



City Council Meeting & Public Hearing MARCH 4, 2019

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 2-25-2019)

B. Financial Management Report: Month Ending January 31, 2019

V. PUBLIC HEARING

A. E-18-11 Edison Sign Exception

This item has been Withdrawn by the Applicant and will be neither heard nor considered.

Consideration of a sign exception to allow an additional wall sign. The property is located at 3 Edison Drive and is legally described as being located in Land Lots 1176, 1179 & 1180, 2nd District, 1st Section, Fulton County, Georgia.

VI. OLD BUSINESS

A. Safe Hotels Ordinance (2nd Reading)

VII. NEW BUSINESS

A. Big Creek Slope Stabilization

B. Approval Of Fiscal Year 2019 Mid-Year Budget Amendment (1st Reading)

VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Meeting Date: March 4, 2019

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 2-25-2019)

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

City Council Meeting draft minutes 2-25-19



City Council Meeting
February 25, 2019
Office of the City Clerk
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in summary form. This is not an official record of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.

I. CALL TO ORDER

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

II. ROLL CALL

- Council Members
 - o Mayor Jim Gilvin
 - o Mayor Pro Tem Donald F. Mitchell
 - o Jason Binder
 - o Ben Burnett
 - o John Hipes
 - o Dan Merkel
 - o Karen Richard
- Staff
 - o Bob Regus, City Administrator
 - o Sam Thomas, City Attorney
 - o Erin Cobb, City Clerk
 - o James Drinkard, Asst. City Administrator
 - o Peter Sewczwicz, Director of Public Works
 - o John Robison, Director of Public Safety
 - o Morgan Rodgers, Director of Recreation, Parks & Cultural Services
 - o Kathi Cook, Director of Community Development
 - o Tom Harris, Director of Finance
 - o Michael Woodman, Senior Planner

- o Eric Graves, Senior Traffic Engineer
- o Matthew Thomas, Economic Development Manager

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS & PRESENTATIONS

A. Alpharetta Business Association Proclamation

B. Alpharetta Rotary Club to Present Donation to the Alpharetta Public Safety Foundation

- The Alpharetta Rotary Club presented the Director of Public Safety, John Robison, with a check for \$30,000 as a donation to the Alpharetta Public Safety Foundation

V. CONSENT AGENDA

- Mayor Gilvin made an addition to the agenda; a Resolution in Opposition to House Bill 184 and Senate Bill 66, Streamlining Wireless Facilities and Antennas Act was added as item C under New Business

A. Council Meeting Minutes (Meeting of 2-18-2019)

B. Alcoholic Beverage License Applications

PH-19-AB-05 BP Alpharetta USA INC
d/b/a BP Food Mart
11425 Haynes Bridge Road
Alpharetta, GA 30009

Retail Package Sales, Beer,
Wine, Sunday Sales

Owner: Sadruddin Surani
Registered Agent: Sadruddin Surani

C. Appointment of Cris Randall as Director of Human Resources

- ❖ Council Member Merkel offered a motion to approve the Consent Agenda
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously 7-0

VI. PUBLIC HEARING

A. MP-18-07 / Z-18-10 / CU-18-08 / V-18-10: Brookfield/North Point Mall

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff recommends Mayor and Council approve MP-18-07/Z-18-10/CU-18-08/V-18-10 Brookfield/North Point Mall Redevelopment, subject to the following conditions (Planning Commission changes in RED, Architecture Conditions in BLUE):

1. Property depicted in Exhibit A, approximately 30 acres, shall be rezoned to MU and developed substantially similar to plan submitted by Kimley-Horn & Associates, Inc., dated ~~2/6/2019~~ ~~1/8/2019~~, and renderings, except as modified by these conditions. Applicant shall provide a legal description of the 30-acre property prior to issuance of the LDP.
2. 'Dwelling, 'For-Rent' shall be added as a conditional use in the North Point Mall Master Plan.
3. Active uses, including service retail, restaurant and office, shall be required in the 'For-Rent' building ground-floor space along the new Storefront street and shall have a first floor height of ~~14' 18'~~ and depth of ~~30' 40'~~. Ground-floor residential walkouts shall be similar to Exhibit B. ~~At-grade walkouts also are allowed. However doors shall be decorative and not appear as a standard glass sliding door.~~
4. Development regulations shall be as follows:
 - a. Commercial – Maximum ~~24,000~~ 30,000 square feet of retail/restaurant use in freestanding buildings and in a minimum of 16,000 square feet of non-residential uses on the ground-floor of the 'For-Rent' building. Freestanding buildings shall be 2-stories or 40', whichever is less. Drive-through restaurants shall be prohibited. Rooftops and outdoor dining patios are encouraged and shall not count against the retail/restaurant development maximum. Remaining retail/restaurant entitlement for North Point Mall Master Plan shall be 1,237,246 square feet for outparcels and space within North Point Mall.
 - b. Office – Maximum 30,000 square feet within North Point Mall.
 - c. Residential – After ~~July 1, 2020~~ ~~January 1, 2021~~, up to 50% of the maximum 300 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements, except as approved below. ~~The remaining 'For-Rent' units shall be permitted a CO after January 1, 2021.~~ 'For-Rent' buildings shall be no greater than 4 stories or 60', whichever is less, and all units shall be one (1) and two (2) bedrooms. A maximum of sixty percent (60%) of units shall be studios or one bedroom and no 3-bedroom units shall be permitted. ~~Studio units shall have a minimum square footage of 550 square feet.~~ One-bedroom units shall have a minimum size of 700 square feet and two-bedroom units shall have a minimum size of 1,050 square feet. ~~'For-Rent' block shall be as depicted in Exhibit C, Current Proposed.~~ 'For-Rent' units shall be constructed concurrently with all required open space areas, infrastructure and freestanding retail/restaurant uses. A CO shall not be issued for 'For-Rent' use until onsite open space and infrastructure have been constructed and ~~inspected accepted~~ by the City. ~~Offsite improvements must be under construction.~~ 'For-Rent' units shall have first class amenities and shall include a private pool, fitness center, secured parking, resident's lounge, business center, on-site management office and secure elevator access. Surface parking and garages associated with 'For-Rent' use shall be heavily screened from North Point Circle. If construction does not commence by February 25, 2021, residential units shall revert to 'For-Sale' only.

5. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
 - a. Retail
 - b. Restaurant (no drive-thru)
 - c. Office
 - d. Residential
6. Retail uses shall be those customarily accessory to or amenities for residential and office uses, restricted to the following:
 - a. Art Gallery
 - b. Bakery
 - c. Barber Shop
 - d. Beauty Shop
 - e. Book Store
 - f. Brewery or Distillery
 - g. Copy Center/Print Shop
 - h. Dry Cleaning Pick-up Station
 - i. Fitness or Dance Studio
 - j. Florist, Retail without Greenhouse
 - k. Neighborhood Grocery (min. 3,000 SF)
 - l. Office Supply Store (not to exceed 2,000 SF)
 - m. Package Shipping/Mail Box Store
 - n. Pet grooming/pet day care
 - o. Restaurant (no drive-thru)
 - p. Retail Sales and Services Establishment (Includes financial services, special event space, live music and other performance venues and technology-based entertainment, a maximum of 10,000 sf)
 - q. Shop or Studio, Craftsman/Artist

- r. School, Commercial (Includes Day Care)
 - s. Spa Services (with approval of a conditional use permit)
 - t. Sport event space
 - u. Uses similar to above as approved by Staff
7. The 2 new internal streets shall meet the Type 'D' Corridor regulations, as approved by the City's Traffic Engineer, and streets shall be private. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety.
 8. Minimum 14.67 acres of open space (8.37 acres civic space and 6.30 acres amenity space), consisting of trails, park overlooks, community gardens, passive recreation areas, event space, parks, etc. shall be provided, as depicted on the 2/6/2019 1/8/2019 zoning plan. 4.02 acres of common area inside North Point Mall shall be counted as amenity space, if those areas are renovated/improved, including a new playground area, food court and other internal activated courtyard spaces, prior to final Certificate of Occupancy (CO) for 'For-Rent' buildings.
 9. Trail depicted along North Point Circle shall be striped and painted for a 2-way bicycle path, including min. 3' wide protective buffer (striping with delineator's bollards every 25') between the vehicular travel lane and the bicycle path, with final design approved by Staff similar to Exhibit D.
 10. Developer shall construct a City approved MARTA bus shelter on public right-of-way at existing bus stop at corner of North Point Parkway and at the northernmost access road to the Mall at first entrance at stormwater park.
 11. Developer shall accommodate set aside a 30' access area through the civic space for a possible future private roadway extension. Area shall be depicted on LDP plans and may be used until development of the balance of the property in the interim for green space or open space.

Design Conditions:

12. Site access driveway at the intersection of North Point Drive and North Point Circle requires special attention to pedestrian and bicycle access. Geometrics, lighting, and materials shall provide emphasis on the pedestrian environment and safety, as approved by the City Transportation Engineer. Assuming the City owns the right-of-way, this Plan shall include a 10' sidewalk, 6' planting strip and decorative pedestrian lighting with the right-of-way spanning the distance to the storm water park on the south side and to the hotel curb cut on the north side. Applicant will receive impact fee credits for off-site work within the City right-of-way.

13. Developer shall meet EcoDistrict measures as requested on Page 6 of the applicant's letter of intent, dated December 21, 2018 (Exhibit E). Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. Total EcoDistrict points to be confirmed by Staff.
14. Applicant shall construct ~~Phase 1 of the~~ stormwater park improvements that ~~are shown on Exhibit F~~, including trails, landscaping and overlooks with final approval by Staff. ~~Permanent easements Other than the detention ponds themselves and waterways which feed it, the balance of the Phase 1 tract shall be dedicated to and maintained by the City. The City shall be responsible for structural repairs upon dedication and the developer shall be responsible for daily maintenance for public access to and within the stormwater park. Developer shall maintain park however impact.~~ Developer and other pond owner shall remain solely and exclusively responsible for maintenance of the detention ponds and waterways which feed it. Impact fee credits will be provided for the off-site public park improvements.
15. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across North Point Circle. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products, as approved by DRB.
16. ~~Entrance off North Point Drive~~ The greenspace denominated as Plaza 3 on the Plan shall be designed ~~with a minimum 5,000 SF greenspace~~ to incorporate a water feature, sculpture or similar focal point feature, as approved by DRB and prior to LDP. Approval and construction of the focal point feature shall be required concurrent with the CO.
17. Retaining walls shall receive architectural façade treatment and be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaping to break up large expanse of retaining wall.
18. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A minimum of one 10' sculpture shall be incorporated into the site.
19. Prior to LDP, applicant shall submit for approval a document to be entitled 'North Point Mall Redevelopment Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2018 application, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document also shall detail entrance treatment for the North Point Drive/North Point Circle intersection with the new private road.
20. Architecture shall require DRB approval. All buildings must be oriented to ~~face~~ the new street aligned with North Point Drive ~~or green or other open space~~. Backside of buildings

or 'back of house' functions (such as loading or dumpster area) shall ~~not~~ be ~~visible-screened~~ from new streets or North Point Circle. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views. Residential buildings shall contain a minimum of 30% brick or stone on all sides. A porch or balcony feature shall wrap corners of buildings along the new Main street with brackets. These corners should have significant architectural features. The residential building visible at the end of the green shall include a roof variation visible from the view corridor which may be accomplished by using the "sails" on the other residential buildings or main mall building in an artistic manor.

21. Prior to the first LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - a. Approved specifications and standards identified for each use within the total development.
 - b. Pedestrian network.
 - c. Overall planned open space areas.
22. Alcohol license distance requirements from residential development shall be waived.
23. Rooftop signs are encouraged and shall be permitted, with approval by DRB.
24. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-18-07/Z-18-10/CU-18-08/V-18-10 Brookfield/North Point Mall"
25. Minimum 10' landscape strip shall be required along North Point Circle adjacent to the ~~proposed development and shall~~ 'For-Rent' tract and provide a visual screen of the 'For-Rent' surface parking lot. Shall include the required landscape strip materials, as well as parking lot screening materials.

Other Conditions:

26. Developer shall try to include at least 1 roof-top amenity ~~shall be required~~ within the non-residential portion of the development. A minimum 10' kinetic/mobile sculpture shall be added to the roof of building if a rooftop amenity is not incorporated.
27. Provide detailed street planting for North Point Circle and new private streets. Landscape plan shall be approved prior to issuance of a LDP and shall retain landscape trees, if possible, as approved by DRB.
28. ~~Developer shall dedicate a permanent easement to the City and construct multi-use trail as depicted on the plan prepared by Kimley Horn & Associates, Inc., dated 1/8/2019, with final design/materials approved by Staff and construction completed prior to the first CO for residential units. Multi-use trail shall including protected crossings at intersections, seating/gathering areas, lighting, landscape, hardscape, trail entrance gateways,~~

~~wayfinding signage, bike share station and public parking. Trail shall be maintained by the developer.~~ Developer's financial responsibility for offsite improvements shall not exceed its impact fees, nor shall credits be given for submitted EcoDistrict improvements or meeting minimum open space requirements.

29. It is acknowledged that the approved Site Plan may be subdivided into separately platted parcels with individual tax numbers, that the separate development parcels are to be developed by separate owners/developers, and that the public amenities are to be platted and owned by the Developer. Zoning compliance for conditions uniquely applicable to an individual owner's parcel will be the responsibility of that owner and that non-compliance by such an owner does not render, by itself, the remaining parcels "non-conforming" uses under the Zoning Code.

- The applicant, North Point Mall, LLC, requests a master plan amendment to add 'Dwelling, 'For-Rent' as a conditional use in the North Point Mall Master Plan. A rezoning is requested from PSC (Planned Shopping Center) to MU (Mixed Use) for 83.67 acres to allow for the redevelopment of the former Sears Department Store with 300 'For-Rent' units and 24,000 square feet of freestanding retail/restaurant use. A conditional use is requested to allow the proposed 'For-Rent' use. Variances are requested to eliminate the neighborhood grocery associated with 'For-Rent' use, to reduce ground-floor non-residential uses in the 'For-Rent' building and to allow enclosed amenity space in North Point Mall to count toward required amenity space. The subject property is located at 1000 North Point Circle.
- The submitted request, if approved, would allow for redevelopment of the former Sears anchor with 300 'For-Rent' units and 24,000 square feet of freestanding retail/restaurant use. The applicant proposes an amendment to the North Point Mall Master Plan, a rezoning of 83.67 acres from PSC (Planned Shopping Center) to MU (Mixed Use), conditional use to allow 'For-Rent' use, as well as variances to eliminate the neighborhood grocery, reduce ground-floor non-residential uses in the For-Rent building and to allow enclosed space inside the Mall to count toward amenity space. The proposed residential density is 3.59 dwelling units per acre. The subject property is located at 1000 North Point Circle.
- The property is zoned PSC subject to the North Point Mall Master Plan. Surrounding properties are also zoned PSC, with properties to the south and west subject to the North Point Mall Master Plan and properties to the north and east subject to the North Point Business Center Master Plan. Surrounding properties are Residence Inn by Marriott to the northeast, regional stormwater facility to the east, North Point Mall and JC Penney to the south and west and Georgia 400 to the north. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed use.
- The North Point Mall Master Plan (MP-90-04) was approved on March 19, 1990, allowing a 1,392,132 square foot regional shopping mall and outparcels on 100 acres. The Master Plan has been amended from time-to-time, including a recent amendment to add 'Office' use for SPACES inside North Point Mall.
- The property is located in the North Point Activity Center LCI, which was initially adopted in 2008 with a 10-year major update adopted by Council in 2018. The LCI envisions the North Point area as a walkable, mixed-use environment with a focus on sustainability, greenspace and connectivity. The recent LCI update identified a market demand potential of 357 – 454 'For-Rent' units over the next 5 years. The demand analysis is intended to be a measure of market viability,

not a prediction or recommendation for North Point development. Since the adoption of the LCI update in 2018, there have been no residential approvals south of Georgia 400 in the North Point LCI.

- A rezoning is requested for 83.67 acres from PSC to MU and a conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' use. If approved, it is recommended that approximately 30 acres be rezoned to MU and residential density capped at ten (10) dwelling units per acre on the MU property. The subject property is located within Priority Area 1 on the LCI Density Priority Map, which is designated in the North Point Overlay as an appropriate area for higher densities.
- The applicant requests the following variances to the Unified Development Code (UDC):
 1. Subsection 2.7.0(b)(9) – Eliminate the minimum 3,000 square foot Neighborhood Grocery in conjunction with the 'For-Rent' use. The applicant states that the use would not be supported until such time that more people are living in the North Point area. If the variance is approved, it is recommended that the developer make reasonable efforts to provide the minimum 3,000 square foot Neighborhood Grocery.
 2. Subsection 2.7.0(b)(3) – Allow 'For-Rent' dwellings on the ground-floor along a Storefront Street. The applicant's site plan depicts ground-floor 'For-Rent' units along the new Storefront street, except that leasing and fitness amenities are shown in the corner of the 'For-Rent' building nearest North Point Circle and within a 5,902 square foot space. Staff does not support this variance request, as active ground-floor uses are necessary to promote a walkable environment.
 3. Subsection 2.10.10(D) – Allow common space within North Point Mall to count toward amenity space for the proposed development. The UDC defines amenity space as an 'unenclosed, outdoor area'. According to the applicant's letter of intent, the Mall is scheduled for extensive interior renovations over the next two (2) years, including a new playground area, food court and other internal activated courtyard spaces. If the variance is approved, it is recommended that a condition be added requiring interior common space improvements inside the Mall in order to count the area as amenity space.
- The submitted site plan depicts removal of the 154,886 square foot former Sears Department Store and replacement with 300 'For-Rent' units in three (3), 4-story buildings, 24,000 square feet of retail/restaurant use in three (3) freestanding buildings, as well as open space. A new Storefront street is depicted extending west toward the Mall from the intersection at North Point Drive and North Point Circle, as well as a new street extending north along the western side of the 'For-Rent' use. 'For-Rent' buildings are depicted north of the new Storefront street with retail/restaurant buildings and open space south of the new street.
- Access to the site is depicted from a new street aligning with North Point Drive and a new street on the west side of the development, forming a 2,400' block. The North Point Overlay requires a maximum block perimeter of 1,600'. If approved, it is recommended that the block be cut in half to reduce the overall block size.

- Sidewalks are depicted along the new Storefront street and interior to the property, but not along the new street on the west side of the development. Building setbacks are not called out on the applicant's site plan; however, setbacks are established in the North Point Overlay as it relates to each Corridor Type. A total of 492 parking spaces are provided in surface parking at the rear of the 'For-Rent' buildings, of which 30 spaces are proposed to be enclosed within four (4) garages flanking the surface parking lot. An additional 16 on-street, parallel parking spaces are proposed along the new Storefront street. The UDC requires 684 parking spaces for the 'For-Rent' use and retail/restaurant use, after the 20% reduction required in the North Point Overlay. Nearly 4,500 parking spaces are provided to serve the entire master plan.
- The applicant's letter of intent states that the luxury apartments will include a swimming pool, courtyards, fitness center, business center, dog wash, clubroom, garages, leasing office and pet park. Ground-floor 'For-Rent' units are depicted on all sides of the building, except that leasing and fitness amenities are depicted at the corner of one building in a 5,902 square foot space. A minimum 3,000 square foot Neighborhood Grocery and active ground-floor uses on Storefront streets are required in conjunction with 'For-Rent' use. The applicant has requested variances to eliminate the Neighborhood Grocery requirement and to allow 'For-Rent' units on the ground-floor along the Storefront street.
- The applicant's open space plan depicts 21.12 acres (25.5%) of open space, of which 14.82 acres is civic space and 6.30 acres is amenity space. The North Point Overlay requires 10% of the site, or 8.367 acres, be set aside as civic space and 5%, or 4.184 acres, be set aside as amenity space. Approximately 4.02 acres of amenity space is provided in common areas inside North Point Mall, of which the applicant has requested a variance to allow this area to count as amenity space. According to the applicant, the Mall is scheduled for extensive interior renovations over the next two (2) years, including a new playground area, food court and other activated courtyard spaces. The plan also depicts the 6.45-acre Georgia 400 buffer as civic space, but no improvements are shown within the buffer. The applicant's plan would meet the minimum amount of civic space, if the Georgia 400 buffer were removed from the calculation. However, the plan would not meet the minimum amount of amenity space, if the variance is not approved to allow mall interior space to count as amenity space.
- The property is developed as a large surface parking lot and former Sears Department Store. Therefore, the only trees on the subject property are required landscape trees in conjunction with parking lot islands and landscape strips along North Point Circle. If approved, it is recommended that the applicant assess existing landscaping to determine if any trees can be spaded and relocated on-site. Stormwater facilities are not depicted on the applicant's site plan; however, a regional stormwater facility exists to the east of the property and is proposed to be improved as a multi-use stormwater park.
- The applicant submitted renderings of the proposed development, which reflect a modern architectural style. Building materials appear to consist of brick, siding, natural wood planks and stucco/EIFS with metal and glass accents.
- The applicant requests master plan amendment, rezoning and conditional use to allow 300 'For-Rent' units in three (3), 4-story buildings. Ground-floor active uses, consisting of leasing office and fitness center are proposed within the 'For-Rent' building nearest North Point Circle and limited to 5,902 square feet. Remaining ground-floor uses are proposed to be 'For-Rent' use. Residents would have access to parking and amenities, such as a pool and private outdoor amenity areas. According to the applicant, 175 units will be 1-bedroom with the remaining 125 units being 2-bedrooms. 1 bedroom units are proposed to be between 700 – 900 square feet with rents starting in the \$1,400/month range and 2-bedroom units are proposed to be between

1,050 – 1,250 square feet with rents starting in the \$1,900/month range.

- Careful consideration should be given to maintaining a balance between 'For-Rent' versus 'For-Sale' product in the City. The 2035 Comprehensive Land Use Plan identifies the following policy as it relates to maintaining a balance of 'For-Sale' versus 'For-Rent' housing in the City:
 - *Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.*
- There are several factors that should be considered with requests for apartments, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. Office space already exists, or is proposed, within the LCI and high density housing should be tied to office space where jobs exist and are created and service uses are available to limit vehicular trips. The 561,575 square feet of existing office (along Encore Parkway) and 30,000 square feet of proposed office (SPACES inside North Point Mall) generates approximately 3,000 employees (1 employee per 200 square feet) to support the proposed residential and retail/restaurant uses.
- The City's Rental Housing Study, which was prepared in May 2015 and updated in 2016, recommends that the City target an entitlement of between 93 and 159 'For-Rent' units per year in order to achieve a goal of 32% rental housing in the City. It should be noted that this annual target recommendation is not an approved City policy; however, the minimum 68% 'For-Sale' policy is included in the 2035 Comprehensive Land Use Plan. Current US Census 5-year estimates (2013 – 2017) show that the City is at 64% owner-occupied housing units, which is approximately 4% below the minimum 68% owner-occupied in Housing Policy 2 of the City's Comprehensive Plan. Since 2017, the City has approved 416 'For-Rent' units (see table below). These approvals exhaust the targeted 'For-Rent' goal through the Year 2020. If the City decides to allow 2021 'For-Rent' approvals, a condition is recommended prohibiting a Certificate of Occupancy (CO) until 2021 in order to meet the rental policy.
- The North Point Overlay requires that EcoDistrict measures be incorporated into all new developments. Since the applicant's proposal represents redevelopment of the Sears with a new development, the applicant must achieve at least seven (7) EcoDistrict points. According to the applicant's letter of intent, they intend to request 26 EcoDistrict points for the proposed development. EcoDistrict points are requested for Green Building, Water Efficiency in Building Design, Bio-retention, Transportation Demand Management, Consolidated Open Space, Sustainable Landscaping, Enhanced Bicycle Amenities, Alternative Transportation, Additional Civic Space, and Alternative measures, including park overlooks, walkway to future MARTA bridge and multi-use trail along North Point Circle. If approved, the developer should provide the EcoDistrict measures as requested in the applicant's letter of intent, as determined by Staff at LDP and building permit.
- An EcoDistrict encourages incorporating water into civic and amenity areas. The mall currently has an eleven (11) acre detention area that has a permanent pool that is hidden at the corner of North Point Drive and North Point Circle. The applicant is proposing improvements to the pond area that include constructing pond overlooks, raised trails and additional landscaping. The North Point pond could add features similar to the Old Fourth Ward detention area in Atlanta.
- The applicant submitted a trip generation report for the proposed change of use. The proposed redevelopment of Sears with 'For-Rent' and retail/restaurant uses would result in a reduction of 186 PM Peak Hour trips generated from the site. The applicant has reduced the overall number

of 'For-Rent' units from 328 to 300, which further reduces the trips generated from the subject property.

- The applicant proposes to access the site by adding a forth leg to North Point Drive/North Point Circle intersection. In addition, a road diet is proposed to North Point Circle, adding a two-way cycle track. Based on the assumptions from the traffic impact study, these changes can be managed with all-way stop sign control. The operations plan also assumes free flow right-turns northbound onto North Point Drive and westbound onto North Point Circle from North Point Drive. Careful design of the intersection will be needed in order to provide safe pedestrian and bicycle options.
- Residential development is known to increase school enrollment. Fulton County Schools calculated the potential number of children who may live on the property by using their standard calculation to distinguish the number of children that a residential development will generate.
- Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment, rezoning, conditional use and certain variances. Variances to eliminate the Neighborhood Grocery requirement and allow common area within North Point Mall to count as amenity space can be supported. However, ground-floor active uses in the 'For-Rent' building and along the new Storefront street are important to promote a walkable environment.
- The property is located in the North Point Activity Center LCI, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. The applicant's proposed uses would add to the mix of uses in and around North Point Mall while adding a customer base to patronize the Mall's existing retail and restaurant establishments during non-typical hours. This is important as traditional regional shopping malls are going dark across the country. The proposed redevelopment of the Sears with 'For-Rent' units, freestanding retail/restaurant uses and open space should not generate significant changes in demand on public facilities and services and the proposed use would produce fewer vehicular trips. More importantly, the proposed uses are consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.
- Additionally, although the developer is adding residential density they are adding substantial recreational opportunities within the development to minimize impacts to existing City services.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The CZIM was held on September 12, 2018, October 10, 2018, November 14, 2018, December 12, 2018 and January 9, 2019. Public comments were left on the sign-in sheets generally supporting the redevelopment effort at the Mall. However, there were some concerns over multi-family density, rentals, traffic, proximity to grocery store, traffic signal or roundabout at North Point Drive and North Point Circle and need for Mall to increase security.
- Attorney, Kathryn Zickert, came forward to speak on behalf of the applicant and distributed a copy of the architecture conditions that were added by Staff

Public Comment

- Sharon Bean, 1875 Mayfield Road, Alpharetta, came forward to speak in support of the item
- Warrace Lytle, 840 Olmsted Lane, Johns Creek, came forward to speak in support of the item

- Sheila Wilson, 1000 North Point Circle, Alpharetta, came forward to speak in support of the item
- Jim Koza, 1720 Old Milton Pkwy, Alpharetta, came forward to speak in support of the item
- Dennis Carman, 10785 Plantation Drive, Alpharetta, came forward to speak in support of the item
- Lora Woodward, 1814 Adagio Drive, Alpharetta, came forward in support of the item and to express her concern regarding the lack of pedestrian access from Encore Parkway to the mall
- Director of Community Development, Kathi Cook came forward to address the public comment concern from Lora Woodward

❖ Council Member Richard offered a motion to approve the MP-18-07/Z-18-10/CU-18-08/V-18-10 Brookfield/North Point Mall Redevelopment, subject to the following conditions:

1. Property depicted in Exhibit A, approximately 30 acres, shall be rezoned to MU and developed substantially similar to plan submitted by Kimley-Horn & Associates, Inc., dated 2/6/2019, and renderings, except as modified by these conditions. Applicant shall provide a legal description of the 30-acre property prior to issuance of the LDP.
2. 'Dwelling, 'For-Rent' shall be added as a conditional use in the North Point Mall Master Plan.
3. Active uses, including service retail, restaurant and office, shall be required in the 'For-Rent' building ground-floor space along the new Storefront street and shall have a first floor height of 14' and depth of 30'. Ground-floor residential walkouts shall be similar to Exhibit B. At-grade walkouts also are allowed, however doors shall be decorative and not appear as standard sliding glass doors.
4. Development regulations shall be as follows:
 - a. Commercial – Maximum 30,000 square feet of retail/restaurant use in freestanding buildings and in a minimum of 16,000 square feet of non-residential uses on the ground-floor of the 'For-Rent' building. Freestanding buildings shall be 2-stories or 40', whichever is less. Drive-through restaurants shall be prohibited. Rooftops and outdoor dining patios are encouraged and shall not count against the retail/restaurant development maximum. Remaining retail/restaurant entitlement for North Point Mall Master Plan shall be 1,237,246 square feet for outparcels and space within North Point Mall.
 - b. Office – Maximum 30,000 square feet within North Point Mall.
 - c. Residential – After July 1, 2020 up to 50% of the maximum 300 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements, except as approved below. The remaining 'For-Rent' units shall be permitted a CO after January 1, 2021. 'For-Rent' buildings shall be no greater than 4 stories or 60', whichever is less, and all units shall be one (1) and two (2) bedrooms. A maximum of sixty percent (60%) of units shall be studios or one bedroom and no 3-bedroom units shall be permitted. Studio units shall have a minimum square footage of 550 square feet. One-bedroom units shall have a minimum size of 700 square feet and two-bedroom units shall have a minimum size of 1,050 square feet. 'For-Rent' block shall be as depicted in Exhibit C, Current Proposed. 'For-Rent' units shall be constructed concurrently with all required open space areas, infrastructure and freestanding retail/restaurant uses. A CO shall not be issued for 'For-Rent' use until onsite open

space and infrastructure have been constructed and inspected by the City. Offsite improvements must be under construction. 'For-Rent' units shall have first class amenities and shall include a private pool, fitness center, secured parking, resident's lounge, business center, on-site management office and secure elevator access. Surface parking and garages associated with 'For-Rent' use shall be heavily screened from North Point Circle. If construction does not commence by February 25, 2021, residential units shall revert to 'For-Sale' only.

5. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:

- a. Retail
- b. Restaurant (no drive-thru)
- c. Office
- d. Residential

6. Retail uses shall be those customarily accessory to or amenities for residential and office uses, restricted to the following:

- a. Art Gallery
- b. Bakery
- c. Barber Shop
- d. Beauty Shop
- e. Book Store
- f. Brewery or Distillery
- g. Copy Center/Print Shop
- h. Dry Cleaning Pick-up Station
- i. Fitness or Dance Studio
- j. Florist, Retail without Greenhouse
- k. Neighborhood Grocery (min. 3,000 SF)
- l. Office Supply Store (not to exceed 2,000 SF)
- m. Package Shipping/Mail Box Store
- n. Pet grooming/pet day care
- o. Restaurant (no drive-thru)

- p. Retail Sales and Services Establishment (Includes financial services, special event space, live music and other performance venues and technology-based entertainment; a maximum of 10,000 sf)
 - q. Shop or Studio, Craftsman/Artist
 - r. School, Commercial (Includes Day Care)
 - s. Spa Services (with approval of a conditional use permit)
 - t. Sport event space
 - u. Uses similar to above as approved by Staff
 - v. Internal recreational uses (maximum of 10,000 sf)
7. The 2 new internal streets shall meet the Type 'D' Corridor regulations, as approved by the City's Traffic Engineer, and streets shall be private. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety.
 8. Minimum 14.67 acres of open space (8.37 acres civic space and 6.30 acres amenity space), consisting of trails, park overlooks, community gardens, passive recreation areas, event space, parks, etc. shall be provided, as depicted on the 2/6/2019 zoning plan. 4.02 acres of common area inside North Point Mall shall be counted as amenity space, if those areas are renovated/improved, including a new playground area, food court and other internal activated courtyard spaces, prior to final Certificate of Occupancy (CO) for 'For-Rent' buildings.
 9. Trail depicted along North Point Circle shall be striped and painted for a 2-way bicycle path, including min. 3' wide protective buffer (striping with delineators every 25') between the vehicular travel lane and the bicycle path, with final design approved by Staff similar to Exhibit D.
 10. Developer shall construct a City approved MARTA bus shelter on public right-of-way at existing bus stop at corner of North Point Parkway and at the northernmost access road to the Mall.
 11. Developer shall accommodate a 30' access area through the civic space for a possible future private roadway extension. Area shall be depicted on LDP plans and may be used until development of the balance of the property for green space or open space.

Design Conditions:

12. Site access driveway at the intersection of North Point Drive and North Point Circle requires special attention to pedestrian and bicycle access. Geometrics, lighting, and materials shall provide emphasis on the pedestrian environment and safety, as approved by the City Transportation Engineer. Assuming the City owns the right-of-way, this Plan shall include a 10' sidewalk, 6' planting strip and decorative pedestrian lighting with the right-of-way spanning the distance to the storm water park on the south side and to the hotel curb cut on the north side. Applicant will receive impact fee credits for off-site work within the City right-of-way.
13. Developer shall meet EcoDistrict measures as requested on Page 6 of the applicant's letter of intent, dated December 21, 2018 (Exhibit E). Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. Total

EcoDistrict points to be confirmed by Staff.

14. Applicant shall construct Phase 1 of the stormwater park improvements that are shown on Exhibit F, including trails, landscaping and overlooks with final approval by Staff. Other than the detention ponds themselves and waterways which feed it, the balance of the Phase 1 tract shall be dedicated to and maintained by the City. Developer and the City will enter into a mutually agreed upon maintenance agreement. Developer and other pond owner shall remain solely and exclusively responsible for maintenance of the detention ponds and waterways which feed it. Impact fee credits will be provided for the off-site public park improvements as approved by Staff.
15. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across North Point Circle. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products, as approved by DRB.
16. The greenspace denominated as Plaza 3 on the Plan shall be designed to incorporate a water feature, sculpture or similar focal point feature, as approved by DRB and prior to LDP. Approval and construction of the focal point feature shall be required concurrent with the CO.
17. Retaining walls shall receive architectural façade treatment and be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaping to break up large expanse of retaining wall.
18. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A minimum of one 10' sculpture shall be incorporated into the site.
19. Prior to LDP, applicant shall submit for approval a document to be entitled 'North Point Mall Redevelopment Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2018 application, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document also shall detail entrance treatment for the North Point Drive/North Point Circle intersection with the new private road.
20. Architecture shall require DRB approval. All buildings must be oriented to the new street aligned with North Point Drive or green or other open space. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall be screened from new streets or North Point Circle. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views. Residential buildings shall contain a minimum of 30% brick or stone on all sides facing publicly accessible streets as per Exhibit G. A porch or balcony feature shall wrap corners of buildings along the new Main street with brackets. These corners shall have significant architectural features. The residential building visible at the end of the green shall include a roof variation visible from the view corridor which may be accomplished by using the "sails" on the other residential buildings or main mall building in an artistic manor, see Exhibit H.

21. Prior to the first LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - a. Approved specifications and standards identified for each use within the total development.
 - b. Pedestrian network.
 - c. Overall planned open space areas.
22. Alcohol license distance requirements from residential development shall be waived.
23. Rooftop signs are encouraged and shall be permitted, with approval by DRB.
24. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-18-07/Z-18-10/CU-18-08/V-18-10 Brookfield/North Point Mall"
25. Minimum 10' landscape strip shall be required along North Point Circle adjacent to the 'For-Rent' tract and provide a visual screen of the 'For-Rent' surface parking lot. Shall include the required landscape strip materials, as well as parking lot screening materials.

Other Conditions:

26. Developer shall try to include at least 1 roof-top amenity within the non-residential portion of the development. A minimum 10' kinetic/mobile sculpture shall be added to the roof of building if a rooftop amenity is not incorporated.
27. Provide detailed street planting for North Point Circle and new private streets. Landscape plan shall be approved prior to issuance of a LDP and shall retain landscape trees, if possible, as approved by DRB.
28. Developer's financial responsibility for offsite improvements shall not exceed its impact fees, nor shall credits be given for submitted EcoDistrict improvements or meeting minimum open space requirements.
29. It is acknowledged that the approved Site Plan may be subdivided into separately platted parcels with individual tax numbers, that the separate development parcels are to be developed by separate owners/developers, and that the public amenities are to be platted and owned by the Developer. Zoning compliance for conditions uniquely applicable to an individual owner's parcel will be the responsibility of that owner and that non-compliance by such an owner does not render, by itself, the remaining parcels "non-conforming" uses under the Zoning Code.
 - The motion received a second from Council Member Merkel
 - The motion was approved 6-1; Council Member Burnett voting in opposition

B. MP-18-12 / CU-18-14 / V-18-19: ECCO Park/North Point Business Center Master Plan.

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff recommends Mayor and Council approve MP-18-12/CU-18-14/V-18-19 ECCO Park, subject to the following conditions (Planning Commission changes in RED, Architecture comments in BLUE):
 1. Property shall be developed substantially as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. 'Dwelling, 'For-Sale', Attached' shall be added as a permitted use in North Point Business Center Master Plan Pod 1. Maximum density of Pod 1 shall be 8.15 dwelling units per acre.
 3. Maximum building height shall be 4-stories.
 4. Architecture and materials shall be developed substantially similar to the submitted renderings, subject to approval by Staff. Buildings shall have 4-sided architecture. Side building elevations visible from North Point Drive and existing private driveways shall have similar architectural details and materials as the front façade and shall have the appearance of a pedestrian entrance, as approved by Staff. The Flats buildings shall have the appearance of individual walkouts on the ground floor, including ~~wood~~ canopy accents over ~~some~~ windows and doors, as well as lighting. Elevations fronting North Point Drive and existing private drive located behind the restaurants shall contain 60% brick or stone. The materials shall also wrap the immediate corners.
 5. Maximum building setbacks on North Point Drive shall be as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019.
 6. Block size shall be as shown on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019.
 7. Minimum 3.45 acres of open space (2.74 acres of civic space and 0.71 acres of amenity space), consisting of trails, pocket parks, clubhouse and pool, rooftop decks and linear park shall be provided, as depicted on the 1/10/2019 zoning plan.
 8. Civic space shall be developed with a park-like setting as shown on the Plan with decorative landscape, hardscape, seating and pedestrian-scale lighting, as approved by Staff. A sculpture with a minimum height of 10' shall be added within the civic space along North Point Drive.
 9. Developer shall dedicate a permanent easement and construct the multi-use trail, as depicted on the site plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019, with final alignment/design/materials approved by Staff and construction completed prior to the final CO. Multi-use trail shall be field located with the least impact to existing trees, as approved by Staff. A crosswalk shall be provided across North Point Drive and shall be constructed of

- a material approved by Staff. Multi-use trail shall include seating/gathering areas, lighting, landscape, hardscape and trail entrance gateway at North Point Drive. Applicant shall hand clear undergrowth, invasive species and dead materials within the stream buffer and maintain such condition to the City's satisfaction. Multi-use trail improvements shall ~~not~~ be eligible for impact fee credits and shall be maintained by the HOA, if not used to meet minimum open space and EcoDistrict requirements.
10. Developer shall meet EcoDistrict measures as requested on the applicant's letter of intent (Exhibit A), dated January 8, 2019. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. Total EcoDistrict points to be confirmed by Staff.
 11. Permanent easements shall be dedicated to the City for public access over required civic space. However, the HOA shall be responsible for maintenance. **The existing private street shall remain accessible to the public.**
 12. The corner of North Point Drive and the main project entrance and North Point Drive and the existing north-south driveway shall be designed with a minimum 1,500 square foot greenspace area **as shown on the Plan** and shall incorporate a focal point feature, as approved by Staff.
 13. Vehicular use areas (drive aisles and surface parking) shall be **completely visually** screened from North Point Drive and existing private driveways, as approved by Staff. This does not include L-shaped private drive.
 14. North Point Drive streetscape shall include minimum 10' sidewalk, 6' planting strip and decorative pedestrian lighting. Street trees shall alternate in the planting strip and backside of sidewalk to provide a canopy for pedestrians. Applicant shall continue streetscape to hotel entrance in exchange for impact fee credits, subject to available right-of-way.
 15. New internal streets shall be private **as per Plan** and meet the Type 'D' Corridor regulations, as approved by the City's Traffic Engineer. Internal sidewalks shall connect the front of all units to the public sidewalk system and shall be minimum 5' with 4' planting strip and pedestrian-scale lighting provided throughout the development.
 16. **Subject to approval by others and the final configuration of the sidewalk, a** planted median shall be required at the project driveway, as approved by Staff. **This improvement shall be entitled to impact fee credits.**
 17. Each dwelling unit in Roof Terrace Home and Terrace Home buildings shall have a minimum 18' driveway from garage to back of alley. Required parking shall be 9' x 19' and enclosed tandem parking shall only count as 1 parking space. **Up to 20% may be compact spaces, per UDC.**
 18. Unfinished wood fences and decks shall not be visible from the street.

19. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse, as approved by Staff.
20. Existing trees shall be preserved as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019. In addition, developer shall assess existing landscape to determine if any trees can be spaded and relocated on-site.
21. ~~Deleted. Developer shall identify locations with significant tree groupings outside of the required undisturbed buffers and stream buffers. Tree groupings shall be incorporated into the final site plan, as approved by Staff.~~
22. New utilities shall be placed underground.
23. Property must meet IFC Appendix D Fire Department access and comply with 2010 ADA guidelines.
24. Developer shall provide an enhanced pedestrian connection from the development to the south side of North Point Court ~~as per Exhibit B. The intersection shall be signalized if required by Staff. Options include midblock crosswalk and/or enhancements with a traffic signal at the intersection of North Point Drive and North Point Court as required and approved by the City Transportation Engineer.~~ Off-site improvement shall be eligible for impact fee credits and construction completed prior to the final CO.
25. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from the public right-of-way.
26. No more than 10% of residential units shall be permitted to be rented, as recorded in the Condominium Association declarations and covenants.
 - The applicant, The Providence Group, is requesting a master plan amendment to the North Point Business Center Master Plan to add 'Dwelling, 'For-Sale' Attached' as a permitted use in Pod 1 to allow for the construction of 159 'For-Sale' Condominium units on 9.2 acres. A conditional use is requested to allow 'Dwelling, 'For-Sale' Attached' and to allow a density of 17.3 dwelling units per acre. Variances are requested to modify the site design and streetscape standards, to increase the maximum block size, to remove the requirement for certain buildings to have a street-facing pedestrian entrance and to allow required parking to be unenclosed. The subject property is located at 1275 North Point Drive on the north side of North Point Drive at the intersection with North Point Court.
 - The submitted request, if approved, will allow for a 159-unit 'For-Sale' Condominium development on 9.2 acres. A conditional use is requested to allow the proposed use and density and variances are requested to modify the site design and streetscape standards, to increase the maximum block size, to remove the requirement for certain buildings to have a street-facing pedestrian entrance and to allow required parking to be unenclosed. The subject property is located at 1275 North Point Drive on the north side of North Point Drive at the intersection with North Point Court.

- The property is zoned PSC (Planned Shopping Center) and is undeveloped, except for a stormwater pond serving Pod 1 outparcels to the east of the subject property and fronting Haynes Bridge Road. Surrounding properties are zoned O-P (Office-Professional) to the north and PSC to the west, south and east. Extended Stay America is located to the north, Corner Bakery, Chipotle and Chase Bank are located to the east, Wendy's, a restaurant and La Quinta Inn & Suites are located to the south and floodplain is located to the west. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed residential subdivision.
- North Point Business Center (MP-91-07) Master Plan was approved in 1991 as a 320-acre master planned development consisting of office, shopping center and residential uses. The Master Plan includes eleven (11) pods, of which six (6) are designated 'Office', four (4) 'Retail/Shopping Center' and one (1) 'High Density Residential'. Pod 1 is approved for 'Office' (at least 84% of site density – 250,000 square feet) and retail/restaurant (no more than 16% of site density – 46,000 square feet) with a maximum building height of ten (10) stories, or 150'. Three (3) retail/restaurant outparcels have been developed along Haynes Bridge Road, consisting of approximately 3.7 acres of the 18.9-acre Pod 1. A 120-room Residence Inn by Marriott was developed on six (6) acres on the western portion of Pod 1. As shown in the table below, there have been several amendments to the North Point Business Center Master Plan over the years, including amendments to Pod 1 to add freestanding retail and restaurant uses.
- The property is located in the North Point Activity Center LCI, which was initially adopted in 2008 with a 10-year major update adopted by Council in 2018. The LCI envisions the North Point area as a walkable, mixed-use environment with a focus on sustainability, greenspace and connectivity. The recent LCI update identified a market demand potential of 183 - 197 'For-Sale' townhomes or condominium units over the next five (5) years. The demand analysis is intended to be a measure of market viability, not a prediction or recommendation for North Point development. Since the adoption of the LCI update in 2018, there have been no residential approvals south of Georgia 400 in the North Point LCI.
- The applicant requests the following variances to the Unified Development Code (UDC):
 1. Subsection 2.10.3(B) – Modify development regulations related to Type C and D Corridors. The proposed building setback along North Point Drive is approximately 30' – 48' due to the presence of a sanitary sewer line. The applicant proposes to add a linear park between the road and the residential buildings addressing North Point Drive. If the variance is approved, it is recommended that the developer improve the area between the road and residential buildings as a linear park.
 2. Subsection 2.10.4(A)(1) – Increase the maximum block size. There are existing private driveways on the east side of the property that are subject to an agreement with the commercial outparcels along Haynes Bridge Road and floodplain on the west side of the property. The existing conditions on the property limit the applicant's ability to provide the prescribed block size.

3. Subsection 2.10.8(C) – Remove the requirement for certain buildings to have a street-facing pedestrian entrance. Several buildings are depicted with the side elevation of the building facing North Point Drive or an existing private driveway. The existing private driveways on the east side of the property are subject to an agreement with the commercial outparcels along Haynes Bridge Road, which places limitations on the way in which the site can be laid out.
 4. Subsection 2.5.4(B) – Allow a portion of the required residential parking to be unenclosed. The Roof Terrace Home and Terrace Home buildings all provide the required parking within an enclosed garage. However, the Flats buildings only provide 72 of the 115 required parking spaces within an enclosed structure. The site plan depicts 316 parking spaces, well over the City's Parking regulations and North Point Overlay requirements of 244 parking spaces.
- The submitted site plan depicts 159 condominium units, consisting of 64 flats units in four (4) buildings, 51 terrace homes units in four (4) buildings and 44 roof terrace townhome units in four (4) buildings on 9.2 acres. The flats buildings are depicted to be three (3) stories and terrace home and terrace roof townhome buildings are depicted to be four (4) stories. According to the applicant, there are 26, 1-bedroom units and 133, 2-bedroom units. Roof terrace homes would range in size from 2,032 – 2250 square feet, terrace homes from 1,192 – 1,428 square feet and flats from 891 – 1,335 square feet. A roughly 900 square foot amenity clubhouse and pool are depicted at the center of the property.
 - The main project entrance is depicted at North Point Drive and North Point Court, with a secondary entrance from the existing private driveway separating the property from the commercial outparcels along Haynes Bridge Road. The property was developed with a private driveway between the commercial outparcels along Haynes Bridge Road and the applicant's property, as well as, an 'L-shaped' private driveway providing access to North Point Court at North Point Drive. Due to covenants and agreements between the applicant's property and the commercial outparcels, the applicant must keep the existing private driveways. The site plan does not depict any traffic-related improvements at the main entrance to the proposed development.
 - The property has frontage on North Point Drive, which is a Type 'C' Corridor in the North Point Overlay requiring a 0' to 10' building setback. Buildings are proposed to be setback 30' – 48' from North Point Drive, due to the presence of a sanitary sewer easement in the area. A linear park is proposed along North Point Drive between the road and buildings to address the larger setback. Ten-foot (10') sidewalks are depicted along North Point Drive and the existing driveway adjacent to the commercial outparcels.
 - Unified Development Code (UDC) Parking regulations and North Point Overlay requirements would require 244 parking spaces for the 159 condominium units. Parking in the North Point overlay includes a 20% reduction in required parking, due to the abundance of parking and largest number of bus routes available in Alpharetta.

- The North Point Overlay requires a minimum 5% amenity space and 10% civic space. However, the applicant requests a conditional use to increase residential density to 17.3 dwelling units per acre, which requires an additional 1% of civic space for every 1 dwelling per acre above eight (8) dwelling units per acre. Therefore, the proposal would require a minimum 5% amenity space and 19.3% civic space, of which the applicant's site plan depicts 7.8%, or 0.71 acres, of amenity space and 29.9%, or 2.74 acres, of civic space. The site plan depicts open space as pocket parks, multi-use trails, rooftop decks, balconies and clubhouse and pool.
- The applicant's tree survey and assessment identify several landscape trees that are in 'Good' condition. If approved, it is recommended that the developer explore spading and relocating existing landscape trees on the property to enhance the maturity level of landscaping at time of project completion.
- Rock Mill Creek, a perennial stream, runs through the property to the west and impacts the subject site with stream buffers and floodplain. An existing stormwater pond on the west side of the property is proposed to be enlarged and improved with a permanent pool and bio-retention areas.
- The applicant submitted renderings of the three (3) condominium product types: roof terrace homes, flats and terrace homes. Flats buildings are three (3) stories and roof terrace and terrace home buildings are four (4) stories with a modern architectural style and include balconies and rooftop terraces. The same materials and colors are repeated on each of the three (3) products, which consists of brick, stone, split face block, fiber cement siding and fiber cement panels with wood and metal accents on canopies and balconies. The roof terrace and terrace home buildings have individual walkups, while the flats have parking on the first floor of the building with units accessed from the interior.
- The North Point Overlay requires that EcoDistrict measures be incorporated into all new developments. Since the applicant's proposal represents development of residential use in excess of eight (8) dwelling units per acre, the applicant must achieve at least ten (10) EcoDistrict points. According to the applicant's letter of intent, they are requesting credit for 12 EcoDistrict points. EcoDistrict points are requested for Building Energy Efficiency, Bio-retention, Connected Open Space, Alternative Transportation and Additional Landscaped Civic Space. If approved, the developer should provide the EcoDistrict measures as requested in the applicant's letter of intent.
- The proposed project, consisting of 159 condominium units, would generate 88 PM Peak Hour trips. When compared to development of the property under the current approval (250,000 square feet of office), the applicant's proposal to construct a residential subdivision would result in a significant reduction of vehicular trips (-271 PM Peak Hour trips) over office use.
- The City's Transportation Engineer requested a traffic study examining a single-lane roundabout at the main project entrance on North Point Drive; however, the study submitted by the applicant shows that due to lunchtime volume a single-lane roundabout

would not be sufficient. As shown below, the City's Public Works Department prepared a single-lane roundabout conceptual plan. However, significant right-of-way will be required for a double-lane roundabout. Staff has conditioned a traffic study be submitted with best recommendation and if a signal is viable. This improvement is needed regardless of the development and constitutes a system improvement.

- The existing access to the site from North Point Drive is at the limited access driveway across from North Point Court. This intersection does not allow straight or left turn movements from the side streets. The applicant evaluated the possibility of improving the intersection of North Point Drive and North Point Court with a single lane roundabout. This improvement would provide better connectivity for vehicle traffic by allowing all movements to occur. Based on the existing traffic volumes and the assumptions from the traffic study, the analysis determined that the roundabout would worsen existing traffic operation. The traffic generated by the proposed development can be accommodated with the existing configuration. Those drivers wishing to travel from the development to northbound Haynes Bridge would have to exit the development, take a right toward North Point Mall, then U-turn at the next intersection.
- Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate.
- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 32 school age children. Numbers provided by Fulton County Schools show that all three (3) schools are currently over capacity.
- Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment, conditional use and variances. The property is within the North Point Overlay where walkability, mix of uses, site design and EcoDistrict measures are key components to a successful development.
- The applicant's proposed use would add to the mix of uses in the North Point area, bringing in a built-in customer base to patronize existing commercial establishments. The proposed master plan amendment to remove office and add residential use would produce fewer vehicular trips on the surrounding roadway network. More importantly, the proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The CZIM was held on January 9, 2019. Eight (8) residents signed-in with comments, with seven (7) in support and one (1) in opposition with concerns over high density and deforestation.

- Attorney, Kathryn Zickert, came forward to speak on behalf of the applicant
- Chief Operating Officer of the Providence Group, Jeff Kingsfield, came forward to speak on behalf of the applicant and to expand on the architecture and the eco-friendly building materials that will be utilized

Public Comment

- No Public Comment
- ❖ Council Member Richard offered a motion to approve the approve MP-18-12/CU-18-14/V-18-19 ECCO Park, subject to the following conditions:
1. Property shall be developed substantially as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. 'Dwelling, 'For-Sale', Attached' shall be added as a permitted use in North Point Business Center Master Plan Pod 1. Maximum density of Pod 1 shall be 8.15 dwelling units per acre.
 3. Maximum building height shall be 4-stories.
 4. Architecture and materials shall be developed substantially similar to the submitted renderings, subject to approval by Staff. Buildings shall have 4-sided architecture. Side building elevations visible from North Point Drive and existing private driveways shall have similar architectural details and materials as the front façade and shall have the appearance of a pedestrian entrance, as approved by Staff. The Flats buildings shall have the appearance of individual walkouts on the ground floor, including canopy accents over some windows and doors, as well as lighting. Elevations fronting North Point Drive and existing private drive located behind the restaurants shall contain a minimum of 44% brick or stone. The materials shall also wrap the immediate corners.
 5. Maximum building setbacks on North Point Drive shall be as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019.
 6. Block size shall be as shown on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019.
 7. Minimum 3.45 acres of open space consisting of trails, pocket parks, clubhouse and pool, rooftop decks and linear park shall be provided, as depicted on the 1/10/2019 zoning plan.
 8. Civic space shall be developed with a park-like setting as shown on the Plan with decorative landscape, hardscape, seating, and pedestrian-scale lighting, as approved by Staff. An original sculpture with a minimum height of 10' shall be added within the civic space along North Point Drive.

9. Developer shall dedicate a permanent easement and construct the multi-use trail, as depicted on the site plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019, with final alignment/design/materials approved by Staff and construction completed prior to the final CO. Multi-use trail shall be field located with the least impact to existing trees, as approved by Staff. A crosswalk shall be provided across North Point Drive and shall be constructed of a material approved by Staff. Multi-use trail shall include seating/gathering areas, lighting, landscape, hardscape and trail entrance gateway at North Point Drive. Applicant shall hand clear undergrowth, invasive species and dead materials within the stream buffer and maintain such condition to the City's satisfaction. Multi-use trail improvements shall be eligible for impact fee credits and shall be maintained by the HOA, if not used to meet minimum open space and EcoDistrict requirements.
10. Developer shall meet EcoDistrict measures as requested on the applicant's letter of intent (Exhibit A), dated January 8, 2019. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. Total EcoDistrict points to be confirmed by Staff.
11. Permanent easements shall be dedicated to the City for public access over required civic space. However, the HOA shall be responsible for maintenance. The existing private street shall remain accessible to the public.
12. The corner of North Point Drive and the main project entrance and North Point Drive and the existing north-south driveway shall be designed with a minimum 1,500 square foot greenspace area as shown on the Plan and shall incorporate a focal point feature, as approved by Staff.
13. Vehicular use areas (drive aisles and surface parking) shall be visually screened from North Point Drive and existing private driveways, as approved by Staff. This does not include L-shaped private drive.
14. North Point Drive streetscape shall include minimum 10' sidewalk, 6' planting strip and decorative pedestrian lighting. Street trees shall alternate in the planting strip and backside of sidewalk to provide a canopy for pedestrians. Applicant shall continue streetscape to hotel entrance in exchange for impact fee credits, subject to available right-of-way.
15. New internal streets shall be private as per Plan and meet the Type 'D' Corridor regulations, as approved by the City's Traffic Engineer. Internal sidewalks shall connect the front of all units to the public sidewalk system and shall be minimum 5' with 4' planting strip and pedestrian-scale lighting provided throughout the development.
16. Subject to approval by others and the final configuration of the sidewalk, a planted median shall be required at the project driveway, as approved by Staff. This improvement shall be entitled to impact fee credits.

17. Each dwelling unit in Roof Terrace Home and Terrace Home buildings shall have a minimum 18' driveway from garage to back of alley. Required parking shall be 9' x 19' and enclosed tandem parking shall only count as 1 parking space. Up to 20% may be compact spaces, per UDC.
18. Unfinished wood fences and decks shall not be visible from the street.
19. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse, as approved by Staff.
20. Existing trees shall be preserved as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019. In addition, developer shall assess existing landscape to determine if any trees can be spaded and relocated on-site.
21. Deleted due to duplication.
22. New utilities shall be placed underground.
23. Property must meet IFC Appendix D Fire Department access and comply with 2010 ADA guidelines.
24. Developer shall provide an enhanced pedestrian connection from the development to the south side of North Point Court as per Exhibit B. The intersection shall be signalized if required by Staff. Off-site improvement shall be eligible for impact fee credits and construction completed prior to the final CO.
25. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from the public right-of-way.
26. No more than 10% of residential units shall be permitted to be rented, as recorded in the Condominium Association declarations and covenants and Home Owners Association documents.
27. Bike rental stations and bike racks will be added to the site plan.
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously 7-0

VII. NEW BUSINESS

A. Resolution: In Opposition To House Bill 302 and Senate Bill 172, Preemption Of Local Building Design Standards

- City Attorney, Sam Thomas, presented the item and read the Resolution aloud

Public Comment

- No Public Comment

- ❖ Council Member Richard offered a motion to approve the Resolution as read by the City Attorney
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously 7-0

B. Safe Hotels Ordinance (1st Reading)

- Director of Public Safety, John Robison, came forward to present this item and provided a brief overview of the Safe Hotels Ordinance
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

- No Public Comment
- ❖ Council Member Binder offered a motion to approve the first reading of the Ordinance as read by the City Attorney
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously 7-0

C. Resolution: In Opposition to House Bill 184 and Senate Bill 66, Streamlining Wireless Facilities and Antennas Act

- City Attorney, Sam Thomas, presented the item and read the Resolution aloud

Public Comment

- No Public Comment
- ❖ Council Member Merkel offered a motion to approve the Resolution as read by the City Attorney
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously 7-0

VIII. PUBLIC COMMENT

- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, came forward to express concern about local restaurants that have left the City or closed

IX. REPORTS

- Council Member Richard announced that GDOT is having an open house this Thursday at the Hilton Garden Inn off of Windward Parkway regarding the proposed Ga. 400 express lanes; the sessions are scheduled for 11:00 AM – 2:00 PM, and 4:30 – 7:30 PM
- Council Member Binder announced that the Homestead Exemption that was brought forward by Alpharetta City Council has moved forward from the first reading; we plan to see it on the November ballot

- Council Member Burnett has invited the State House Representative that voted against House Bill 184 to an upcoming Council meeting
- Council Member Binder thanked the YMCA for hosting a Town Hall and reminded residents that April 1st is the deadline to file for homestead exemption
- Council Member Hipes announced his appointment of Michael Gordy to the Ethics Board

X. ADJOURNMENT

- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 9:38 PM

Respectfully submitted,

A handwritten signature in cursive script that reads "Erin Cobb".

Erin Cobb, City Clerk



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: March 4, 2019

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING JANUARY 31, 2019

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending January 31, 2019 (period 7 of Fiscal Year 2019).

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

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

In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments \$5,000 and greater;
3. Purchase orders with an estimated cost between \$5,000 and \$50,000; and
4. Status of current year bids/RFPs.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Financial Management Report (January 2019)

City of Alpharetta, GA

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

Financial Management Reports



**for the month ending
January 31, 2019
(period 7 of 12 – unaudited)**

Financial Management Reports

Fiscal Year 2019

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TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

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

DATE: MARCH 4, 2019

RE: FINANCIAL MANAGEMENT REPORTS AS OF JANUARY 31, 2019

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending January 31, 2019.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2019 revenues are budgeted at \$67 million (net of Carryforward Fund Balance totaling \$6 million). As of January 31, 2019, actual revenue collections total 73% or \$48 million.

Early collection trends indicate a net gain over budget of \$4.4 million with the detail as follows:

• Property Taxes (current)	\$1,400,000
• Building Permit Fees	900,000
• Plan Review Fees	200,000
• Development Permits/Fees	135,000
• Local Option Sales Tax	650,000
• Hotel Tax (City portion)	356,250
• Franchise Taxes	434,994
• Court Fines	(300,000)
• Other	<u>658,031</u>
	\$4,434,275

The FY 2019 budget for current year property taxes (non-motor vehicles) totals \$22.7 million and is based on a billable digest of \$4.9 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2018 based on staff forecasts of property values (including new construction estimates). The actual growth in the tax digest exceeded the conservative budget estimate resulting in an estimated additional \$1.4 million in tax revenue. This estimate is still in flux and will be heavily influenced by the appeal process.

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

COUNCIL MEMBERS
JASON BINDER
BEN BURNETT
JOHN HIPES
DAN MERKEL
KAREN RICHARD

CITY ADMINISTRATOR
ROBERT J. REGUS

Building Permit Fee collections is trending 52% higher than FY 2018 and is conservatively estimated to total \$2.5 million by year-end (\$2.2 million was collected in FY 2018) which is \$900,000 greater than budget. Building permit fee collections are variable but will likely exceed the estimate for FY 2019 and will be adjusted accordingly in future reports.

Plan Review Fee collections is trending 66% higher than FY 2018 and is conservatively estimated to total \$900,000 by year-end (\$719,380 was collected in FY 2018) which is \$200,000 greater than budget. Plan review fees were adjusted in the 1st quarter of 2019 to keep pace with cost drivers. Plan review fee collections are variable but will likely exceed the estimate for FY 2019 and will be adjusted accordingly in future reports.

Development Permit Fee collections is trending 128% higher than FY 2018 and is conservatively estimated to total \$285,000 by year-end (\$187,353 was collected in FY 2018) which is \$135,000 greater than budget. Development permit fee collections are variable but will likely exceed the estimate for FY 2019 and will be adjusted accordingly in future reports.

Local Option Sales Taxes is trending 6% higher than FY 2018 and is conservatively estimated to total \$16.3 million by year-end (\$15.9 million was collected in FY 2018) which is \$650,000 greater than budget.

Hotel/Motel tax trends are discussed in detail under the Hotel/Motel Fund write-up contained later in this report.

Franchise Tax collections are estimated to total \$6.6 million in FY 2019, which represents an increase over budget of \$434,994. Collections in FY 2018 totaled \$6.2 million. The growth in FY 2019 is due primarily to the partial-year impact of raising the Cable Franchise Fee from 3% to 5% effective January 1, 2019 as well as growth in electric franchise fee collections. The largest portion of Franchise Fees comes from GA Power and Suwanee (electric) and is estimated to total \$4.7 million in 2019 (2018 collections totaled \$4.5 million).

Municipal Court Fine collections is trending -7% lower than FY 2018 and is estimated to total \$1.7 million by year-end (\$1.8 million was collected in FY 2018) which is -\$300,000 less than budget. This revenue source has been in steady decline for multiple years with the trend accelerating in FY 2018. Revenue collections this year are on pace to match a 13-year low stretching back to fiscal year 2006. Factors for the decline include a combination of reduced tickets/citations and law changes that reduce collectability of court fines. However, recent months highlight a reversal of the decline along with minor growth in January.

The Other revenue category is exceeding budget through a combination of recreation fees (non-resident fees, aquatics fees, etc.), development related revenue growth (e.g. occupancy permit fees, impact fee administration charges, etc.) and general tax/revenue growth (e.g. motor vehicle title fees, insurance premium taxes, real estate transfer tax, investment earnings, etc.).

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 January 31, 2019, city departments (not including General Government¹) have encumbered and expensed 59%, or \$35.6 million, of their FY 2019 budget appropriations. Overtime expenses are trending 33% higher than FY 2018 due to multiple situations including coverage for vacant positions.

Contingency: The General Fund contingency balance totals \$705,028.

Special Revenue Funds (large funds only)

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

Hotel/Motel Fund: FY 2019 revenues are budgeted at \$7.7 million (net of carryforward fund balance totaling \$1.8 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$3.3 million); Facilities (18.75% and a portion of the carryforward fund balance detailed above; \$979,963 for debt service on the Series 2016 Convention Center Bonds, \$465,804 for eligible initiatives such as the Arts Center and Equestrian Center, and \$256,124 in non-allocated); and the city (37.5% or \$2.9 million). Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$1.5 million (funded in prior years and represents the remaining portion of the carryforward fund balance figure referenced above).

As of January 31, 2019, the city has collected 57% or \$4.4 million (six-months of collections). All collections have been distributed to the participating entities based on their proportionate share.

Hotel Tax collections is trending 26% higher than FY 2018 and is estimated to total \$8.6 million by year-end (\$7.3 million was collected in FY 2018) which is \$950,000 greater than budget. The General Fund's portion is estimated at \$3.2 million, which is \$356,250 greater than budget.

E-911 Fund: FY 2019 revenues are budgeted at \$4.1 million (net of carryforward fund balance totaling \$1 million for capital initiatives and reserve balances in excess of the 21% Emergency Reserve target). As of January 31, 2019, the city has collected 49% or \$2 million which includes the 1st and 2nd quarterly payments under the City of Milton Intergovernmental Agreement.

Expenditures/encumbrances during the same time period total \$3.2 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives throughout the year, and one-time capital initiatives. There are no budget variances anticipated at this time.

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

Debt Service Fund

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

FY 2019 revenues are budgeted at \$5.1 million (net of carryforward fund balance totaling \$1 million). As of January 31, 2019, actual revenue totaled in excess of 100% of budget (\$5.4 million).

Grant Funds

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

Operating Grant Fund (Fund 220): Available funding totals \$84,218 and represents unencumbered/ unspent project appropriations of \$45,130 and a non-allocated reserve for future projects (grant matches) of \$39,088.

Capital Grants Fund (Fund 340): Available funding totals \$4.8 million and represents unencumbered/ unspent capital project appropriations of \$4.4 million and a non-allocated reserve for future capital projects (grant matches) of \$472,939.

Capital Project Funds

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

General Capital Project Fund (Fund 301): Available city funding totals \$21.3 million and represents unencumbered/unspent capital project appropriations of \$19.6 million and a non-allocated reserve for future capital projects of \$1.7 million.

Available ABC (Alpharetta Business Community) funding totals \$59,873 and represents unencumbered/unspent capital project appropriations (sidewalk connectivity).

Stormwater Capital Fund (Fund 302): Available funding totals \$886,920 and represents unencumbered/ unspent capital project appropriations.

Conference Center Bond Fund (Fund 316): This fund accounts for proceeds of the Development Authority of Alpharetta Revenue Bonds, Series 2016 (Alpharetta Conference Center Project). Construction costs are fully expensed. Residual funds will be allocated towards debt service on the Series 2016 Bonds.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals \$24.8 million and represents unencumbered/unspent capital project appropriations.

TSPLOST Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017. Available funding totals \$15.7 million.

Enterprise Fund

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

Solid Waste Fund: FY 2019 revenues are currently budgeted at \$4 million (net of carryforward fund balance totaling \$341,192 constituting reserve balances in excess of the 21% Emergency Reserve designation). As of January 31, 2019, the city has collected \$3.2 million, which represents the 1st-3rd quarter billings and associated investment earnings. Expenditures/encumbrances during the same time period total \$4 million and represent general operations/blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year. There are no budget variances anticipated at this time.

Other Items

Council Member Stipend Activity Listing: The FY 2019 budget includes appropriations of \$9,000 for the Mayor and \$5,000 for each City Council Post and the available balances as of January 31, 2019 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: Jim Gilvin	\$ 9,000	\$ 3,464	\$ 5,536
Post #1: Donald Mitchell	\$ 5,000	\$ 3,396	\$ 1,604
Post #2: Ben Burnett	\$ 5,000	\$ 1,448	\$ 3,552
Post #3: Karen Richard	\$ 5,000	\$ 249	\$ 4,751
Post #4: John Hipes	\$ 5,000	\$ 365	\$ 4,635
Post #5: Jason Binder	\$ 5,000	\$ 1,665	\$ 3,335
Post #6: Dan Merkel	\$ 5,000	\$ 732	\$ 4,268

Development Authority² (Component Reporting Unit)

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

As of January 31, 2019, the Development Authority has \$92,741 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

Other reports included with this packet are as follows:

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

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



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 For the month ended January 31, 2019

	Current Fiscal Year					Prior Fiscal Year		
	2019 Budget	2019 YTD	% Collected	2019 Estimated	Variance	2018 Actual	2018 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 22,680,000	\$ 23,580,115	104.0%	\$ 24,080,000	\$ 1,400,000	\$ 21,154,929	\$ 20,170,841	95.3%
Delinquent	237,000	78,763	33.2%	237,000	-	410,211	313,750	76.5%
Motor Vehicle Tax	115,000	77,380	67.3%	115,000	-	182,797	99,242	54.3%
Motor Vehicle Title Fee	900,000	508,538	56.5%	1,000,000	100,000	933,613	437,761	46.9%
Local Option Sales Tax	15,650,000	8,541,819	54.6%	16,300,000	650,000	15,907,320	8,047,496	50.6%
Franchise Tax	6,200,000	935,736	15.1%	6,634,994	434,994	6,177,460	817,782	13.2%
Insurance Premium Tax	3,900,000	4,112,996	105.5%	4,112,996	212,996	3,813,796	3,813,796	100.0%
Alcohol Beverage Excise Tax	2,200,000	1,179,171	53.6%	2,200,000	-	2,210,031	1,115,404	50.5%
Building Permit Fees	1,600,000	1,891,168	118.2%	2,500,000	900,000	2,232,284	1,242,670	55.7%
Business and Occupational Tax	1,150,000	509,809	44.3%	1,150,000	-	1,120,188	439,849	39.3%
Municipal Court Fines	1,975,000	1,019,022	51.6%	1,675,000	(300,000)	1,793,974	1,091,534	60.8%
Recreation/Special Event Fees	2,842,292	1,252,307	44.1%	2,874,753	32,461	2,740,903	1,108,259	40.4%
Hotel/Motel Tax (City portion)	2,868,750	1,634,707	57.0%	3,225,000	356,250	2,874,701	1,300,884	45.3%
subtotal	\$ 62,318,042	\$ 45,321,532	72.7%	\$ 66,104,743	\$ 3,786,701	\$ 61,552,208	\$ 39,999,269	65.0%
Other Revenues	4,202,739	3,059,357	72.8%	4,850,313	647,574	4,438,617	2,297,429	51.8%
Total Revenues	\$ 66,520,781	\$ 48,380,889	72.7%	\$ 70,955,056	\$ 4,434,275	\$ 65,990,825	\$ 42,296,698	64.1%
 Carryforward Fund Balance	 6,100,065							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 For the month ended January 31, 2019

	Current Fiscal Year						Prior Fiscal Year		
	2019 Budget	2019 Encumbrances	2019 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2018 Exp. (Total)	2018 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 364,389	\$ 889	\$ 207,348	\$ 156,151	57.1%	56.9%	\$ 292,533	\$ 186,445	63.7%
City Administration	2,174,084	37,951	995,937	1,140,195	47.6%	45.8%	2,181,453	1,339,135	61.4%
Finance	3,366,136	63,226	2,035,631	1,267,279	62.4%	60.5%	3,319,528	2,172,968	65.5%
City Attorney	690,000	-	358,452	331,548	51.9%	51.9%	725,172	289,647	39.9%
Information Technology	1,742,223	12,582	1,002,723	726,918	58.3%	57.6%	1,602,409	986,849	61.6%
Human Resources	430,846	4,659	231,858	194,329	54.9%	53.8%	367,541	222,778	60.6%
Municipal Court	1,096,466	115,452	583,124	397,890	63.7%	53.2%	983,191	585,110	59.5%
Public Safety	28,422,171	471,304	16,294,575	11,656,293	59.0%	57.3%	26,161,349	16,107,763	61.6%
Public Works	8,821,264	435,113	4,666,542	3,719,608	57.8%	52.9%	7,770,820	4,465,056	57.5%
Recreation, Parks & Cultural Svcs	9,974,552	1,008,141	5,237,068	3,729,342	62.6%	52.5%	8,586,625	4,686,135	54.6%
Community Development	3,162,560	34,763	1,766,128	1,361,668	56.9%	55.8%	2,793,574	1,651,405	59.1%
subtotal	\$ 60,244,691	\$ 2,184,082	\$ 33,379,388	\$ 24,681,222	59.0%	55.4%	\$ 54,784,195	\$ 32,693,290	59.7%
General Government:									
Non-Departmental	\$ -	\$ -	\$ -	\$ -	-	-	\$ 10,000	\$ 10,000	100.0%
Insurance Premiums (Risk)	689,500	-	402,208	287,292	58.3%	58.3%	665,000	387,917	58.3%
Gwinnett Tech Bond P&I	286,590	-	53,295	233,295	18.6%	18.6%	286,840	55,920	19.5%
Transfer(s) to other Funds	10,600,065	-	6,183,371	4,416,694	58.3%	58.3%	14,022,363	8,179,712	58.3%
Contingency	800,000	-	94,973	705,028	11.9%	11.9%	45,697	21	0.0%
subtotal	\$ 12,376,155	\$ -	\$ 6,733,847	\$ 5,642,308	54.4%	54.4%	\$ 15,029,900	\$ 8,633,569	57.4%
Total Expenditures	\$ 72,620,846	\$ 2,184,082	\$ 40,113,235	\$ 30,323,530	58.2%	55.2%	\$ 69,814,095	\$ 41,326,859	59.2%



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CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Category
 For the month ended January 31, 2019

		Current Fiscal Year						Prior Fiscal Year		
		2019 Budget	2019 Encumbrances	2019 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2018 Exp. (Total)	2018 Exp. (YTD)	% Exp.
Expenditures by Category:										
Salaries & Benefits:										
(1)	Regular Salaries	\$ 26,744,203	\$ -	\$ 13,567,460	\$ 13,176,743	50.7%	50.7%	\$ 24,851,331	\$ 14,331,606	57.7%
	Overtime	1,291,499	-	1,117,149	174,350	86.5%	86.5%	1,627,910	837,987	51.5%
	Group Insurance	8,039,454	-	4,504,565	3,534,889	56.0%	56.0%	7,012,482	4,262,599	60.8%
	FICA and Social Security	2,133,826	-	1,061,818	1,072,008	49.8%	49.8%	1,911,771	1,096,425	57.4%
	Defined Benefit Pension	2,599,935	-	2,599,935	-	100.0%	100.0%	2,500,954	2,500,954	100.0%
	401(A) Retirement/Match	1,808,371	-	1,091,763	716,608	60.4%	60.4%	1,557,303	1,071,070	68.8%
(2)	Other	1,382,841	-	1,040,420	342,421	75.2%	75.2%	763,999	446,098	58.4%
	subtotal	\$ 44,000,129	\$ -	\$ 24,983,110	\$ 19,017,019	56.8%	56.8%	\$ 40,225,750	\$ 24,546,739	61.0%
Maintenance & Operations:										
	Professional Services	\$ 2,884,555	\$ 706,697	\$ 1,472,835	\$ 705,023	75.6%	51.1%	\$ 2,465,138	\$ 1,384,139	56.1%
	Legal Services	690,000	-	358,452	331,548	51.9%	51.9%	725,172	289,647	39.9%
	Vehicle Fuel/Maintenance	973,034	2,506	486,228	484,300	50.2%	50.0%	946,260	506,427	53.5%
	Maintenance Contracts	2,394,847	874,679	1,134,835	385,333	83.9%	47.4%	1,983,110	968,373	48.8%
	IT Professional Services	1,437,923	247,132	945,250	245,541	82.9%	65.7%	1,409,769	996,228	70.7%
	General Supplies	1,050,088	64,433	506,391	479,265	54.4%	48.2%	987,269	518,918	52.6%
	Utilities	2,834,704	-	1,288,724	1,545,980	45.5%	45.5%	2,362,169	1,212,263	51.3%
	Other	3,213,918	288,634	1,483,817	1,441,467	55.1%	46.2%	2,843,355	1,495,234	52.6%
	subtotal	\$ 15,479,069	\$ 2,184,082	\$ 7,676,531	\$ 5,618,456	63.7%	49.6%	\$ 13,722,242	\$ 7,371,228	53.7%
Capital:										
	OSSI/Fire Truck Leases	\$ 628,550	\$ -	\$ 630,405	\$ (1,855)	100.3%	100.3%	\$ 578,654	\$ 578,654	100.0%
	Software Leases	76,943	-	76,942	1	100.0%	100.0%	180,944	180,944	100.0%
	Other	60,000	-	12,399	47,601	20.7%	20.7%	76,604	15,724	20.5%
	subtotal	\$ 765,493	\$ -	\$ 719,747	\$ 45,746	94.0%	94.0%	\$ 836,202	\$ 775,323	92.7%
General Government:										
	Non-Departmental	\$ -	\$ -	\$ -	\$ -	-	-	\$ 10,000	\$ 10,000	100.0%
	Insurance Premiums (Risk)	689,500	-	402,208	287,292	58.3%	58.3%	665,000	387,917	58.3%
	Gwinnett Tech Bond P&I	286,590	-	53,295	233,295	18.6%	18.6%	286,840	55,920	19.5%
	Transfer(s) to other Funds	10,600,065	-	6,183,371	4,416,694	58.3%	58.3%	14,022,363	8,179,712	58.3%
	Contingency	800,000	-	94,973	705,028	11.9%	11.9%	45,697	21	0.0%
	subtotal	\$ 12,376,155	\$ -	\$ 6,733,847	\$ 5,642,308	54.4%	54.4%	\$ 15,029,900	\$ 8,633,569	57.4%
Total Expenditures		\$ 72,620,846	\$ 2,184,082	\$ 40,113,235	\$ 30,323,530	58.2%	55.2%	\$ 69,814,095	\$ 41,326,859	59.2%

Notes:

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



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GRANT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

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

As of January 31, 2019

			Project Snapshot		FY 2019					
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Account #	Project									
Revenues										
Public Safety										
22031150-331110	C1617	2015/16 BULLETPROOF VEST (DOJ)	\$ 34,201	\$ 32,298	\$ 1,903	\$ -	\$ 1,903	\$ 1,902	\$ 1	
22031150-331110	C1730	2017 BULLETPROOF VEST (DOJ)	13,178	-	13,178	-	13,178	367	12,811	
22031150-331110	C1831	2018 BULLETPROOF VEST (DOJ)	15,375	-	15,375	-	15,375	-	15,375	
22031150-331110	C1910	TURNOUT GEAR WASHER	22,728	-	22,728	-	22,728	-	22,728	
subtotal					\$ 53,184	\$ -	\$ 53,184	\$ 2,269	\$ 50,915	
Recreation, Parks & Cultural Services										
22061150-336000	C1837	2018 CAMP HAPPY HEARTS	4,622	-	4,622	-	4,622	4,623	(1)	
subtotal					\$ 4,622	\$ -	\$ 4,622	\$ 4,623	\$ (1)	
General Government										
22090200-391100	TRANSFER IN/GENERAL FUND (MATCH)				\$ -	\$ 30,000	\$ 30,000	\$ 17,500	\$ 12,500	
22090200-361000	INTEREST EARNINGS				-	-	-	487	(487)	
22090200-395000	CARRYFORWARD FUND BALANCE				45,046	-	45,046	-	45,046	
subtotal					\$ 45,046	\$ 30,000	\$ 75,046	\$ 17,987	\$ 57,059	
Total					\$ 102,852	\$ 30,000	\$ 132,852	\$ 24,878	\$ 107,974	
Expenditures										
Public Safety										
22031150-542100	C1617	2015/16 BULLETPROOF VEST (DOJ)	\$ 68,400	\$ 65,988	\$ 2,412	\$ -	\$ 2,412	\$ 2,412	\$ -	
22031150-542100	C1730	2017 BULLETPROOF VEST (DOJ)	26,356	-	26,356	-	26,356	14,398	11,958	
22031150-542100	C1831	2018 BULLETPROOF VEST (DOJ)	30,750	-	30,750	-	30,750	-	30,750	
22031150-542100	C1910	TURNOUT GEAR WASHER	25,000	-	25,000	-	25,000	-	1,915	
subtotal					\$ 84,518	\$ -	\$ 84,518	\$ 16,810	\$ 23,085	
Recreation, Parks & Cultural Services										
22061150-531100	C1815	2017 CAMP HAPPY HEARTS	\$ 14,550	\$ 14,549	\$ 1	\$ -	\$ 1	\$ -	\$ 1	
22061150-531100	C1837	2018 CAMP HAPPY HEARTS	9,245	-	9,245	-	9,245	8,739	506	
subtotal					\$ 9,246	\$ -	\$ 9,246	\$ 8,739	\$ 507	
Non-Allocated										
(1) 22090200-579000	RESERVE FOR CITY GRANT MATCHES				\$ 9,088	\$ 30,000	\$ 39,088	\$ -	\$ 39,088	
subtotal					\$ 9,088	\$ 30,000	\$ 39,088	\$ -	\$ 39,088	
Total					\$ 102,852	\$ 30,000	\$ 132,852	\$ 25,549	\$ 23,085	

Notes:

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



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of January 31, 2019

			Project Snapshot		FY 2019					
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Account #	Project									
Revenue										
Public Works										
34041100-331350	C0005	GDOT TE GRANT-ENCORE BRIDGE	\$ 779,701	\$ 779,701	\$ -	\$ -	\$ -	\$ -		\$ -
34041100-331351	C0005	GDOT GRANT-ENCORE BRIDGE	7,600,000	7,406,078	193,922	-	193,922	311,990		(118,068)
34041100-336001	C0005	NFCID SR TA-ENCORE BRIDGE	1,000,000	1,000,000	-	-	-	-		-
34041100-336002	C0005	NFCID-ENCORE BRIDGE	2,788,114	2,703,589	84,525	-	84,525	84,524		1
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)	3,371,177	2,769,200	601,977		601,977	601,977		0
34041100-331350	C1525	SR 9 OPERATIONAL IMPROVEMENTS	978,228	978,228	-	-	-	-		-
34041100-331350	C1927	WINDWARD TRIPLE LEFTS (GDOT-FED)	2,317,942	-	2,317,942	-	2,317,942	-		2,317,942
34041100-334350	C1927	WINDWARD TRIPLE LEFTS (GTIB-NFCID)	1,433,200	-	1,433,200	-	1,433,200	-		1,433,200
		subtotal			\$ 4,631,566	\$ -	\$ 4,631,566	\$ 998,491		\$ 3,633,075
Community Development										
34074150-331150	C1921	NORTHPOINT PLACEMAKING PLAN	75,000	-	\$ 75,000	\$ -	\$ 75,000	\$ -		\$ 75,000
		subtotal			\$ 75,000	\$ -	\$ 75,000	\$ -		\$ 75,000
General Government										
34090200-391100		TRANSFER IN/GENERAL FUND MATCH			\$ -	\$ -	\$ -	\$ -		\$ -
34090200-361000		INTEREST EARNINGS			-	-	-	6,953		(6,953)
34090200-395000		CARRYFORWARD FUND BALANCE			215,502	-	215,502	-		215,502
		subtotal			\$ 215,502	\$ -	\$ 215,502	\$ 6,953		\$ 208,549
		Total			\$ 4,922,068	\$ -	\$ 4,922,068	\$ 1,005,444		\$ 3,916,624
Expenditures										
Public Works										
34041100-541410	C0005	ENCORE PKWY GREENWAY CONNECTION	\$ 11,917,500	\$ 11,915,240	\$ 2,260	\$ -	\$ 2,260	\$ 2,259	\$ -	\$ 1
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)	3,371,177	2,769,200	601,977	-	601,977	-	-	601,977
34041100-541410	C1927	WINDWARD TRIPLE LEFTS	3,751,142	-	3,751,142	-	3,751,142	-	-	3,751,142
		subtotal			\$ 4,355,379	\$ -	\$ 4,355,379	\$ 2,259	\$ -	\$ 4,353,120
Community Development										
34074150-52100	C1921	NORTHPOINT PLACEMAKING PLAN	93,750	-	\$ 93,750	\$ -	\$ 93,750	\$ 12,834	\$ 80,892	\$ 24
		subtotal			\$ 93,750	\$ -	\$ 93,750	\$ 12,834	\$ 80,892	\$ 24
Non-Allocated										
(1) 34090200-579000		RESERVE FOR CITY MATCHES			\$ 472,939	\$ -	\$ 472,939	\$ -	\$ -	\$ 472,939
		subtotal			\$ 472,939	\$ -	\$ 472,939	\$ -	\$ -	\$ 472,939
		Total			\$ 4,922,068	\$ -	\$ 4,922,068	\$ 15,093	\$ 80,892	\$ 4,826,083

Notes:

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



CAPITAL PROJECT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of January 31, 2019

Account #Project			Project Snapshot		FY 2019					Funds Available
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
Revenue										
30141100-336000	C0005	FULTON-ENCORE (WATERLINE)	\$ 534,906	\$ 519,567	\$ 15,339	\$ -	\$ 15,339	\$ 15,339		\$ -
30141100-336000	C1410	RUCKER RD WATERLINE	1,782,350	-	1,782,350	-	1,782,350	1,023,808		758,542
30141100-371000	C1410	RUCKER RD-WEITZ SEWER LINE	68,080	-	68,080	-	68,080	68,080		-
30141100-336000	C1702	KIMBALL BR RD IMPROVEMENTS	6,083,354	-	6,083,354	-	6,083,354	-		6,083,354
30141100-371000	C1712	ALPHALOOP (AVALON)	1,000,000	-	1,000,000	-	1,000,000	-		1,000,000
30141100-371001	C1712	ALPHALOOP (CID)	250,000	-	250,000	-	250,000	-		250,000
30141100-336000	C1714	BETHANY/MID BROADWELL ROUNDABOUT	292,195	-	292,195	-	292,195	-		292,195
30141100-336000	C1715	BETHANY/MAYFIELD ROUNDABOUT	436,492	-	436,492	-	436,492	-		436,492
30141100-336000	C1828	WARSAW SIDEWALKS (ROSWELL)	83,914	-	83,914	-	83,914	-		83,914
30141100-336000	C1927	WINDWARD TRIPLE LEFTS (FC WATER)	490,517	-	490,517	-	490,517	-		490,517
30141100-371001	C1927	WINDWARD TRIPLE LEFTS (NFCID)	160,137	-	160,137	-	160,137	-		160,137
30141100-371002	C1927	WINDWARD TRIPLE LEFTS (NFCID-FC)	500,000	-	500,000	-	500,000	-		500,000
30141100-336000	C1928	RUCKER ROAD - ROSWELL CONTRIBUTION	2,905,158	-	2,905,158	-	2,905,158	-		2,905,158
30161150-371000	C1834	NUTCRACKER PROGRAM	31,500	-	31,500	-	31,500	31,500		-
30161150-371000	C1926	NORTHSIDE MOU (PARKS)	40,000	-	40,000	-	40,000	40,000		-
30174150-371000	C0019	DOWNTOWN PARKING FUND	175,000	-	175,000	-	175,000	175,000		-
30174150-337000	C0910	CONTRIBUTION (TREE BANK)	373,600	255,200	118,400	-	118,400	118,400		-
30176100-371000	C1442	MAIN ST. IMPROVEMENTS (ABC)	1,812,724	1,774,772	37,952	-	37,952	-		37,952
30176100-371000	C1712	ALPHALOOP (ABC)	444,002	309,187	134,815	-	134,815	20,002		114,813
subtotal					\$ 14,605,203	\$ -	\$ 14,605,203	\$ 1,492,129		\$ 13,113,074
Non-Departmental										
30190200-395000		CARRYFORWARD FUND BALANCE			\$ 11,391,446	\$ 2,750,000	\$ 14,141,446	\$ -		\$ 14,141,446
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND (MATCH)			-	8,695,065	8,695,065	5,072,121		3,622,944
30190200-361000		INTEREST EARNINGS			-	-	-	163,973		(163,973)
subtotal					\$ 11,391,446	\$ 11,445,065	\$ 22,836,511	\$ 5,236,094		\$ 17,600,417
Total					\$ 25,996,649	\$ 11,445,065	\$ 37,441,714	\$ 6,728,224		\$ 30,713,490
Expenditures										
Administration										
30113230-544100	C1130	DOWNTOWN FACADE GRANT PROGRAM	\$ 180,753	\$ 176,024	\$ 4,729	\$ -	\$ 4,729	\$ 4,728	\$ -	\$ 1
30113230-542400	C1222	RECORDS MANAGEMENT	35,001	32,616	2,385	-	2,385	-	-	2,385
30113230-544100	C1300	CITY ECON DEVELOPMENT TOOLKIT	296,159	158,159	13,000	125,000	138,000	28,850	-	109,150
30113230-541300	C1501	HISTORY ROOM (CITY CENTER)	327,315	314,794	12,521	-	12,521	-	9,800	2,721
30113230-544200	C1527	VETERANS MEMORIAL	105,511	75,785	29,726	-	29,726	-	-	29,726
30113230-571000	C1532	ATC OPERATIONAL FUNDS	220,000	95,000	6,664	118,336	125,000	125,000	-	-



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of January 31, 2019

Account #	Project	Project Snapshot		FY 2019					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
30113230-544200	C1614 THE STORIES PROJECT	75,000	50,000	25,000	-	25,000	-	-	25,000
30113230-544100	C1822 AG TECH SPONSORSHIP	37,000	25,000	12,000	-	12,000	12,000	-	-
	<i>subtotal</i>			\$ 106,025	\$ 243,336	\$ 349,361	\$ 170,578	\$ 9,800	\$ 168,983
Finance									
30115150-542400	C1101 ARCHIVE FILING & SCANNING	\$ 5,809	\$ -	\$ 5,809	\$ -	\$ 5,809	\$ -	\$ -	\$ 5,809
30115150-542400	C1102 FINANCE SOFTWARE IMPROVEMENT	87,002	85,117	1,885	-	1,885	-	1,885	0
30115150-542400	C1141 TYLER ERP SYSTEM	355,505	313,179	42,326	-	42,326	2,337	1,415	38,574
	<i>subtotal</i>			\$ 50,020	\$ -	\$ 50,020	\$ 2,337	\$ 3,300	\$ 44,383
Information Technology									
30117400-542400	C0900 CISCO DATA NETWORK	\$ 300,001	\$ 144,058	\$ 155,943	\$ -	\$ 155,943	\$ 11,693	\$ -	\$ 144,250
30117400-542400	C1000 GIS AERIAL MAPPING	50,001	25,487	24,514	-	24,514	-	1,700	22,814
30117400-542400	C1103 NETWORK AND VOIP	167,678	112,961	54,717	-	54,717	-	9,893	44,824
30117400-542400	C1312 BACKUP DATA STORAGE MGMT.	510,002	475,874	34,128	-	34,128	-	-	34,128
30117400-542400	C1313 TECHNOLOGY REPLACEMENT	1,962,366	1,358,489	303,877	300,000	603,877	335,196	151,831	116,850
30117400-542400	C1400 PW DATA CTR SERVER REPLACEMENT	417,503	202,215	5,288	210,000	215,288	-	-	215,288
30117400-542400	C1615 APP/DESKTOP VIRTUALIZATION	415,001	87,779	177,222	150,000	327,222	-	-	327,222
30117400-542400	C1725 CITY FIBER RELOCATION	30,000	7,695	22,305	-	22,305	-	-	22,305
30117400-542400	C1809 GIS PARCEL CORRECTIONS	80,000	26,300	53,700	-	53,700	50,425	3,275	-
	<i>subtotal</i>			\$ 831,694	\$ 660,000	\$ 1,491,694	\$ 397,315	\$ 166,699	\$ 927,680
Public Safety									
30131150-542200	C1202 FLEET REPLACEMENT	\$ 5,068,284	\$ 4,039,615	\$ 20,669	\$ 1,008,000	\$ 1,028,669	\$ 756,602	\$ 271,306	\$ 761
30131150-542400	C1205 SEC CAMERA SY	75,000	-	-	75,000	75,000	-	-	75,000
30131150-541300	C1229 PS ROOF REPAIR	90,000	-	-	90,000	90,000	39,811	27,647	22,542
30131150-542100	C1401 PS EQUIPMENT REPLACEMENT	650,671	477,681	28,290	144,700	172,990	93,905	70,085	9,000
30131150-541300	C1630 PS HQ EXPANSION	2,524,446	2,459,446	-	65,000	65,000	63,257	-	1,743
30131150-541300	C1706 RAPSTC IMPROVEMENTS	216,693	-	216,693	-	216,693	-	-	216,693
30131150-544200	C1707 LICENSE PLATE REC GRANT	80,000	-	80,000	-	80,000	-	-	80,000
30131150-544200	C1832 ICMA PS Study	125,000	44,000	81,000	-	81,000	51,261	29,739	-
30131150-541410	C1907 TRAFFIC PREEMPTIVE SYSTEM	150,000	-	-	150,000	150,000	-	-	150,000
30131150-542100	C1910 TUR-OUT GEAR	25,000	-	-	25,000	25,000	-	-	25,000
	<i>subtotal</i>			\$ 426,652	\$ 1,557,700	\$ 1,984,352	\$ 1,004,837	\$ 398,776	\$ 580,739



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of January 31, 2019

Account #		Project		Project Snapshot		FY 2019							
				Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances		Funds Available	
Public Works													
30141100-541410	C0005	COA/FULTON-ENCORE BRIDGE		\$	636,289	\$	636,289	\$	-	\$	-	\$	-
30141100-541410	C0041	TRAFFIC SIGNAL INTERCONNECT			279,779		29,778		250,001		-		242,001
30141100-541410	C0042	STREET LIGHTING			50,000		-		50,000		50,000		-
30141100-541200	C0910	TREE REPLACEMENT FUND			1,277,248		449,221		828,027		-		824,874
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE			458,254		96,997		361,257		-		320,202
30141100-541410	C1207	BRIDGE MAINTENANCE			1,278,383		1,088,172		15,211		175,000		190,211
30141100-541410	C1208	MAST ARM MAINTENANCE			453,040		418,346		9,694		25,000		34,694
30141100-541410	C1215	STRIPING & SIGNAGE			1,198,586		846,777		171,809		180,000		351,809
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP			253,583		210,369		8,214		35,000		43,214
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE			404,265		273,243		31,022		100,000		131,022
30141100-541410	C1219	MILLING AND RESURFACING			14,070,951		10,737,249		1,408,702		1,925,000		3,333,702
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT			587,489		458,837		28,652		100,000		128,652
30141100-541410	C1221	DESIGN SERVICES			709,308		499,730		94,578		115,000		209,578
30141100-542200	C1223	FLEET REPLACEMENT			965,649		696,811		24,338		244,500		268,838
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP			658,315		484,732		73,583		100,000		173,583
30141100-541200	C1311	DOWNTOWN ENHANCEMENTS			106,537		97,087		9,450		-		9,450
30141100-541420	C1325	RUCKER SIDEWALK (DEVPR CONTR)			50,000		5,000		45,000		-		45,000
30141100-541410	C1407	MINOR INTERSECTION UPGRADES			112,168		77,104		35,064		-		35,064
30141100-541410	C1410	RUCKER RD CORRIDOR IMPROVEMENTS			2,610,000		1,082,035		1,527,965		-		1,527,965
30141100-541420	C1512	SIDEWALK IMPROVEMENTS			824,801		627,545		197,256		-		197,256
30141100-541200	C1515	DOWNTOWN WASTE COMPACTOR			49,940		-		49,940		-		49,940
30141100-541410	C1606	MAJOR INTERSECTION IMPROVEMENTS			64,760		64,760		-		-		-
30141100-541300	C1632	WEST PARKING LOT CONSTRUCTION			122,191		81,190		41,001		-		41,001
30141100-541410	C1637	OLD ROSWELL ST PEDESTRIAN IMP			150,000		-		150,000		-		150,000
30141100-541410	C1702	KIMBALL BR RD IMPROVEMENTS			6,083,354		-		6,083,354		-		6,083,354
30141100-541300	C1704	WEST PARKING GARAGE			7,573,774		1,555,906		6,017,868		-		6,017,868
30141100-541420	C1712	ALPHALOOP			1,328,368		9,000		1,319,368		-		1,319,368
30141100-541410	C1714	BETHANY/MID BROADWELL ROUNDABOUT			292,195		-		292,195		-		292,195
30141100-541410	C1715	BETHANY/MAYFIELD ROUNDABOUT			436,492		-		436,492		-		436,492
30141100-541430	C1721	MAYFIELD RD CULVERT			420,001		12,146		407,855		-		407,855
30141100-541420	C1801	SIDEWALK MAINTENANCE/REPAIR			300,000		-		100,000		200,000		300,000
30141100-541420	C1808	CITY CTR SIDEWALKS/UTILITIES			563,435		563,435		(26,079)		26,079		-
30141100-541420	C1828	WARSAW SIDEWALKS (ROSWELL)			83,914		-		83,914		-		83,914
30141100-541300	C1836	PARKING GARAGE REPAIRS			206,815		-		206,815		-		206,815
30141100-541410	C1900	PARK PAVEMENT PRESERVATION			250,000		-		-		250,000		250,000
30141100-541410	C1901	TRAFFIC RESPONSIVE SYSTEM MAINT			50,000		-		-		50,000		50,000
30141100-541300	C1902	FIRE STATION RENOVATIONS			125,000		-		-		125,000		125,000



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of January 31, 2019

Account #	Project	Project Snapshot		FY 2019					Funds Available
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
30141100-541300	C1903 CID RENOVATIONS	70,000	-	-	70,000	70,000	-	-	70,000
30141100-541300	C1904 PW HQ RENOVATIONS	40,000	-	-	40,000	40,000	-	30,630	9,370
30141100-541300	C1905 GYM RENOVATIONS	35,000	-	-	35,000	35,000	-	-	35,000
30141100-541300	C1906 CITY HALL RENOVATIONS	50,000	-	-	50,000	50,000	-	-	50,000
30141100-541500	C1909 PARK PLAZA SIGNAL	227,700	-	-	227,700	227,700	9,204	25,410	193,086
30141100-541200	C1915 PS HQ PARKING LOT	13,760	-	(6,240)	20,000	13,760	13,760	-	-
30141100-541410	C1918 PEDESTRIAN SAFETY STUDY	124,280	-	(720)	125,000	124,280	75,708	48,572	-
30141100-541410	C1922 WILLS RD WIDENING	45,540	-	45,540	-	45,540	-	11,040	34,500
30141100-541410	C1923 BUICE RD TRAFFIC CALMING	250,000	-	250,000	-	250,000	-	-	250,000
30141100-541410	C1927 WINDWARD TRIPLE LEFT	1,150,654	-	1,150,654	-	1,150,654	-	-	1,150,654
30141100-5541410	c1928 RUCKER RD - ROSWELL CONTRIBUTION	2,905,158	-	2,905,158	-	2,905,158	-	2,905,158	1
	<i>subtotal</i>			\$ 24,626,938	\$ 4,268,279	\$ 28,895,217	\$ 5,643,063	\$ 6,846,887	\$ 16,405,267
Recreation, Parks & Cultural Services									
30161150-541500	C0922 SYNTHETIC TURF REPLACEMENT	\$ 885,362	\$ 422,841	\$ 12,521	\$ 450,000	\$ 462,521	\$ -	\$ 462,521	\$ -
30161150-541500	C1221 DESIGN SERVICES	142,052	88,855	33,197	20,000	53,197	8,738	24,430	20,029
30161150-541500	C1225 ATHLETIC SCOREBOARDS	196,203	173,836	2,367	20,000	22,367	-	21,932	435
30161150-541300	C1229 REC & PARK BLDG. RE-ROOF	947,039	810,039	-	137,000	137,000	9,500	11,065	116,435
30161150-541500	C1230 NORTH PARK TENNIS CT RESURFACE	60,000	-	-	60,000	60,000	59,948	-	52
30161150-542200	C1232 FLEET REPLACEMENT	335,090	306,751	339	28,000	28,339	28,339	-	-
30161150-542100	C1402 RP EQUIPMENT REPLACEMENT	392,999	356,999	-	36,000	36,000	36,000	-	-
30161150-541500	C1424 WILLS PK POOL EXPANSION	2,340,452	2,303,807	36,645	-	36,645	10,189	22,371	4,085
30161150-541500	C1524 ADAPTIVE PLAYGROUND EQUIPMENT	28,501	20,422	8,079	-	8,079	-	-	8,079
30161150-544200	C1600 DOWNTOWN SCULPTURE PROGRAM	165,000	120,442	44,558	-	44,558	12,800	1,125	30,633
30161150-541500	C1612 PARK SIGNAGE	55,001	53,141	1,860	-	1,860	1,860	-	-
30161150-541500	C1614 THE STORIES PROJECT	25,000	-	-	25,000	25,000	-	-	25,000
30161150-541510	C1636 GREENWAY REPAIR AND MAINTENANCE	102,169	2,169	100,000	-	100,000	92,469	-	7,531
30161150-541500	C1641 PARK MASTER PLANS	296,451	154,084	142,367	-	142,367	35,270	46,405	60,692
30161150-541500	C1804 PARK REPAIRS/IMPROVEMENTS	215,895	104,488	11,407	100,000	111,407	40,428	30,150	40,830
30161150-541300	C1805 NP RESTROOM EXPANSION	30,000	-	30,000	-	30,000	-	-	30,000
30161150-541500	C1806 PARKS PLAYGROUND EQUIPMENT	150,001	37,704	12,297	100,000	112,297	5,556	-	106,741
30161150-544100	C1807 PUBLIC ARTS PROGRAM	170,000	62,500	22,500	85,000	107,500	-	22,500	85,000
30161150-531600	C1834 NUTCRACKER PROGRAM	31,500	-	31,500	-	31,500	29,706	-	1,794
30161150-541500	C1908 WAYFINDING SIGNAGE	75,000	-	-	75,000	75,000	4,155	3,099	67,746
30161150-541500	C1920 PARK DEVELOPMENT	566,307	-	286,307	280,000	566,307	15,315	1,350	549,642
30161150-541500	C1924 EMERGENCY CALL BOXES	64,400	-	64,400	-	64,400	63,400	1,000	-
30161150-541500	C1926 NORTHSIDE MOU (PARKS)	40,000	-	40,000	-	40,000	-	-	40,000
	<i>subtotal</i>			\$ 880,344	\$ 1,416,000	\$ 2,296,344	\$ 453,673	\$ 647,948	\$ 1,194,724



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of January 31, 2019

Account #	Project	Project Snapshot		FY 2019						
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available	
Community Development										
30174150-544100	C0019 DOWNTOWN PARKING FUND	\$ 438,249	\$ 260,748	\$ 177,501	\$ -	\$ 177,501	\$ -	\$ 2,501	\$ 175,000	
30174150-542400	C1222 RECORDS MANAGEMENT	50,002	22,169	27,833	-	27,833	4,736	5,264	17,833	
30174150-542200	C1433 FLEET REPLACEMENT	230,326	180,326	-	50,000	50,000	22,506	19,512	7,982	
30174150-541410	C1603 DESIGN SERVICES	280,002	140,529	59,473	80,000	139,473	34,839	42,087	62,547	
30174150-541300	C1824 OFFICE BUILDOUT (CITY HALL)	80,001	34,636	45,365	-	45,365	40,068	1,640	3,657	
30174150-541410	C1917 MILTON AVE. CONCEPT DESIGN	40,000	-	-	40,000	40,000	8,477	27,948	3,575	
	subtotal			\$ 310,172	\$ 170,000	\$ 480,172	\$ 110,626	\$ 98,952	\$ 270,594	
Alpharetta Business Community Sidewalk Projects										
30176100-541420	C1442 MAIN ST IMPROVEMENTS	\$ 1,812,724	\$ 1,774,772	\$ 37,952	\$ -	\$ 37,952	\$ -	\$ 33,312	\$ 4,640	
30176100-541420	C1712 ALPHALOOP	444,002	309,187	134,815	-	134,815	65,876	13,706	55,233	
	subtotal			\$ 172,767	\$ -	\$ 172,767	\$ 65,876	\$ 47,018	\$ 59,873	
Non-Departmental										
30190200-579000	NON-ALLOCATED			\$ (1,407,963)	\$ 3,129,750	\$ 1,721,787	\$ -	\$ -	\$ 1,721,787	
	subtotal			\$ (1,407,963)	\$ 3,129,750	\$ 1,721,787	\$ -	\$ -	\$ 1,721,787	
	Total			\$ 25,996,649	\$ 11,445,065	\$ 37,441,714	\$ 7,848,305	\$ 8,219,380	\$ 21,374,029	



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
 As of January 31, 2019

Account #	Project	Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 11,578		\$ (11,578)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			-	1,875,000	1,875,000	1,093,750		781,250
30290200-395000	CARRYFORWARD FUND BALANCE			543,757	-	543,757	-		543,757
	Total			\$ 543,757	\$ 1,875,000	\$ 2,418,757	\$ 1,105,328		\$ 1,313,429
Expenditures									
Public Works									
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	\$ 389,429	\$ 127,080	\$ 112,349	\$ 150,000	\$ 262,349	\$ 40,785	\$ 57,982	\$ 163,582
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	3,049,213	1,557,659	266,554	1,225,000	1,491,554	595,879	589,087	306,588
30241100-541430 C1503	STORMWATER STUDIES	200,000	38,923	61,077	100,000	161,077	33,157	27,920	100,000
30241100-541430 C1604	STORMWATER INSPECTIONS	283,420	147,286	36,134	100,000	136,134	33,435	69,539	33,160
30241100-541430 C1721	MAYFIELD RD CULVERT	450,840	383,197	67,643	-	67,643	67,643	-	0
30261150-541430 C1919	WILLS PARK STREAM RESTORATION	300,000	-	-	300,000	300,000	7,214	9,198	283,588
	Total			\$ 543,757	\$ 1,875,000	\$ 2,418,757	\$ 778,111	\$ 753,726	\$ 886,920



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Convention Center Capital Fund Detail (Fund 316; life-to-date for all projects)
 As of January 31, 2019

Account #	Project	Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
31690200-395000	CARRYFORWARD FUND BALANCE			\$ 374,722	\$ -	\$ 374,722	\$ -		\$ 374,722
31690200-361000	INTEREST EARNINGS			-	-	-	4,799		(4,799)
	Total			\$ 374,722	\$ -	\$ 374,722	\$ 4,799		\$ 369,923
Expenditures									
31690200-579000	NON-ALLOCATED			\$ 374,722	\$ -	\$ 374,722	\$ -	\$ -	\$ 374,722
	Total			\$ 374,722	\$ -	\$ 374,722	\$ -	\$ -	\$ 374,722



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds

Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)
As of January 31, 2019

Account #Project		Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
31790200-395000	CARRYFORWARD FUND BALANCE			\$ 37,792,647	\$ -	\$ 37,792,647	\$ -		\$ 37,792,647
31790200-361000	INTEREST EARNINGS			-	-	-	482,792		(482,792)
	Total			\$ 37,792,647	\$ -	\$ 37,792,647	\$ 482,792		\$ 37,309,855
Expenditures									
31741100-541410	C1410 RUCKER RD CORRIDOR	14,850,001	3,052,006	\$ 11,797,995	\$ -	\$ 11,797,995	\$ 1,187,165	\$ 10,590,008	\$ 20,822
31741100-541420	C1512 SIDEWALK IMP (NON-ALLOCATED)	833,372	249,185	584,187	-	584,187	18,382	3,400	562,405
31741100-541410	C1631 MCGINNIS RD IGA (FORSYTH)	1,500,000	400,000	1,100,000	-	1,100,000	-	-	1,100,000
31741100-541410	C1702 KIMBALL BR RD IMPROVEMENTS	9,209,084	642,719	8,566,365	-	8,566,365	(17,360)	15	8,583,711
31741100-541410	C1703 WINDWARD PKWY IMPROVEMENTS	2,000,001	300,516	1,699,485	-	1,699,485	71,739	19,096	1,608,650
31741100-541420	C1712 ALPHALOOP	500,000	86,927	413,073	-	413,073	78,031	81,404	253,638
31741100-541420	C1715 BETHANY/MAYFIELD ROUNDABOUT	403,154	-	403,154	-	403,154	43,390	-	359,764
31741100-541420	C1726 SIDEWALKS IMP PHASE 1	356,162	356,162	-	-	-	-	-	-
31741100-541420	C1727 MAYFIELD RD SIDEWALK	915,237	913,204	2,033	-	2,033	1,133	-	900
31741100-541420	C1814 SIDEWALKS IMP PHASE 3	276,441	276,441	-	-	-	-	-	-
31741100-541420	C1818 SIDEWALKS IMP PHASE 4	379,384	276,490	102,894	-	102,894	-	-	102,894
31741100-541420	C1820 SIDEWALKS IMP PHASE 5	209,395	102,516	106,879	-	106,879	106,879	-	1
31741100-541420	C1826 SPRUELL CIRCLE SIDEWALK	308,584	7,400	301,184	-	301,184	(7,400)	-	308,584
31741100-541420	C1828 WARSAW AREA SIDEWALKS	225,489	74,635	150,854	-	150,854	101,571	40,138	9,145
31741100-541420	C1829 PROVIDENCE AREA SIDEWALKS	946,479	56	946,423	-	946,423	229	-	946,194
31741100-541420	C1925 MORRISON PARKWAY SIDEWALKS	648,307	-	648,307	-	648,307	-	-	648,307
31761150-541000	C1100 PARK LAND ACQUISITION	4,000,001	3,481,232	518,769	-	518,769	4,558	-	514,211
31761150-541500	C1424 WILLS PK POOL EXPANSION	2,700,000	2,685,197	14,803	-	14,803	4,349	-	10,454
31761150-541500	C1611 ARTS CENTER IMP	1,500,001	1,256,001	244,000	-	244,000	238,632	4,890	478
31761150-541300	C1708 GREENWAY EXT TO FORSYTH	6,500,001	883,671	5,616,330	-	5,616,330	32,151	397,202	5,186,977
31761150-541300	C1709 EASTSIDE COMMUNITY CTR	2,500,000	-	2,500,000	-	2,500,000	-	-	2,500,000
31761150-541000	C1711 CULTURAL ARTS LAND/PARK LAND	1,450,000	-	1,450,000	-	1,450,000	-	-	1,450,000
31741100-579000	PW RESERVE	294,064	-	294,064	-	294,064	-	-	294,064
31761150-579000	PARKS RESERVE	331,848	-	331,848	-	331,848	-	-	331,848
31790200-584000	BOND ISSUANCE COST (S2016 BOND)	361,301	361,301	-	-	-	-	-	-
	Total			\$ 37,792,647	\$ -	\$ 37,792,647	\$ 1,863,450	\$ 11,136,152	\$ 24,793,045



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
 As of January 31, 2019

Account #	Project	Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
33590200-395000	CARRYFORWARD FUND BALANCE			\$ 11,793,814	\$ -	\$ 11,793,814	\$ -		\$ 11,793,814
33590200-313400	TSPLOST			-	8,160,000	8,160,000	5,763,415		2,396,585
33541100-361000	INTEREST EARNINGS			-	-	-	173,016		(173,016)
	Total			\$ 11,793,814	\$ 8,160,000	\$ 19,953,814	\$ 5,936,431		\$ 14,017,383
Expenditures									
33541100-541410	ROADWAY IMPROVEMENTS	\$ 1,510,617	\$ 22,040	\$ (3,054,427)	\$ 4,543,004	\$ 1,488,577	\$ -	\$ -	\$ 1,488,577
33541100-541410	C1631 MCGINNIS RD IGA (FORSYTH)	2,400,000	-	-	2,400,000	2,400,000	-	-	2,400,000
33541100-541410	C1638 ACADEMY ST/WEBB BR RD OP IMP	1,000,001	225,656	774,345	-	774,345	129,453	49,467	595,425
33541100-541410	C1713 KIMBALL BR RD OP IMPROVEMENTS	1,359,741	132,139	1,227,602	-	1,227,602	79,868	262,797	884,937
33541100-541410	C1714 BETHANY RD @ MID BROADWELL RD	1,241,614	166,921	357,697	716,996	1,074,693	59,944	106,296	908,454
33541100-541410	C1715 BETHANY RD @ MAYFIELD RD	1,768,504	208,911	1,559,593	-	1,559,593	61,266	195,135	1,303,192
33541100-541410	C1716 MORRIS RD OPERATIONAL IMP	3,200,002	367,225	2,332,777	500,000	2,832,777	206,015	2,607,522	19,240
33541100-541410	C1717 OLD MILTON PKWY CAPACITY IMP	1,790,675	212,740	1,577,935	-	1,577,935	497,383	34,585	1,045,966
33541100-541410	C1718 WINDWARD PKWY IMP	2,203,392	185,100	2,018,292	-	2,018,292	-	-	2,018,292
33541100-541410	C1800 HAYNES BRIDGE RD IMP	5,000,000	-	5,000,000	-	5,000,000	-	-	5,000,000
	Total			\$ 11,793,814	\$ 8,160,000	\$ 19,953,814	\$ 1,033,929	\$ 3,255,802	\$ 15,664,083



SPECIAL REVENUE FUNDS WITH CAPITAL PROJECTS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
 As of January 31, 2019

		Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
DEA									
21031110-351300	CONFISCATION/FEDERAL SEIZURE	2,372,386	2,372,386	\$ -	\$ -	\$ -	\$ 280,505		\$ (280,505)
21031110-361000	INTEREST EARNINGS	4,655	4,655	-	-	-	404		(404)
21031110-392100	SALE OF CAPITAL ASSETS (FEDERAL)	14,366	14,366	-	-	-	-		-
21031110-395000	CARRYFORWARD FUND BALANCE	438,992	-	151,485	287,507	438,992	-		438,992
	subtotal			\$ 151,485	\$ 287,507	\$ 438,992	\$ 280,909		\$ 158,083
State									
21031120-351301	CONFISCATION/STATE SEIZURE	180,033	180,033	\$ -	\$ -	\$ -	\$ -		\$ -
21031120-395000	CARRYFORWARD FUND BAL(STATE)	(115,815)	-	(115,815)	-	(115,815)	-		(115,815)
	subtotal			\$ (115,815)	\$ -	\$ (115,815)	\$ -		\$ (115,815)
21031120-336000	C1817 SWAT EQUIP(MILTON/ROSWELL) (STATE)	207,616	65,025	\$ 142,591	\$ -	\$ 142,591	\$ 142,590		\$ 1
	subtotal			\$ 142,591	\$ -	\$ 142,591	\$ 142,590		\$ 1
	Total			\$ 178,261	\$ 287,507	\$ 465,768	\$ 423,499		\$ 42,269
Expenditures									
DEA									
21031110-51*	PERSONNEL SERVICES	1,523,439	1,235,932	\$ -	\$ 287,507	\$ 287,507	\$ 166,661	\$ -	\$ 120,846
21031110-52*	MAINTENANCE AND OPERATIONS	127,912	105,938	21,974	-	21,974	7,253	3,500	11,221
21031110-542100	C1401 MACHINERY AND EQUIPMENT	47,246	28,817	18,429	-	18,429	-	-	18,429
21061110-542400	C1812 BODY CAMERA PROGRAM	15,140	-	15,140	-	15,140	-	15,140	-
21031110-579007	NEXT YEAR BUDGET RESERVE	95,943	-	95,943	-	95,943	-	-	95,943
	subtotal			\$ 151,486	\$ 287,507	\$ 438,993	\$ 173,914	\$ 18,640	\$ 246,439
State									
21031120-532400	NON-RECURRING EXPENSES	234,941	214,941	\$ 20,000	\$ -	\$ 20,000	\$ 8,683	\$ -	\$ 11,317
21031110-579000	NON-ALLOCATED	6,775	-	6,775	-	6,775	-	-	6,775
	subtotal			\$ 26,775	\$ -	\$ 26,775	\$ 8,683	\$ -	\$ 18,092
	Total			\$ 178,261	\$ 287,507	\$ 465,768	\$ 182,597	\$ 18,640	\$ 264,531



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of January 31, 2019

		Project Snapshot		FY 2019											
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available						
Account #	Project														
Revenue															
27074110-341321	IMPACT FEES STREETS & HIGHWAYS	\$	1,518,260	\$	-	\$	-	\$	162,016	\$	(162,016)				
27074110-341323	IMPACT FEES RECREATION & PARKS		3,173,623		-		45,000		45,000		(385,321)				
27074110-341324	IMPACT FEES PUBLIC SAFETY		598,001		-		-		-		(126,040)				
	subtotal				\$	-	\$	45,000	\$	45,000	\$	718,377			
Non-Departmental															
27074110-395000	CARRYFORWARD FUND BALANCE				\$	2,179,187	\$	565,000	\$	2,744,187	\$	-			
27074110-361000	INTEREST EARNINGS					-		-	-		35,034				
	subtotal				\$	2,179,187	\$	565,000	\$	2,744,187	\$	35,034			
	Total				\$	2,179,187	\$	610,000	\$	2,789,187	\$	753,411			
Expenditures															
Public Safety															
27031150-541300	C1630 PS HQ EXPANSION	\$	718,750	\$	-	\$	40,000	\$	40,000	\$	40,000	\$	-		
	subtotal				\$	-	\$	40,000	\$	40,000	\$	40,000	\$	-	
Public Works															
27041100-541410	C1410 RUCKER RD CORRIDOR	\$	1,150,000	\$	-		-	1,150,000	\$	-	\$	150,000	\$	1,000,000	
27041100-541410	C1909 PARK PLAZA SIGNAL		72,300		-		72,300		72,300		-		-	72,300	
27041100-541410	C1922 WILDD RD WIDENING		14,460		-		14,460		-		14,460		-	-	
	subtotal				\$	1,164,460	\$	72,300	\$	1,236,760	\$	-	\$	164,460	
Recreation, Parks & Cultural Services															
27061150-541500	C1611 ALPHARETTA ARTS CENTER	\$	1,300,001	\$	-	\$	13,606	\$	13,606	\$	13,606	\$	-	-	
27061150-541000	C1711 CULTURAL ARTS LAND/PARK LAND		150,000		-		150,000		-		150,000		-	150,000	
27061150-541500	C1808 CITY CTR SIDEWALKS/UTILITIES		300,000		-		300,000		-		300,000		-	-	
27061150-541500	C1920 PARK DEVELOPMENT		433,693		-		313,693		120,000		433,693		-	433,693	
	subtotal				\$	777,299	\$	120,000	\$	897,299	\$	313,606	\$	-	
Non-Departmental															
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS				\$	206,654	\$	377,700	\$	584,354	\$	-	\$	584,354	
27074110-579002	NON-ALLOCATED RECREATION & PARKS					-		-		-		-		-	
27074110-579003	NON-ALLOCATED PUBLIC SAFETY					30,774		-		30,774		-		30,774	
	subtotal				\$	237,428	\$	377,700	\$	615,128	\$	-	\$	-	
	Total				\$	2,179,187	\$	610,000	\$	2,789,187	\$	353,606	\$	164,460	
														\$	2,271,121



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of January 31, 2019

		Project Snapshot		FY 2019					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2019 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project								
Revenue									
27590150-314100	HOTEL/MOTEL TAXES	41,425,036	33,775,036	\$ -	\$ 7,650,000	\$ 7,650,000	\$ 4,359,220		\$ 3,290,780
27590150-361000	INTEREST EARNINGS	-	-	-	-	-	-		-
	subtotal			\$ -	\$ 7,650,000	\$ 7,650,000	\$ 4,359,220		\$ 3,290,780
Non-Departmental									
27590150-395000	CARRYFORWARD FUND BALANCE	1,770,516	-	\$ 1,770,516	\$ -	\$ 1,770,516	\$ -		\$ 1,770,516
	subtotal			\$ 1,770,516	\$ -	\$ 1,770,516	\$ -		\$ 1,770,516
	Total			\$ 1,770,516	\$ 7,650,000	\$ 9,420,516	\$ 4,359,220		\$ 5,061,296
Expenditures									
Alpharetta Convention & Visitors Bureau									
27590150-572002	ALPHA CONV & VISITORS BUREAU DISTRIBUTION	18,077,752	14,730,877	\$ -	\$ 3,346,875	\$ 3,346,875	\$ 1,907,158	\$ -	\$ 1,439,717
	subtotal			\$ -	\$ 3,346,875	\$ 3,346,875	\$ 1,907,158	\$ -	\$ 1,439,717
City/Other									
27590150-521200	PROFESSIONAL SERVICES	10,050	7,050	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 3,000
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION	15,894,785	13,026,035	-	2,868,750	2,868,750	1,634,707	-	1,234,043
	subtotal			\$ -	\$ 2,871,750	\$ 2,871,750	\$ 1,634,707	\$ -	\$ 1,237,043
Tourism Product Development									
27590150-541500	C1611 ALPHARETTA ARTS CENTER	550,001	385,609	\$ 164,392	\$ -	\$ 164,392	\$ 164,391	\$ -	\$ 1
27590150-541500	C1908 WAYFINDING SIGNAGE	51,412	-	-	51,412	51,412	-	-	51,412
27590150-541500	C1911 EQUESTRIAN CENTER	250,000	-	-	250,000	250,000	-	-	250,000
	RESERVE (TOURIST PRODUCT DEVELOPMENT)	256,123	-	106,123	150,000	256,123	-	-	256,123
27590150-579006	DEBT SERVICE RESERVE	1,500,000	-	1,500,000		1,500,000	-	-	1,500,000
27590151-581100	D1600 PRINCIPAL (2016 CONF CTR BOND)	200,000	-	-	200,000	200,000	-	-	200,000
27590151-582100	D1600 INTEREST PAYMENT (2016 CONF CTR BOND)	2,335,555	1,555,592	-	779,963	779,963	389,981	-	389,982
	subtotal			\$ 1,770,515	\$ 1,431,375	\$ 3,201,890	\$ 554,372	\$ -	\$ 2,647,518
	Total			\$ 1,770,515	\$ 7,650,000	\$ 9,420,515	\$ 4,096,238	\$ -	\$ 5,324,277



OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended January 31, 2019

Vendor	Description	Department	\$ Amount
Academy of Personal Protection & Security	Handle	Public Safety	\$ 10,275.00
Ace American Insurance Co (wire)	Monthly Workers Comp Invoice	Risk Management	\$ 15,497.71
AECOM Technical Services Inc.	PED Scramble Study/Road Improvements	Public Works	\$ 103,816.25
AECOM Technical Services Inc.	Downtown Walk Study	Public Works	\$ 33,488.52
AFLAC	Premium Payment	Finance	\$ 11,030.68
All South Electrical Contractors Inc.	Poles and Heads	Public Works	\$ 9,450.00
Alpharetta Convention & Visitors Bureau	Hotel/Motel Occupancy Tax Allocation	Finance	\$ 252,536.83
Alta Planning + Design	Westside Parkway to Kimball Bridge Road	Community Development	\$ 9,195.70
American Facility Services Inc.	December 2018 Janitorial Services	Public Works	\$ 6,010.00
American Facility Services Inc.	December 2018 Janitorial Services and Detail Clean	Public Works	\$ 10,422.02
Andrew Jeschke	Video Recording	Public Safety	\$ 5,500.00
Ashley Banan	January 2019 Instructor	Recreation, Parks & Cultural Services	\$ 10,343.03
Ashton Woods	Refund Impact Fees	Community Development	\$ 255,704.61
AT&T	Business Services	Information Technology	\$ 8,305.30
AT&T	December 2018 Telephone Service	Information Technology	\$ 5,694.75
AT&T/Bellsouth @ 85 Annex	12/11/18-1/10/19 Telephone Services	Public Safety	\$ 23,762.42
Atlas Geographic Data Inc.	GIS Parcel Conversion	Information Technology	\$ 39,175.00
Bennett Fire Product Co Inc.	Fire Protection Clothing	Public Safety	\$ 60,654.00
Bre/COH GA LLC	Tax Refund	Finance	\$ 13,081.25
Carl Black Buick GMC	Vehicle Maintenance and Repair	Public Safety	\$ 8,128.60
Chicago Title and Trust Co	Tax Refund	Finance	\$ 6,286.99
Cigna (wire)	Premium Monthly Payment	Finance	\$ 137,476.78
Cigna (wire)	Premium Monthly Payment	Finance	\$ 41,952.00
Cigna (wire)	Premium Monthly Payment	Finance	\$ 34,914.53
City of Roswell	FY18 - FY19 November Training Center	Public Safety	\$ 11,674.43
D.A.T.E. Fund Disbursements	December 2018 State Reports	Municipal Courts	\$ 7,470.00
Dana Safety Supply Inc.	Vehicle Upfit and Vehicle Claim	Public Safety	\$ 5,174.08
Dana Safety Supply Inc.	Vehicle Upfit	Public Safety	\$ 15,026.82
David Eristavi	Payment 3 of 4 Soccer Instructor	Recreation, Parks & Cultural Services	\$ 10,520.00
DocuSign Inc.	Annual DocuSign Business Pro and Premium Support	Information Technology	\$ 9,259.11
Dynatest North America	Roadways Base Inspection	Public Works	\$ 30,425.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended January 31, 2019

Vendor	Description	Department	\$ Amount
Earthly Matters Contracting Inc.	Gymnasium Walls	Recreation, Parks & Cultural Services	\$ 9,500.00
Ed Castro Landscape Inc.	December 2018 Landscape Maintenance	Recreation, Parks & Cultural Services	\$ 8,035.58
Ed Castro Landscape Inc.	Fall Planting	Recreation, Parks & Cultural Services	\$ 12,736.00
Ed Castro Landscape Inc.	January 2019 Container Garden and Landscape Maintenance	Recreation, Parks & Cultural Services	\$ 10,285.58
Express Auto Body Service LLC	Vehicle Repair Claims	Risk Management	\$ 6,676.05
Federal Law Enforcement Training Center	Employee Training and Travel Expense	Public Safety	\$ 5,196.72
Forcon International -GA Ltd	Roofing Consultant	City Administration	\$ 5,050.51
Fulton County Board of Commission	December 2018 State Reports-LVAP Fund Disbursements	Municipal Court	\$ 7,382.25
Fulton County Board of Education	Fuel Bill	Finance	\$ 27,962.75
Georgia Bureau of Investigation	Alcohol/Liquor License and Private Employment	Public Safety	\$ 5,796.75
Georgia Power Co	Power Bills	Finance	\$ 162,226.05
Georgia Superior Court Clerks	December 2018 State Reports	Municipal Court	\$ 31,735.19
IPR Southeast LLC	Standby Storm Water Repair	Public Works	\$ 447,015.00
KCI Technologies Inc.	Public Safety HQ Parking Lot and Waters Rd East Sidewalk Imp.	Public Works	\$ 31,440.00
Killer Creek Harley - Davidson	2019 Motorcycle	Public Safety	\$ 26,107.93
LD Gymnastics Inc.	Payment 2 of 4 Gymnastic Instructor	Recreation, Parks & Cultural Services	\$ 10,874.14
Meer Electrical Contractors Inc.	Lighting Services	Recreation, Parks & Cultural Services	\$ 23,404.17
Meer Electrical Contractors Inc.	Lighting Services and Emergency Warning Systems	Various	\$ 15,073.58
Megs Certified Flooring	Carpet Tiles	Public Safety	\$ 38,467.29
MSK2 LLC	Alpharetta North Point Area Creative Placemaking Plan	Community Development	\$ 9,042.18
North Metro Miracle League	Basic Art Skills Program	Recreation, Parks & Cultural Services	\$ 5,000.00
PAH Management	Business License Refund	Finance	\$ 5,634.38
Peace Officer's Annuity & Benefit Fund of GA	December 2018 State Reports	Municipal Court	\$ 6,947.50
Reinhardt University	Employee Training	Public Safety	\$ 7,075.00
Rhonda Moss	Temporary Easement Purchased	Public Works	\$ 7,500.00
Ruppert Landscape	December 2018 Right of Way Landscape Maintenance	Public Works	\$ 17,246.94
Ruppert Landscape	Monthly Watering and December 2018	Public Works	\$ 29,314.26
Russell Landscape LLC	December 2018 - SR400 at 5 Interchanges	Public Works	\$ 13,284.17
Sawnee Electric Membership Corp	Power Bills	Finance	\$ 33,126.43
SunTrust Pcard	E-Payables Payment	Finance	\$ 54,375.40
SunTrust Pcard	Procurement Card Payment	Finance	\$ 109,903.93



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended January 31, 2019

Vendor	Description	Department	\$ Amount
TD Automotive Group LLC	2019 Ford F150 Truck	Community Development	\$ 22,485.00
Tech Alpharetta Inc.	January 2019 ATC CEO Pay	Development Authority	\$ 10,416.66
Tech Alpharetta Inc.	February 2019 ATC CEO Pay	Development Authority	\$ 10,416.66
The Christman Company	Downtown Parking Deck	Public Works	\$ 280,937.10
The Cincinnati Life Insurance Company	January 2019 Premium	Finance	\$ 6,525.80
Thomson West	Annual West Pro Forma	Public Safety	\$ 11,534.13
Tri Scapes Inc.	December 2018 Landscape Maintenance	Recreation, Parks & Cultural Services	\$ 20,080.83
Utility Associates Inc.	Rocket IOT Interview Room	Public Safety	\$ 9,600.00
Verizon Wireless Services LLC	12/13/18-1/12/19 Wireless Services and Equipment	Information Technology	\$ 32,543.72
Vulcan Inc.	Signs	Public Works	\$ 5,486.61



OTHER REPORTS

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



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended January 31, 2019

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
19000394	All South Electrical Contractors Inc.	Finance	\$ 9,450.00	(2) additional lights for Academy Street
19000396	Blackjack Paving, Sealcoating & Striping LLC	Public Works	\$ 15,545.00	Provide and install thermoplastic markings for (11) locations
19000397	Cellebrite USA Inc.	Public Safety	\$ 7,400.00	Renewal of existing computer forensic software
19000398	Megs Certified Flooring	Public Safety	\$ 46,879.07	Replacement carpeting in the old section of PSHQ
19000399	Comfort by Design	Public Works	\$ 30,629.97	Provide and install replacement HVAC for PSHQ CID area
19000400	One Diversified LLC	Information Technology	\$ 18,197.00	Council chambers audio/visual network stabilization
19000404	Forcon International-GA Ltd	Finance	\$ 5,050.51	Roofing consultant
19000405	Radarsign LLC	Public Works	\$ 13,770.00	(6) Refurbished radar signs
19000406	AECOM Technical Services Inc.	Public Works	\$ 7,500.00	Traffic studies and analysis for downtown roundabouts
19000408	ALTA Planning + Design	Rec., Parks & Cultural Svcs	\$ 15,730.00	Wayfinding signage specification/bid package development
19000409	Thomson West	Public Safety	\$ 11,534.13	Computer software license for license plate reader/online investigation software
19000410	Federal Law Enforcement Training Ctr	Public Safety	\$ 5,196.72	Tuition, lodging, meals, and expense for Dawson
19000411	Andrew Jeschke	Public Safety	\$ 5,500.00	Corporate videographer for recruiting and employee appreciation videos
19000412	Kimley-Horne & Associates Inc.	Community Development	\$ 14,000.00	Developmental support of grant application for the Alpha Loop Trail
19000414	Yellowbee Studio	Rec., Parks & Cultural Svcs	\$ 5,760.00	Graphic design and layout of Spring Art Guide and Summer Recreation Guide
19000419	AT&T Corporation	Information Technology	\$ 38,668.30	AMS/Smartnet and licensing
19000420	KCI Technologies Inc.	Public Works	\$ 14,260.00	Surveying for left turn lane addition on Kimball Bridge Rd at Park Brooke Dr
19000423	Wholesale Commercial Laundry Equipment SE	Public Safety	\$ 23,085.00	Washer/extractor for turnout gear
19000425	Sawyer Electrical Contractors	Public Works	\$ 34,600.00	Re-painting of mast arms at (3) locations
19000426	Bearden Electrical	Public Works	\$ 37,310.00	(128) Replacement LED lights for City Hall parking garage
19000430	Tri Scapes Inc.	Rec., Parks & Cultural Svcs	\$ 25,800.00	Greenway boardwalk repairs near the Mansell Rd/Wild Wings area



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended January 31, 2019

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
18-003		Public Works	SR 400 Ramp at Windward Parkway Phase 2	6/14/2018	7	11/26/2018	Vertical Earth	\$ 4,882,794.38		2/15/2019	19000453
	18-109 RFP	Public Safety	Public Safety Emergency Medical Equipment & Supplies	6/21/2018	7	8/6/2018	Southeastern Emergency Equipment	\$ 55,000.00	1		
18-009		Public Works	Morris Road Operational Improvements	7/12/2018	5	8/27/2018	Vertical Earth	\$ 2,600,127.17		12/12/2018	19000368
	19-101 RFP	Com Dev	Creative Placemaking Plan for North Point Area	8/2/2018	7	9/17/2018	MKSK	\$ 93,726.00		10/17/2018	19000288
	19-1001 RFQ	Public Works	Roadway Rating and Pavement Analysis	8/9/2018	5	n/a	Shortlisted to 4 firms for RFP 19-104				
19-002		Public Works	Morrison Parkway Sidewalk Improvements	8/23/2018	5	9/4/2018	Sol Construction, LLC	\$ 618,306.40			
	19-104 RFP	Public Works	Roadway Rating and Pavement Analysis	9/6/2018	4	10/1/2018	Dynatest North America	\$ 329,644.50		10/30/2018	19000309
	19-102 RFP	Public Safety	Fire Department Structural Turnout Gear	9/12/2018	4	10/15/2018	Bennett Fire Products Company, Inc.				
19-003		Public Works	FY 2019 Milling & Resurfacing	9/13/2018	3	10/1/2018	Allied Paving, Inc.	\$ 3,301,963.20			
	19-103 RFP	Rec/Parks	North Park Artificial Turf Replacement	9/13/2018	4	10/15/2018	Sprinturf, LLC	\$ 462,521.00		11/29/2018	19000348
19-004		Public Works	Bethany Road Roundabouts	9/27/2018	6	11/5/2018	CMES, Inc.	\$ 3,225,687.00			
19-006		Public Works	Multiple Sidewalk Improvements	10/25/2018	7	12/10/2018	A1 Contracting, LLC	\$ 926,423.00			
19-007		Public Works	Kimball Bridge Road Corridor Improvements	11/29/2018	6	1/14/2019	CMES, Inc.	\$ 15,691,990.00			
	19-105 RFP	Public Works	Wills Park Stream Restoration	11/29/2018	3						
	19-1002 RFQ	Public Works	On-Call Survey Services	11/16/2018	18	n/a	Shortlisted to 6 firms for future RFP				
19-008		Finance	XEROX Multi-Function Copiers	11/8/2018	3	11/12/2018	Repro Products, Inc.		2		
	19-106 RFP	Rec/Parks	Event Management Services	12/6/2018	5						
	19-1003 RFQ	Public Works	Bid Creek Greenway Extension	12/13/2018	5	n/a	Shortlisted to 3 firms for future RFP				
19-009		Public Works	Alpha Loop Gap - Thompson Street	1/24/2019	7						
19-010		Public Works	Park Plaza at Academy Street Intersection Improvements	1/24/2019	3						
	19-109 RFP	Admin and Information	City Council AV Project Design/Build	2/21/2019	3						
	19-107 RFP	Public Safety and Information	Video and Badge Security Systems	2/28/2019							

Notes:

- 1 Award of \$55,000 is appropriations for medical supplies as needed throughout the fiscal year.
- 2 Award below threshold requiring Council contract award.



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OTHER REPORTS

GAAP Financial Statements

**City of Alpharetta
Balance Sheet
Governmental Funds
January 31, 2019**

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Center Bond Fund	Construction Bond Fund	T-SPLOST Capital Fund	Governmental Funds	Governmental Funds
ASSETS								
Cash / Cash Equivalents / Investments	\$ 34,304,431	\$ 13,198,210	\$ 1,090,057	\$ 379,522	\$ 36,859,626	\$ 16,696,317	\$ 12,958,348	\$ 115,486,512
Receivables (net of allowance for uncollectibles)			-				-	-
Taxes Receivable							-	-
Property Taxes	1,345,923	-		-	-	-	-	1,345,923.02
Other Taxes	-	-		-	-	-	-	-
Interest	-	-		-	-	-	-	-
Accounts	805,512	-		-	-	-	-	805,512.39
Due from Other Funds	-	-	-	-	-	-	2,650	2,650.00
Prepaid Items	-	-		-	-	-	-	-
Cash - Restricted	-	378,163		-	-	-	-	378,163.41
Intergovernmental Receivable	-	726,817	22,639	-	-	-	284,121	1,033,577.22
Restricted	-	-		-	-	-	-	-
Total Assets	36,455,866	14,303,190	1,112,696	379,522	36,859,626	16,696,317	13,245,118	\$ 119,052,337
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	1,332,000	50,687	-	-	\$ -	\$ -	60,721	1,443,407
Retainage Payable	-	474,811		-	447,636	-	159,634	1,082,081
Intergovernmental Payable	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Payroll Payable	8,680	-		-	-	-	2,219	10,899
Due to Other Funds	-	-	-	-	-	-	-	-
Deferred Revenue	2,142,872	726,817	\$ (95,430)	-	-	-	286,753	3,061,012
Unearned Revenue	-	-		-	-	-	-	-
Teen Driving/Donation	-	-		-	-	-	-	-
T.A.D Payment to County	-	-		-	-	-	-	-
Compensated Absences	-	-		-	-	-	-	-
Non-Current								
Unclaimed Property	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Total Liabilities	3,483,552	1,252,315	(95,430)	-	447,636	-	\$ 509,328	5,597,401
Fund Balances:								
Restricted for:								
Capital Projects	-	378,163	1,208,126	379,522	36,411,990	16,696,317	3,150,664	58,224,783
Law Enforcement	-	-		-	-	-	564,061	564,061
Emergency Telephone Activities	-	-		-	-	-	1,101,750	1,101,750
Grant Projects	-	-		-	-	-	-	-
Debt Service	-	-		-	-	-	4,968,243	4,968,243
Promotion of Tourism	-	-		-	-	-	2,033,497	2,033,497
Assigned for:								
Grant Projects	-			-	-	-	44,468	44,468
Capital Projects		12,672,712					-	12,672,712
2019 Fiscal year Expenditures	6,100,065	-		-	-	-	-	6,100,065
Unassigned	26,872,249			-	-	-	873,108	27,745,357
Total Fund Balances	32,972,314	13,050,875	1,208,126	379,522	36,411,990	16,696,317	12,735,790	113,454,936
Total Liabilities and Fund Balances	\$ 36,455,866	\$ 14,303,190	\$ 1,112,696	\$ 379,522	\$ 36,859,626	\$ 16,696,317	\$ 13,245,118	119,052,337

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended January 31, 2019

	Major Governmental Funds						Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Ctr Fund	S2016 Const Bond Fund	T-SPLOST Capital Fund		
REVENUES								
Taxes:								
Property Tax	\$ 23,716,618	-	-	-	-	-	4,359,220	\$ 28,075,838
Local Option Sales Tax	8,541,819	-	-	-	-	-	5,340,877	13,882,696
Transportation Special Purpose Local Option Sales Tax	-	-	-	-	-	5,763,415	-	5,763,415
Other Taxes	7,665,926	-	-	-	-	-	1,996,221	9,662,147
Licenses and permits	2,344,409	-	-	-	-	-	718,377	3,062,786
Intergovernmental	30,000	1,157,547	998,491	-	-	-	280,505	2,466,543
Charges for services	2,984,909	-	-	-	-	-	149,482	3,134,391
Impact Fees	-	-	-	-	-	-	-	-
Fines/Forfeitures	1,021,008	-	-	-	-	-	108,849	1,129,857
Investment earnings	331,489	193,482	9,226	4,799	482,792	173,016	-	1,194,805
Contributions and Donations	-	334,582	-	-	-	-	-	334,582
Other	98,636	-	-	-	-	-	-	98,636
Total revenues	46,734,814	1,685,611	1,007,717	4,799	482,792	5,936,431	12,953,530	68,805,695
EXPENDITURES								
Current:								
Unallocated	-	-	-	-	-	-	1,907,159	1,907,159
General government	5,415,074	570,230.27	-	-	-	-	1,443,630	7,428,935
Public safety	16,294,575	1,004,836.96	-	-	-	-	2,999,311	20,298,723
Public works	4,666,542	5,643,062.81	2,259	-	1,583,759	1,033,929	770,897	13,700,450
Economic and community development	1,766,128	110,625.50	12,834	-	-	-	-	1,889,588
Alpharetta Business Community	-	65,876.44	-	-	-	-	-	65,876
Culture and recreation	5,237,068	453,672.56	-	-	279,690	-	493,950	6,464,381
Debt service:								
Principal	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	389,981	389,981
Other Costs	497,181	-	-	-	-	-	-	497,181
Bond issuance costs	53,295	-	-	-	-	-	-	53,295
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	33,929,864	7,848,305	15,093	-	1,863,450	1,033,929	8,004,928	52,695,568
Excess (deficiency) of revenues over (under) expenditures	12,804,950	(6,162,693)	992,624	4,799	(1,380,657)	4,902,502	4,948,602	16,110,127
OTHER FINANCING SOURCES (USES)								
Transfers in	1,634,707	5,072,121	-	-	-	-	-	6,706,829
Transfers out	(6,183,371)	-	-	-	-	-	(523,457)	(6,706,829)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	72,424	-	-	-	-	-	-	72,424
Sale of non-capital assets	6,524	-	-	-	-	-	-	6,524
Land Sale	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(4,469,716)	5,072,121	-	-	-	-	(523,457)	78,948
Net change in fund balances	8,335,235	(1,090,572)	992,624	4,799	(1,380,657)	4,902,502	4,425,144	16,189,075
Fund balances - beginning	24,637,080	14,141,447	215,502	374,723	37,792,647	11,793,815	8,310,647	97,265,862
Fund balances - ending	\$ 32,972,314	\$ 13,050,875	\$ 1,208,126	\$ 379,522	\$ 36,411,990	\$ 16,696,317	\$ 12,735,790	\$ 113,454,936

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 22,922,000	\$ 23,716,618	\$ 794,618
Local Option Sales Tax	15,650,000	8,541,819	(7,108,181)
Other Taxes	15,739,500	7,665,926	(8,073,574)
Licenses and Permits	2,023,250	2,344,409	321,159
Intergovernmental	460,000	30,000	(430,000)
Charges for Service	4,402,992	2,984,909	(1,418,083)
Fines/Forfeitures	1,987,500	1,021,008	(966,492)
Investment Earnings	150,000	331,489	181,489
Contributions and Donations			-
Other	197,476	98,636	(98,840)
Total revenues	63,532,718	46,734,814	(16,797,904)
EXPENDITURES			
Current:			
General government			
City Administration	2,174,084	1,033,889	1,140,195
Finance	3,366,136	2,098,857	1,267,279
Human Resources	430,846	236,517	194,329
Legal	690,000	358,452	331,548
Mayor and Council	364,389	208,238	156,151
Municipal Court	1,096,466	698,576	397,890
Information Technology	1,742,223	1,015,305	726,918
Non-Departmental	689,500	402,208	287,292
Contingency/OP Onitiative Reserve	800,000	94,973	705,028
Total general government	11,353,644	6,147,015	5,206,629
Public Safety	28,422,171	16,765,878	11,656,293
Public works	8,821,264	5,101,656	3,719,608
Economic and community development	3,162,560	1,800,892	1,361,668
Culture and recreation	9,974,552	6,245,210	3,729,342
Debt Service			
Principal	180,000	-	180,000
Interest	106,590	53,295	53,295
Total expenditures	62,020,781	36,113,945	25,906,836
Excess (Deficiency) of revenues over expenditures	1,511,937	10,620,869	9,108,932
OTHER FINANCING SOURCES (USES)			
Transfers in	2,868,750	1,634,707	(1,234,043)
Transfers out	(10,600,065)	(6,183,371)	4,416,694
Capital leases	-	-	-
Land Sale	-	-	-
Sale of capital assets	75,813	72,424	(3,389)
Sale of non-capital assets	43,500	6,524	(36,976)
Total other financing sources and uses	(7,612,002)	(4,469,716)	3,142,286
Net change in fund balances	(6,100,065)	6,151,153	12,251,218
Fund balances - beginning		24,637,080	
Fund balances - ending		\$ 30,788,233	
Adjustments to GAAP basis:			
Encumbrances		2,184,082	
Misc adj			
Fund balances-ending		\$ 32,972,314	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 12,207,719	\$ 1,157,547	\$ (11,050,172)
Contributions & Donations	1,487,347	334,582	(1,152,765)
Investment earnings	-	193,482	193,482
Misc Revenue	-	-	-
Other	910,137	-	(910,137)
Total revenues	14,605,203	1,685,611	(12,919,592)
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	349,361	180,378	168,983
Finance	50,020	5,637	44,383
Information Technology	1,491,694	564,014	927,681
Non-departmental	1,721,787	-	1,721,787
Total general government	3,612,862	750,029	2,862,833
Public Safety	1,984,352	1,403,613	580,739
Engineering & Public Works	28,895,217	12,489,950	16,405,267
Alpharetta Business Community	172,767	112,894	59,873
Economic and community development	480,172	209,578	270,594
Culture and recreation	2,296,344	1,101,620	1,194,724
Total Capital Outlay	37,441,714	16,067,684	21,374,030
Excess (Deficiency) revenue over expenditures	(22,836,511)	(14,382,073)	8,454,438
OTHER FINANCING SOURCES (USES)			
Transfers in	8,695,065	5,072,121	(3,622,944)
Capital leases	-	-	-
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	8,695,065	5,072,121	(3,622,944)
Net change in fund balances	(14,141,446)	(9,309,952)	4,831,494
Fund balances - beginning		14,141,447	
Fund balances - ending		\$ 4,831,496	
Adjustments to GAAP basis:			
Encumbrances		8,219,380	
Misc adj-			
Fund balances-ending		\$ 13,050,875	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 4,706,566	998,491	\$ (3,708,075)
Contributions & Donations	-	-	-
Interest Earnings	-	9,226	9,226
Total	<u>4,706,566</u>	<u>1,007,717</u>	<u>(3,698,849)</u>
Expenditures:			
Public Safety	-	-	-
General Government	472,939	-	472,939
Community Development	93,750	93,726	24
Public Works	4,355,379	2,259	4,353,120
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	<u>4,922,068</u>	<u>95,985</u>	<u>4,826,083</u>
Excess (Deficiency) revenue over expenditures	<u>(215,502)</u>	<u>911,732</u>	<u>1,127,234</u>
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(215,502)</u>	<u>911,732</u>	<u>1,127,234</u>
Fund balance - beginning		<u>215,502</u>	
Fund balance - ending		<u>\$ 1,127,234</u>	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		80,892	
Fund balances - ending		<u>\$ 1,208,126</u>	

City of Alpharetta
Conference Center Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES	\$ -	\$ -	\$ -
Bond Proceeds	-	-	-
Premium on Bond Proceeds	-	-	-
Misc Rev	-	-	-
Investment Earnings	-	4,799	4,799
Total revenues	-	4,799	4,799
EXPENDITURES			
General Government:			
Cost of Bond Issuance		-	-
Non-Departmental	374,723	-	374,723
Total general government	374,723	-	374,723
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			
Over expenditures	(374,723)	4,799	379,522
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(374,723)	4,799	379,522

Fund balances - beginning	374,723
Fund balances - ending	\$ 379,522
Adjustments to GAAP basis:	
Encumbrances	
Fund balances-ending	\$ 379,522

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ -	\$ -	\$ -
Premium on Bond Proceeds	-	-	-
Misc Revenue	-	-	-
Investment Earnings	-	482,792	482,792
Total revenues	-	482,792	482,792
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	-	-
Public Works	27,116,897	12,317,819	14,799,078
Recreation & Parks	10,675,750	681,783	9,993,967
Total general government	37,792,647	12,999,602	24,793,045
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(37,792,647)	(12,516,809)	25,275,838
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(37,792,647)	(12,516,809)	25,275,838
Fund balances - beginning		37,792,647	
Fund balances - ending		<u>\$ 25,275,838</u>	
Adjustments to GAAP basis:			
Encumbrances		11,136,152	
Fund balances-ending		<u>\$ 36,411,990</u>	

City of Alpharetta
TSPLOST Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Transportation Special Purpose Local Option Sales Tax	\$ 8,160,000	\$ 5,763,415	\$ (2,396,585)
Investment Earnings		173,016	173,016
Total revenues	8,160,000	5,936,431	(2,223,569)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	19,953,814	4,289,731	15,664,083
Recreation & Parks			-
Total general government	19,953,814	4,289,731	15,664,083
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			-
Over expenditures	(11,793,814)	1,646,700	13,440,514
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(11,793,814)	1,646,700	13,440,514
 Fund balances - beginning		 11,793,815	
 Fund balances - ending		 \$ 13,440,515	
Adjustments to GAAP basis:			
Encumbrances		3,255,802	
Fund balances-ending		\$ 16,696,317	

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
January 31, 2019

ASSETS

Current Assets:		
Cash and Cash Equivalents & Investments	\$	988,339
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		<u>988,339</u>
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		<u>-</u>
Total Noncurrent Assets		<u>-</u>
Total Assets		<u>988,339</u>

LIABILITIES

Current Liabilities:		
Accounts Payable		-
Claims Payables	\$	956,128
Accrued Interest Payable		-
Due to Other Funds		-
Total Current Liabilities		-
Current Liabilities Payable from Restricted Assets:		-
Total Current Liabilities Payable from Restricted Assets		<u>956,128</u>
Noncurrent Liabilities:		-
Other Non-Current Liabilities		-
Total Noncurrent Liabilities		<u>-</u>
Total Liabilities		<u>956,128</u>

NET ASSETS

Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		-
Total Net Assets		<u>32,212</u>
Total Liabilities & Net Assets	\$	<u>988,339</u>

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ 90	\$ (90)
Employer Medical Contribution	6,455,648	3,727,147	(2,728,501)
Employee Medical Contribution	714,809	440,304	(274,505)
Insurance Proceeds	-	-	
Total revenues	7,170,457	4,167,542	(3,002,915)
EXPENDITURES			
Medical Premiums	1,637,589	955,135	682,454
Medical Claims	5,487,755	2,880,257	2,607,498
Contingency	(254,826)	0	(254,826)
Total expenditures	6,870,518	3,835,392	3,035,126
Excess (Deficiency) of Revenues Over expenditures	299,939	332,150	32,211
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	(1,500,000)	(1,500,000)	-
Total other financing sources (uses)	(1,500,000)	(1,500,000)	-
Net change in fund balances	(1,200,061)	(1,167,850)	32,211
Fund balances - beginning		1,200,062	
Fund balances - ending		<u>\$ 32,212</u>	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		<u>\$ 32,212</u>	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
January 31, 2019

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 2,229,367
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	56,574
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,285,941</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>2,285,941</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	5,279
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	-
Payroll Liabilities	853
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>6,132</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>6,132</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	<u>2,279,808</u>
Total Net Assets	<u>2,279,808</u>
Total Liabilities & Net Assets	<u>\$ 2,285,941</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended January 31, 2019

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 3,176,212
Misc Revenue	4
Total operating revenues	<u>3,176,216</u>
Operating expenses:	
Administration	3,958,210
Non-departmental	-
Total operating expenses	<u>3,958,210</u>
Operating Gain (loss)	(781,993)
Non-operating revenues (expenses):	
Investment earnings	<u>30,674</u>
Total non-operating revenue (expenses)	<u>30,674</u>
Income (loss) before transfers	(751,319)
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	(751,319)
Total net assets-beginning	<u>1,186,192</u>
Total net assets-ending (net of encumbrances)	<u>434,873</u>
Adjustments to GAAP basis:	
Encumbrances	1,844,936
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 2,279,808</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
January 31, 2019

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,078,830
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>1,078,830</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,078,830</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	-
Claims Payables	208,069
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	<u>208,069</u>
Current Liabilities Payable from Restricted Assets:	
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	734,234
Total Noncurrent Liabilities	<u>734,234</u>
Total Liabilities	<u>942,303</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	136,527
Total Net Assets	<u>136,527</u>
Total Liabilities & Net Assets	<u>\$ 1,078,830</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 4,000	\$ 11,489	\$ 7,489
Charges for Service	1,446,500	843,791	(602,709)
Discounts	-	-	-
Insurance Proceeds	-	433	433
Total revenues	1,450,500	855,713	(594,787)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	132,000	99,779	32,221
Auto Liability	170,000	163,093	6,907
Property & Equipment Liability	100,000	87,694	12,306
Fine Art Liability	2,500	2,500	-
General Liability	60,000	57,952	2,048
Law Enforcement Liability	91,500	86,283	5,217
Public Entity Liability	62,733	62,733	0
Workers Comp Excess Liability	107,000	105,684	1,316
Employee Benefits Liability	-	-	-
Criminal Liability	4,500	3,386	1,114
Cyber Liability	7,000	6,805	195
Umbrella Liability	56,000	53,745	2,255
Medical Services	35,000	1,421	33,579
Claims/Judgements	1,451	1,636	(185)
Claims/Vehicle	37,000	15,655	21,345
Claims/General	23,000	0	23,000
Claims/Public Entity	48,497	49,403	(906)
Claims/Workers Comp	512,319	143,555	368,764
Contingency	222,136		222,136
Total expenditures	1,672,636	941,323	731,313
Excess (Deficiency) of Revenues			
Over expenditures	(222,136)	(85,610)	136,526
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(222,136)	(85,610)	136,526

Fund balances - beginning

222,137

Fund balances - ending

\$ 136,527

Adjustments to GAAP basis:

Encumbrances

-

Misc adj

Fund balances-ending

\$ 136,527

City of Alpharetta
Statement of Net Position
OPEB Health Fund
January 31, 2019

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ (49,197)
Investments	\$ 1,317,363
	-
Accounts Receivables (net of allowance for uncollectibles)	\$ 31,132
Total Assets	<u>1,299,297</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	\$ 39,500
	-
Due to Other Funds	-
Total Current Liabilities	<u>39,500</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>39,500</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,259,798</u>
Total Net Assets	<u>1,259,798</u>
Total Liabilities & Net Assets	<u><u>\$ 1,299,297</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Health Fund
For the Period Ended January 31, 2019

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 85,000
Employee Contribution	
Total Contribution	<u>85,000</u>
Investment Income	(1,944)
Net appreciation in FMV	(71,439)
Accrued Interest & Dividends	2,811
Interest and Dividends	<u>24,930</u>
Total Investment Income	<u>(45,642)</u>
Total Additions (Deductions)	<u>39,358</u>
Deductions:	
Benefits payments	-
Professional Fees	1,799
Manager Fees	103
Consulting Fees	1,778
Agent Custody Fees-ADR	<u>37</u>
Total deductions	<u>3,718</u>
Net Increase (Decrease)	<u>35,641</u>
OTHER FINANCING SOURCES (USES)	
Transfers in/out	-
Net Assets held in trust for pension benefits	
Beginning of year	1,224,157
Total net assets	<u>\$ 1,259,798</u>

City of Alpharetta
Statement of Net Position
OPEB Reimbursement Fund
January 31, 2019

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ (15)
Investments	\$ 1,969,258
	-
Accounts Receivables (net of allowance for uncollectibles)	\$ 47,678
Total Assets	<u>2,016,921</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	\$ 51,843
	-
Due to Other Funds	-
Total Current Liabilities	<u>51,843</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>51,843</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,965,079</u>
Total Net Assets	<u>1,965,079</u>
Total Liabilities & Net Assets	<u><u>\$ 2,016,921</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Reimbursement Fund
For the Period Ended January 31, 2019

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 550,000
Employee Contribution	
Total Contribution	<u>550,000</u>
Investment Income	(7,143)
Net appreciation in FMV	(96,241)
Accrued Interest & Dividends	8,242
Interest and Dividends	<u>16,038</u>
Total Investment Income	<u>(79,104)</u>
Total Additions (Deductions)	<u>470,896</u>
Deductions:	
Benefits payments	-
Professional Fees	2,845
Manager Fees	155
Consulting Fees	2,760
Agent Custody Fees-ADR	<u>58</u>
Total deductions	<u>5,817</u>
Net Increase (Decrease)	<u>465,079</u>
OTHER FINANCING SOURCES (USES)	
Transfers in	1,500,000
Net Assets held in trust for pension benefits	
Beginning of year	-
Total net assets	<u>\$ 1,965,079</u>

City of Alpharetta
Statement of Net Position
Pension Trust Fund
January 31, 2019

	Pension Trust Fund
ASSETS	
Current Assets:	
Cash and Cash Equivalents	6,600
Investments	70,991,868
	-
Accounts Receivables (net of allowance for uncollectibles)	2,154,706
Total Assets	<u>73,153,173</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	2,424,771
	-
Due to Other Funds	-
Total Current Liabilities	<u>2,424,771</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>2,424,771</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>70,728,402</u>
Total Net Assets	<u>70,728,402</u>
Total Liabilities & Net Assets	<u>\$ 73,153,173</u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended January 31, 2019

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,699,997
Employee Contribution	201,597
Total Contribution	<u>2,901,594</u>
Investment Gain/Losses	813,022
Net appreciation in FMV	(2,404,489)
Interest and Dividends	801,028
Accrued Interest & Dividends	2,708
Other Receipts	-
Total Investment Income	<u>(787,731)</u>
Total Additions (Deductions)	<u>2,113,863</u>
Deductions:	
Benefits payments	1,295,705
Custodial Fees	5,177
Administrative Fees	45,082
Legal Fees	4,325
Manager Fees	57,103
Consulting Fees	148,033
Agent Custody Fees-ADR	121,516
	-
Total deductions	<u>1,676,940</u>
Net Increase (Decrease)	<u>436,923</u>
Net Assets held in trust for pension benefits	
Beginning of year	70,291,479
Total net assets	<u>\$ 70,728,402</u>

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
January 31, 2019

	Special Revenue					Total Non-major Governmental Funds	
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund
ASSETS							
Cash / Cash Equivalents / Investments	\$ 2,088,497	\$ 3,255,298	\$ 564,132	\$ 44,468	\$ 1,107,225	\$ 5,000,812	\$ 897,916
Taxes Receivable	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	\$ -	-	-
Property Taxes						284,121	-
Intergovernmental Receivable				2,650			
Due From Other Funds							
Restricted					-		-
Total Assets	2,088,497	3,255,298	564,132	47,117	1,107,225	5,284,933	897,916
LIABILITIES							
Accounts Payable	-	-	-	-	3,327	\$ 32,586	24,808
Retainage Payable	55,000	104,634	-	-	-	-	-
Intergovernmental Payable					-		-
Arbitrage Payable	-	-	-	-			-
Accounts payable/AR Suspense acct	-	-	-	-			-
Compensated Absences	-	-	-	-			-
Payroll Liabilities	-	-	71	-	2,148		
Due to Other Fund	-	-	-	-	-		-
Deferred Revenue	-	-	-	2,650	-	284,103	-
Unearned Revenue	-	-	-	-	-		-
Total Liabilities	55,000	104,634	71	2,650	5,475	316,690	24,808
FUND BALANCES							
Restricted:							
Capital Projects		3,150,664	-	-			
Law Enforcement	-	-	564,061	-			
Promotion of Tourism	2,033,497	-	-	-			
Emergency Telephone Activities	-	-	-	-	1,101,750		
Debt Service						4,968,243	-
Assigned for: Grant Projects	-	-	-		-		-
Grant Projects				44,468			
Unassigned:	-	-	-		-		873,108
Total Fund Balances	2,033,497	3,150,664	564,061	44,468	1,101,750	4,968,243	873,108
Total Liabilities and Fund Balances	\$ 2,088,497	\$ 3,255,298	\$ 564,132	\$ 47,117	\$ 1,107,225	\$ 5,284,933	\$ 897,916

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ending January 31, 2019

	Special Revenue							Total Non-major Governmental Funds
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund	
REVENUES:								
Hotel Motel Tax	\$ 4,359,220	-	-	-				\$ 4,359,220
Property tax						5,340,877	-	5,340,877
Charges for Service	-	-	-	-	1,996,221			1,996,221
Impact Fees	-	718,377		-				718,377
Forfeiture Income	-	-	280,505	-				280,505
Intergovernmental	-	-	142,590	6,891	-			149,482
Contributions & Donations	-	-	-	-				-
Investment Earnings	-	41,706	386	579	13,519	38,947	13,712	108,849
Other	-		-				-	-
Total revenues	4,359,220	760,083	423,481	7,470	2,009,740	5,379,824	13,712	12,953,530
EXPENDITURES:								
Tourism	1,907,159	-	-	-	-			1,907,159
Community Development	-	-	-	-	-			-
Culture/Recreation	164,391	313,606	-	8,739	-		7,214	493,950
Public Safety	-	40,000	182,598	16,810	2,759,903			2,999,311
Public Works		-					770,897	770,897
General Government	-	-	-	-	-	1,443,630	-	1,443,630
Debt Service:								
Principal						-	-	-
Interest	389,981					-	-	389,981
Bond Issuance Costs	-					-	-	-
Total expenditures	2,461,531	353,606	182,598	25,549	2,759,903	1,443,630	778,111	8,004,928
Excess (deficiency) of revenues over expenditures	1,897,689	406,477	240,883	(18,079)	(750,163)	3,936,194	(764,399)	4,948,602
OTHER FINANCING SOURCES (USES):								
Transfers in / out:								-
Debt service fund	-	-	-	-				-
Capital Projects								-
Operating grants fund	-	-	-	-				-
Capital grants fund	-	-	-	-				-
General fund	(1,634,707)	-	-	17,500	-		1,093,750	(523,457)
Budgeted Fund Balance:	-	-	-	-				-
Total other financing sources and (uses)	(1,634,707)	-	-	17,500	-		1,093,750	(523,457)
Net change in fund balances	262,981	406,477	240,883	(579)	(750,163)	3,936,194	329,351	4,425,144
Fund balances - beginning	1,770,516	2,744,187	323,177	45,047	1,851,913	1,032,049	543,758	8,310,647
Fund balances - ending	2,033,497	\$ 3,150,664	\$ 564,061	\$ 44,468	\$ 1,101,750	\$ 4,968,243	\$ 873,108	\$ 12,735,790

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 7,650,000	\$ 4,359,220	\$ (3,290,780)
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total revenues	7,650,000	4,359,220	(3,290,780)
EXPENDITURES:			
Professional Services	3,000	-	3,000
Recreation Improvements	465,804	164,391	301,413
Alpharetta Convention & Visitor's Bureau	3,346,875	1,907,159	1,439,716
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,500,000		1,500,000
Bond Principal	200,000		200,000
Bond Interest	779,963	389,981	389,982
Contingency	256,123	-	256,123
Total Expenditures	6,551,765	2,461,531	4,090,234
Excess of revenues over expenditures	1,098,235	1,897,689	799,454
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,868,750)	(1,634,707)	1,234,043
Total other financing sources and uses	(2,868,750)	(1,634,707)	1,234,043
Net change in fund balances	(1,770,515)	262,981	2,033,496
Fund balances - beginning	\$ 1,770,516		
Fund balances - ending	\$ 2,033,497		
Enbumbances	\$ -		
Fund balances - ending	\$ 2,033,497		

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ 45,000	\$ 718,377	\$ 673,377
Investment Earnings	-	41,706	41,706
Total Revenues	45,000	760,083	715,083
EXPENDITURES:			
Public Safety	40,000	40,000	(0)
Public Works	1,236,760	164,460	1,072,300
Recreation & Parks	897,299	313,606	583,693
Community Development	615,128	-	615,128
General Government	-	-	-
Total expenditures	2,789,187	518,066	2,271,121
Excess (deficiency) of revenues over expenditures	(2,744,187)	242,017	(2,986,204)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(2,744,187)	242,017	(2,986,204)
Fund balances - beginning		2,744,187	
Fund balances - ending		\$ 2,986,204	
Encumbrances		164,460	
Fund balances - ending		\$ 3,150,664	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 280,505	\$ 280,505
Investment Earnings	-	386	386
Intergovernmental	142,591	142,590	\$ (1)
Misc Revenue			-
Total Revenues	142,591	423,481	280,890
EXPENDITURES:			
Public Safety	465,768	201,238	264,531
Non-Departmental	-		-
Total expenditures	465,768	201,238	264,531
Excess (deficiency) of revenues over expenditures	(323,177)	222,243	545,420
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balances	(323,177)	222,243	545,420
Fund balances - beginning		<u>323,177</u>	
Fund balances - ending		<u><u>\$ 545,421</u></u>	
Adjustments to GAAP basis:			
Encumbrances		18,640	
Fund balances - ending		<u><u>\$ 564,061</u></u>	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 57,806	\$ 6,891	(50,915)
Contributions & Donations	-	-	-
Discounts Taken	-	-	-
Interest Earnings	-	579	579
Transfers in	30,000	17,500	(12,500)
Contingencies	-	-	-
Total	<u>87,806</u>	<u>24,970</u>	<u>(62,836)</u>
EXPENDITURES:			
General Government	39,088	-	39,088
Community Development	-	-	-
Engineering/Public Works	-	-	-
Public Safety	84,518	39,895	44,623
Recreation & Parks	9,246	8,739	507
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	<u>132,852</u>	<u>48,634</u>	<u>84,218</u>
Excess (deficiency) of revenues over expenditures	<u>(45,046)</u>	<u>(23,664)</u>	<u>21,382</u>
OTHER FINANCING SOURCES (USES):	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(45,046)</u>	<u>(23,664)</u>	<u>21,382</u>
Fund balance - beginning		<u>45,047</u>	
Fund balance - ending		<u>\$ 21,383</u>	
Adjustments to GAAP basis:			
Encumbrances		<u>23,085</u>	
Fund balances - ending		<u>\$ 44,468</u>	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 4,055,000	\$ 1,996,221	\$ (2,058,779)
Capital Lease			-
Investment Earnings	11,693	13,519	1,826
Total Revenues	4,066,693	2,009,740	(2,056,953)
EXPENDITURES:			
Public Safety	5,028,605	3,246,392	1,782,213
Total expenditures	5,028,605	3,246,392	1,782,213
Excess (deficiency) of revenues over expenditures	(961,912)	(1,236,651)	(274,739)
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(961,912)	(1,236,651)	(274,739)
Fund balances - beginning		1,851,913	
Fund balances - ending		\$ 615,261	
Adjustments to GAAP basis:			
Encumbrances		486,488	
Fund balances - ending		\$ 1,101,750	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 5,134,000	\$ 5,340,877	\$ 206,877
Misc Revenue		-	-
Investment earnings	10,000	38,947	28,947
Total revenues	5,144,000	5,379,824	235,824
EXPENDITURES:			
Current:			
General government			
Finance			-
Non-departmental		-	-
Total general government	-	-	-
Debt Service:			
Principal	2,832,100	122,100	2,710,000
Interest	2,636,413	1,319,280	1,317,133
Contingency	702,536	-	702,536
Bond issuance costs	5,000	2,250	2,750
Total debt service	6,176,049	1,443,630	4,732,419
Total expenditures	6,176,049	1,443,630	4,732,419
Excess (Deficiency) of revenues over expenditures	(1,032,049)	3,936,194	4,968,243
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(1,032,049)	3,936,194	4,968,243
Fund balances - beginning		1,032,049	
Fund balances - ending		\$ 4,968,243	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended January 31, 2019

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	-	-	-
Investment Earnings	-	13,712	13,712
Total Revenues	-	13,712	13,712
EXPENDITURES:			
Public Works	2,118,757	1,515,426	603,331
Recreation & Parks	300,000	16,412	283,588
Total expenditures	2,418,757	1,531,837	886,920
Excess (deficiency) of revenues over expenditures	(2,418,757)	(1,518,125)	900,632
OTHER FINANCING SOURCES (USES):			
Transfers In	1,875,000	1,093,750	(781,250)
Transfers Out	-	-	-
Total other financing sources and uses	1,875,000	1,093,750	(781,250)
Net change in fund balances	(543,757)	(424,375)	119,382
Fund balances - beginning		543,758	
Fund balances - ending		\$ 119,382	
Adjustments to GAAP basis:			
Encumbrances		753,726	
Fund balances - ending		\$ 873,108	

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of January 31, 2019

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ 50,000	\$ 50,000		\$ -
99575100-361000	Investment Earnings	-	105		(105)
99575100-389000	Miscellaneous Revenue	-	100		(100)
99575100-334310-C1528	FISERV REBA Grant	125,000	-		125,000
99575100-371000-C1532	ATC Operational Funding (COA)	125,000	125,000		-
99575100-381000-C1535	Innovation Center Operations (ATC)	9,820	9,694	2,230	2,356
	<i>subtotal</i>	\$ 309,820	\$ 184,899	\$ 2,230	\$ 127,152
(1) 99575100-395000	Carryforward Fund Balance	\$ 109,117	\$ -		\$ 109,117
	<i>subtotal</i>	\$ 109,117	\$ -		\$ 109,117
	Total	\$ 418,937	\$ 184,899		\$ 236,269
Expenditures					
99575100-571000-C1403	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-544100-C1532	ATC Operational Funds	125,000	72,917	-	52,083
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C1822	AG Tech Sponsorship	12,000	12,000	-	-
99575100-544100-C1528	FISERV REBA Grant	125,000	-	-	125,000
99575100-531100	General Supplies and Materials	3,500	350	-	3,150
	<i>subtotal</i>	\$ 318,948	\$ 85,267	\$ -	\$ 233,681
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 3,805	\$ 4,283	\$ 131	\$ (609)
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	435	523	-	(88)
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	69	78	-	(9)
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	1,421	2,199	-	(778)
99575100-531230-C1535	Innovation Center Operations (Electricity)	1,857	2,474	-	(617)
	<i>subtotal</i>	\$ 7,587	\$ 9,557	\$ 131	\$ (2,101)
99575100-579000	Reserve	\$ 92,402	\$ -	\$ -	\$ 92,402
	<i>subtotal</i>	\$ 92,402	\$ -	\$ -	\$ 92,402
	Total	\$ 418,937	\$ 94,824	\$ 131	\$ 323,982

- (1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.
- (2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, expenses will outpace budget at month end due to the billing/reimbursement delay.



ALPHARETTA DEVELOPMENT AUTHORITY
Financial Management Report - As of January 31, 2019

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 109,118		
Revenues collected to date			184,899		
Expenditures incurred to date			(94,824)		
Fund Balance (current)			\$ 199,192		
Forecasted revenue collections			127,230		
Fund Balance (forecasted)			\$ 326,423		
Allocation of Forecasted Fund Balance:					
Spendable (available for investment by the Board)			\$ 92,741		
Non-Spendable (unspent/remaining project allocations)			233,681		
			\$ 326,423		



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GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
January 31, 2019

ASSETS

Current Assets:

Cash and Cash Equivalents	198,485
Investments	828
Receivables	

Restricted Cash for Bond Issuance Costs	-
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Total Assets	<u>199,312</u>
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LIABILITIES

Current Liabilities:

Accounts Payable	120
Due to Other Funds	-
Total Current Liabilities	<u>120</u>

Current Liabilities Payable from Restricted Assets:

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

Noncurrent Liabilities:

	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>120</u>

Fund Balance

Restricted	106,451
Unassigned	92,741
Total Fund Balance	<u>199,192</u>

Total Liabilities & Fund Balance	<u><u>\$ 199,312</u></u>
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City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended January 31, 2019

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 9,694
State Grant	-
Fees	50,000
Contributions & Donations	125,000
Miscellaneous Income-Interest	105
Miscellaneous Revenue	100
	<u> </u>
Total Revenues	<u>184,899</u>
Expenditures	
Economic Development	94,824
Utilities - Miscellaneous	-
Debt Service:	
Principal	-
Interest	-
	<u> </u>
Total Expenditures	<u>94,824</u>
Excess (deficiency) of revenues over (under) expenditures	90,075
Other Financing Sources (Uses)	
Sale of capital assets	-
	<u> </u>
Net Change in Fund Balances	90,075
Fund Balance, Beginning of Year	<u>109,118</u>
Fund Balance, End of Year	<u>\$ 199,192</u>





City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: March 4, 2019

I. AGENDA ITEM TITLE: E-18-11 EDISON SIGN EXCEPTION

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT AND WILL BE NEITHER HEARD NOR CONSIDERED.

CONSIDERATION OF A SIGN EXCEPTION TO ALLOW AN ADDITIONAL WALL SIGN. THE PROPERTY IS LOCATED AT 3 EDISON DRIVE AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 1176, 1179 & 1180, 2ND DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 42 OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA, TO ADD REGULATIONS TO PROMOTE SAFE HOTELS WITHIN THE CITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council of the City of Alpharetta ("City Council") are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta (the "City"); and

WHEREAS, the City Council desires to amend Chapter 42 of The Code of the City of Alpharetta, Georgia (the "Code") to add Article VI in order to add regulations to promote safe hotels within the City.

NOW, THEREFORE, the Council of the City of Alpharetta hereby ordains, as follows:

Section 1. Chapter 42 of the Code is hereby amended by adding the following:

"ARTICLE VI. SAFE HOTELS

Sec. 1. Purpose of this Article.

The purpose of this article is to promote safe hotels within the City of Alpharetta, and to protect the public health, safety and welfare.

Sec. 2. Applicability; Definitions.

- (a) This article shall apply to hotels/motels licensed under Chapter 42, Article V, Section 42-187, et seq. of the Code ("Article V").
- (b) Nothing in this article shall waive or replace the obligations of a licensee under Article V. The provisions of this article shall be deemed supplemental.
- (c) For purposes of this article only, the following terms shall have the meanings ascribed to them in this section.

Calls for service means the total number of calls to the Alpharetta Public Safety Department ("APS") that result in a

request that a representative be dispatched or directed to the hotel, over a one-year period, when those responses:

- (1) Result in a representative being dispatched or directed to the hotel;
- (2) Allege evidence of criminal activity;
- (3) Result in an arrest, charge, citation or discovery of criminal activity; or
- (4) Find an imminent threat to safety of persons or property.

Calls for service shall not include calls to law enforcement made by employees or agents of the hotel property itself or traffic citations in which the hotel property address is used as the address for the citation.

Calls for service shall not include calls resulting from a mass casualty event or calls relating to warrants, transportation by the APS, training, police escorts, traffic stops, maintenance, security checks initiated by APS, or calls initiated by off-duty officers hired by the hotel to provide security.

Calls for service ratio means the number of calls for service divided by the number of rooms in service at the hotel.

Code shall mean the revised Code of the City of Alpharetta.

Hotel shall have the same definition as set forth in Article V.

Employee means any person who earns qualifying wages, commissions or other type of compensation from the hotel.

Guest means any person that occupies a guestroom.

Guestroom means a room offered to the public for a fee that contains, at a minimum, provisions for sleeping.

Hotel operation means the occupancy of any guestroom or use of any hotel facility.

Manager means the general manager, shift manager, or any person in any supervisory position at the hotel.

Owner means a corporation, firm, partnership, association, organization and any other group acting as a unit, or a person who has legal title to any structure or premises with or without accompanying actual possession thereof, and shall include the duly authorized agent or attorney, a purchaser, devisee, fiduciary and any person having a vested or contingent interest in the premises in question.

Operator means any person who works at a hotel in a capacity to facilitate the offering of guestrooms to guests, including, but not limited to, front desk workers.

Sec. 3. Certificate of Authority Required; Permit Required; Permit Fee.

- (a) All operators shall continue to annually register, apply for, and obtain a Certificate of Authority pursuant to Article V, and collect and remit taxes as set forth therein. In addition, a copy of the application and certificate shall be registered annually with the Department of Public Safety within ten (10) days of the submission of the application and receipt of the Certificate of Authority. Upon receipt of the copy by the Department of Public Safety and the receipt of the regulatory fee set forth below, the Department shall issue a permit to the operator. It shall be unlawful to operate a hotel within the City without a permit as provided herein.
- (b) Officials of the Department of Public Safety and Department of Community Development, and health officials shall have the authority to regularly inspect the premises of a hotel to insure compliance with applicable codes and standards. Such inspections shall be conducted at least annually.
- (c) The Department of Public Safety, in conjunction with the Alpharetta Convention & Visitors Bureau, shall develop and implement a Safe Hotels Certification Program for operators/managers of hotels. All such managers shall attend and obtain certification annually.
- (d) In order to defray the annual regulatory costs associated with the implementation of the City's Safe Hotels Program, including inspections, certification and excess calls for service, the following annual permit fees are established:

<u>Tier</u>	<u>Fee</u>
One	\$ 500.00
Two	\$1,500.00
Three	\$5,000.00

Sec. 4. Tier System.

For the purposes of this article only, the following tiers are established for hotels:

- Tier One: A hotel that has a call for service ratio (as defined in Section 2), equal to or less than 50% (For example, a hotel with 100 rooms that has 50 or less calls for service on an annualized basis, is a Tier One hotel).
- Tier Two: A hotel that has a call for service ratio in excess of 50%, but equal to or less than 75%.
- Tier Three: A hotel that (1) either has a call for service ratio in excess of 75%; or (2) has been in Tier Two or Tier Three (or a combination of Tier Two and Three for at least the two prior calendar years, and has not been in Tier One at any point during that time period).

Sec. 5. Probationary Period.

- (a) A hotel that reaches Tier Two for the first time shall be notified it is operating in a probationary period.
- (b) Any hotel that enters a probationary period shall complete meetings, separately or combined, with Public Safety, health, and Community Development officials to discuss issues related to the property contributing to criminal activity and actions to mitigate them and limit their impact.

Sec. 6. Automatic Security Requirements for Tier Three Hotels.

- (a) Tier Three hotels shall hire and maintain on the property, at the owner's sole expense, the presence of an off-duty officer with arresting authority between 7:00 p.m. and 5:00 a.m., Monday through Friday, and from 7:00 p.m. Friday until 5:00 a.m. the following Monday.

- (b) Tier Three Hotels shall also implement policies to reduce calls for service, including but not limited to:
 - (1) A meeting with Public Safety, health, and Community Development officials to discuss issues related to the property contributing to criminal activity and actions to mitigate them and limit their impact;
 - (2) Installation of safety and security measures such as, but not limited to, fencing, lighting, public space surveillance, if any are found by law enforcement to not be in place and necessary to prevent further criminal activity;
 - (3) Creation and posting of guest rules, which shall be approved by the Director of Public Safety;
 - (4) Implementation and enforcement of a no trespass list;
 - (5) Implementation of minimum age of 21 for check-in for lodging properties; and
 - (6) Requirement of use of valid credit card at check-in.

Sec. 7. Suspension and Revocation of License.

- (a) The Director of Public Safety may suspend the permit of a Tier Three hotel for a period of up to 30 days if the Director determines that the operator is not making reasonable progress in reducing calls for service. The Director shall notify the operator in writing of the proposed suspension. The operator may appeal the determination of the Director to the Mayor and Council by providing written notice to the City Clerk within 15 days of receipt of the notice. If the operator fails to timely appeal, the suspension shall take effect upon expiration of the deadline for filing an appeal. If the operator files a timely appeal, the suspension shall not take effect until the matter is heard by the Mayor and Council. The suspension, if upheld by the Mayor and Council, shall begin within 3 days of the date of the Mayor and Council's decision.
- (b) If a permit is suspended, the hotel is prohibited from furnishing guestrooms or other space to new guests,

including but not limited to, conference rooms, ballrooms, pools and spas, and parking lots. The hotel may only continue to operate and furnish guestrooms to current guests unless an emergency order requires immediate evacuation of the property.

- (c) The permit of a Tier Three hotel may be revoked by the Director of Public Safety following two suspensions, and further failure to make reasonable progress in reducing calls for service. The method for appealing a revocation is the same as for the appeal of a suspension. If a permit is revoked, the owner/operator of the property is prohibited from furnishing guestrooms or rented space to new guests and must cease operations within 30 days of a final decision."

Section 2. It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of the Code of the City of Alpharetta, Georgia and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

Section 3. If any section, subsection, provision, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 4. This Ordinance shall become effective immediately upon adoption.

Section 5. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

[SIGNATURE PAGE TO ORDINANCE AMENDING CHAPTER 42
OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA
TO ADD REGULATIONS TO PROMOTE SAFE HOTELS]

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Jason Binder

Ben Burnett

John Hipes

Dan Merkel

Donald Mitchell

(SEAL)

Karen Richard

Attest:

Approved as to Form:

Erin Cobb, City Clerk

C. Sam Thomas, City Attorney

First Reading_____

Second Reading_____

Adopted_____

3134205



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Public Works
Submitted By: Jill Bazinet
Meeting Date: March 4, 2019

I. AGENDA ITEM TITLE: BIG CREEK SLOPE STABILIZATION

II. RECOMMENDATION:

Approve Tetra Tech's proposal in the amount of \$75,520.00 for professional services necessary to design slope stabilization measures for four locations along Big Creek near the Big Creek Greenway and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$75,520.00

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Stormwater Studies / 302 41100-541430-C1503	\$75,520.00

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

The Big Creek Greenway is one of the highlights of the City's Recreation, Parks and Cultural Services amenities. It is used daily by residents and provides a recreational opportunity and sanctuary from the hustle and bustle of the City.

The City has experienced erosion along the banks of Big Creek. In some areas this erosion is severe enough to threaten the stability of the greenway trail or cause trees to fall and either block the stream or the trail.

In January 2018 the City awarded a project to Tetra Tech to study erosion along Big Creek. This project included two parts; first to identify smaller maintenance items that could be completed by Recreation and Parks crews or contractors without the need for permits, and second to identify larger repair or restoration areas that require full site specific design and permitting. For the smaller maintenance items (examples include placement of riprap or removal of fallen trees) Tetra Tech provided standard maintenance details, descriptive prioritization schedules, and location maps. For the larger projects, thirteen locations were prioritized based on a variety of categories including: public safety improvement potential, infrastructure impact potential, public amenity / educational potential, reach accessibility, land ownership, and cost. A site visit with Tetra Tech, Public Works, and Recreation and Parks staff was held to review the current conditions, discuss on-going maintenance issues, and finalize conceptual solutions.

Award of this project includes the design and permitting for four locations that ranked at the top of the list as those most critically in need of repair. They are all located between Old Milton Parkway and the YMCA and are near two previous emergency repair projects. Each location is showing signs of severe erosion along the stream banks that is threatening the greenway trail and large trees. Left unprotected the stream bank will continue to lose sediment as the channel moves closer to the trail. This can (as it did in the two emergency locations) lead to unsafe conditions of undermined trail. Sediment released into the stream can cause issues such as flooding, threats to wildlife, and unsightly discoloration of the water.

Tetra Tech will design and permit re-established stream banks with vegetated gabion walls and cribwalls in these areas. These measures will stabilize the incised channels, regrade the bank adjacent to the stream, provide landscaping, and restore the hydraulic function of the stream channel. Design and permitting are expected to take a total of about 8 months. Permitting will include city, state, and federal approvals. When this project is completed and further funding is approved, the city will be able to move forward with construction.

Developing a schedule for this type of work is difficult due to the amount time required to obtain a permit from outside agencies. Actual design work will only take a couple of months. Navigating the labyrinth of permitting through the US Army Corps of Engineers and GA Environmental Protection Division will consist of the majority of the anticipated 9 month schedule.

V. ALTERNATIVES:

VI. ATTACHMENTS:

CityofAlpharetta-TetraTech-SOW-BigCreekBankStabilization-20190208-Final, Concept Board 2_6_2019-Stabilization 1, Concept Board 2_6_2019-Stabilization 2 and 4, Concept Board 2_6_2019-Stabilization 3

Scope of Work Submitted to City of Alpharetta for Big Creek Bank Stabilization Projects 1-4

February 8, 2019

PREPARED FOR

Jill Bazinet, PE, CFM

Senior Stormwater Engineer
City of Alpharetta Public Works Department
1790 Hembree Road
Alpharetta, Georgia 30039
Tel 678-297-6200
jbazinet@alpharetta.ga.us

PREPARED BY

Tetra Tech, Inc.

1899 Powers Ferry Rd SE, Suite 400
Atlanta, Georgia 30339
Tel 770.738.6030
Brian.Watson@tetrattech.com

A. INTRODUCTION AND PROJECT GOALS

The City of Alpharetta (City) has requested professional services for the design of bank stabilization practices along the Big Creek Greenway. In 2018, Tetra Tech completed an erosion study of Big Creek. This study identified areas of erosion that actively threaten or have the potential to impact the Big Creek Greenway path. Four areas out of thirteen were selected as high priority for bank stabilization. Figure A-1 shows the locations of the four areas.

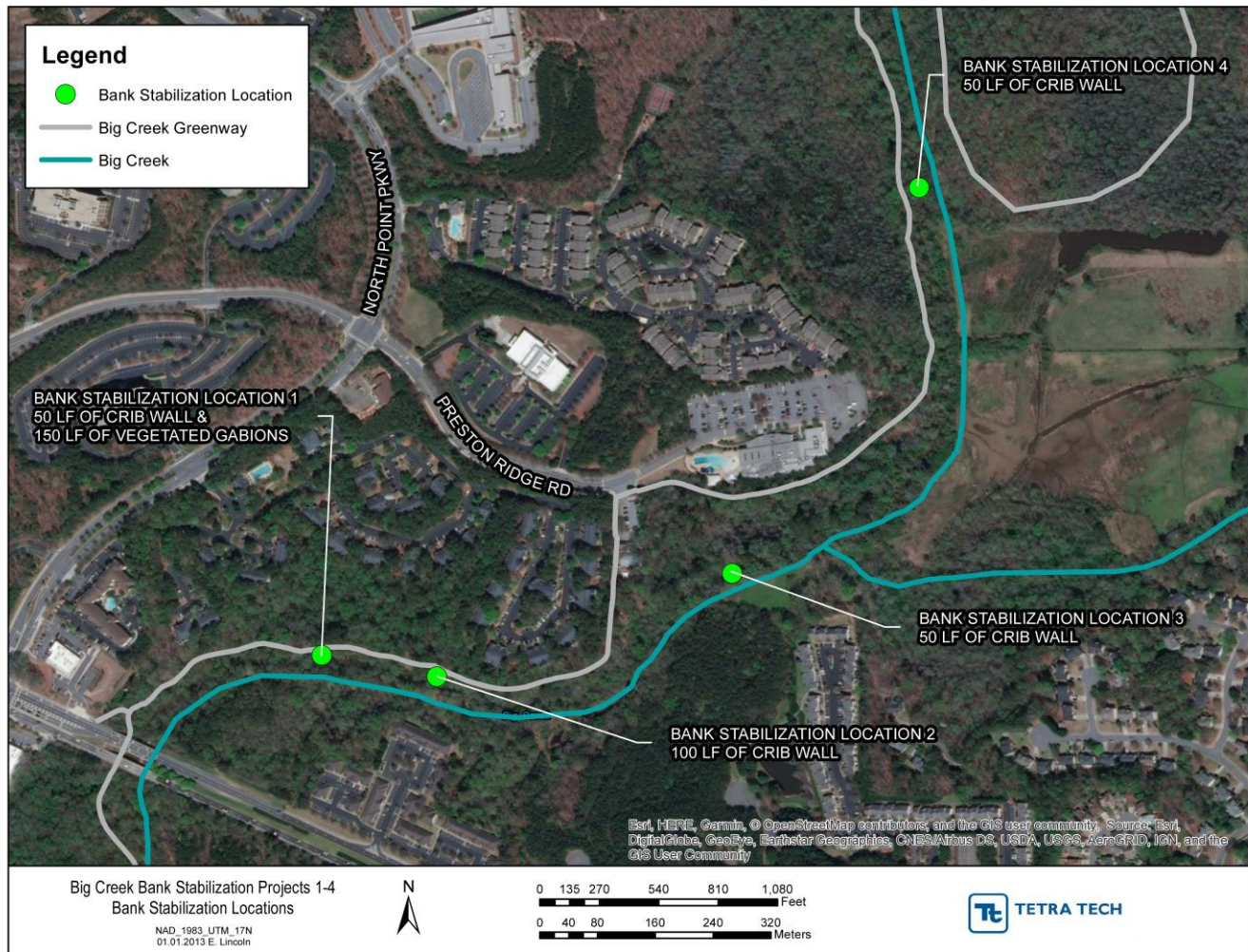


Figure A-1. Project Locations

1. Bank Stabilization Location 1- Approximately 100 linear feet of cribwall and 50 linear feet of vegetated gabions
2. Bank Stabilization Location 2- Approximately 100 linear feet of cribwall
3. Bank Stabilization Location 3- Approximately 50 linear feet of cribwall and stairs replacement
4. Bank Stabilization Location 4- Approximately 50 linear feet of cribwall

The proposed design solutions include the following types of bank stabilization structures:

1. Cribwall – Box-like structure with a framework of logs or timbers, rock and live cuttings that can protect eroding streambanks or shorelines. Live cuttings grow over time and stabilize the soil.
2. Vegetated Gabions – Rectangular containers fabricated from a heavily galvanized steel wire or ripple twisted hexagonal mesh. Empty containers are placed, wired to adjoining gabions, filled with stones, and wired shut. Live cuttings are placed on each consecutive layer between the rock filled containers.

Successful implementation of these proposed design solutions will:

- Stabilize four eroding areas along the Big Creek Greenway that could threaten path infrastructure.
- Improve public safety.
- Enhance the riparian buffer and improve stream health.
- Showcase economical bank stabilization solutions that will also serve as a public amenity.

This project is being performed in accordance with the City of Alpharetta/Tetra Tech On-Call Engineering Contract (16-1009C) executed August 19, 2016.

B. PROJECT TEAM AND ORGANIZATION

Our selected staff includes:

- Project Manager – Frederic Shmurak, PE
- QA/QC – Bob Nelson, PE
- Senior Design Engineer – Eric Byrne, PE
- Design Engineers – Christian Helfrich, PE and Meagan Matechak
- Permitting Assistance – Elizabeth Gwinn, EIT and Emily Johnson
- Survey – Wayne Powers, RLS, Brandon Register, and David Watson

C. SCOPE OF SERVICES

The scope of this project is outlined in five (5) separate tasks: 1) Site Visit and Survey, 2) Hydrologic and Hydraulic (H & H) Modeling, 3) Construction Documents, 4) Permitting Assistance, and 5) Construction Oversight. Project management is included in each of the separate tasks and not as a standalone task. A detailed scope for each task is provided below.

TASK 1 SITE VISIT AND SURVEY

Tetra Tech will conduct a site visit of the project areas along the Big Creek Greenway, which will include an evaluation of the banks, path, and nearby infrastructure. During the site visit, Tetra Tech will document key findings and any potential issues that could impact the design and goals of the project. This includes anecdotal assessments of the site and construction and maintenance access/needs.

Tetra Tech's teaming partner, Rochester & Associates, will conduct a survey of the areas. Utilities are not anticipated to be encountered or in conflict with the proposed design elements. The survey will include setting one benchmark and two control points at each project location. Items to be surveyed include but are not limited to:

- One (1) foot contours,
- Above ground structures,
- Sidewalks/paths/concrete pads/structures,
- Trees with diameters greater than 6" and ornamental trees/landscape trees,

- Any above ground utility structures (i.e. Power, Communication, Storm, Sewer, Water, FO, etc.),
- Inverts of pipes at structure ends or in manholes,
- Pipe/culvert sizes,
- All marked/flagged utilities,
- Swale and drainage channel centerlines,
- Top and toe of embankments/berms,
- Flat and open areas using a 25' grid for ground shots, and

Tetra Tech will review the survey and direct Rochester & Associates to collect additional survey data in support of design considerations at the site if needed.

Assumptions:

- The City will assist in coordination between City of Alpharetta Parks & Recreation, Tetra Tech and Rochester & Associates to perform the field survey work.

Deliverables:

1. Existing Conditions Survey.

TASK 2 H & H MODELING

Tetra Tech will perform an H&H study and engineering analysis of the four areas proposed for bank stabilization. Information anticipated to be provided by the City includes the HEC-RAS Effective Model and any previously performed HEC-RAS models. Channel hydraulic modeling utilizing HEC-RAS will be performed to estimate flow rates, shear stresses, and in support of preparing a "No-Rise" certification. Results of the study will be compiled into a memo and submitted to the City with supporting technical data/models and signed by a registered professional engineer. Tetra Tech will be available to the City reviewer to answer any questions and perform edits as needed.

If a FEMA Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR) is required, a separate proposed scope of work will be submitted for this project.

Assumptions:

- The City will provide the HEC-RAS Effective Model and any previously performed HEC-RAS models.

Deliverables:

1. H & H memorandum.

TASK 3 CONSTRUCTION DOCUMENTS

Tetra Tech will prepare construction documents for the four project locations. The construction documents will be provided to the City for review in accordance with the following milestone schedule:

- A. 30% Design: A 30% drawing package will be prepared for review with the City. The 30% submittal will include:
 - Cover sheet
 - General notes
 - FEMA flood insurance map
 - Existing conditions
 - Demolition plan as needed
 - Basic grading for modifications of the bank
 - Preliminary details for the stabilization elements

There will be one (1) round of City review and comments and one (1) in-person meeting with City staff to discuss the 30% design. Comments from the 30% review and discussion will be incorporated into the drawing package.

- B. 60% Design: An in progress 60% drawing package and Opinion of Probable Construction Costs (OPCC) will be prepared for City review. This will be a progress check-in and not a formal submittal. The 60% drawing package will include:
 - o Final grading for all four project locations
 - o Final details for the bank stabilization elements
 - o 60% design OPCC
- C. 90% Design: A 90% drawing package will be prepared for review with the City. The 90% submittal will include:
 - o Final grading plans
 - o Final detail sheets
 - o Erosion and sediment control plans
 - o Construction phasing as needed

There will be one (1) round of City review and comments and if needed, one (1) in-person meeting with City staff to discuss the 90% design. Comments from the 90% review and discussion will be incorporated into the drawing package.

- D. 100% Design: A 100% design package will be prepared for review with the City and for City permitting. Tetra Tech will address comments from the City and City departments involved in the permitting process. Upon completion of the permitting process, Tetra Tech will submit a final 100% construction document package, signed and sealed, to the City (PDF, one full size hardcopy, one half size hardcopy).
- E. A final 100% engineer's estimate of probable costs will be prepared for the City along with a Bid Schedule that lists pay items, their units of measurement, and estimated quantities.

Assumptions:

- One (1) set of plans will be prepared that covers all four project locations.
- One (1) round of City review and comments on the 30% construction documents.
- One (1) in-person meeting with City staff to discuss the 30% design.
- Deliverables will be in electronic (PDF) format.
- One (1) round of City review and comments on the 90% construction documents.
- One (1) in-person meeting (as-needed) with City staff to discuss the 90% design.
- Deliverables will be in electronic (PDF) format.
- Final deliverables to the City will include one full size and one half size hardcopy of the document package, signed and sealed.
- Costs for document reproduction will be passed onto the City as a direct expense.

Deliverables:

1. 30% construction documents.
2. In-progress 60% construction documents
3. 60% engineer's OPCC
4. 90% construction documents
5. Final 100% construction documents.
6. Final engineer's OPCC
7. Bid Schedule

TASK 4 PERMITTING ASSISTANCE

Tetra Tech will prepare the forms and documents necessary for obtaining permits as they pertain to GAEPD and the USACE.

- A. Tetra Tech will complete and submit an application and supporting materials for a stream buffer variance. Tetra Tech will coordinate with the City and GAEPD as needed to finalize the permit.
- B. Tetra Tech will work with USACE to determine if a Nationwide Permit, likely NW #13 (Bank Stabilization) is required. If so, Tetra Tech will prepare and submit the application and supporting materials. Tetra Tech will coordinate with USACE as needed to finalize the permit

Assumptions:

- A stream buffer variance will be required.
- City of Alpharetta Department of Public Works will distribute plans to applicable City departments.
- Review by City departments will be completed and a written list of deficiencies will be provided within 3 weeks of plan submittal.
- One (1) pre-meeting with the Corps of Engineers to address any concerns.
- One (1) round of plan revisions.
- One (1) “walk-through” of revised drawings to each appropriate City department as needed for approval.
- A GaEPD Stream Buffer Variance is expected to be needed because the project is within the twenty-five (25) foot buffer area of an existing stream.
- A wetland determination will not be required.
- A Pre-Construction Notice (PCN) will be needed if it is determined that a USACE Nationwide Permit is required.
- Compensatory Mitigation is not expected to be needed for the project.

Deliverables:

1. GaEPD Stream Buffer Variance documents.
2. USACE PCN and supporting Nationwide Permit documents.

D. COST

An estimate of project costs is provided in the table below. The costs are based on our current understanding of the project requirements and best estimates of level of effort required to perform the basic services and may be subject to change upon agreement between the City and Tetra Tech. This project will be billed at a Firm Fixed Price of **\$75,520**.

Task #	Description	Cost
Task 1	Site Visit and Survey	\$13,680
Task 2	H & H Modeling	\$7,440
Task 3	Construction Documents	\$41,520
Task 4	Permitting Assistance	\$12,880
Total =		\$75,520

E. SCHEDULE

The approximate duration noted for each task is based on our current understanding and best estimates of time required to perform the basic services. The duration shown is not indicative of project duration since some tasks may overlap. An updated schedule will be provided following Notice to Proceed (NTP) that clearly conveys start and completion dates as well as task overlaps. The following estimates may be subject to change upon agreement between the City and Tetra Tech.

Task #	Description	Number of Weeks
Task 1	Site Visit and Survey	4
Task 2	H & H Modeling	3
Task 3	Construction Documents	25
Task 4	Permitting Assistance	8

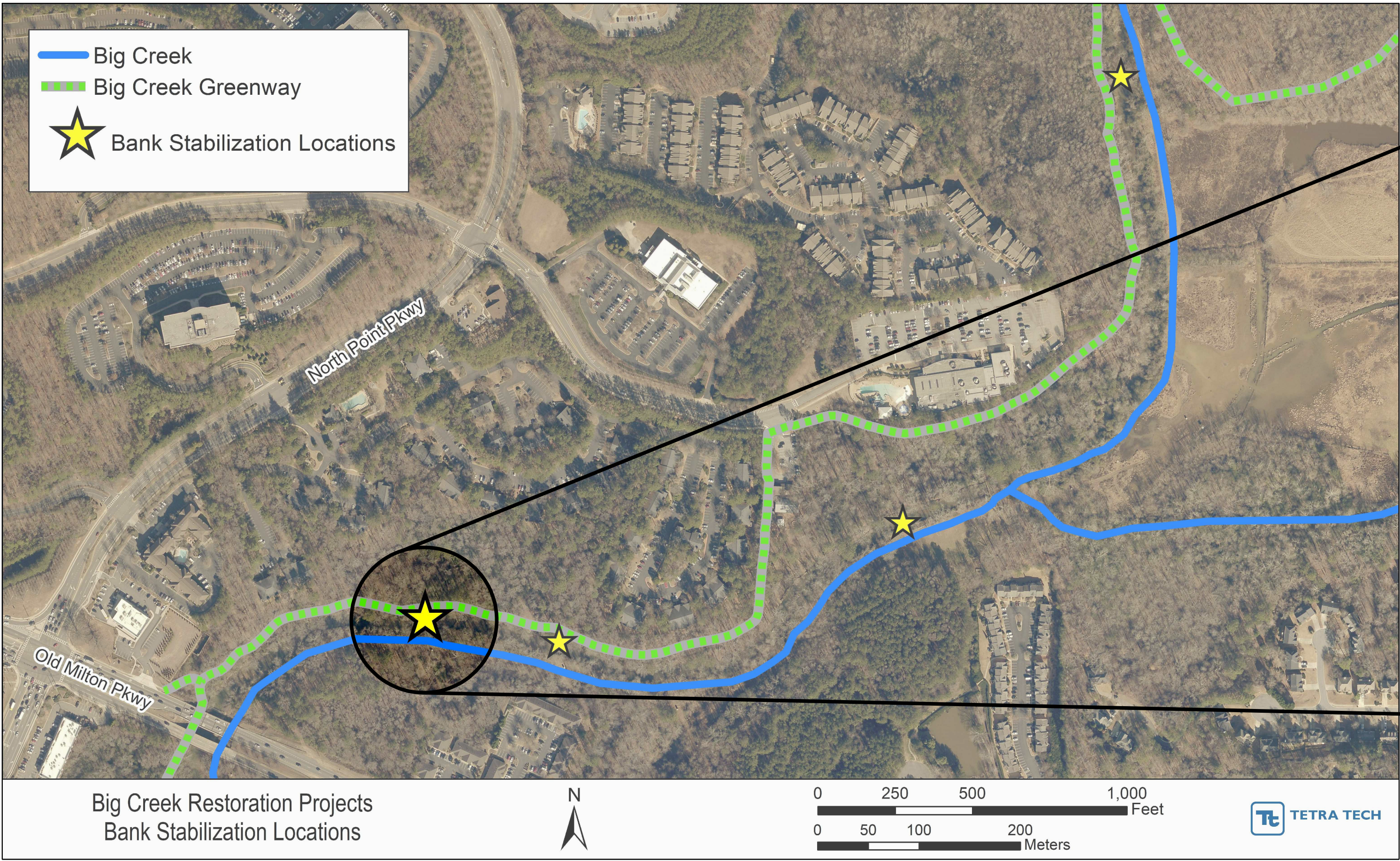
F. ASSUMPTIONS

The scope of services and project costs shown above were developed with the following assumptions and exclusions:

- One (1) month construction time period for each project for a total of four (4) months.
- Separate permits required for each project location for a total of four (4) stream buffer variance permits.
- Project is funded 100% by the City of Alpharetta.

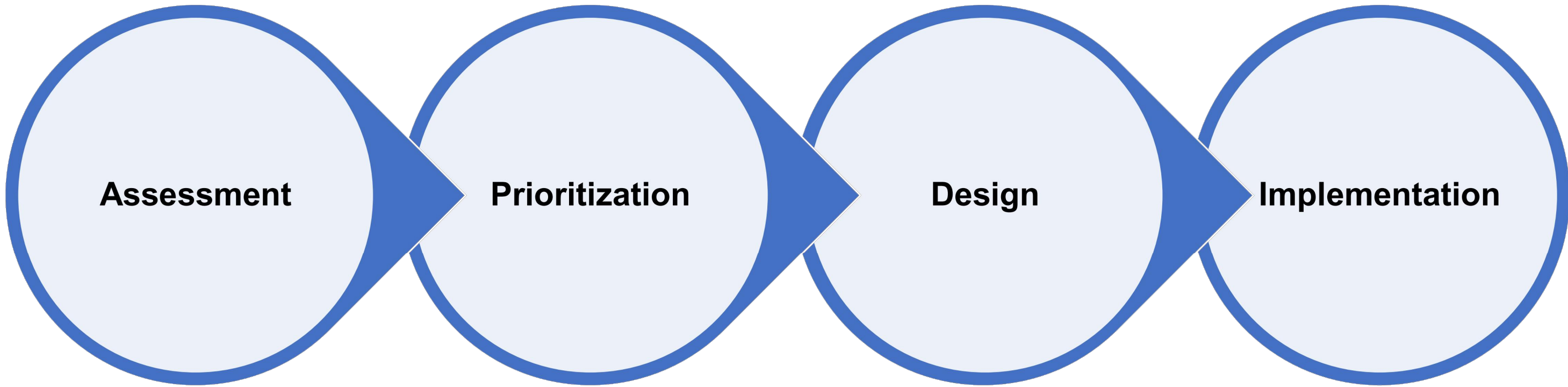
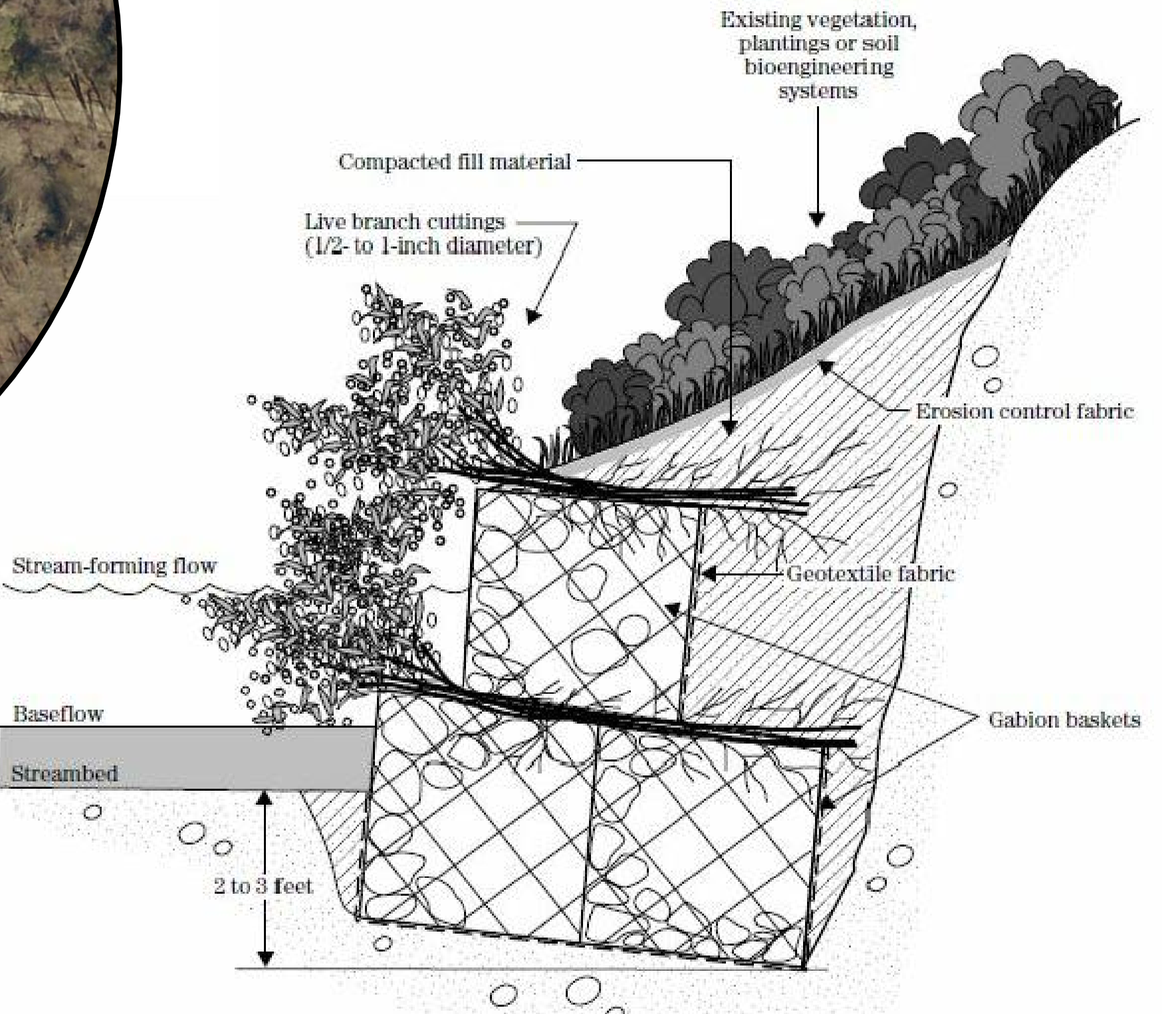
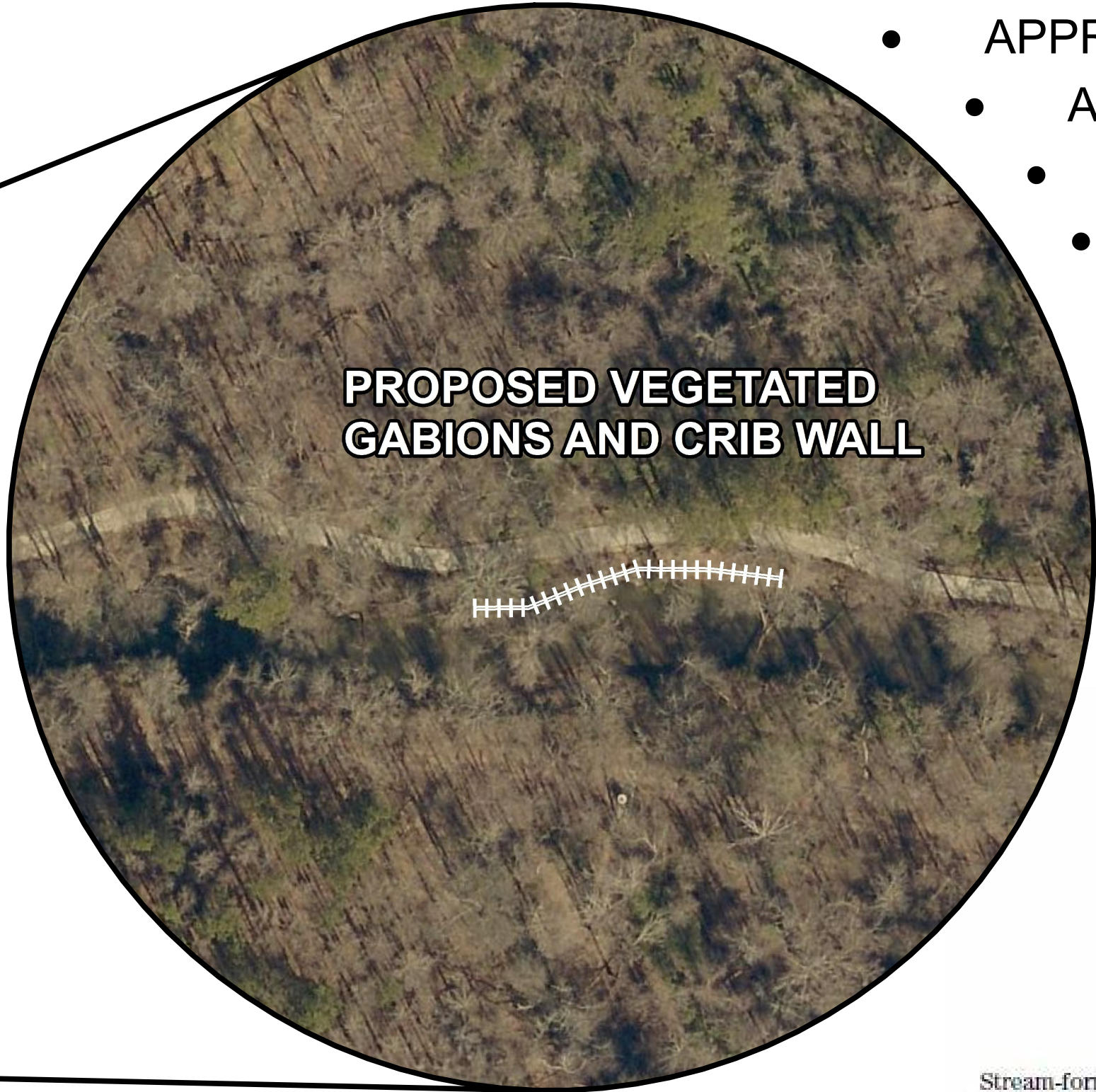
BANK STABILIZATION PROJECT

LOCATION 1

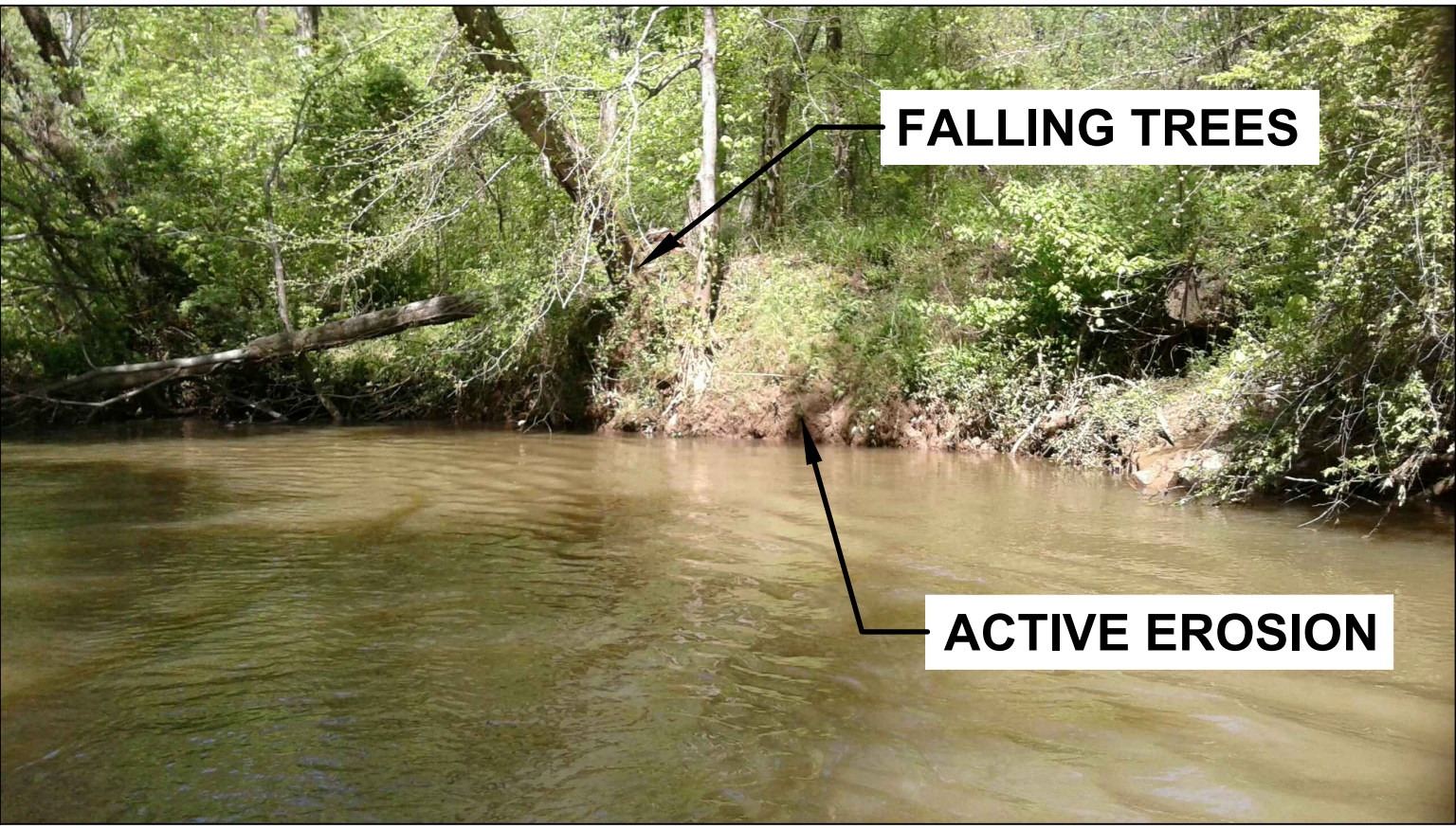


DETAILS FOR LOCATION 1

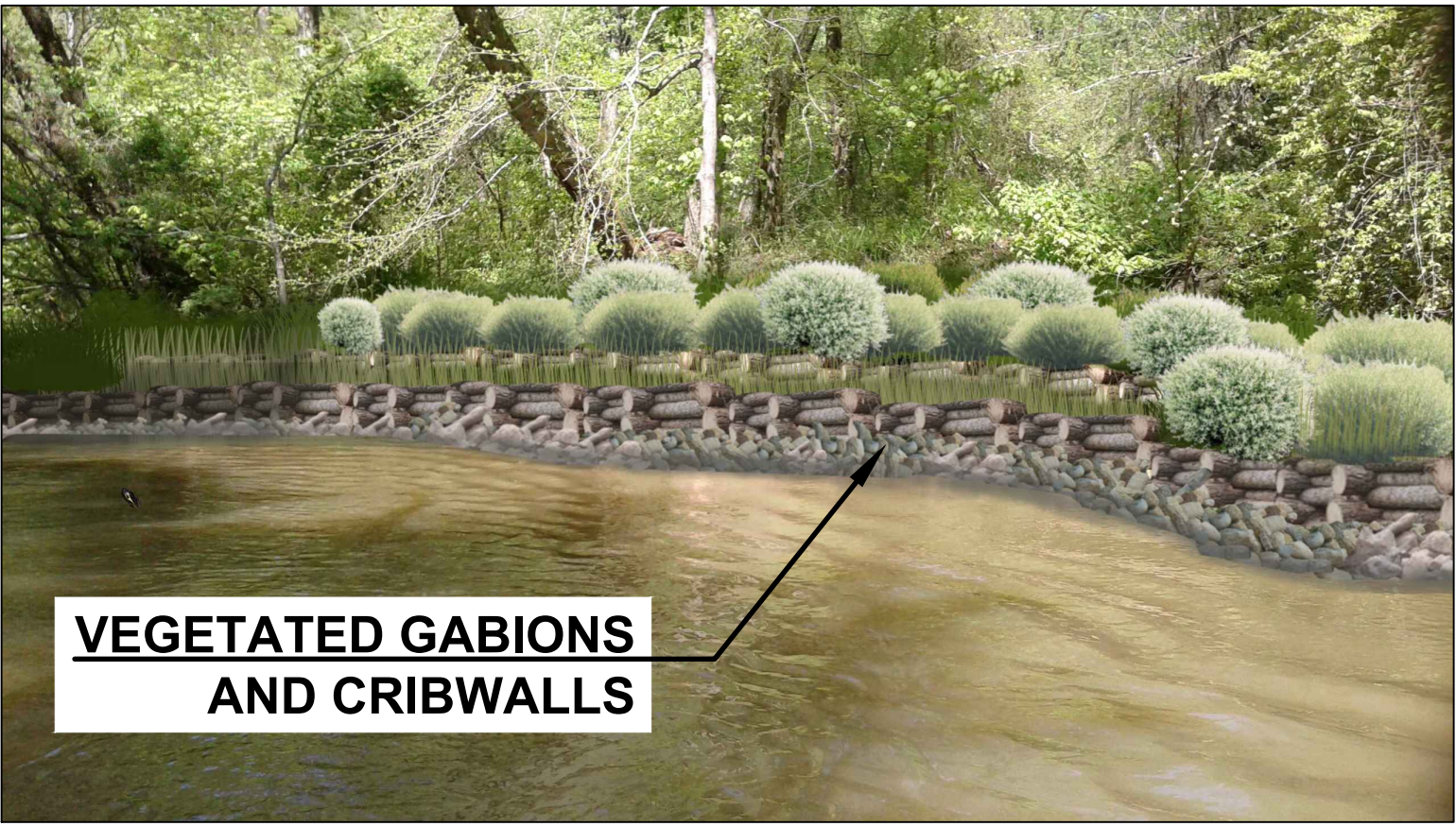
- APPROX. 150 LINEAR FEET OF VEGETATED GABIONS
- APPROX. 50 LINEAR FEET OF CRIBWALLS
- STABILIZES ERODING BANK
- PROTECTS GREENWAY PATH
- IMPROVES PUBLIC SAFETY
- RESTORES HYDRAULIC FUNCTION
- LOW MAINTENANCE



- | | | | |
|--|---|--|---|
| <ul style="list-style-type: none">• BANK EROSION• DEBRIS JAMS• TREES• FLOODING• INFRASTRUCTURE• HABITAT | <ul style="list-style-type: none">• BANK STABILITY• PUBLIC SAFETY• THREATS TO INFRASTRUCTURE• ACCESS• MAINTENANCE• EDUCATION• AMENITIES | <ul style="list-style-type: none">• APPLICABILITY• FEASIBILITY• INNOVATIVE• SUSTAINABLE• COST CONSCIOUS• ENGAGING | <ul style="list-style-type: none">• PROTECT PUBLIC INVESTMENTS• REDUCE SEDIMENT LOAD• ENHANCE EXISTING AMENITIES• MINIMAL DISRUPTION |
|--|---|--|---|



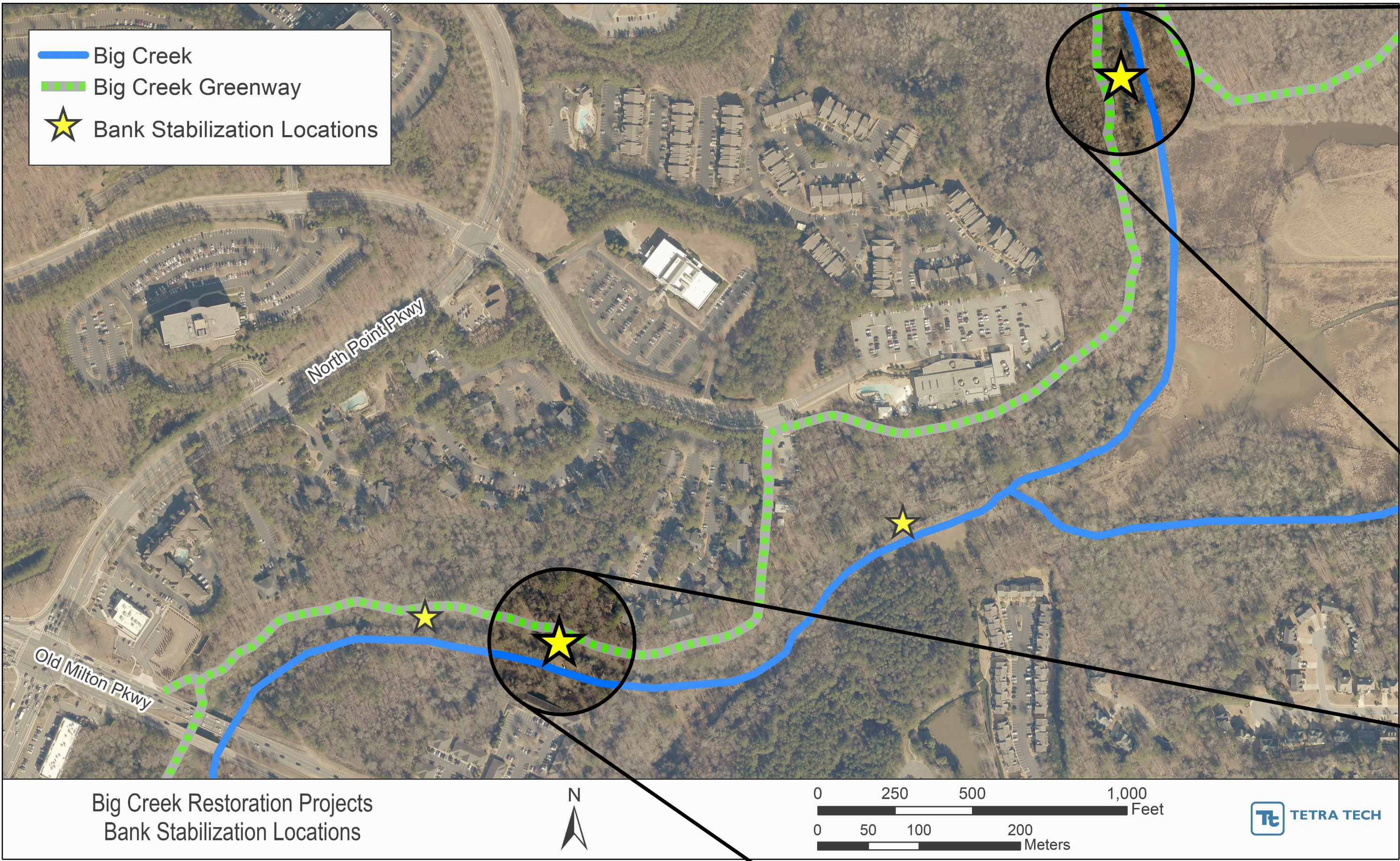
Existing Conditions



Proposed Conditions

BANK STABILIZATION PROJECT

LOCATIONS 2 AND 4



PROPOSED DETAILS

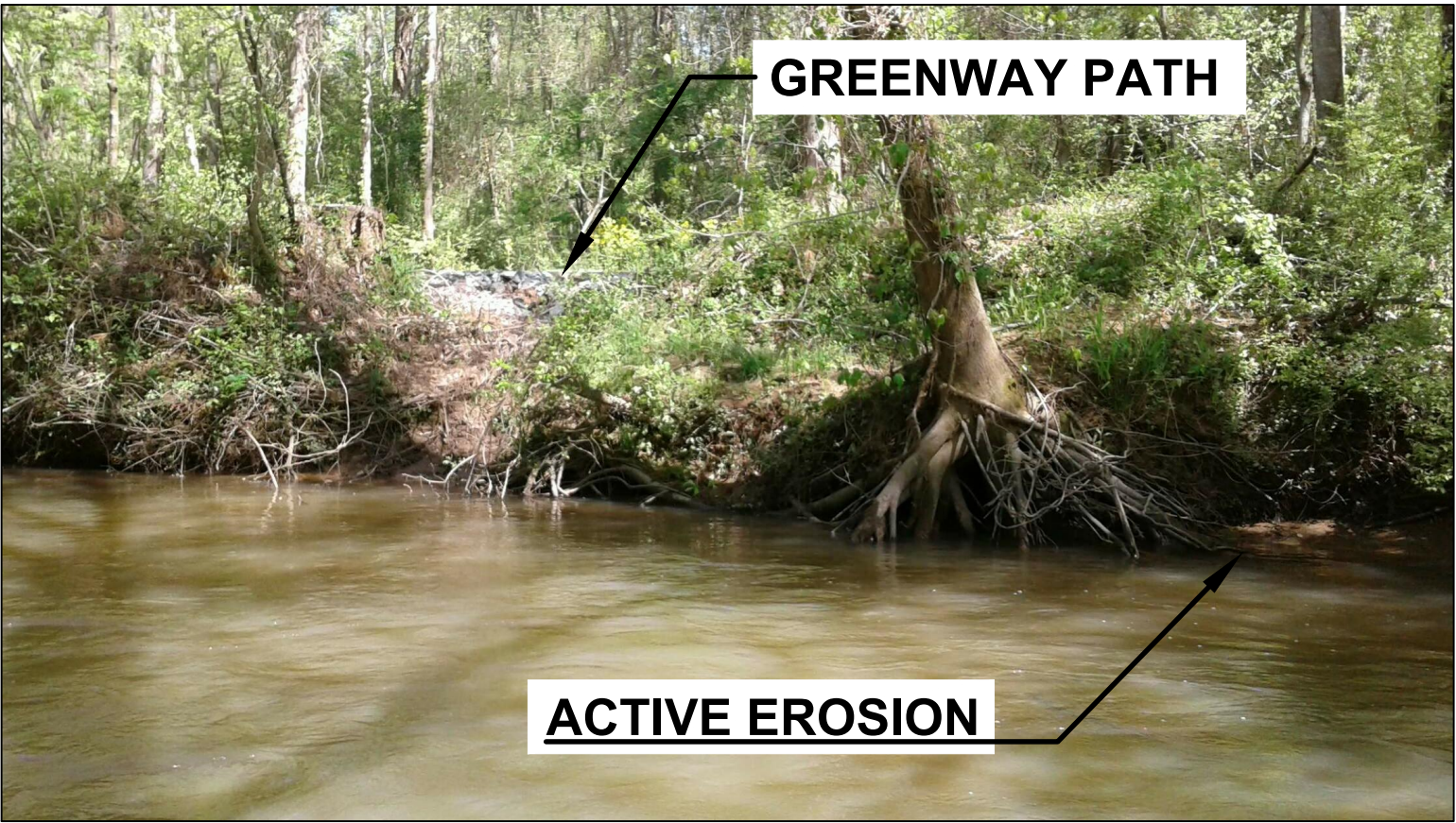
- APPROXIMATELY 100 LINEAR FEET OF CRIBWALL AT LOCATION 2
- APPROXIMATELY 50 LINEAR FEET OF CRIBWALL AT LOCATION 4
- STABILIZE ERODING BANKS
- PROTECT GREENWAY PATH
- IMPROVE PUBLIC SAFETY
- RESTORE HYDRAULIC FUNCTION
- LOW MAINTENANCE

LOCATION 4



Existing Conditions

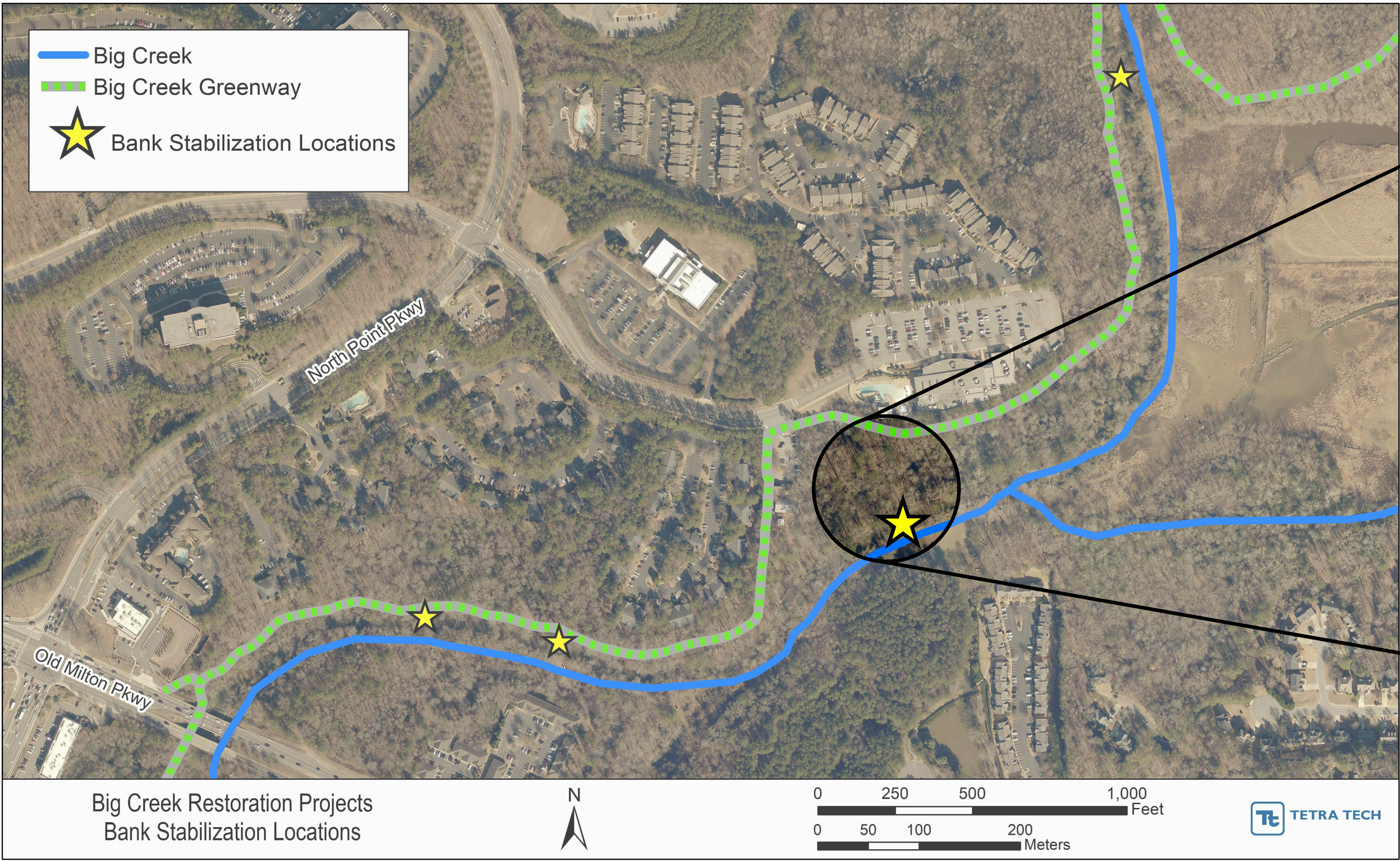
LOCATION 2



Existing Conditions

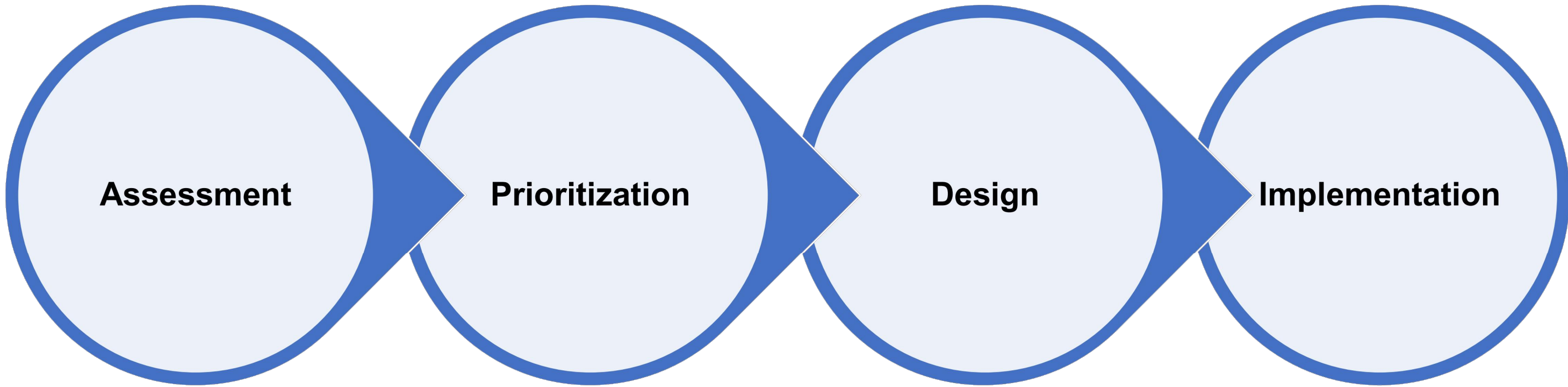
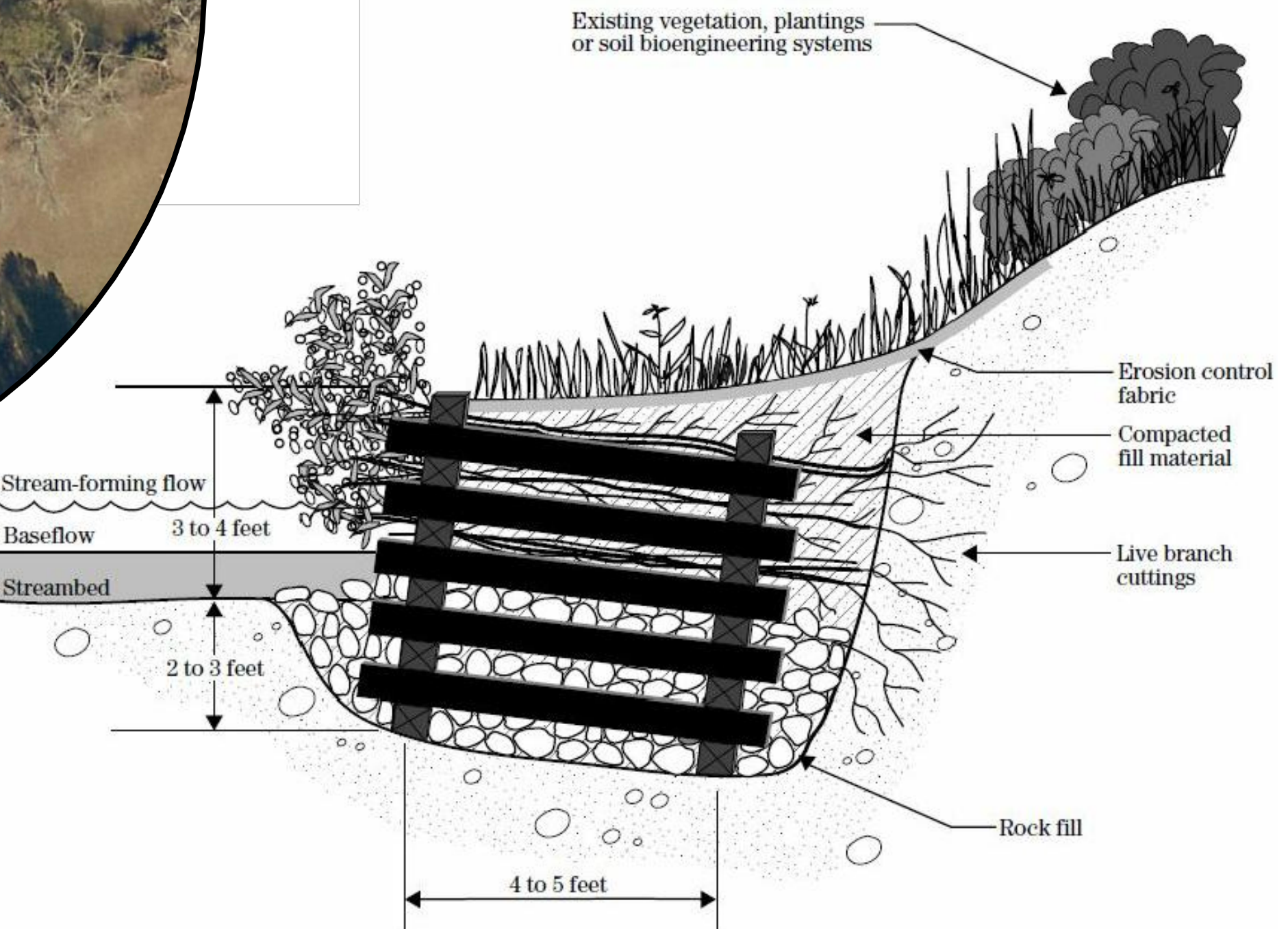
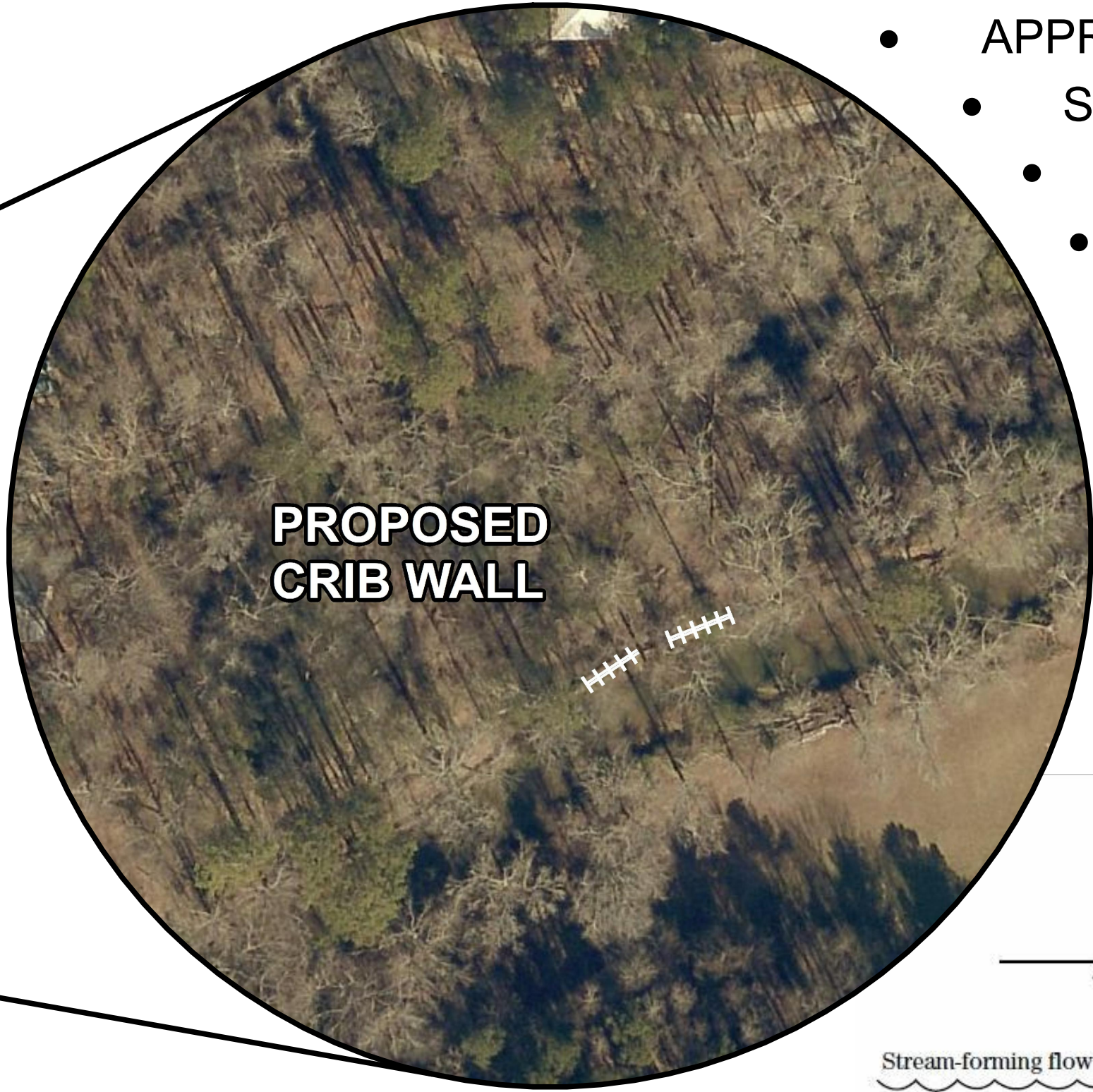
BANK STABILIZATION PROJECT

LOCATION 3



DETAILS FOR LOCATION 3

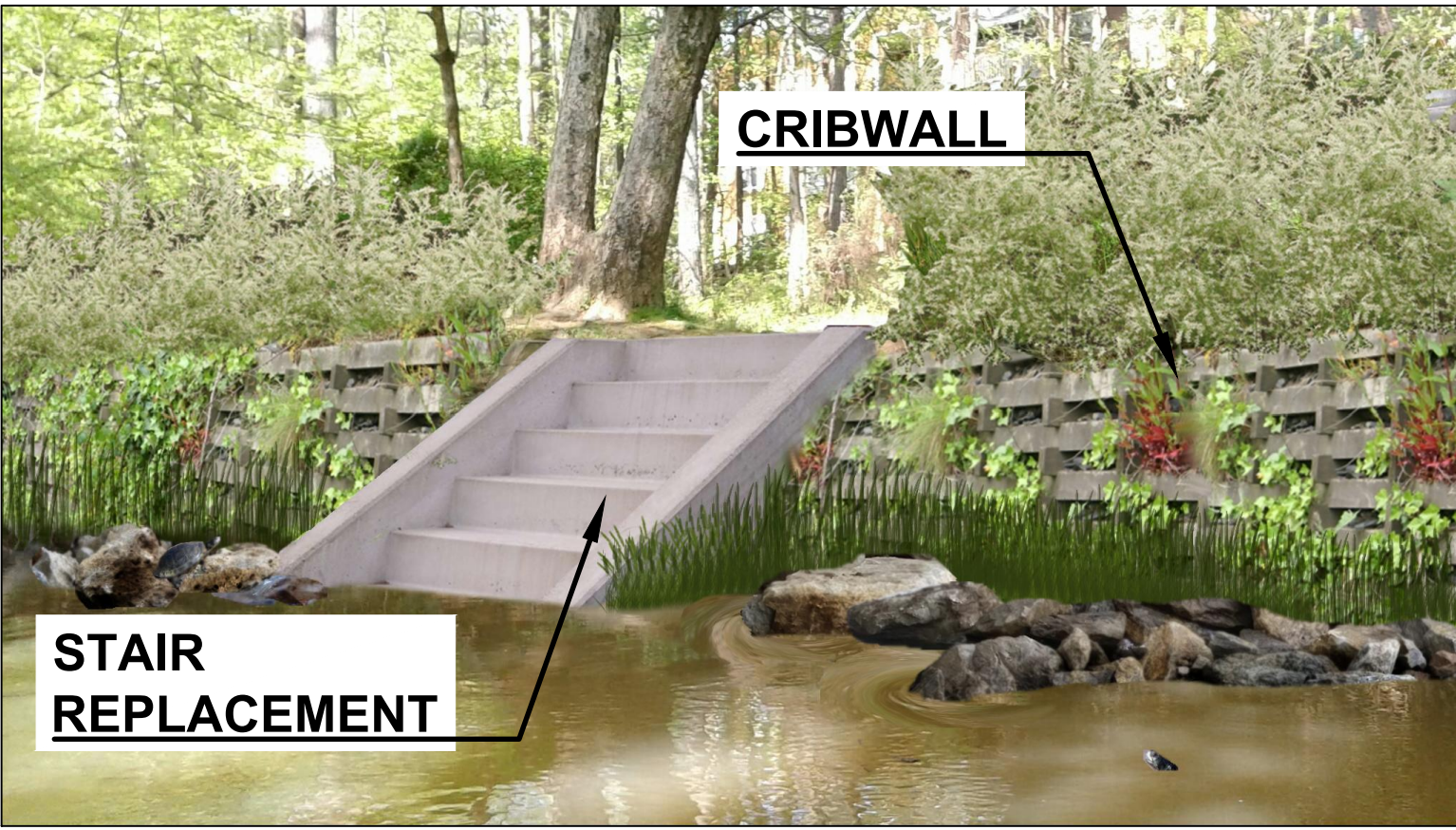
- APPROXIMATELY 50 LINEAR FEET OF CRIBWALL
- STABILIZES ERODING BANK
- REPLACES ACCESS STAIRS
- IMPROVES PUBLIC SAFETY
- RESTORES HYDRAULIC FUNCTION
- LOW MAINTENANCE



- | | | | |
|--|---|--|---|
| <ul style="list-style-type: none">• BANK EROSION• DEBRIS JAMS• TREES• FLOODING• INFRASTRUCTURE• HABITAT | <ul style="list-style-type: none">• BANK STABILITY• PUBLIC SAFETY• THREATS TO INFRASTRUCTURE• ACCESS• MAINTENANCE• EDUCATION• AMENITIES | <ul style="list-style-type: none">• APPLICABILITY• FEASIBILITY• INNOVATIVE• SUSTAINABLE• COST CONSCIOUS• ENGAGING | <ul style="list-style-type: none">• PROTECT PUBLIC INVESTMENTS• REDUCE SEDIMENT LOAD• ENHANCE EXISTING AMENITIES• MINIMAL DISRUPTION |
|--|---|--|---|



Existing Conditions



Proposed Conditions



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: March 4, 2019

I. AGENDA ITEM TITLE: APPROVAL OF FISCAL YEAR 2019 MID-YEAR BUDGET AMENDMENT (1ST READING)

II. RECOMMENDATION:

The purpose of this meeting is to provide an overview of the Fiscal Year 2019 Mid-Year Budget and adopt the Budget Ordinance (1st reading).

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT.
BUDGET: NO

TOTAL PROJECT COST: VARIES BY FUND. SEE MID-YEAR
BUDGET REQUESTS (ATTACHED).

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

The purpose of the Fiscal Year (FY) 2019 Mid-Year Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that have already occurred (e.g. during the first seven months of the fiscal year) or are planned to occur before fiscal year-end.

Initiatives are discussed in detail within the attached Fiscal Year 2019 Mid-Year Budget Requests.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Mid-Year Budget Ordinance, Exhibit A to Budget Ordinance



AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, TO ADOPT THE MID-YEAR FISCAL 2019 BUDGET FOR CERTAIN FUNDS OF THE CITY OF ALPHARETTA, GEORGIA APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES, ADOPTING THE ITEM OF REVENUE ANTICIPATION, PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS, AND PROHIBITING EXPENDITURES TO EXCEED ACTUAL FUNDING AVAILABLE.

WHEREAS, the Director of Finance has presented a proposed fiscal year 2019 mid-year budget to the City Council on certain funds of the City; and

WHEREAS, each of these proposed amendments will adjust expenditures and revenues originally appropriated in the fiscal year 2019 budget; and

WHEREAS, each of these mid-year amendments represent a balanced budget, so that anticipated revenues for each fund equal or exceed proposed expenditures;

NOW, THEREFORE BE IT ORDAINED that this mid-year budget, "Exhibit A" attached hereto and by this reference made a part hereof this ordinance shall be the City of Alpharetta's fiscal year 2019 mid-year budget for these certain funds for the fiscal year 2019; and

BE IT FURTHER ORDAINED that this mid-year budget be and is hereby approved and the revenue items shown in the budget for each fund in the amount anticipated are adopted and that the several amounts shown in the budget for each fund as proposed expenditures are hereby appropriated to the departments named in each fund; and

BE IT FURTHER ORDAINED that the expenditures shall not exceed the appropriations authorized by this mid-year budget or amendments thereto provided; and that expenditures shall not exceed actual funding available.

ADOPTED this _____ day of _____, 2019.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCILMEMBERS

(SEAL)

Attest:

City Clerk

First Reading: _____

Second Reading: _____



City of Alpharetta, Georgia
Fiscal Year 2019
Mid-Year Budget Request

The purpose of the Fiscal Year (FY) 2019 Mid-Year Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that have already occurred (e.g. during the first seven months of the fiscal year) or are planned to occur before fiscal year-end.

General Fund

This Fund is the principal operating fund of the City and includes governmental activities such as police, fire, recreation, transportation, and other general government functions that are primarily funded with property taxes, franchise fees, state shared revenues, and charges for services such as recreation program fees. State law requires that the city's budget be balanced: revenues = expenditures.

The budgetary legal level of control resides at the department level (e.g. City Administration, Recreation, Parks and Cultural Services, etc.). That is to say, a given department has the operational flexibility to reallocate appropriations within specific line-items to achieve its mission, but cannot exceed its overall appropriation level as approved by City Council. Furthermore, the Adopted Budget approves the staffing level (i.e. authorized full-time equivalent staffing level) for each department. The FY 2019 Mid-Year Budget Amendment adjusts three departmental budgets to fund/authorize the targeted initiatives discussed in detail over the following pages.

Fiscal Year 2019 Mid-Year Budget Requests

GENERAL FUND			
LEGAL LEVEL OF CONTROL			
General Fund	Fiscal Year 2019		
	Current Budget Feb. 2019	Mid-Year Budget Amendment	Revised Budget Feb. 2019
Revenues by Source:			
Property Taxes	\$ 22,680,000	\$ 1,400,000	\$ 24,080,000
Motor Vehicle Title Fees, Delinquent Taxes, etc.	1,252,000	-	1,252,000
Local Option Sales Taxes	15,650,000	-	15,650,000
Other Taxes	14,729,500	-	14,729,500
Licenses and Permits	2,704,250	-	2,704,250
Intergovernmental Revenue	460,000	50,000	510,000
Charges for Services	3,721,992	-	3,721,992
Fines and Forfeitures	1,987,500	-	1,987,500
Investment Earnings	150,000	-	150,000
Other/Miscellaneous	316,789	-	316,789
Other Financing Sources			
Transfer-in from Hotel/Motel Fund	2,868,750	356,250	3,225,000
Budgeted Fund Balance	6,100,065	-	6,100,065
Total Revenues	\$ 72,620,846	\$ 1,806,250	\$ 74,427,096
Expenditures by Department:			
Mayor and City Council	\$ 364,389	\$ -	\$ 364,389
City Administration	2,174,084	(210,645)	1,963,439
Finance	3,366,136	-	3,366,136
City Attorney	690,000	-	690,000
Information Technology	1,742,223	-	1,742,223
Human Resources	430,846	75,000	505,846
Municipal Court	1,096,466	-	1,096,466
Public Safety	28,422,171	50,000	28,472,171
Public Works	8,821,264	-	8,821,264
Recreation, Parks and Cultural Services	9,974,552	-	9,974,552
Community Development	3,162,560	-	3,162,560
subtotal	\$ 60,244,691	\$ (85,645)	\$ 60,159,046
General Government:			
Insurance Premiums	\$ 689,500	\$ -	\$ 689,500
Gwinnett Tech Bond (P&I)	286,590	-	286,590
Transfer to Capital Project Fund	8,695,065	979,982	9,675,047
Transfer(s) to other Funds	1,905,000	-	1,905,000
Reserve for Future Initiatives	130,000	(130,000)	-
Contingency	670,000	1,041,913	1,711,913
subtotal	\$ 12,376,155	\$ 1,891,895	\$ 14,268,050
Total Expenditures	\$ 72,620,846	\$ 1,806,250	\$ 74,427,096

Fiscal Year 2019 Mid-Year Budget Requests

The following section provides, by department, the associated detail/justification for each targeted initiative requested through the FY 2019 Mid-Year Budget Amendment.

City Administration

Initiative: **Elimination of Internal Audit Function**
Elimination of Internal Auditor position (-1.0 full-time-equivalent)

Funding Reduction: -\$116,645

This request is for the net reallocation of funding from the removal of Internal Audit function. The Internal Auditor position will be removed from the City's personnel count.

Initiative: **Removal of vacant Economic Development Director position funding**

Funding Reduction: -\$94,000 (partial year)

This request is for the net reallocation of funding from the vacant Economic Development Director position.

Human Resources

Initiative: **Partial-Year Funding for the Human Resources Director**
Addition of Human Resources Director position (+1.0 full-time-equivalent)

Funding Request: \$75,000 (partial year)

This request is for the partial-year funding of the Human Resources Director position. The Human Resources Director position will be added to the City's personnel count.

Public Safety

Initiative: **High Intensity Drug Trafficking Area Task Force**

Funding Request: \$50,000 HIDTA Overtime Expenses

Funding Source: \$50,000 HIDTA Reimbursement

This request is to appropriate the revenue and expense associated with overtime costs generated as part of the HIDTA Task Force (High Intensity Drug Trafficking Areas). In prior years, both the expenditures and the associated reimbursements would be accounted for within the overtime account and "net" each other out. Accounting rules dictate that the reimbursements be reflected as a revenue requiring the change. The net impact is \$0.

General Government

Initiative: **Transfer to Capital Project Fund (Capital Contribution FY 2019)**

Funding Request: \$979,982

Initiative: **Contingency (Capital Contribution for FY 2021)**

Funding Request: \$1,041,913

Funding Sources: Property Taxes; Cable Franchise Taxes; Hotel/Motel Fund Taxes; Cost Reductions (Internal Audit/Economic Development); Reallocation of the reserve for Future Operating/Capital Initiatives

This request is for the transfer of funding to the Capital Project Fund for one-time capital investment in FY 2019.

Additionally, this request also allocates \$1.04 million to Contingency in FY 2019 which will flow to fund balance at fiscal year-end and become part of the capital funding to be included in the FY 2021 budget process. This move is aimed at ensuring a steady annual flow of capital funding is available.

Fiscal Year 2019 Mid-Year Budget Requests

Funding for these initiatives includes a combination of revenue appropriations and a reallocation of expenditure line-items within the Operating Budget as follows:

- **Property Taxes:** The FY 2019 budget for current year property taxes (non-motor vehicles) totals \$22.7 million and is based on a billable digest of \$4.9 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2018 based on staff forecasts of property values (including new construction estimates). The actual growth in the tax digest exceeded the conservative budget estimate resulting in an estimated additional \$1.4 million in tax revenue.
- **Hotel/Motel Taxes:** Hotel Tax collections is trending 25% higher than FY 2018 and is estimated to total \$8.6 million by year-end (\$7.3 million was collected in FY 2018) which is \$950,000 greater than budget. The General Fund's portion is estimated at \$3.2 million, which is \$356,250 greater than budget.
- **Elimination of Internal Audit function and removal of vacant Economic Development Director position funding** (discussed above).
- **Reservation for future Operational/Capital Initiatives:** The FY 2019 Budget included funding totaling \$770,000 (net) for new operational initiatives (e.g. expanded Wills Park Pool operations; Cultural Arts Center operations; full-funding of Street Lighting along public roads, etc.). Residual funding was placed into reserve pending a determination that the underlying revenue trends are in alignment with budgetary forecasts.

Capital Project Fund

This Fund accounts for the acquisition and construction of major items such as buildings, infrastructure, parks, streets, and other major capital facilities. The budgetary legal level of control resides at the project level.

CAPITAL PROJECT FUND			
LEGAL LEVEL OF CONTROL (Impacted Line-Items)			
	Fiscal Year 2019		
	Current Budget Feb. 2019	Mid-Year Budget Amendment	Revised Budget Feb. 2019
Revenue by Source:			
Transfer-in from General Fund	\$ 8,695,065	\$ 979,982	\$ 9,675,047
Investment Earnings	-	225,000	225,000
Net Budget Adjustments	\$ 8,695,065	\$ 1,204,982	\$ 9,900,047
Expenditures by Project:			
Non-Allocated	\$ 1,795,018	\$ 1,204,982	\$ 3,000,000
Net Budget Adjustments	\$ 1,795,018	\$ 1,204,982	\$ 3,000,000

General Government

Initiative: Non-Allocated Capital

Funding Request: \$1,204,982

This request is to allocate available General Fund appropriations (as discussed within the general Fund section of this document) coupled with actual/forecasted investment earnings into a non-allocated capital account to be appropriated for future capital initiatives by the City Council.

Fiscal Year 2019 Mid-Year Budget Requests

T-SPLOST Capital Project Fund

This fund accounts for the collection of T-SPLOST (Transportation Special Purpose Local Option Sales Taxes) revenues and expenditures on eligible transportation improvements and congestion mitigation initiatives. The budgetary legal level of control resides at the project level.

T-SPLOST CAPITAL PROJECT FUND			
LEGAL LEVEL OF CONTROL (Impacted Line-Items)			
	Fiscal Year 2019		
	Current Budget Feb. 2019	Mid-Year Budget Amendment	Revised Budget Feb. 2019
Revenue by Source:			
T-SPLOST	\$ 8,160,000	\$ 2,940,000	\$ 11,100,000
Investment Earnings	-	225,000	225,000
Net Budget Adjustments	\$ 8,160,000	\$ 3,165,000	\$ 11,325,000
Expenditures by Project:			
T-SPLOST (Non-Allocated Roadway Improvements)	\$ 1,488,577	\$ 3,165,000	\$ 4,653,577
Net Budget Adjustments	\$ 1,488,577	\$ 3,165,000	\$ 4,653,577

Public Works

Initiative: Non-Allocated (T-SPLOST)

Funding Request: \$3,165,000

This request is to allocate actual/forecasted T-SPLOST revenues coupled with investment earnings into a non-allocated capital account to be appropriated for future capital initiatives by the City Council. T-SPLOST collections is trending 6% higher than FY 2018 and is estimated to total \$11.1 million by year-end (\$10.7 million was collected in FY 2018) which is \$2.9 million greater than budget.

Fiscal Year 2019 Mid-Year Budget Requests

Conference Center Bond Fund

This fund accounts for the proceeds and associated expenditures resulting from the issuance of the Alpharetta Development Authority Revenue Bonds, series 2016. The budgetary legal level of control resides at the project level.

CONFERENCE CENTER BOND FUND			
LEGAL LEVEL OF CONTROL (Impacted Line-Items)			
	Fiscal Year 2019		
	Current Budget Feb. 2019	Mid-Year Budget Amendment	Revised Budget Feb. 2019
Revenue by Source:			
Investment Earnings	\$ -	\$ 5,500	\$ 5,500
Net Budget Adjustments	\$ -	\$ 5,500	\$ 5,500
Expenditures by Project:			
Non-Allocated	\$ 374,722	\$ (374,722)	\$ -
Transfer-out to Hotel/Motel Fund (Debt Repayment)	-	380,222	380,222
Net Budget Adjustments	\$ 374,722	\$ 5,500	\$ 380,222

Initiative: **Transfer to Hotel/Motel Fund (Residual Bond Proceeds)**

Funding Request: \$380,222

Funding Sources: \$380,222 (Investment Earnings and Non-Allocated)

In accordance with the Convention Center Bond covenants, residual funding after completion of the Convention Center are to be used to reduce the associated indebtedness (Alpharetta Development Authority Revenue Bonds, series 2016). The Convention Center Bond debt service is funded within the Hotel/Motel Fund. This budget amendment allocates investment earnings and residual bond proceeds (currently appropriated within a non-allocated account) and transfers them to the Hotel/Motel Fund for debt service on the Alpharetta Development Authority Revenue Bonds, series 2016.

Fiscal Year 2019 Mid-Year Budget Requests

Hotel/Motel Fund

The Hotel/Motel Fund accounts for occupancy tax collections from area hotels for the purpose of promoting conventions, tourism, trade shows, etc. The budgetary level of control resides at the project level.

HOTEL/MOTEL FUND			
LEGAL LEVEL OF CONTROL (Impacted Line-Items)			
	Fiscal Year 2019		
	Current Budget Feb. 2019	Mid-Year Budget Amendment	Revised Budget Feb. 2019
Revenue by Source:			
Hotel/Motel Taxes	\$ 7,650,000	\$ 950,000	\$ 8,600,000
Transfer-In from Conv. Ctr. Bond Fund (Debt Repayment)	-	380,222	380,222
Net Budget Adjustments	\$ 7,650,000	\$ 1,330,222	\$ 8,980,222
Expenditures by Project:			
Alpharetta Convention & Visitors Bureau Distribution	\$ 3,346,875	\$ 415,625	\$ 3,762,500
City Distribution	2,868,750	356,250	3,225,000
Tourism Product Development (Non-Allocated)	256,123	178,125	434,248
Debt Service (2016 Conf. Ctr. Bonds)	979,963	380,222	1,360,185
Net Budget Adjustments	\$ 7,451,711	\$ 1,330,222	\$ 8,781,933

Initiative: Hotel/Motel Tax Collections

Funding Request: \$950,000 Distribution to ACVB, City, and Tourism Product Development

Funding Source: \$950,000 Hotel/Motel Tax Collections

FY 2019 Hotel/Motel Tax revenues are budgeted at \$7.7 million (net of carryforward fund balance totaling \$1.8 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$3.3 million); Tourism Product Development (18.75% and a portion of the carryforward fund balance detailed above; \$979,963 for debt service on the Series 2016 Convention Center Bonds, \$465,804 for eligible initiatives such as the Arts Center and Equestrian Center, and \$256,124 in non-allocated); and the city (37.5% or \$2.9 million).

Hotel Tax collections is trending 25% higher than FY 2018 and is estimated to total \$8.6 million by year-end (\$7.3 million was collected in FY 2018) which is \$950,000 greater than budget. This budget amendment adjusts the budgetary appropriations for each participating entity accordingly. The General Fund's portion is estimated at \$3.2 million, which is \$356,250 greater than budget.

Initiative: Debt Repayment (Residual Convention Center Bond Proceeds)

Funding Request: \$380,222 Debt Repayment (Convention Center Bond)

Funding Source: \$380,222 Transfer from the Convention Center Bond Fund

As detailed within the Convention Center Bond Fund write-up, residual funding after completion of the Convention Center are to be used to reduce the associated indebtedness (Alpharetta Development Authority Revenue Bonds, series 2016). This budget amendment allocates the residual bond proceeds transfer from the Hotel/Motel Fund for debt service.

Fiscal Year 2019 Mid-Year Budget Requests

DEA Fund

The DEA Fund accounts for revenues received from the enforcement of drug laws and the confiscation of property from drug offender's arrests that can be used by public safety to aid in drug enforcement activity. The budgetary legal level of control resides at the department level (Public Safety) for operations/minor capital and project level for targeted initiatives.

DEA FUND			
LEGAL LEVEL OF CONTROL (Fund Totals)			
	Fiscal Year 2019		
	Current Budget Feb. 2019	Mid-Year Budget Amendment	Revised Budget Feb. 2019
Revenue by Source:			
Fines and Forfeitures	\$ -	\$ 300,000	\$ 300,000
Investment Earnings	-	600	600
Intergovernmental Revenues	142,591	-	142,591
Carryforward Fund Balance	323,177	-	323,177
Total	\$ 465,768	\$ 300,600	\$ 766,368
Expenditures by Department:			
Public Safety	\$ 369,825	\$ -	\$ 369,825
Public Safety (Non-Allocated)	95,943	300,600	396,543
Total	\$ 465,768	\$ 300,600	\$ 766,368

Public Safety

Initiative:

Non-Allocated

Funding Request: \$300,600

Funding Sources: \$300,600

This request is to allocate actual/forecasted asset forfeiture collections coupled with investment earnings into a non-allocated account to be appropriated for future DEA eligible initiatives.

Fiscal Year 2019 Mid-Year Budget Requests

Impact Fee Fund

This fund accounts for fees assessed upon development activity. These fees are collected to pay for system improvements (recreation/parks, streets, and public safety) as detailed within the city's impact fee ordinance. The budgetary legal level of control resides at the project level.

IMPACT FEE FUND			
LEGAL LEVEL OF CONTROL (Impacted Line-Items)			
	Fiscal Year 2019		
	Current Budget Feb. 2019	Mid-Year Budget Amendment	Revised Budget Feb. 2019
Revenue by Source:			
Impact Fees (Transportation)	\$ -	\$ 250,000	\$ 250,000
Impact Fees (Recreation/Parks)	45,000	505,000	550,000
Impact Fees (Public Safety)	-	175,000	175,000
Investment Earnings	-	50,000	50,000
Net Budget Adjustments	\$ 45,000	\$ 980,000	\$ 1,025,000
Expenditures by Project:			
Transportation (Non-Allocated)	\$ 584,354	\$ 278,487	\$ 862,841
Recreation/Parks (Non-Allocated)	-	523,453	523,453
Public Safety (Non-Allocated)	30,774	178,060	208,834
Net Budget Adjustments	\$ 615,128	\$ 980,000	\$ 1,595,128

Public Works

Initiative: Non-Allocated (Transportation)

Funding Request: \$278,487

Funding Sources: \$278,487 (Impact Fees, allocation of Investment Earnings)

This request is to allocate actual/forecasted impact fee collections coupled with an allocation of investment earnings into a non-allocated account to be appropriated for future transportation impact fee eligible initiatives.

Recreation, Parks and Cultural Services

Initiative: Non-Allocated (Recreation, Parks and Cultural Services)

Funding Request: \$523,453

Funding Sources: \$523,453 (Impact Fees, allocation of Investment Earnings)

This request is to allocate actual/forecasted impact fee collections coupled with an allocation of investment earnings into a non-allocated account to be appropriated for future recreation/parks impact fee eligible initiatives.

Public Safety

Initiative: Non-Allocated (Public Safety)

Funding Request: \$178,060

Funding Sources: \$178,060 (Impact Fees, allocation of Investment Earnings)

This request is to allocate actual/forecasted impact fee collections coupled with an allocation of investment earnings into a non-allocated account to be appropriated for future public safety impact fee eligible initiatives.

Fiscal Year 2019 Mid-Year Budget Requests

Capital Grant Fund

This fund accounts for resources received from federal, state, and local grants awarded to the city. Matching funds, which represents the city's financial investment, are also recorded within this fund. This fund accounts for capital grants only. The budgetary legal level of control resides at the project level.

CAPITAL GRANT FUND			
LEGAL LEVEL OF CONTROL (Impacted Line-Items)			
	Fiscal Year 2019		
	Current Budget Feb. 2019	Mid-Year Budget Amendment	Revised Budget Feb. 2019
Expenditures by Project:			
Grant Matching Funds (Non-Allocated)	\$ 472,939	\$ (60,912)	\$ 412,027
Transfer-out to Operating Grant Fund	-	60,912	60,912
Net Budget Adjustments	\$ 472,939	\$ -	\$ 472,939

Initiative: Transfer to Operating Grant Fund (Grant Matching Funds)

Funding Request: \$60,912

Funding Sources: \$60,912 (reallocation of Grant Matching funds)

This request is to reallocate a portion of the available grant matching funds within the Capital Grant Fund to the Operating Grant Fund. The Capital Grant Fund accounts for large-dollar capital projects and requires larger grant matching funds than the Operating Grant Fund. That said, the grant matching funds within the Operating Grant Fund is lower than ideal at \$39,088 and the Capital Grant Fund has in excess of \$470,000. This budget amendment will result in a revised available grant matching pool of approximately \$400,000 for the Capital Grant Fund and \$100,000 for the Operating Grant Fund.

Operating Grant Fund

This fund accounts for resources received from federal, state, and local grants awarded to the city. Matching funds, which represents the city's financial investment, are also recorded within this fund. This fund accounts for operational grants only. Capital grant proceeds are recorded within the Capital Grants Fund. The budgetary legal level of control resides at the project level.

OPERATING GRANT FUND			
LEGAL LEVEL OF CONTROL (Impacted Line-Items)			
	Fiscal Year 2019		
	Current Budget Feb. 2019	Mid-Year Budget Amendment	Revised Budget Feb. 2019
Revenue by Source:			
Transfer-in from Capital Grant Fund	\$ -	\$ 60,912	\$ 60,912
Net Budget Adjustments	\$ -	\$ 60,912	\$ 60,912
Expenditures by Project:			
Grant Matching Funds (Non-Allocated)	\$ 39,088	\$ 60,912	\$ 100,000
Net Budget Adjustments	\$ 39,088	\$ 60,912	\$ 100,000

Fiscal Year 2019 Mid-Year Budget Requests

Initiative: Grant Matching Funds

Funding Request: \$60,912

Funding Sources: \$60,912 (transfer-in from the Capital Grant Fund)

This request is to reallocate a portion of the available grant matching funds within the Capital Grant Fund to the Operating Grant Fund. The Capital Grant Fund accounts for large-dollar capital projects and requires larger grant matching funds than the Operating Grant Fund. That said, the grant matching funds within the Operating Grant Fund is lower than ideal at \$39,088 and the Capital Grant Fund has in excess of \$470,000. This budget amendment will result in a revised available grant matching pool of approximately \$400,000 for the Capital Grant Fund and \$100,000 for the Operating Grant Fund.

Series 2016 Parks and Transportation Bond Fund

This Fund accounts for the proceeds and associated expenditures resulting from the issuance of Series 2016 voter approved general obligation bonds which funded projects focused on alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, extending the Big Creek Greenway north to connect with Forsyth County's Greenway, and securing parkland for future passive and active park systems. The budgetary legal level of control resides at the project level.

SERIES 2016 PARKS AND TRANSPORTATION BOND FUND			
LEGAL LEVEL OF CONTROL (Impacted Line-Items)			
	Fiscal Year 2019		
	Current Budget Feb. 2019	Mid-Year Budget Amendment	Revised Budget Feb. 2019
Revenue by Source:			
Investment Earnings	\$ -	\$ 700,000	\$ 700,000
Net Budget Adjustments	\$ -	\$ 700,000	\$ 700,000
Expenditures by Project:			
Transportation (Non-Allocated)	\$ 294,064	\$ 440,000	\$ 734,064
Recreation/Parks (Non-Allocated)	331,848	260,000	591,848
Net Budget Adjustments	\$ 625,912	\$ 700,000	\$ 1,325,912

Public Works
Initiative: Non-Allocated (Transportation)

Funding Request: \$440,000

Funding Sources: \$440,000 (Investment Earnings)

This request is to allocate actual/forecasted investment earnings into a non-allocated account to be appropriated for future transportation bond eligible initiatives.

Recreation, Parks and Cultural Services
Initiative: Non-Allocated (Recreation, Parks and Cultural Services)

Funding Request: \$260,000

Funding Sources: \$260,000 (Investment Earnings)

This request is to allocate actual/forecasted investment earnings into a non-allocated account to be appropriated for future recreation/parks bond eligible initiatives.