquid, poisonous gas, poisonous liquid, irritating material, material that causes diseases in humans, radioactive material, corrosive material, or liquefied petroleum gas.

Refuse means all waste substances, including garbage, as well as combustible and non-combustible wastes.

Sec. 20-63. Deposit or release of debris, hazardous material and refuse; clean-up or abatement; liability for costs.

In the event the City Fire Department is summoned to clean up or abate the effects of any deposit or release of debris, hazardous material or refuse in the City, the following described persons shall be jointly and severally liable to the City for the payment of all costs incurred by the City as a result of such clean-up or abatement activity:

- (1) Any person whose negligent or willful act or omission proximately caused such deposit or release;
- (2) The person who owned or had custody or control of the debris, hazardous material or refuse at the time of or immediately prior to such deposit or release, without regard to fault or proximate cause; and
- (3) The person who owned or had custody or control of the container which held such debris, hazardous material or refuse at the time of or immediately prior to such deposit or release, without regard to fault or proximate cause.

Sec. 20-64. Verification and supervision.

In the event that any person other than a member of the City's Fire Department undertakes, either voluntarily or upon order of the Fire Chief or other City official, to clean up or abate the effects of the deposit or release of any debris, hazardous material or refuse, the Fire Chief may take such action as is necessary to supervise or verify the adequacy of the clean-up or abatement. The persons described in section 20-63 shall be liable to the City for all costs incurred as a result of such supervision or verification.

Sec. 20-65. Determination of costs; charges for service; disposition of funds; fee schedule.

- (a) The charges to persons under this article shall be based on actual costs incurred by the City and shall include, but shall not necessarily be limited to, actual labor costs or City personnel, including benefits and administrative overhead, cost of equipment operation, cost of materials obtained directly by the City and the cost of any contract labor and materials. Labor costs shall be based on the current fiscal year salary and benefit budget established for each employee. Equipment costs shall be based on the equipment cost schedule established in the City's financial system. The cost for materials used shall be based on the actual costs incurred to purchase, lease, or contract for goods and/or services during clean-up and abatement activities.
- (b) The charges for the provision of services under this article shall be binding upon all persons liable under this article as well as their successors in interest, assigns, estates and heirs.
- (c) All moneys received under this article shall be placed in a general fund revenue account.

Sec. 20-66. Fire suppression services.

The authority to recover costs under this article shall not include actual fire suppression services which are normally or usually provided by the City's Fire Department.

Sec. 20-67. Collection of charges.

The City may enforce the provisions of this article by civil actions in an appropriate court for the collection of amounts due or other appropriate relief.

Sec. 20-68. Service not to be refused for nonpayment.

Nothing in this article shall authorize any City department or City personnel to refuse or delay any service to any person who has not reimbursed the City as provided in this article.

Secs. 20-69—20-90. Reserved.

ARTICLE III. RECORD RETENTION AND COMPLIANCE FILING OF FIRE AND LIFE SAFETY RECORDS

Sec. 20-91. 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:

Facility means a commercial, industrial, or multi-family facility, complex, building, or structure within the municipal limits of the City of Alpharetta, Georgia.

Record means any report, memorandum, correspondence, or the like related to any fire and life safety systems inspection, test, and required maintenance conducted at the intervals prescribed in any applicable fire code (see e.g., Georgia Comp. R. & Regs. 120-3-3-.01 et seq.).

Record custodian shall mean the third party, of the City's choosing, providing reporting and document/data management and storage system software for records.

Sec. 20-92. Record retention and compliance reporting.

- (a) *Record retention requirements.* All records related to a facility and any of the following systems shall be maintained on the premises of the facility, or in an approved electronic records system accessible to the owner or operator, in a location where records may be safely stored and, upon request, produced in a timely manner, for a period of not less than three (3) years from the date the record was created:

- (1) Automatic fire sprinkler system(s);
- (2) Fire alarm system(s);
- (3) Commercial hood cleaning(s);
- (4) Commercial hood suppression system(s);
- (5) Standpipe system(s);
- (6) Smoke control system(s);
- (7) Private hydrant system(s);
- (8) Fire pump(s);
- (9) Spray paint booth(es);

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- (10) Emergency generator(s);
 - (11) Clean agent suppression system(s); and
 - (12) Any other fire protection or life safety system required by adopted fire codes.
- (b) *Compliance reporting.* Copies of inspection reports, testing reports, maintenance records, deficiency reports, and code compliance certificates for the systems listed above shall be submitted through a reporting platform, software system, or other method approved by the Fire Chief or Fire Marshal.
 - (c) *Administrative fees.* Reasonable administrative or processing fees associated with compliance reporting requirements in this section may be established in the City's adopted fee schedule, as amended periodically.
 - (d) *Applicability.* The requirement of this section shall apply to all commercial facilities, complexes, or buildings, including without limitation to all multi-family dwellings.
 - (e) *Enforcement.* Failure to maintain records, produce records upon request, or submit required compliance reports shall constitute a violation of this chapter and may result in citations or other enforcement remedies authorized by law.

Secs. 20-93—20-95. Reserved.

ARTICLE IV. SPECIAL FIRE SERVICES AND PUBLIC SAFETY PLANS

Sec. 20-96. Purpose.

The purpose of this article is to protect the health, safety, and welfare of persons attending certain assemblies within the City of Alpharetta by providing for fire watch personnel, fire safety officers, standby fire personnel, and requiring public safety plans when necessary for life safety.

Sec. 20-97. Authority.

The authority to implement and enforce this article is granted under Sections 403.11.1 and 403.11.2 of the International Fire Code and the State Minimum Fire Safety Standards. This article is intended to supplement the adopted ordinances related to Chapter 20, Fire Prevention and Protection and should not be interpreted as limiting all enforcement authority granted to the City via state and local law.

Sec. 20-98. 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:

Fire Safety Officer shall mean a person approved and designated by the Fire Marshal, or designee thereof, to provide fire and life safety oversight during an event, activity, or operation presenting elevated fire risk. A Fire Safety Officer is responsible for monitoring compliance with fire safety requirements, identifying unsafe conditions, coordinating emergency response actions, and serving as the Fire Department's on-site representative for life safety matters.

Fire Watch Personnel shall mean person(s) approved by the Fire Marshal, or designee thereof, to continuously monitor a building, structure, or event location for fire hazards, life safety conditions, and compliance with fire safety requirements when required fire protection systems are impaired or when otherwise directed by the Fire Department. Fire watch personnel are responsible for observation, hazard reporting, and initiating emergency notification procedures but shall not be responsible for directing emergency operations.

Permanent Venue shall mean a building, structure, or fixed facility designed, constructed, and routinely used for assembly occupancies or events involving the gathering of people. Permanent venues include, but are not limited to, theaters, arenas, stadiums, concert halls, convention centers, auditoriums, and similar facilities that are approved for assembly use under applicable building and fire codes and operate on a recurring or ongoing basis.

Special Use Location shall mean a building, structure, property, or outdoor area not normally used or approved as a permanent assembly venue but temporarily utilized for an event, gathering, or activity involving the assembly of people. Special use locations may include temporary event sites, tents, festival grounds, parking lots, parks, streets, warehouses, construction sites, or other locations where assembly activities occur on a temporary or limited basis and where additional fire and life safety oversight may be required.

Sec. 20-99. Fire watch personnel and fire safety officers.

(a) Notification to the Fire Department of certain locations where people congregate.

- (1) A property owner, occupant, event organizer, promoter, permit holder, tenant, or other person responsible for any place of assembly, special event, or location where persons congregate within the City of Alpharetta shall notify the Fire Department, in a manner prescribed by the Fire Chief, prior to any event, gathering, or activity meeting one of the following conditions:
 - a. Attendance is reasonably anticipated to exceed three thousand (3,000) persons at any time; or
 - b. Attendance as reasonably anticipated to exceed one thousand (1,000) persons at any time where alcoholic beverages are permitted to be sold, served, distributed, or consumed on the premises or event site; or
 - c. Use of a property, structure, or space in a manner inconsistent with or exceeding the approved occupancy classification, operational conditions, or occupant load established by the certificate of occupancy or applicable permits; or
 - d. Temporary assembly uses, including festivals, concerts, exhibitions, fairs, outdoor gatherings, or similar activities not routinely conducted at the location; or
 - e. The installation or use of temporary structures, stages, tents, canopies, generators, cooking operations, amusement devices, special effects equipment, or similar temporary installations; or
 - f. The use of pyrotechnics, open flame devices, hazardous materials, fireworks, or flame-producing effects; or
 - g. Any known impairment, outage, or reduction in required fire protection systems, fire alarm systems, emergency communications systems, or means of egress during the event or activity; or

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- h. Conditions expected to impede emergency vehicle access, emergency egress, or crowd movement; or
 - i. Any other condition identified by the Fire Chief, or designee, that materially increases fire, life safety, crowd management, emergency access, or emergency evacuation risks beyond those normally associated with the approved occupancy or use of the premises.
 - (2) Notification shall be made no less than ten (10) days prior to the event or assembly unless waived by the Fire Chief, or designee thereof.
 - (3) The responsible party shall provide accurate and timely information sufficient for the Fire Department to assess fire and life safety conditions, including any information requested relating to occupancy, event activities, temporary installations, special hazards, fire protection systems, and operational conditions.
 - (4) Failure to timely disclose material information or changes in conditions to the Fire Department shall constitute a violation of this chapter.
 - (5) Nothing in this section shall prohibit a property owner, occupant, event organizer, promoter, permit holder, tenant or other person responsible for any place of assembly, special event, or location where persons congregate within the City from notifying the Fire Department and requesting review if unsure whether one of the required conditions is met.
- (b) *Determination of need.* In the Fire Department's evaluation of whether fire watch personnel and/or fire safety officers are necessary for public safety, the Fire Chief, Fire Official, Fire Marshal, or designee thereof, may consider the following factors.
- (1) The number of persons present or anticipated to be present;
 - (2) The nature of the planned performance, exhibition, display, contest or activity;
 - (3) Whether temporary structures, stages, tents, canopies, cooking operations, or special effects are proposed;
 - (4) Whether pyrotechnics, open flame effects, or hazardous materials will be utilized;
 - (5) Any known impairment, outage, or reduction of fire protection or life safety systems at the location;
 - (6) Whether the planned activity will operate at or near the approved maximum occupancy load;
 - (7) Prior compliance history or prior safety issues involving the property or organizer; and
 - (8) Any other condition that, in the judgment of the Fire Chief, Fire Official, Fire Marshal, or designee thereof, creates an elevated fire or life safety risk.
- (c) Based upon the above risk assessment, and the nature of the assembly or occupancy, the Fire Department may require fire watch personnel, fire safety officers, set operational conditions, reductions in occupancy, additional safeguards, public safety plan, or other reasonable life safety measures as determined by the Fire Department as a condition of event operation or continued occupancy on the property.
- (d) When fire watch personnel or fire safety officers required by the Fire Chief, Fire Official, Fire Marshal, or designee thereof, the owner, agent, lessee, event organizer, or other responsible party is required to

provide and identify such personnel or officers as required and approved by the Fire Department through a program, roster, or vendor approved by the Fire Marshal. The Fire Marshal, or designee, shall establish and verify minimum training, qualification, and competency requirements for individuals performing these duties. Individuals performing fire watch or fire safety officer duties shall be reviewed and approved by the Fire Marshal, or designee, prior to performing such duties and must demonstrate training, qualifications, and competency as established by the Fire Department.

- (e) The designated fire watch personnel or fire safety officers shall be subject to the orders of the Fire Marshal, or designee thereof, and shall:
 - (1) Be identifiable as fire watch personnel or fire safety officers;
 - (2) Remain on duty during the times the location is open to the public, when the activity necessitating such personnel or officers is being conducted, or while an elevated fire or life safety risk remains, as determined by the Fire Marshal, or designee thereof.
 - (3) Monitor compliance with fire and life safety statutes, ordinances, and regulations;
 - (4) Identify any hazardous conditions and immediately report such conditions to the Fire Marshal, or designee thereof;
 - (5) Initiate emergency notification procedures when necessary;
 - (6) Maintain documentation or a log of fire watch activities to be maintained in the records of the Fire Department.
- (f) Notwithstanding the requirements of this section, nothing shall prohibit an owner, agent, lessee, event organizer, or other responsible party from requesting fire watch personnel or fire safety officers. The same requirements under this section are applicable whether the City determines such personnel or officers are necessary or if provided upon request.

Sec. 20-100. Standby Fire Department personnel and apparatus.

Whether standby Fire Department personnel or fire apparatus is deemed necessary for public safety in a place of assembly or location where persons congregate within the City of Alpharetta, the Fire Chief, Fire Official, Fire Marshal, or designee thereof, shall consider the following factors in determining the level of staffing or equipment required:

- (1) The anticipated occupant load at the location of the planned activity;
- (2) The complexity of the planned activity and the complexity of the location at which the activity is held
- (3) The status and condition of the location's fire protection system;
- (4) The conditions of access and egress, particularly should an emergency arise;
- (5) The anticipated response impact in an emergency; and
- (6) Any other condition that in the opinion of the Fire Chief, Fire Official, Fire Marshal, or designee thereof, creates an elevated life safety risk.

Sec. 20-101. Responsibility for costs.

- (a) The costs for fire watch personnel, fire safety officers, standby Fire Department personnel, or standby fire apparatus shall be the responsibility of the owner, agent, lessee, event organizer, or other responsible party.
- (b) The Fire Department is authorized to establish and collect fees to recover its costs. The recommended fees shall be prepared by the Fire Department which may be amended from time to time.

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- (c) Following the planned activity or event, the Fire Department shall provide written notice of assessed fees to the identified responsible party, whether person, firm, partnership, limited liability company, corporation, or other organization.
 - (d) Assessed fees shall be paid within sixty (60) days of the date of the assessment and shall be interest of ten (10) percent per annum from the date when such fees become due. The City may pursue collections and/or proceed in a court of valid jurisdiction to collect any fees unpaid under this section. Additionally, failure to pay assessed fees may result in the denial, suspension, or revocation of any current or future permits for planned activities or events.

Sec. 20-102. Public safety plan requirements.

- (a) Whether the development and approval of a public safety plan is required for an indoor or outdoor gathering of persons in the City of Alpharetta, the Fire Chief, Fire Official, Fire Marshal, or designee thereof, shall consider and determine if the gathering would have an adverse impact on public safety by diminishing access to buildings, structures, fire hydrants, fire apparatus access roads, or other public safety services.
- (b) When it is determined that a public safety plan is required, the Fire Chief, Fire Official, Fire Marshal, or designee thereof, shall notify the owner, agent, lessee, event organizer, or other responsible party and shall identify one or more of the following factors that must be addressed in the public safety plan:
 - (1) Ingress and egress for emergency vehicles;
 - (2) Fire protection measures;
 - (3) Emergency egress and escape routes for attendees;
 - (4) Coordination with emergency medical services;
 - (5) Planned public assembly areas;
 - (6) Parking arrangements, including the directing of attendees and vehicles;
 - (7) Distribution of food concessions and vendors;
 - (8) Presence of law enforcement, fire personnel, and medical personnel or services;
 - (9) Weather monitoring program or personnel;
 - (10) Unified command coordination procedures.

Sec. 20-103. Permits.

- (a) Any special assembly event, temporary event, planned activity, or assembly which is required by the Fire Department to have fire watch personnel, fire safety officers, operational conditions, reductions in occupancy, additional safeguards, a public safety plan, or other reasonable life safety measures, as established in this Article, must obtain a Fire Department permit prior to commencing the event, planned activity or assembly.
- (b) Reasonable administrative or processing fees associated with compliance reporting systems may be established in the City's adopted fee schedule, as amended periodically.
- (c) Failure to comply with the requirements of this article, or other applicable fire code regulations, may result in the Fire Chief, Fire Official, Fire Marshal, or designee thereof, suspending or revoking the permit.
- (d) Violations of the permit or the requirements in this article may subject the property owner, agent, lessee, organizer, or other responsible party to citations or other enforcement remedies authorized by state or local law. Each day of continuing noncompliance shall constitute a separate offense.

Chapter 20 FIRE PREVENTION AND PROTECTION

ARTICLE I. IN GENERAL

Sec. 20-1. ~~Fire prevention code—Adoption.~~

~~As to and enforcement of state minimum fire prevention code, adopted by reference, see section 8-29(a)(3), safety standards.~~

~~The state minimum fire safety standards in the rules and regulations promulgated pursuant to O.C.G.A. § 25-2-1, et seq., also known as the State Minimum Fire Safety Standards, are adopted by reference and as amended by the state from time to time. The Alpharetta Fire Department is authorized to enforce the State Minimum Fire Safety Standards in all buildings identified in O.C.G.A. § 25-2-13, and also in all commercial buildings, commercial properties, and places of public assembly within the City of Alpharetta. The Fire Chief, or designee thereof, shall be responsible for the administration, plan reviews, permitting reviews, inspections and enforcement required by such minimum fire safety standards and all applicable City ordinances related to fire and life safety within the City. At any time that the minimum standards are revised by the state, such revisions shall be incorporated into the City's standards, provided that nothing herein shall prohibit the City from adopting fire safety provisions more stringent than the state standards. The term *designee* shall mean a City employee, a qualified contractor, or a qualified consultant retained by the City, who has been expressly authorized in writing by the Fire Chief or Fire Marshal to perform specified duties under this article, and who possesses any certifications, licenses, or qualifications required by applicable law or City policy.~~

Sec. 20-2. ~~Same—Modifications.~~

~~The ~~chief~~Chief of the ~~fire department~~Fire Department shall have the power to ~~modify~~waive any of the ~~provisions~~requirements of the fire prevention code upon application in writing by the owner or lessee, or the duly authorized agent of either, when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the intent of the code shall be observed, public safety secured, and substantial justice done. The particulars of such ~~modification~~waivers, when granted or allowed, and the decision of the ~~chief~~Chief thereon, shall be entered upon the records of the department, and a signed copy shall be furnished ~~by~~ the applicant.~~

Sec. 20-3. ~~Same—New materials, processes or occupancies which require permits~~Same— Appeals.

~~The mayor and city council, or their designee, and the chief of the fire department shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies which shall require permits, in addition to those now enumerated in the fire prevention code. The chief shall post such list in a conspicuous place in such chief's office, and distribute copies thereof to interested persons.~~

- (a) Applicability. This section applies to appeals of decisions made by the Alpharetta Fire Department in the administration and enforcement of this chapter and other City fire prevention ordinances. Nothing in this section shall limit or supersede the authority of the Georgia State Fire Marshal as provided under state law.

Procedure.

~~Sec. 20-4 Same Appeals.~~

~~(a)(b)~~ Whenever the ~~chief~~Chief of the ~~fire department~~Fire Department shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the fire prevention code have been misconstrued or wrongly interpreted, the applicant is permitted to appeal from the decision of the ~~chief of the fire department to the city council within 30 days from the date of the decision appealed.~~ Chief of the Fire Department to the City Council within 30 days from the date of the decision appealed. Within 30 days of receipt of such appeal, the Chief shall issue a written determination affirming, modifying, or vacating the decision. The decision of the Chief of the Fire Department may be reviewed by the City Council at the request of the applicant. Such a request must be submitted in writing within 15 days of the Chief's written decision. The request must specify the basis for the challenge of the Chief's decision. Following submission of a request, the matter will be placed for a hearing on the City Council's next available agenda. The City Council may consider the record prepared by the Fire Chief, any additional input from the Chief during the hearing, as well as any information put forth at the hearing by the individual requesting council review.

Sec. 20-4.

~~Sec. 20-5. Limits of districts in which storage of explosives and blasting agents is prohibited.~~

~~The limits referred to in chapter 56 of the fire prevention code, in which storage of explosives and blasting agents is prohibited, are all areas within the incorporated limits of the city, except those areas zoned "I," light industrial district.~~

~~Sec. 20-6. Limits in which bulk storage of liquefied petroleum gases is to be restricted.~~

~~The limits referred to in chapter 61 of the fire prevention code, in which bulk storage of liquefied petroleum gas is restricted, are all areas within incorporated limits of the city, except those areas zoned "I," light industrial district.~~

~~Sec. 20-7. Domestic sprinkler installation code.~~

~~The domestic sprinkler installation code attached as Exhibit A to the ordinance from which this section is derived shall govern the installation of domestic sprinklers in the city. Such code is hereby incorporated herein by reference as fully as if set out at length herein.~~

~~Sec. 20-8~~Sprinkler installation and protection.

(a) Purpose. Certain properties within the incorporated limits of the City of Alpharetta, as designated in subsection (c), may be required to install and maintain a sprinkler system. Any such system must be designed in accordance with the National Fire Protection Association (NFPA) standards and adhere to the requirements set forth in this section of the Code. If this section in any way conflicts with the provisions in the International Building Code, the International Fire Code, or other applicable codes adopted by the City, the more restrictive shall apply. .

(b) Occupancy classifications. The standards set forth in this section shall be set based on the following occupancy classifications.

(1) Class 1 occupancy covers manufactured homes, ~~a detached~~ residential structure designed for single-family occupancy, ~~and attached~~ residential structures designed with a maximum of two dwelling units ~~for single family occupancy~~, such as a duplex.

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- (2) Class 2 occupancy covers attached residential structures designed with three or more attached dwelling units for single-family occupancy, such as townhouses, and multi-family residential structures, such as apartments and condominiums.
- (3) Class 3 occupancy covers all commercial-based structures.
- (c) Voluntary sprinkler protection system. Class 1 dwellings may voluntarily install a sprinkler system. Any such properties opting to install such a system must comply with the design criteria established in NFPA 13D as adopted by Georgia's Office of Insurance and Safety Fire Commissioner.
- (d) Required sprinkler protection system. If not otherwise required by the State Minimum Rules and Regulations as adopted by the City, the following buildings shall be protected with an approved sprinkler system as follows:
- (1) Class 2 Occupancies. All Class 2 residential dwellings shall be constructed with a sprinkler system that complies with the design criteria established in NFPA 13R or NFPA 13D, per the respective International Residential Code or International Building Code, as adopted by Georgia's Office of Insurance and Safety Fire Commissioner.
- (2) Class 3 Occupancies. In addition to requirements instituted by the State of Georgia, the City of Alpharetta shall require sprinkler systems in the following commercial properties:
- a. Mercantile occupancies exceeding 5,000 square feet or, if less than 5,000 square feet, if the building is more than one-story in height. This requirement shall not apply if 50% or more of the square footage is a covered open air structure, such as a pavilion;
- b. Business occupancies exceeding 7,500 square feet, unless otherwise required by state or local law;
- c. Storage occupancies exceeding 5,000 square feet, unless otherwise required by state or local law;
- d. Industrial occupancies exceeding 5,000 square feet, unless otherwise required by state or local law;
- e. Buildings that have a primary use of educational occupancy, with the exception of mobile or portable classrooms or modular units of less than 5,000 square feet.
- e. All strip malls, regardless of occupancy use. For the purposes of this section, strip mall means a single building or group of attached buildings arranged in a linear configuration containing two or more separate commercial tenant spaces that share common walls and are served by a common parking area, with each tenant space having a separate public entrance directly accessible from the exterior of the building.
- (3) Assembly occupancies. If not otherwise required by the State Minimum Rules and Regulations as adopted by the City, the following assembly occupancies shall be protected with an approved, electrically supervised automatic sprinkler system:
- a. Assembly occupancies with festival seating.
- b. Places of worship.
- c. Restaurants.
- d. Bars.
- e. Nightclubs.
- f. Dance Halls.
- g. Discotheques
- (e) Applicability. This section shall apply to all new buildings and to any existing buildings or structures that shall be deemed a new building due to substantial renovations or modifications. "Substantial renovation" shall mean any construction project of such building or structure costing more than the building's or structure's gross assessed value according to the Fulton County tax assessor at the time of starting such renovation. "Substantial modification" shall mean either an interior modification that involves an aggregate of 50% of existing square feet or greater or in which a change in occupancy class triggers the existing provisions of this code section. The

property owner is responsible for the inspection and testing of the sprinkler system in accordance with the rules of the state safety fire commissioner on all structures required to have sprinkler systems.

- (f) Authority of the Fire Marshal. The Alpharetta Fire Marshal has authority to require a Class III sprinkler system for any structure or occupancy that does not fall under one of the above listed classifications if the building or structure is deemed to be hazardous, regardless of building size. The Fire Marshal shall have the power to enforce the requirements in this section including issuing a notice to any property owner in non-compliance with this section and a set date to come into compliance, the issuance of citations to be prosecuted pursuant to Article IV of the Charter for the City of Alpharetta, may apply to the Superior Court of Fulton County for an order requiring the property owner to comply, or any other legal remedies allowable under local and state law.
- (g) Effective date. The requirements of this code section shall apply to the buildings and properties with land disturbance or building permits issued on or after July 1, 2026.

Sec. 20-5. Outdoor burning prohibited.

- (a) ~~(a)~~ Except as otherwise provided by law, or as otherwise set forth in this Code, no persons shall cause, suffer, allow or permit open burning of refuse, rubbish, brush, wood, trash, leaves, tree limbs or other combustible materials anywhere in the ~~city~~City.
- (b) ~~(b)~~ The following are exceptions to the prohibition on outside burning:
- (1) ~~(1)~~ Outdoor burning in connection with the preparation of food for immediate human consumption;
 - (2) ~~(2)~~ ~~Camp fires~~Campfires and fires used solely for recreational or ceremonial occasions, provided that the burning is approved in advance by the ~~fire department~~Fire Department and conducted pursuant to such conditions as the ~~fire department~~Fire Department may require;
 - (3) ~~(3)~~ Burning for the purpose of training private firefighting personnel when conducted in accordance with the guidelines set forth by the ~~department~~Department of ~~natural resources~~Natural Resources, subject to approval of the ~~fire chief~~Fire Chief;
 - (4) ~~(4)~~ Burning associated with the operation of devices that require open flames, such as tar kettles, blow torches, welding torches, portable heaters and other flame-making equipment, provided that the use of such equipment does not violate other local or state laws and appropriate safety measures are used; and
 - (5) ~~(5)~~ Burning associated with the disposal of packaging materials previously containing explosives, in accordance with the U.S. Department of Labor Safety Regulations.
 - (6) ~~(6)~~ Fires in recreational fire pits, as defined in the Unified Development Code (the "UDC") and subject to the size and location requirements contained in the UDC. Such fires are not required to be approved in advance by the ~~public safety department~~Fire Department and are not limited to cooking purposes. Fires in fire pits must be attended at all times, and smoke from a fire pit that creates a nuisance is prohibited. For the purposes of this section only, nuisance is defined as smoke that enters a neighboring home with windows and doors closed. If the ~~public safety department~~Fire Department receives complaints from more than one neighboring household within a twenty-four hour period, ~~an~~the incident commander or officer in charge of the responding apparatus shall respond ~~and~~to the scene, inspect the fire, and make a reasonable determination based upon the nuisance standard in this section as to whether ~~the~~ fire should be extinguished and whether if a police officer or code enforcement officer shall issue a warning or citation ~~should be issued~~.
- (c) ~~(c)~~ The fire chief, or his designee, and the director of environmental services, or his ~~State burn ban~~. The exceptions listed in this subsection (b) shall not apply during any statewide burn ban or other prohibition on open burning issued by the Georgia Environmental Protection Division, the Georgia Forestry Commission, or other authorized state or county agency. During such periods, all outdoor burning within the City shall be prohibited except where expressly authorized by state law.

~~(b)~~(d) The Fire Chief, or designee, Code Enforcement Manager, or designee, shall be responsible for the enforcement of the provisions of this section, and may issue citations for violations thereof. Any person violating any provision of this section shall be fined ~~not less than \$50.00 nor~~ no more than \$1,000.00 for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues. In addition, any person violating any provision of this section which results in a fire requiring the response of the ~~fire department~~Fire Department shall also be liable for the costs incurred by the ~~fire department~~Fire Department in responding to the fire, including actual labor costs, costs of equipment operation, and costs of materials.

Sec. 20-9. ~~Use of fire plugs~~6. Plan Review.

- (a) ~~No person, other than a city employee in the discharge of official duty, shall use water from a city fire plug for any purpose whatsoever unless that person has been granted a permit to do so by the city.~~
- (b) ~~Any person found using water from a city fire plug by deliberately turning on such fire plug for personal use without the express permission of the qualified officials as required in subsection (a) of this section will be subject to punishment as provided in section 1-8.~~

Sec. 20-10. Fire safety standards for plan review of new commercial construction.

- (a) ~~(a)~~ The city adopts the minimum fire safety standards as set forth in O.C.G.A. § 25-2-12(a). *Plan Review.* The Fire Chief, or designee, shall review construction documents, development plans, and permit applications for new construction, alterations, renovations, and changes of occupancy to ensure compliance with applicable fire and life safety requirements, as required by the adopted fire codes, state minimum fire safety standards, or City ordinances, to ensure compliance with applicable fire and life safety requirements. Such review shall include, but not be limited to:
- (1) Fire protection and fire alarm systems;
 - (2) Fire department access, fire lanes, and emergency vehicle access;
 - (3) Water supply for fire protection, including fire hydrant placement and fire flow requirements;
 - (4) Means of egress and life safety provisions affecting emergency evacuation;
 - (5) Accessibility and operational readiness of fire protection systems and equipment; and
- Any other fire and life safety requirements established by the adopted fire codes, state
- ~~(1)(6)~~ ~~(b)~~ The fire chief shall be responsible for the reviews, inspections and enforcement required by such minimum fire safety standards, or City ordinance.
- (c) ~~At such time that the minimum standards are revised by the state, such revisions shall be incorporated into the city's standards, provided that nothing herein shall prohibit the city from adopting fire safety provisions more stringent than the state standards.~~
- (b) ~~Sec.~~Inspections and approvals. The Fire Chief, or designee, shall conduct inspections and approve fire protection systems, Fire Department access, and other fire and life safety features required by applicable codes prior to occupancy or use of any building or structure.
- (c) Coordination with other City departments. Nothing in this section shall prohibit coordination with other City departments responsible for building permitting, zoning, or development review; however, all matters

pertaining to fire protection, fire prevention, life safety, and emergency access shall remain under the authority of the Fire Chief or the Fire Chief's designee.

Sec. 20-7. Emergency access requirements for gated communities.

- (a) Purpose. Response to an emergency by the Fire Department and other emergency response departments risks being delayed without immediate access to a property or building. There are a number of residential subdivisions and other buildings or properties in the City of Alpharetta with gated or controlled access across the fire apparatus access road. When emergency vehicles and personnel experience difficulty promptly accessing areas closed with gates or barriers it creates a risk to public health, safety, and welfare of the community. The International Fire Code mandates that such gates to have approved emergency override equipment, as approved by the local jurisdiction. The intent of this section is to:
- (1) Promote health, safety, and general welfare of the public by establishing standards for installation of equipment, as approved by the City Fire Marshal, to facilitate access to emergency vehicles and persons during emergency situations;
 - (2) Provide standards for accessing gated communities during emergencies by persons and emergency vehicles of the Fire Department, police department and other emergency responders;
 - (3) Reduce delays that can be caused by gated or controlled access to a community, property, or building.
- (b) Effective date. Effective July 1, 2026, all newly installed automated gates installed across fire apparatus access roads must be equipped with an approved system that allows for operation of the gate by emergency responders by way of their radio transceivers. A list of approved equipment shall be maintained by the City Fire Marshal. Any existing gate or barrier located across a fire apparatus access road shall be brought into compliance with this section whenever:
- (1) The gate or barrier is replaced;
 - (2) The gate operating system or access-control system is replaced;
 - (3) A permit is required for reconstruction, relocation, or modification of the gate or barrier; or
 - (4) Work is performed that materially affects emergency responder access capabilities.
- (c) 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:
- (d) Approved gate means those gates approved, in writing, by the Fire Marshal to be in compliance with all requirements of this section.
- (e) Emergency means any event within the municipal limits of the City of Alpharetta that requires the immediate response of the Fire Department, police department, emergency medical, or other emergency response departments for situations arising from, but not limited to, fire, explosion, acts of God, situations of a physical or mental condition where a delay risks a person's health, or any situation in which there is an imminent danger or threat to life, health, or property.
- (f) Fire Apparatus Access Road means a designated pathway, as defined by the International Fire Code, that allows fire engines to reach buildings and property.
- (g) Gated or controlled access community means a community, property or building that is enclosed within a geographical area by restrictive gates that is intended to control or limit vehicular access.
- (h) Radio-controlled system means an emergency access control system that opens gates and other such barriers when an emergency responder clicks (pulses) their radio transceivers on a restricted FCC radio frequency typically allocated to public safety agencies.
- (i) Requirements. When a gated or controlled access community or facility contains a vehicle access gate or barrier across the fire apparatus access road, the gate or barrier shall be equipped with a radio-controlled

system, approved by the Alpharetta Fire Marshal, that is capable of receiving access commands from public safety radio transceivers. In addition, the gate or barrier shall be equipped with an approved redundancy emergency override. A list of approved redundancy emergency override equipment shall be kept by the Fire Marshal.

- (j) *Review.* As part of the building permit process for new construction, or the remodeling or rebuilding of gates, including efforts to comply with this section, a request for such approval must be submitted to the Fire Marshal on applications prepared by his or her office. The forms should, at a minimum, require information on the manufacturer for the radio-controlled system, the installation contractor's name and contact information, and exact locations for entry by emergency personnel to the property. A reasonable fee for the review of the application may be periodically set and amended as needed.
- (k) *Approval.* Within 30 days of receiving an application, the Fire Marshal shall render a decision as to whether the submitted radio-controlled system meets the requirements of this section to allow emergency access for the Fire Department, police department, emergency medical or other emergency responders. Once the radio-controlled system is installed, the applicant must notify the Fire Marshal within 15 days and the Fire Marshal, or designee, shall test and approve the operation and compatibility of the equipment. If such tests of a controlled gate across a fire apparatus access road fails, the gate must remain open to all vehicular traffic until the issue is resolved and the Fire Marshal, or designee, provides approval. A reasonable fee for having to re-test the system may be periodically set and amended as needed.
- (l) *Waivers.* The Fire Marshal shall have the power to waive any of the requirements of this section upon application in writing by the owner or lessee, or the duly authorized agent of either, when there are practical difficulties in the way of carrying out the strict letter of the requirements, provided that the intent of the code shall be observed, public safety secured, and substantial justice done. The particulars of such waivers, when granted or allowed, and the decision of the Fire Marshal shall be entered upon the records of the Fire Department, and a signed copy shall be furnished by the applicant.
- (m) *Maintenance and Responsibility.* The property owner or lessee, or duly authorized agent of same, for gated or controlled access communities is required to maintain the radio-controlled system and ensure it is capable of receiving access commands from public safety radio transceivers. All costs associated with implementing the required radio-controlled system, maintaining such system, and removal of any unapproved system shall be the responsibility of the property owner, lessee, or duly authorized agent responsible for the property and the controlled access gate or barrier.
- (n) *Enforcement.* The Fire Marshal shall have the power to enforce the requirements in this section including issuing a cease and desist notice to any property owner in non-compliance with this section and a set date to come into compliance, the issuance of citations to be prosecuted pursuant to Article IV of the Charter for the City of Alpharetta, or may apply to the Superior Court of Fulton County for an order requiring the property owner to remove any gates or barriers across fire apparatus access roads that do not meet the requirements of this section.

Sec. 20-8. Emergency responders radio coverage and testing.

- (a) *Purpose.* Emergency responder radio coverage systems shall be provided, tested, and certified where required by the adopted International Fire Code, NFPA 1225, and applicable Georgia State Minimum Fire Safety Standards. Testing and certification required for issuance of a certificate of occupancy or final approval shall be performed only by vendors approved by the North Fulton Regional Radio System Authority (NFRRSA).
- (b) *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:

Approved vendor means a company or individual that has been reviewed, qualified, and listed as an approved service provider by the NFRRSA.

Certification means the formal documentation confirming that an ERRC system complies with IFC Sec. 510 and all applicable City and NFRRSA requirements.

Emergency Responder Radio Coverage means a system designed to enhance in-building radio signal strength for first responders as required under IFC Sec. 510.

Initial testing means the first comprehensive performance and compliance testing of a newly installed ERRC system prior to its approval for operation use.

Minimum signal strength means the minimum required radio signal strength within a building, set by the City and NFRRSA as -95 decibels per milliwatt (dBm) and a delivered audio quality (DAQ) no less than 3.0.

Needs assessment testing means the evaluation process conducted to determine whether a building or structure requires an ERRC system, as specified in IFC Sec. 510 and any adopted amendments.

(c) Requirements. Needs assessment testing and initial testing must be performed by an approved vendor. Certification for an ERRC system will only be issued following satisfactory testing by an approved vendor. All testing must be completed and approved by the Fire Marshal before a certificate of occupancy can be issued.

(d) Pathway infrastructure for new construction.

(1) Any newly constructed building, structure, or occupancy required under adopted fire codes, IFC Section 510, or this Code, to undergo emergency responder radio coverage testing, or needs assessment testing, shall be provided with reasonable pathway infrastructure to facilitate future installation of an emergency responder radio coverage system if later required.

(2) Pathway infrastructure may include conduit, raceways, riser access pathways, designated equipment space, electrical capacity, and other construction features reasonably necessary to reduce delay, demolition, or excessive retrofit costs associated with future ERRC system installation.

(3) Specific pathway requirements may be established by administrative policy, plan review standards, or technical guidance issued by the Fire Marshal in coordination with applicable building officials.

(e) Enforcement and penalties. The Alpharetta Fire Department shall have the power to enforce this code section. Failure to comply with the ERRC requirements may result in revocation of building permits or certificates of occupancy, the issuance of citations to be prosecuted pursuant to Article IV of the Charter for the City of Alpharetta, or any other legal action as permitted under local and state law.

Sec. 20-20-11. Enforcement powers.

The director of public safety9. Enforcement Powers

The Chief of the Fire Department, or his designees or officers, are authorized to enforce the provisions of the fire prevention code and this chapter. This authority shall include the power to arrest by the issuance of a citation and impose penalties in accordance with ~~section~~ Section 1-8 of the this Code. With respect to this ~~chapter~~ Chapter 20, the ~~director~~ Chief of ~~public safety~~ the Fire Department may, but in no way is required to, promulgate, and from time to time amend, a list of applicable fees and penalties.

Secs. 20-12—10 – 20-33-61. Reserved

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ARTICLE II. STANDARDS FOR MULTIFAMILY HOUSING

~~Sec. 20-34. Scope.~~

- (a) ~~The fire prevention standards set forth in this article shall apply to multifamily housing with three or more units and containing three or less stories.~~
- (b) ~~Sections 20-42 and 20-43 shall apply to all attached and detached residential units.~~

~~Sec. 20-35. Accessibility for firefighting equipment.~~

- (a) ~~Reasonable accessibility shall be provided to all buildings for firefighting equipment including ladder trucks on multiple-story projects. A minimum of ten feet of level ground on all sides of the building shall be considered reasonable for ground ladders. Accessibility for ladder trucks shall be determined and approved by the city fire department.~~
- (b) ~~Access to the job site shall consist of roads or streets being finished to the extent that curbing and base coat must be applied before combustible construction starts, and shall be maintained throughout construction operations.~~

~~Sec. 20-36. Partitions for multifamily dwellings.~~

- (a) ~~Every dwelling unit shall be separated from every other dwelling unit, hallway, or breezeway by partitions and floor-ceiling assemblies having a fire resistance rating of not less than one hour and be completely firestopped at each floor-ceiling level. The one-hour wall assemblies of the halls, corridors or breezeways may stop at the ceiling level if the ceiling is five-eighths inch type X sheetrock and a smoke stop of one layer of one-half inch regular sheetrock on the hall side of each wall and is continued to the roof deck. Exception: if the ceiling of the uppermost unit is one layer five-eighths inch type X sheetrock, the one-hour partition shall be allowed to stop at the ceiling.~~
- (b) ~~Buildings having only a single row of units shall have fire stops between each unit. These fire stops shall be not less than five-eighths inch type X sheetrock, taped with one coat of joint compound. This firestopping must extend into soffits.~~
- ~~(c)~~ ~~In buildings having units back to back, where roof trusses are perpendicular to the tenant separations, the fire stops shall separate every two units, but shall not, however, exceed 3,000 square feet between stops.~~
- (d) ~~Doors to hallways and breezeways shall have a minimum fire rating of 20 minutes in a 20-minute wood frame with a closer. Door openings within 15 feet horizontally of a single exit stair shall have a three-quarter-hour door, with a closer in steel frame.~~
- (e) ~~Buildings within 20 feet of other buildings shall have exterior exposed walls of not less than a one-hour fire rating with no openings.~~
- (f) ~~Buildings using floor truss systems shall protect the end of these trusses where they meet the one-hour rated wall between units. The trusses shall be banded at the wall by two-inch nominal wood of sufficient width to completely fire-stop the trusses horizontally. Note: For simple townhouses require two-hour separation, per city building code.~~

~~Sec. 20-37. Fire wall requirements for multifamily dwellings.~~

- (a) ~~No building shall have more than 6,000 square feet per floor, nor more than six units between a four-hour fire wall.~~
- (b) ~~Fire wall definition. Fire walls shall be self-supporting from the foundation, and shall extend through and 36 inches from combustible roofs, and flush with the outside of roof overhang. Fire walls need not extend~~

through fire-resistance roof decks. Fire walls shall be four-hour rated. Certification of block will be required. There shall be no unprotected opening in fire walls.

~~Sec-20-38. Requirements for early fire detection system and exits in multifamily dwellings.~~

- (a) — An approved single station smoke detector, powered by the house electrical system, shall be installed in every living unit. There shall be additional detectors located in each exit corridor every 30 feet. For additional protection, a battery-powered backup detector is required.
- (b) — Exits in multifamily units shall be as follows: every living unit shall have access to at least two separate exits remote from each other as required by 5-5.1 of the Life Safety Code adopted by the city.
- (c) — Exception 1. Any living unit which has an exit directly to the street or yard at ground level or by way of an outside stairway, or an enclosed stairway with a fire resistance rating of one hour or more serving that apartment only and not communicating with any floor below the level of exit discharge or other area not a part of the apartment served, may have a single exit.
- ~~(d) — Exception 2. A building of any height with not more than four living units per floor with a smoke-proof tower or outside stair in accordance with the requirements of 5-2.3 of the Life Safety Code, adopted by the city, as the exit immediately accessible to all living units served thereby, may have a single exit. (The term "immediately accessible" means there is not more than 20 feet of travel distance to reach an exit from the entrance door of any living unit.)~~
- (e) — Exception 3. Any building three stories or less in height with one-hour horizontal and vertical separation between living units, may have a single exit, under the following conditions:
 - (1) — The stairway is completely enclosed with a partition having a fire resistance rating of at least one hour, with self-closing one-hour fire-protection rated doors protecting all openings between the stairway enclosure and the building.
 - (2) — The stairway does not serve more than one-half story below the level of exit discharge.
 - (3) — All corridors serving as access to exits have at least a one-hour fire resistance rating.
 - (4) — There is not more than 35 feet of travel distance to reach an exit from the entrance door of any living unit.

~~Sec-20-39. Protection of hazardous areas.~~

All hazardous areas shall be separated from other parts of the building by construction having a fire resistance of at least one hour, with three-quarter-hour labeled doors, with steel frame and a closer. These areas shall include, but not be limited to, boiler or furnace rooms, general storage and maintenance shops, or parking or storage of motorized vehicles. This does not include furnaces or hot water heaters located within individual units which serve only that unit, nor does this include storage rooms in individual units.

~~Sec-20-40. Control of flame spread.~~

The flame spread on carpet, wall coverings, paneling, or wood in multifamily units shall be as follows:

- (1) — Vertical exits, corridors and breezeways shall have a Class "B" (26-75) flame spread rating.
- (2) — The interior of the units shall have a Class "C" (76-200) flame spread rating.

~~Sec. 20-41. Opening through floors.~~

- ~~(a) Any opening through floors from one unit to another for heating or plumbing shall be sealed with lightweight concrete or other permanently attached non-combustible material.~~
- ~~(b) Any opening through any floor for any purpose shall be sealed in a like manner.~~
- ~~(c) The double wall furnace vent must be sealed tight at each floor level and at the ceiling level of the top unit. The double wall furnace vent is not required to be enclosed in the attic space, but proper clearances must be maintained.~~
- ~~(d) If a combustion air vent pipe is required for combustion air to the furnace, it shall extend up through the floor-ceiling assembly and into the attic 18 inches above the ceiling, with proper firestopping at each floor level.~~
- ~~(e) Each attic space shall have an attic access measuring 22 inches by 36 inches. This access cannot be located in a closet, unless the closet is a walk-in, and must be shown on the plans.~~

~~Sec. 20-42. Chimney chases.~~

- ~~(a) Exterior chase. A chimney chase located on an exterior wall shall have a five-eighths-inch type X fire-rated sheetrock on the inside of the chimney chase, on the house side only.~~
- ~~(b) Interior chase. The chase shall be constructed of metal studs with five-eighths-inch type X fire sheetrock on the outside, completely sealed from the rest of the building with no combustibles inside the chase.~~
- ~~(c) General. If there is no fireplace above, firestopping at floor-ceiling levels may be omitted if there are no combustibles inside the chase. If there is a fireplace on the floor above, the bottom of the floor joist must be covered with five-eighths-inch type X fire-rated sheetrock with metal fire stops installed around the flue.~~

~~Sec. 20-43. Firebox and fireplace openings.~~

- ~~(a) The firebox must be installed on a wooden platform with a one-half-inch plywood floor. No wood shall be used to construct the raised hearth above the sub-floor. The hearth must extend at least 20 inches from the firebox.~~
- ~~(b) The woodwork shall not be placed within six inches of the fireplace opening. The woodwork above and projecting more than 1½ inches from the fireplace opening shall not be placed less than 12 inches from the top of a fireplace opening.~~

~~Secs. 20-44—20-61. Reserved.~~

~~ARTICLE III. CLEAN-UP, ABATEMENT, REMOVAL OF DEBRIS, HAZARDOUS MATERIAL OR REFUSE~~

Sec. 20-62. 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:

Debris means any loose material not attached to the land or any structure, or the remains of anything broken or destroyed.

Fire *chief*Chief means the ~~fire chief~~Fire Chief of the ~~city~~City or ~~his~~an appointed designee.

Hazardous material means any material that, because of its quantity, concentration or physical or chemical characteristics, poses significant present or potential hazard to human health and safety if released into the environment. Hazardous materials include, but are not limited to, explosives, pyrotechnics, flammable gas, flammable liquid, poisonous gas, poisonous liquid, irritating material, material that causes diseases in humans, radioactive material, corrosive material, or liquefied petroleum gas.

Refuse means all waste substances, including garbage, as well as combustible and non-combustible wastes.

Sec. 20-63. Deposit or release of debris, hazardous material and refuse; clean-up or abatement; liability for costs.

In the event the ~~city fire department~~City Fire Department is summoned to clean up or abate the effects of any deposit or release of debris, hazardous material or refuse in the ~~city~~City, the following described persons shall be jointly and severally liable to the ~~city~~City for the payment of all costs incurred by the ~~city~~City as a result of such clean-up or abatement activity:

- (1) Any person whose negligent or willful act or omission proximately caused such deposit or release;
- (2) The person who owned or had custody or control of the debris, hazardous material or refuse at the time of or immediately prior to such deposit or release, without regard to fault or proximate cause; and
- (3) The person who owned or had custody or control of the container which held such debris, hazardous material or refuse at the time of or immediately prior to such deposit or release, without regard to fault or proximate cause.

Sec. 20-64. Verification and supervision.

In the event that any person other than a member of the ~~city's fire department~~City's Fire Department undertakes, either voluntarily or upon order of the ~~fire chief~~Fire Chief or other ~~city~~City official, to clean up or abate the effects of the deposit or release of any debris, hazardous material or refuse, the ~~fire chief~~Fire Chief may take such action as is necessary to supervise or verify the adequacy of the clean-up or abatement. The persons described in section 20-63 shall be liable to the ~~city~~City for all costs incurred as a result of such supervision or verification.

Sec. 20-65. Determination of costs; charges for service; disposition of funds; fee schedule.

- (a) The charges to persons under this article shall be based on actual costs incurred by the ~~city~~City and shall include, but shall not necessarily be limited to, actual labor costs or ~~city~~City personnel, including benefits and administrative overhead, cost of equipment operation, cost of materials obtained directly by the ~~city~~City and the cost of any contract labor and materials. Labor costs shall be based on the current fiscal year salary and benefit budget established for each employee. Equipment costs shall be based on the equipment cost schedule established in the ~~city's~~City's financial system. The cost for materials used shall be based on the actual costs incurred to purchase, lease, or contract for goods and/or services during clean-up and abatement activities.
- (b) The charges for the provision of services under this article shall be binding upon all persons liable under this article as well as their successors in interest, assigns, estates and heirs.
- (c) All moneys received under this article shall be placed in a general fund revenue account.

Sec. 20-66. Fire suppression services.

The authority to recover costs under this article shall not include actual fire suppression services which are normally or usually provided by the ~~city's fire department~~City's Fire Department.

Sec. 20-67. Collection of charges.

The [cityCity](#) may enforce the provisions of this article by civil actions in an appropriate court for the collection of amounts due or other appropriate relief.

Sec. 20-68. Service not to be refused for nonpayment.

Nothing in this article shall authorize any [cityCity](#) department or [cityCity](#) personnel to refuse or delay any service to any person who has not reimbursed the [cityCity](#) as provided in this article.

Secs. 20-69—20-90. Reserved.

ARTICLE ~~IV~~III. RECORD RETENTION AND COMPLIANCE FILING OF FIRE AND LIFE SAFETY RECORDS

Sec. 20-91. 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:

Facility means a commercial, industrial, or multi-family facility, complex, building, or structure within the municipal limits of the City of Alpharetta, Georgia.

Record means any report, memorandum, correspondence, or the like related to any fire and life safety systems inspection, test, and required maintenance conducted at the intervals prescribed in any applicable fire code (see e.g., Georgia Comp. R. & Regs. 120-3-3-.01 et seq.).

Record custodian shall mean the third party, of the [city'sCity's](#) choosing, providing reporting and document/data [management and storage system software for records](#).

Sec. 20-92. ~~On-premises record~~ Record retention and compliance reporting.

(a) *Record retention requirements*. All records related to a facility and any of the following [systems](#) shall be maintained on the premises of the facility, or in an approved electronic records system accessible to the owner or operator, in a location where records may be safely stored and, upon request, produced in a timely ~~fashion~~manner, for a period of ~~not~~ less than three (3) years from the date the record was created:

- (1) ~~(a)~~ Automatic fire sprinkler system(s);
- (b) ~~—~~ 2 Fire alarm system(s);
- (c) ~~—~~ 3 Commercial hood cleaning(s);
- (d) ~~—~~ 4 Commercial hood suppression system(s);
- (e) ~~—~~ 5 Standpipe system(s);
- (f) ~~—~~ 6 Smoke control system(s);
- (g) ~~—~~ 7 Private hydrant system(s);
- (h) ~~—~~ 8 Fire pump(s);
- (i) ~~—~~ 9 Spray paint booth(es);

- (j) ~~10) Emergency generator(s);~~
- (k) ~~Cleaning~~ 11) Clean agent suppression system(s); and
- (l) ~~Underground storage tank(s); and/or~~
- (m) ~~Elevator or~~ (12) Any other fire protection or life safety system(s).

Sec. 20-93. Compliance filings.

~~Every record required, under section 20-70, to be maintained on the premises of a facility shall, at the sole cost of the owner of the facility, be provided to the record custodian, by the method and in the format specified by the record custodian. by adopted fire codes.~~

- (b) Compliance reporting. Copies of inspection reports, testing reports, maintenance records, deficiency reports, and code compliance certificates for the systems listed above shall be submitted through a reporting platform, software system, or other method approved by the Fire Chief or Fire Marshal.
- (c) Administrative fees. Reasonable administrative or processing fees associated with compliance reporting requirements in this section may be established in the City's adopted fee schedule, as amended periodically.
- (d) Applicability. The requirement of this section shall apply to all commercial facilities, complexes, or buildings, including without limitation to all multi-family dwellings.
- (e) Enforcement. Failure to maintain records, produce records upon request, or submit required compliance reports shall constitute a violation of this chapter and may result in citations or other enforcement remedies authorized by law.

Secs. 20-93—20-95. Reserved.

ARTICLE IV. SPECIAL FIRE SERVICES AND PUBLIC SAFETY PLANS

Sec. 20-96. Purpose.

The purpose of this article is to protect the health, safety, and welfare of persons attending certain assemblies within the City of Alpharetta by providing for fire watch personnel, fire safety officers, standby fire personnel, and requiring public safety plans when necessary for life safety.

Sec. 20-97. Authority.

The authority to implement and enforce this article is granted under Sections 403.11.1 and 403.11.2 of the International Fire Code and the State Minimum Fire Safety Standards. This article is intended to supplement the adopted ordinances related to Chapter 20, Fire Prevention and Protection and should not be interpreted as limiting all enforcement authority granted to the City via state and local law.

Sec. 20-98. 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:

Fire Safety Officer shall mean a person approved and designated by the Fire Marshal, or designee thereof, to provide fire and life safety oversight during an event, activity, or operation presenting elevated fire risk. A Fire Safety Officer is responsible for monitoring compliance with fire safety requirements, identifying unsafe conditions, coordinating emergency response actions, and serving as the Fire Department's on-site representative for life safety matters.

Fire Watch Personnel shall mean person(s) approved by the Fire Marshal, or designee thereof, to continuously monitor a building, structure, or event location for fire hazards, life safety conditions, and compliance with fire safety requirements when required fire protection systems are impaired or when otherwise directed by the Fire Department. Fire watch personnel are responsible for observation, hazard reporting, and initiating emergency notification procedures but shall not be responsible for directing emergency operations.

Permanent Venue shall mean a building, structure, or fixed facility designed, constructed, and routinely used for assembly occupancies or events involving the gathering of people. Permanent venues include, but are not limited to, theaters, arenas, stadiums, concert halls, convention centers, auditoriums, and similar facilities that are approved for assembly use under applicable building and fire codes and operate on a recurring or ongoing basis.

Special Use Location shall mean a building, structure, property, or outdoor area not normally used or approved as a permanent assembly venue but temporarily utilized for an event, gathering, or activity involving the assembly of people. Special use locations may include temporary event sites, tents, festival grounds, parking lots, parks, streets, warehouses, construction sites, or other locations where assembly activities occur on a temporary or limited basis and where additional fire and life safety oversight may be required.

Sec. 20-99. Fire watch personnel and fire safety officers.

(a) Notification to the Fire Department of certain locations where people congregate.

- (1) A property owner, occupant, event organizer, promoter, permit holder, tenant, or other person responsible for any place of assembly, special event, or location where persons congregate within the City of Alpharetta shall notify the Fire Department, in a manner prescribed by the Fire Chief, prior to any event, gathering, or activity meeting one of the following conditions:**
 - a. Attendance is reasonably anticipated to exceed three thousand (3,000) persons at any time; or**
 - b. Attendance as reasonably anticipated to exceed one thousand (1,000) persons at any time where alcoholic beverages are permitted to be sold, served, distributed, or consumed on the premises or event site; or**
 - c. Use of a property, structure, or space in a manner inconsistent with or exceeding the approved occupancy classification, operational conditions, or occupant load established by the certificate of occupancy or applicable permits; or**
 - d. Temporary assembly uses, including festivals, concerts, exhibitions, fairs, outdoor gatherings, or similar activities not routinely conducted at the location; or**
 - e. The installation or use of temporary structures, stages, tents, canopies, generators, cooking operations, amusement devices, special effects equipment, or similar temporary installations; or**

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- f. The use of pyrotechnics, open flame devices, hazardous materials, fireworks, or flame-producing effects; or
 - g. Any known impairment, outage, or reduction in required fire protection systems, fire alarm systems, emergency communications systems, or means of egress during the event or activity; or
 - h. Conditions expected to impede emergency vehicle access, emergency egress, or crowd movement; or
 - i. Any other condition identified by the Fire Chief, or designee, that materially increases fire, life safety, crowd management, emergency access, or emergency evacuation risks beyond those normally associated with the approved occupancy or use of the premises.
 - (2) Notification shall be made no less than ten (10) days prior to the event or assembly unless waived by the Fire Chief, or designee thereof.
 - (3) The responsible party shall provide accurate and timely information sufficient for the Fire Department to assess fire and life safety conditions, including any information requested relating to occupancy, event activities, temporary installations, special hazards, fire protection systems, and operational conditions.
 - (4) Failure to timely disclose material information or changes in conditions to the Fire Department shall constitute a violation of this chapter.
 - (5) Nothing in this section shall prohibit a property owner, occupant, event organizer, promoter, permit holder, tenant or other person responsible for any place of assembly, special event, or location where persons congregate within the City from notifying the Fire Department and requesting review if unsure whether one of the required conditions is met.
 - (b) *Determination of need.* In the Fire Department's evaluation of whether fire watch personnel and/or fire safety officers are necessary for public safety, the Fire Chief, Fire Official, Fire Marshal, or designee thereof, may consider the following factors.
 - (1) The number of persons present or anticipated to be present;
 - (2) The nature of the planned performance, exhibition, display, contest or activity;
 - (3) Whether temporary structures, stages, tents, canopies, cooking operations, or special effects are proposed;
 - (4) Whether pyrotechnics, open flame effects, or hazardous materials will be utilized;
 - (5) Any known impairment, outage, or reduction of fire protection or life safety systems at the location;
 - (6) Whether the planned activity will operate at or near the approved maximum occupancy load;
 - (7) Prior compliance history or prior safety issues involving the property or organizer; and
 - (8) Any other condition that, in the judgment of the Fire Chief, Fire Official, Fire Marshal, or designee thereof, creates an elevated fire or life safety risk.

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- (c) Based upon the above risk assessment, and the nature of the assembly or occupancy, the Fire Department may require fire watch personnel, fire safety officers, set operational conditions, reductions in occupancy, additional safeguards, public safety plan, or other reasonable life safety measures as determined by the Fire Department as a condition of event operation or continued occupancy on the property.
- (d) When fire watch personnel or fire safety officers required by the Fire Chief, Fire Official, Fire Marshal, or designee thereof, the owner, agent, lessee, event organizer, or other responsible party is required to provide and identify such personnel or officers as required and approved by the Fire Department through a program, roster, or vendor approved by the Fire Marshal. The Fire Marshal, or designee, shall establish and verify minimum training, qualification, and competency requirements for individuals performing these duties. Individuals performing fire watch or fire safety officer duties shall be reviewed and approved by the Fire Marshal, or designee, prior to performing such duties and must demonstrate training, qualifications, and competency as established by the Fire Department.
- (e) The designated fire watch personnel or fire safety officers shall be subject to the orders of the Fire Marshal, or designee thereof, and shall:
- (1) Be identifiable as fire watch personnel or fire safety officers;
 - (2) Remain on duty during the times the location is open to the public, when the activity necessitating such personnel or officers is being conducted, or while an elevated fire or life safety risk remains, as determined by the Fire Marshal, or designee thereof.
 - (3) Monitor compliance with fire and life safety statutes, ordinances, and regulations;
 - (4) Identify any hazardous conditions and immediately report such conditions to the Fire Marshal, or designee thereof;
 - (5) Initiate emergency notification procedures when necessary;
 - (6) Maintain documentation or a log of fire watch activities to be maintained in the records of the Fire Department.
- (f) Notwithstanding the requirements of this section, nothing shall prohibit an owner, agent, lessee, event organizer, or other responsible party from requesting fire watch personnel or fire safety officers. The same requirements under this section are applicable whether the City determines such personnel or officers are necessary or if provided upon request.

Sec. 20-100. Standby Fire Department personnel and apparatus.

Whether standby Fire Department personnel or fire apparatus is deemed necessary for public safety in a place of assembly or location where persons congregate within the City of Alpharetta, the Fire Chief, Fire Official, Fire Marshal, or designee thereof, shall consider the following factors in determining the level of staffing or equipment required:

- (1) The anticipated occupant load at the location of the planned activity;
- (2) The complexity of the planned activity and the complexity of the location at which the activity is held
- (3) The status and condition of the location's fire protection system;
- (4) The conditions of access and egress, particularly should an emergency arise;
- (5) The anticipated response impact in an emergency; and
- (6) Any other condition that in the opinion of the Fire Chief, Fire Official, Fire Marshal, or designee thereof, creates an elevated life safety risk.

Sec. 20-101. Responsibility for costs.

- (a) The costs for fire watch personnel, fire safety officers, standby Fire Department personnel, or standby fire apparatus shall be the responsibility of the owner, agent, lessee, event organizer, or other responsible party.
- (b) The Fire Department is authorized to establish and collect fees to recover its costs. The recommended fees shall be prepared by the Fire Department which may be amended from time to time.
- (c) Following the planned activity or event, the Fire Department shall provide written notice of assessed fees to the identified responsible party, whether person, firm, partnership, limited liability company, corporation, or other organization.
- (d) Assessed fees shall be paid within sixty (60) days of the date of the assessment and shall be interest of ten (10) percent per annum from the date when such fees become due. The City may pursue collections and/or proceed in a court of valid jurisdiction to collect any fees unpaid under this section. Additionally, failure to pay assessed fees may result in the denial, suspension, or revocation of any current or future permits for planned activities or events.

Sec. 20-102. Public safety plan requirements.

- (a) Whether the development and approval of a public safety plan is required for an indoor or outdoor gathering of persons in the City of Alpharetta, the Fire Chief, Fire Official, Fire Marshal, or designee thereof, shall consider and determine if the gathering would have an adverse impact on public safety by diminishing access to buildings, structures, fire hydrants, fire apparatus access roads, or other public safety services.
- (b) When it is determined that a public safety plan is required, the Fire Chief, Fire Official, Fire Marshal, or designee thereof, shall notify the owner, agent, lessee, event organizer, or other responsible party and shall identify one or more of the following factors that must be addressed in the public safety plan:
 - (1) Ingress and egress for emergency vehicles;
 - (2) Fire protection measures;
 - (3) Emergency egress and escape routes for attendees;
 - (4) Coordination with emergency medical services;
 - (5) Planned public assembly areas;
 - (6) Parking arrangements, including the directing of attendees and vehicles;
 - (7) Distribution of food concessions and vendors;
 - (8) Presence of law enforcement, fire personnel, and medical personnel or services;
 - (9) Weather monitoring program or personnel;
 - (10) Unified command coordination procedures.

Sec. 20-103. Permits.

- (a) Any special assembly event, temporary event, planned activity, or assembly which is required by the Fire Department to have fire watch personnel, fire safety officers, operational conditions, reductions in occupancy, additional safeguards, a public safety plan, or other reasonable life safety measures, as established in this Article, must obtain a Fire Department permit prior to commencing the event, planned activity or assembly.
- (b) Reasonable administrative or processing fees associated with compliance reporting systems may be established in the City's adopted fee schedule, as amended periodically.

(c) Failure to comply with the requirements of this article, or other applicable fire code regulations. may result in the Fire Chief, Fire Official, Fire Marshal, or designee thereof, suspending or revoking the permit.

~~(a)~~(d) Violations of the permit or the requirements in this article may subject the property owner, agent, lessee, organizer, or other responsible party to citations or other enforcement remedies authorized by state or local law. Each day of continuing noncompliance shall constitute a separate offense.