



City Council Meeting JUNE 15, 2020

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 6/01/2020)
 - B. Financial Management Report: Month Ending April 30, 2020
- V. PUBLIC HEARING
 - A. **MP-20-01/V-20-05 The Providence Group/Notting Hill**
Consideration of a master plan amendment and variance to allow 48 'For-Sale' townhome units on 3.27 acres in the Downtown. The property is currently approved for 42 'For-Sale' condominium units. A variance is requested to allow some front-loaded townhomes. The property is located at the southwest corner of Thompson Street and Park Street and is legally described as being located in Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia.
 - B. **PH-20-06 Nathan Circle (380 Milton Avenue)/Change Previous Conditions of Zoning**
Consideration of changes to previous conditions of zoning to allow access to a single-family lot from Milton Avenue, increase the maximum size of a home and reduce the front setback. The property is located at 380 Milton Avenue and is legally described as being located in Land Lot 1271, 2nd District, 2nd Section, Fulton County, Georgia.
 - C. **PH-20-04 Unified Development Code Text Amendments – Chickens**
Consideration of text amendments to the Unified Development Code related to Chickens in residential zoning districts.
 - D. **PH-20-03 Unified Development Code and Code of Ordinances Text Amendments – Floodplain Management, Commercial Car Wash Recycling, Private Decentralized Waste Water Systems**
Consideration of text amendments to the Unified Development Code and Code of Ordinances related to Floodplain Management, Commercial Car Wash Recycling requirements and Private Decentralized Waste Water System regulations
 - E. Public Hearing on the Fiscal Year 2021 Budget and Millage Rate Levy
- VI. OLD BUSINESS
 - A. Consideration Of An Ordinance Providing For Regulations Governing Use Of Skateboards within the Skateboard Restriction Zone (**2nd Reading**) (Sponsored By: Mayor Pro Tem Mitchell & Council Member Richard)
- VII. NEW BUSINESS
 - A. Safety Addition at Rucker and Charlotte
 - B. GA 400 Express Lanes Construction MOU with GDOT

C. GA-400 Express Lanes Utility Coordination MOU with the GDOT

D. Windward Parkway TSPLOST Improvements, ITB 20-016

VIII. WORKSHOP

A. North Point Opportunity Zone Application

IX. PUBLIC COMMENT

X. REPORTS

XI. ADJOURNMENT



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By: Erin Cobb

Sponsored By:

Meeting Date: June 15, 2020

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 6/01/2020)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Council Meeting Minutes Draft 6-1-2020



City Council Meeting
June 1, 2020
Office of the City Clerk
CITY HALL 2 PARK PLAZA | 6:30 PM

This summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. 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 James Drinkard, Asst. City Administrator
- o Erin Cobb, City Clerk
- o Peter Sewczwicz, Director of Public Works
- o Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- o Tom Harris, Director of Finance
- o John Robison, Director of Public Safety
- o Kathi Cook, Director of Community Development
- o Cris Randall, Director of Human Resources
- o Shawn Mitchell, Budget & Procurement Manager

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 5/26/2020)

B. Alcoholic Beverage License Applications

**PH-20-AB-06 Five Guys Taverns, LLC
d/b/a Taffer's Tavern
33 South Main Street, Suite 100
Alpharetta, GA 30009**

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

**Owner: Gaurav Dharni, Vishal Chopra & Hemant Suri
Registered Agent: Hemant Suri**

❖ Council Member Burnett 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)

V. PUBLIC HEARING

A. E-20-04 Burlington Sign Exception

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve E-20-04 Burlington Sign Exception, subject to the following conditions:
 1. Wall sign location, size, type, color, and illumination shall be limited to submitted plans, with final approval by Staff, except to comply with the conditions below.
 2. The 2 additional wall signs shall not be internally illuminated.
 3. No additional wall signs shall be permitted for the applicant's tenant space.
- The applicant, Burlington, is requesting consideration of a sign exception to allow a 2nd wall sign on the front elevation of a building and one (1) wall sign on the North elevation of a building. The two (2) additional wall signs are the Burlington 'heart' logo. The applicant proposes to utilize unused wall sign area for the two (2) additional wall signs. The subject property is located at 7731 North Point Parkway on the West side of North Point Parkway and North of Mansell Road.
- Staff has reviewed the application and is in general agreement with the requested sign exception. The criteria have been met and the applicant's request should not impact surrounding properties. The applicant's tenant space is located at the end of a strip shopping center that is approximately ½-mile long. The 3rd wall sign, which faces North, would provide visibility within the strip shopping center. In addition, the applicant is permitted a total of two (2) wall signs with a sign area of 312 square feet, of which the applicant proposes 191 square feet of sign area over three (3) wall signs.
- The applicant notified adjacent property owners of the sign variance request and

intent for the property. The citizen participation report states that no comments were received.

- CZIM was held on February 12, 2020. There were no public comments.
- The applicant, Scott Bilbrey with Blair Sign Programs, 9932 Prospect Ave, Santee CA, came forward to ask for an exception on sign B to be reversed lit opposed to being internally lit.

Public Comment:

- No Public Comment
- ❖ Council Member Richard offered a motion approve E-20-04 Burlington Sign Exception, subject to the following conditions:
 1. Wall sign location, size, type, color, and illumination shall be limited to submitted plans, with final approval by Staff, except to comply with the conditions below.
 2. The 2 additional wall signs shall not be internally illuminated. North elevation sign may be reverse lit.
 3. No additional wall signs shall be permitted for the applicant's tenant space.
 - The motion received a second from Council Member Binder
 - The motion was approved (6-1); Mayor Pro Tem Mitchell voting in opposition

B. Public Hearing on the Fiscal Year 2021 Budget and Millage Rate Levy

- Director of Finance, Tom Harris, came forward to present this item.
- The purpose of this hearing is to obtain public comment on the Recommended Fiscal Year 2021 Budget.
- The FY 2021 Budget was distributed electronically to the City Council on April 30, 2020 and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency site powered by OpenGov.
- The Finance Department presented an overview of the operating and capital budget at the May 4th, May 18th, and May 26th City Council meetings.
- Tonight is the first of three public hearings and the first of two votes on the FY 2021 Budget and Millage Rate Levy with the schedule as follows: June 1, 2020: Public Hearing City Council Meeting Budget Ordinance (1st Reading) Millage Ordinance (1st Reading) June 15, 2020: Public Hearing June 22, 2020: Public Hearing City Council Meeting Budget Ordinance (2nd Reading) Millage Ordinance (2nd Reading).
- There have been no changes to the budget since the May 26th City Council Budget Work Session

Public Comment:

- No Public Comment

VI. NEW BUSINESS

A. Approval of Fiscal Year 2021 Budget and Millage Rate Levy (1st Reading)

- Director of Finance, Tom Harris, came forward to present this item.
- The purpose of this hearing is to provide an update on the Recommended Fiscal Year 2021 Budget and adopt the following: (a) Fiscal Year 2021 Budget Ordinance (1st reading); and (b) Fiscal Year 2021 Millage Rate Ordinance (1st reading).
- The FY 2021 Budget was distributed electronically to the City Council on April 30, 2020 and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency site powered by OpenGov.
- The Finance Department presented an overview of the operating and capital budget at the May 4th, May 18th, and May 26th City Council meetings.
- Tonight, is the first of three public hearings and the first of two votes on the FY 2021 Budget and Millage Rate Levy with the schedule as follows:
- June 1, 2020: Public Hearing City Council Meeting Budget Ordinance (1st Reading) Millage Ordinance (1st Reading) June 15, 2020: Public Hearing June 22, 2020: Public Hearing City Council Meeting Budget Ordinance (2nd Reading) Millage Ordinance (2nd Reading).
- There have been no changes to the budget since the May 26th City Council Budget Work Session.
- The attached Budget Ordinance is substantially similar in structure as in previous years and provides authority for revenue/appropriation levels, carryforward appropriation authority, staffing level authorizations, etc.
- City Attorney, Sam Thomas, read both ordinances aloud.

Public Comment:

- No Public Comment

- ❖ Council Member Merkel offered a motion to adopt the Fiscal Year 2021 Budget Ordinance (1st reading) and the Fiscal Year 2021 Millage Rate Ordinance (1st reading)

- The motion received a second from Council Member Hipes with the following friendly amendments:
 1. Move the Quint Apparatus Initiative of \$300,000 to unallocated reserves
 2. Move \$20,000 for the Flock LPR Cameras to unallocated capital
- Council Member Merkel approved both friendly amendments
- Council Member Binder offered a substitute motion to adopt the FY 2021 Budget Ordinance and FY 2021 Millage Rate Ordinance with the following amendments:
 1. Reduce revenues for Local Option Sales Tax by \$2,220,543 (page 58 of

the FY 2021 Budget)

2. Reduce expenditures (personnel services) total by \$970,203
 3. Add wording for compensation study on page 10 and 70 of Budget Doc. to “totaling \$620,000 annually, *pending approval by City Council*”
 4. Reduce maintenance and operations overall line item by \$397,309 split by the following department budgets:
 - o \$253,759 to Recreation, Parks & Cultural Services
 - o \$30,750 to General Government
 - o \$100,000 to Legal
 - o \$12,800 to Mayor and Council
 5. Changes to the following capital initiatives:
 - o \$50,000 reduction to sidewalk maintenance and repair (pg 26)
 - o \$30,000 reduction to storm and drainage maintenance (pg 31)
 - o \$10,000 reduction to stormwater inspections (pg 31)
 - o \$100,000 reduction to Greenway repair and maintenance (pg 30)
 - o \$20,000 reduction to parks repair (pg 30)
 - o \$30,000 reduction to park enhancements (pg 30)
 - o \$12,500 reduction to public arts programs (pg 33)
 - o \$12,500 addition to Historic Preservation Stories Project (pg 43)
 - o \$20,000 addition to Flock LPR (pg 42)
- The motion received a second from Council Member Burnett
 - The motion was approved (4-3); Mayor Gilvin, Council Member Merkel, and Council Member Hipes voting in opposition

B. Consideration of An Ordinance Providing for Regulations Governing Use of Skateboards and Similar Devices (1st Reading) (Sponsored By: Mayor Pro Tem Mitchell & Council Member Richard)

❖ Mayor Gilvin moved this item up on the agenda

- City Attorney, Sam Thomas, came forward, to present this item.
- The recommendation is for Mayor and Council to approve an ordinance providing for regulations governing the use of skateboards and similar devices.
- As Alpharetta becomes a more pedestrian oriented environment, the City has increasingly received complaints from residents and visitors regarding safety hazards posed by individuals using skateboards and similar devices on public streets, highways, sidewalks, public parking lots, and/or in public parking garages. There is considerable concern for the safety of the general public and for those using these devices due to the potential for collisions with pedestrians or motor vehicles.
- While the City has attempted to discourage such activity, especially in high-pedestrian and high-vehicular traffic areas, such efforts have garnered little

cooperation or success. Lacking an established ordinance to enforce, law enforcement has not been able to further address the issue.

- The proposed ordinance states that no person shall operate or propel skateboards, long boards, roller skates and inline skates or other similar devices (collectively "Skateboards") upon a public alley way, sidewalk, public parking lot, public parking garage or elevated surface (including rails, ramps, and steps) within the Core as shown on the map.
- The City Attorney, Sam Thomas, read the ordinance aloud.

Public Comment:

- Holly and Ethan Palmer, 1850 Broadwell Oaks Drive, Alpharetta, GA, came forward in opposition of this item.
- Rachel MacDonald, 1125 Admiral Crossing, Alpharetta, GA, came forward in opposition of this item.
- Adam Warmouth, 1075 Creekwalk Drive, Alpharetta, GA, came forward in opposition of this item.
- Karen Brower, resident of Amorance Apartments, Alpharetta, GA, came forward in support of this item.
- Mike Cotsman, 105 Trammell Court, Alpharetta, GA, came forward in opposition of this item.
- Storm Cotsman, 105 Trammell Court, Alpharetta, GA, came forward in opposition of this item.
- Sandra Hofmann, 58 Canton Street, Alpharetta, GA, emailed her support of the item, which is attached.

❖ Mayor Pro Tem Mitchell offered a motion to approve an ordinance providing for regulations governing the use of skateboards and similar devices (1st Reading)

- The motion received a second from Council Member Richard
- Council Member Merkel offered a substitute motion to amend the ordinance to regulate skateboarding and similar devices in Downtown City owned parking decks and Downtown City owned surface parking only
- The motion received a second from Council Member Hipes
- The motion failed (4-3); Council Member Burnett, Mayor Pro Tem Mitchell, Council Member Richard, and Council Member Binder voting in opposition

❖ Mayor Pro Tem Mitchell offered a motion to approve an ordinance providing for regulations governing the use of skateboards and similar devices (1st Reading)

- The motion received a second from Council Member Richard
- The motion was approved (4-3); Mayor Gilvin, Council Member Merkel, and Council Member Hipes voting in opposition

C. Time and Attendance Data Collection System (RFP 20-115)

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council award RFP 20-115 for a Time and Attendance Data Collection System to Andrews Technology for a term of 5 years and authorize the Mayor to execute all necessary documents.
- The Finance Department has focused much of the last several years on streamlining its work processes and moving towards electronic workflow when possible. Examples include formal solicitations (all bids, RFPs, RFQ, etc. are received and evaluated electronically saving our vendors and staff significant time and money), budget preparation, procurement card coding and management, etc. The COVID-19 pandemic has highlighted all-too-well the importance of electronic processing capabilities within our work processes.
- One process that is ripe for technological improvements is our time keeping payroll process. The current practice is for City employees to record their time worked on paper timesheets entered into the payroll system. Overall, timesheets, PTO requests, and Personnel Action forms are all completed via manual processes. Consequently, compliance and efficiency are areas where a Time and Attendance Data Collection System will drive demonstrative improvements. This solution will not only automate the payroll process and business practices but will be able to handle the complexities of public safety scheduling. Acquiring a time and attendance solution affords the City the ability to efficiently track employees' time, increase accountability and accuracy, all while ensuring complete compliance with state and federal regulations.
- On November 21, 2019, the City of Alpharetta issued RFP 20-115 for a Time and Attendance Data Collection System. Specifically, the City was seeking to automate the payroll process by obtaining a system that would capture and collect employee hours worked, including payroll exceptions, and provide advanced scheduling capabilities primarily for Public Safety.
- The City formed an Evaluation/Advisor committee composed of key individuals involved in the payroll process from all departments including Public Safety and IT.
- The RFP closed on December 19, 2019 and received 8 responses as follows:
 - o Aladtech, Inc.
 - o Andrews Technology
 - o Data Management Inc.
 - o IntelliTime Systems Corp.
 - o Kronos Inc.
 - o Mitrefinch
 - o Stillog Inc.
 - o Tyler Technologies Inc.
- Phase 1 of the RFP evaluation process included a Committee evaluation based on the following stated criteria: Experience and Qualifications (30 points); Method or Providing Services (30 points); Cost (40 points). The Committee evaluated Andrews Technology and Data Management Inc. as the highest-ranking firms for Phase 1 (90 and 85 points respectively) and recommend they proceed to Phase 2 of the evaluation process.
- Phase 2 of the RFP evaluation process included a Committee evaluation based on the following stated criteria: Presentation/Interview (75 points) and Reference Check (25 points). Andrews Technology and Data Management Inc. both performed well during Phase 2 at approximately 83 points and 84 points, respectively.

- Overall, the Committee recommends moving forward with Andrews Technology as the high-ranking firm (173 points out of a possible 200). Andrews Technology implements the NOVAtime time and attendance software system. Favorable visual appeal, ease, and flexibility of extracting information and preparing reports, and a positive review from City of Woodstock (NOVAtime customer) were significant contributing factors in favor of Andrews Technology and NOVAtime.
- The City has negotiated with Andrews Technology to reduce the cost with the final proposal as follows:
 - o FY 2020 (implementation/Equipment): \$41,060 (one-time)
 - o FY 2021 – 2025: \$40,570 annually
- The ongoing annual software costs total \$40,570 and is within budgetary estimates.
- NOVAtime provides the ability to track 550 employees and 50 supervisors, payroll interface with Munis (city's ERP financial system), FMLA Case Tracking module, Advanced Scheduling for up to 200 employees, Schedule Lockout Module, Single Sign On, a Test database for up to 50 employees, a Novatime hosted SFTP site, 10 Biometric timeclocks, mobile applications, fixed price implementation, 24/7 Support, Unlimited Training for all supervisors/managers/administrators, all software updates, and full device replacement on timeclocks.
- Andrews Technology was founded in 2000 and focuses on selling, installing, and supporting the NOVAtime product which has over 20,000 customers, and is supported by 50 independently owned offices throughout the country. Andrews Technology is NOVAtime's largest office, supporting over 3,000 customers, and specializes in local governments that need integration with Munis (City's financial accounting and payroll software package), and has over 300 government customers nationwide.

Public Comment:

- No Public Comment
- ❖ Council Member Merkel offered a motion to award RFP 20-115 for a Time and Attendance Data Collection System to Andrews Technology for a term of 5 years and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Burnett
 - The motion was approved (6-0); Council Member Binder absent

D. RESOLUTION: Approval of 2020 Bulletproof Vest Partnership Grant Application

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Mayor and Council approve the Resolution for the submission of a grant application to the U.S. Department of Justice for the purchase of ballistic vests.
- The Department of Public Safety is requesting approval to submit a grant application for the Bureau of Justice Assistance (BJA) 2020 Bullet Proof Vest Grant. There is a 50% match requirement from the City totaling \$17,158.00. If awarded, total funding for this initiative (grant and match components) will be \$34,317.
- The Bulletproof Vest Partnership (BVP) program is an initiative of the U.S. Department of Justice to help law enforcement agencies purchase body armor

for its officers through a matching fund, reimbursement grant. Through the Bureau of Justice Assistance, the Department of Justice reimburses agencies for up to half the purchase price of new, approved ballistic vests. Applications are accepted annually, and awards must be used within two years. Alpharetta has applied for this grant every year for more than ten years, generally receiving 60% to 100% of the amount requested.

- The deadline for submission of this grant application to the Department of Justice is June 8, 2019.
- The Department estimates needing 83 new vests through calendar year 2022 based on the expiration dates of current vests (which carry the maximum-permitted five-year warranty) and forecasted new hiring. New ballistic armor currently costs \$1107 per set, depending on the level of protection. The total cost for 83 vests, assuming a normal mix of alternatives, is approximately \$91,881.
- The 2020 grant limits the number of vests requested to forty-one (41) and the maximum dollar amount of \$35,200. With our estimated need, we are asking for 31 vests at a total cost of \$34,317.
- The Department will have under \$15,000 remaining from the 2019 grant, including the City's match, which will be applied to the need. The Bureau of Justice Assistance maintains a history of awards and payments and may reduce any award by this amount.
- As noted in the Fiscal section, the City's match of \$17,158 will come from the Grant Fund.
- Ballistic vests are required for all sworn officers. With or without grant assistance the Department would buy the same vests at the same cost.
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment
- ❖ Council Member Hipes offered a motion to approve the Resolution for the submission of a grant application to the U.S. Department of Justice for the purchase of ballistic vests with City funding not to exceed \$17,158
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (7-0)

E. RFP 20-121 On Call Electrical Services for Parks

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Mayor and Council award RFP # 20-121, a five-year contract for Alpharetta Recreation, Parks and Cultural Services Department to Meer Electric, Inc., and authorize the Mayor to execute all necessary documents. The projected expense for this contract in year one (Fiscal Year 2021) is \$67,500.
- The Alpharetta Recreation, Parks and Cultural Service Department utilizes an electrical services contractor to provide a variety of on-call services throughout the year. These services include repairs to athletic field lights, tennis court lights, pool deck lights, parking lot lights, Wills Park Equestrian Center lights, and Union Hill Park lights (Outdoor Rink) along with other specialized repairs/installs throughout

the park system. The specialized services will include installation/replacement of poles and fixtures (to include LED) along with providing electrical services for new park development.

- This will ensure that there is an electrical services contractor on-call that can provide the flexibility and knowledge needed for the Department to quickly and efficiently address unforeseen or planned electrical service needs that may occur during the year.
- The City advertised RFP #20-121 for on-call electrical services on 3/19/2020 with a due date of 4/10/2020. The City received 4 submissions which were evaluated by a committee of Department staff based on the following (100 points max): References (25 points); Company Profile and Qualifications (22 points); Cost (20 points); Sample Projects (20 points); Business Location (10 points); and Local Vendor Preference (3 points). The Evaluation Committee rankings were as follows:
 - o Meer Electric 90.13 pts
 - o West Georgia Lighting 66.91 pts
 - o LMI Systems, LLC 66.57 pts
 - o Capital City Electrical Services, LLC 59.86 pts
- Meer Electric, Inc. held the previous contract for ten years (two 5-year terms). The proposal from Meer Electric was more comprehensive and dedicated for what the department is requiring. The Department has been extremely pleased with the quick response time of Meer Electric, the ability to get the work done, and the professionalism of their employees. Staff recommends entering a new five-year contract with Meer Electric, Inc. for on-call electrical services. No rate increases are projected throughout the five-year contract period. The new contract would expire on June 30, 2025.
- Based on sample project pricing, Meer is competitive and the lowest cost overall.

Public Comment:

- No Public Comment
- ❖ Council Member Merkel offered a motion to award RFP # 20-121, a five-year contract for Alpharetta Recreation, Parks and Cultural Services Department to Meer Electric, Inc., and authorize the Mayor to execute all necessary documents
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously (7-0)

F. Greenway Pedestrian Bridge Erosion Control

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Mayor and Council award ITB 20-014 to Tri Scapes, Inc to complete the Greenway Pedestrian Bridge erosion control repairs for \$97,748.35 and authorize the Mayor to execute all necessary documents.
- The award of this ITB will address the erosion issues around the Greenway Pedestrian Bridge in Rockmill Park. These erosion issues were discovered after the heavy rains of 2019. In the fall of 2019, a contract was approved for our on-call design firm Pond and Company to prepare a design and construction documents that would allow The City to seek public bids to complete the project.

- The invitation to bid was extended from February 13, 2020 - March 12, 2020. The City received a total of four (4) responses: Tri Scapes, Inc., Excellere Construction, LLC, MASSANA, INC., and The L.C. Whitford Company, Inc.
- Tri Scapes provided the lowest bid with a total cost of \$97,748.35. Staff reviewed the information provided and feel confident that Tri Scapes can complete the work for the amount provided. In addition, Tri Scapes was the vendor that The City used to complete the previous emergency creek bank repairs which had a similar scope of work. The plan is for the work to be completed during the month of August 2020. The Parks staff will be working closely with Public Works staff to avoid any logistical issues that might occur with the Kimball Bridge Road improvement project.

Public Comment:

- No Public Comment
- ❖ Council Member Merkel offered a motion to award ITB 20-014 to Tri Scapes, Inc to complete the Greenway Pedestrian Bridge erosion control repairs up to the amount of \$97,748.35 and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (7-0)

G. Memorandum of Understanding between the City of Alpharetta and the Wills Park Equestrian Foundation

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff recommends approval of the MOU between the City of Alpharetta and the Wills Park Equestrian Foundation.
- The Wills Park Equestrian Foundation (WPEF) is a 501-c-3 organization that was formed to help improve the Wills Park Equestrian Center.
- The Wills Park Master Plan included improvements to the Equestrian Center that include a new ring, improved and expanded parking, renovations of existing rings, improvements to the drainage and storm water components and improvement and/or replacement of the horse barns. The funding for these improvements will be thru the City of Alpharetta and thru funds raised by the WPEF.
- Currently the City has \$250,000 in capital improvement funds to begin the project. The WPEF has raised \$250,000 to match the City contribution.
- This MOU outlines the agreement between the City and the WPEF for the handling and expenditures of these funds as well as future funds that will be allocated by the City and raised by the WPEF.

Public Comment:

- No Public Comment

- ❖ Council Member Merkel offered a motion to approve the MOU between the City of Alpharetta and the Wills Park Equestrian Foundation
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously (7-0)

H. Phase one of the Will Park Equestrian Center Renovations to Include a New Arena and Parking Lot

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Mayor and Council approve a purchase order to Pond under the City's on-call contract 17-1002A (Park Planning Services) for Phase 1 of the Wills Park Equestrian Center renovations (services include: schematic design; design development; construction documents; infiltration testing, permitting) in an amount totaling \$75,620 and authorizing the Mayor to execute all necessary documents.
- The City of Alpharetta and the Wills Park Equestrian Foundation has agreed to jointly fund the phased redevelopment of Wills Park Equestrian Center.
- The City of Alpharetta recently removed the maintenance building to make way for a new equestrian arena.
- Our on call engineering firm, Pond, will provide schematic design, construction drawing, construction documents, infiltration testing and permitting for Phase one of the Will Park Equestrian Center renovations to include a new arena and parking lot in an amount not to exceed \$75,620.
- The Wills Park Equestrian Foundation will pay 1/2 of the amount, not to exceed \$37,810, as provided in the Memorandum of Understanding between the City and the Foundation.

Public Comment:

- No Public Comment
- ❖ Council Member Merkel offered a motion to approve a purchase order to Pond under the City's on-call contract 17-1002A (Park Planning Services) for Phase 1 of the Wills Park Equestrian Center renovations (services include: schematic design; design development; construction documents; infiltration testing, permitting) with City funding not to exceed \$37,810 and authorizing the Mayor to execute all necessary documents
 - The motion received a second from Council Member Binder
 - The motion was approved (6-1); Mayor Gilvin voting in opposition

I. Cooperative Agreement with Fulton County: Community Development Block Grant Program

- Assistant City Administrator, James Drinkard, came forward to present this item.
- Staff is recommending that Mayor and Council adopt a resolution entering into a three-year cooperative agreement with Fulton County, Georgia for participation in the Community Development Block Grant Entitlement Program for the purpose

of undertaking essential community development and housing assistance programs; and to authorize the Mayor to execute any and all necessary documents.

- The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate income persons. The program is operated by the US Department of Housing and Urban Development (HUD), which awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.
- Entitlement communities develop their own programs and funding priorities; however, grantees must give maximum feasible priority to activities which benefit low- and moderate-income persons. A grantee may also carry out activities which aid in the prevention or elimination of slums or blight. Additionally, grantees may fund activities when the grantee certifies that the activities meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. CDBG funds may not be used for activities which do not meet one of these national objectives.
- HUD determines the amount of each entitlement grantee's annual funding allocation by a statutory dual formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas.
- Alpharetta could, as a metropolitan city with a population of at least 50,000, qualify as an eligible entitlement grantee. There are, however, two primary reasons why pursuing standalone entitlement designation may not be in the City's best interests.
- First and foremost, our position with respect to the aforementioned objective measures of community needs would result in our being ranked very low on the CDBG funding formula. As such, any direct funds that Alpharetta would receive through the program would be low; in fact, direct funding would result.
- The second reason relates to the grant management and reporting requirements under CDBG and the staff time / manpower requirements that result. Most communities dedicate one or more staff members almost exclusively to managing their CDBG programs. Given the low award amount that Alpharetta would likely receive through the program, it is not economically viable to dedicate such resources to the management and reporting function.
- As a result, for many years, the City of Alpharetta has maintained a cooperative agreement with Fulton County whereby the County is the CDBG grantee and is responsible for meeting program reporting and management requirements. In turn, Fulton County allocates funds to each participating city based upon a pro rata formula; assuming each city has and submits a qualifying project. The allocation for any city that does not submit a qualifying project is maintained in Fulton County's CDBG pool and is reallocated to participating cities that can use additional funds to carry out their qualifying programs.
- While the City of Alpharetta has utilized CDBG funds infrequently, entering and maintaining the cooperative agreement with Fulton County does make available a funding source that would likely otherwise not be viable. Further, maintaining the agreement holds no cost for the City.
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment
- ❖ Council Member Merkel offered a motion to adopt a resolution entering into a three-year cooperative agreement with Fulton County, Georgia for participation in the Community Development Block Grant Entitlement Program for the purpose of undertaking essential community development and housing assistance programs; and to authorize the Mayor to execute any and all necessary documents
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (7-0)

J. Proposed Resolution Calling for State of Georgia FY 2021 Budget to Include Funding for New NOW-COMP Waiver Recipients (Sponsored By: Mayor Gilvin)

- Mayor Jim Gilvin is recommending that Council approve a resolution calling for the State of Georgia Fiscal Year 2021 budget to include funding for New NOW/COMP Waiver recipients.
- The attached resolution is requesting the Georgia State Legislature to reinstate funding for the NOW-COMP Waiver. The New Options Waiver ("NOW") and the Comprehensive Supports Waiver Program ("COMP") offer home and community based services for people with developmental and/or intellectual disabilities, which include cognitive impairments or other closely-related conditions such as cerebral palsy, epilepsy, autism, or neurological problems.
- Annually there are more people with intellectual and/or developmental disabilities that remain on a state planning list (also referred to as the waiting list) who qualify and need resources from the NOW/COMP Waiver programs; annually-budgeted allocations for "new" waivers are limited and the state planning list continues to carry over year over year.
- The attached resolution is requesting that the Georgia State Legislature reintroduce into the July 1, 2020 - June 30, 2021 budget funding for NOW/COMP Waivers at a level greater than the fiscal year 2020 budget level.
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment
- ❖ Mayor Pro Tem Mitchell offered a motion to approve a resolution calling for the State of Georgia Fiscal Year 2021 budget to include funding for New NOW/COMP Waiver recipients
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (7-0)

VII. PUBLIC COMMENT

- No Public Comment

VIII. REPORTS

- Council Member Merkel commented on the successful Windward Park sign hanging ceremony and thanked Council Member Binder for his part.
- Council Member Hipes publicly thanked our Public Safety Department for their professionalism and how they handled the events that transpired over the weekend.
- Council Member Binder commented on a group called the North Fulton Maceketeers, who have been making and donating face masks.
- City Administrator, Bob Regus, came forward to present Mayor and Council with a brief overview of City operations.

IX. ADJOURNMENT

- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 9:25 P.M.

Respectfully submitted,

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

Erin Cobb, City Clerk

On May 20, 2020, at 11:42 AM, Hofmann Sandra

Dear City of Alpharetta Council and Mayor,

Why am I writing to you: In the interest of pedestrian safety I implore you to enact an ordinance banning the use of skateboards on all City sidewalks in the Downtown Alpharetta area (not a ban restricted to only City Center!) and include enforcement/fines as appropriate. City Parking Decks and driveways should be included in this ban.

Why I care: I am a twenty year home owner resident of Alpharetta with the last four years residing at Alpharetta Lofts 58 Canton Street where I am President of the Homeowners Association. Key to my desire to be in downtown Alpharetta was the vision ultimately represented in the "City of Alpharetta Downtown Master Plan" published in 2015. This strategy included a strong focus on walkability and improved pedestrian access specifically in the downtown area (reference figure 3.5 page 76). Being able to safely walk in my neighborhood and to the retail/restaurants is extremely important to me and to the homeowners I represent at Alpharetta Lofts. This ability to safely navigate the sidewalks of our downtown neighborhood has significantly and seriously deteriorated in the last two years and I am concerned.

What concerns me: Skateboarders have created an unacceptable pedestrian environment. Skateboarders, typically in groups of two to five youths, zoom down the sidewalks, jump onto planter edges, "ride the fence rails" around properties, and zip around parking garages and driveways (both public and private garages). This apparent disregard for pedestrians is extremely dangerous. Pedestrian safety is significantly at risk from skateboarders. Of course there are bikers, strollers and the occasional scooter that present a risk, but I've never had to leap out of the way of a stroller.

What's the risk: Pedestrian safety is at risk. My personal safety and health is at risk. I walk my two Yorkies on 4' leashes four or five times every day. At least once a day I am having to drag them out of the way of an approaching skateboarder who, based on my past experiences, will not slow down, nor make any attempt to avoid me. Indeed at least weekly I have had to dive for the safety of a tree planter, doorway or even the street to avoid a crash. My agility is not what it might have been when I was younger and at 68 years of age it means my ability to leap is limited! I do not feel safe on the sidewalks. As I watch the Innovation Academy nearing completion, I cringe to think of potential droves of skateboarders enjoying those extensive new sidewalks with the same sense of ownership they now show for the sidewalks out my front door. I've already been the victim of Alpharetta sidewalk dangers resulting in a seriously fractured knee, months of recovery and significant expenses. I am deeply concerned.

Recommendation: I believe the skateboarders need a separate, designated space where they can safely enjoy their sport and not endanger the public, especially pedestrians. I support skateboarders trying to enjoy the outdoors just like me and other pedestrians. Unfortunately their enjoyment curtails my enjoyment and endangers me and other pedestrians. The skateboarders would benefit from a space designed for them to safely enjoy their sport. That place is NOT public sidewalks. The sidewalks on Canton, Teasley and School are not nearly wide enough to accommodate both walkers and skateboarders at the same time. The increase in walkers, bikers and skateboarders during the pandemic has highlighted the safety issue and also made Social Distancing on our sidewalks impossible.

What about property damage: The City should already be aware that bricks in the sidewalk become chipped and dislodged. I've never seen the brick sidewalks undergoing any maintenance so I can only assume this damage is either expected, doesn't matter, or isn't budgeted for repair. What is more concerning to me is the *private property damage* skateboarders are guilty of creating. Planter edges are being knocked off, chipped, marked up by the skateboarders. Wrought iron railings along sidewalks are being scratched and gouged out by skateboarders. Even the private property posting of signage to prevent skateboarders is ignored. On numerous occasions I've pointed out the signs to skateboarders only to be dismissed by them with comments like "we aren't hurting anything" and "those signs aren't allowed." I've called public safety three or four times but usually they arrive after the skateboarders are gone. On one occasion an officer spoke with the skateboarders and they left on foot only to start back up when officer was gone.

What about the noise: Although the noise generated by skateboarders is a pain, it is not my primary concern. As Alpharetta Lofts and Teasley Place construction concluded, the cobblestone crossing on Canton Street was replaced with bricks because the noise generated by traffic over the cobblestones was outrageous. That was great and I thought my troubles were over. However, that noise pollution was nothing compared to the sound of multiple skateboarders traveling down the brick sidewalks. Urban noises like traffic, sirens, trash trucks, construction and festival music/crowds and so forth are generally of short term duration. My Yorkies and I endure those noises as being part of living in town. When the skateboards come through, back and forth at all hours, my pups go nuts from the noise. They don't bark at ANY of the other noises I referenced - only the clattering, jarring ,and grating noise of the skateboarders who typically have to shout to one another to be heard over the noise they are making.

Conclusion: After listening to the discussion at City Council, I feel it important to characterize my request: I don't want to live in a "Nanny State" nor do I feel that I'm living in a privileged or special interest neighborhood. I'm simply looking to the City of Alpharetta to deliver on a safe, walkable environment. I respectfully ask that you give consideration to my request. I appreciate the difficult tasks that you are presented with and am confident that you will make a decision in the best interest of your citizens specifically to enact an ordinance banning the use of skateboards on all City sidewalks in the Downtown Alpharetta area (not a ban restricted to only City Center!) and include enforcement/fines as appropriate. City Parking Decks and driveways should be included in this ban.

Please feel free to reach out to me if I can clarify or assist in any way.

Respectfully,

Sandra C. Hofmann



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Sponsored By:

Meeting Date: June 15, 2020

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING APRIL 30, 2020

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending April 30, 2020 (period 10 of Fiscal Year 2020).

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 (April 2020)

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
April 30, 2020
(period 10 of 12 – unaudited)

Financial Management Reports

Fiscal Year 2020

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

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

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

DATE: JUNE 15, 2020

RE: FINANCIAL MANAGEMENT REPORTS AS OF APRIL 30, 2020

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending April 30, 2020.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2020 revenues are budgeted at \$70 million (net of Carryforward Fund Balance totaling \$8 million). As of April 30, 2020, actual revenue collections total 93% or \$65 million.

The following financial forecast for FY 2020 operations is based on actual/estimated impacts of COVID-19.

With that in mind, billing/collection trends, along with preliminary estimated impacts of COVID-19, indicate a net deficit compared to budget of (\$110,718) with the detail as follows:

• Property Taxes (current):	\$796,783
• Motor Vehicle Title Fee:	675,000
• Local Option Sales Taxes:	(700,000)
• Alcohol Beverage Excise Taxes:	(150,000)
• Recreation/Special Event Fees:	(439,783)
• Hotel/Motel Taxes:	(862,500)
• Investment Earnings:	525,000
• Other:	<u>44,782</u>
Estimated Shortfall:	(\$110,718)

Property tax collections as of April 30 total \$24.4 million and exceed budgetary estimates by \$796,783.

Motor Vehicle Title Tax (TAVT) collections is trending 108% higher than FY 2019 (\$1 million was collected in FY 2019) and is estimated to total \$1.7 million by year-end (non-standard revenue collection as it is dependent upon vehicle sales) which is \$675,000 greater than budget.

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

Main driver includes a revision in the TAVT formula in January 2019 that increased the local share to 65%. Additionally, our estimate reflects a 25% decline in collections between now and year-end as a result of COVID-19.

Local Option Sales Tax collections is trending flat with FY 2019 (\$16.8 million was collected in FY 2019) due to the impact of COVID-19 over the last several months including a 19% decline (year-over-year) for April and is estimated to total \$15.8 million by year-end which is \$700,000 less than budget. This estimate assumes a 25% decline in collections between now and year-end as a result of COVID-19.

Alcohol Beverage Excise Tax collections is trending flat with FY 2019 (\$2.3 million was collected in FY 2019) but is estimated to total \$2.2 million by year-end which is \$150,000 less than budget. This estimate assumes a 15% decline in collections between now and year-end as a result of COVID-19.

Business and Occupational Tax collections is trending 1% higher than FY 2019 (\$1.2 million was collected in FY 2019) but is estimated to meet budget at \$1.2 million. This estimate assumes a 35% decline in collections between now and year-end as a result of COVID-19.

Recreation/Special Event Fee collections will be especially impacted due to the timing of COVID-19 and its impact on summer program activities. All areas of recreation programming are estimated to be impacted including Aquatics, Community Center, Wills Park Recreation center, Senior Center, Arts Center, Equestrian Center, etc. The revenue loss for FY 2020 is estimated at \$760,000. However, collections from the City of Milton, under the previous Recreation MOU for FY 2019 activity, somewhat mitigate the financial impact in FY 2020 resulting in a net estimated loss of \$439,783.

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

Investment Earnings is trending 20% higher than FY 2019 and is estimated to total \$725,000 by year-end (\$745,578 was collected in FY 2019) which is \$525,000 greater than budget. This estimate assumes no growth in collections between now and year-end as a result of COVID-19.

The revenue deficit estimated herein will be coverable through: (1) the Contingency account (primary purpose is to protect against variances in revenue collections); and/or (2) operational savings (discussed below).

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 April 30, 2020, city departments (not including General Government¹) have encumbered and expensed 79%, or \$50.3 million, of their FY 2020 budget appropriations.

Due to COVID-19 and its estimated economic impact, Departments have been notified that expenses through year-end are limited to essential needs only. Additionally, savings will be recognized in other areas impacted by COVID-19 social distancing policies (e.g. recreation

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

provider professional service cost savings will be recognized as corresponding programs are cancelled).

It should be noted that the General Fund, much like our E-911 Fund and Solid Waste Fund, has a 21% Emergency Reserve that is structured to protect operations against short-term revenue and/or expense fluctuations should budgetary adjustments prove insufficient. The Finance Department will continue to monitor departmental budgets and alert Administration on any potential cost savings measures to assist in offsetting impacts from the revenue shortfalls.

Contingency: The General Fund contingency balance totals \$668,168.

Special Revenue Funds (large funds only)

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

Hotel/Motel Fund:

Hotel tax collections is trending down -8% with FY 2019 due to a -65% decline in April collections (\$9 million was collected in FY 2019) and is estimated to total \$6.5 million by year-end which is \$2.3 million less than budget. This estimate assumes an 85% decline in collections between now and year-end as a result of COVID-19. Based on current estimates, the budgetary impacts are as follows:

- ACVB (43.75% of collections)
 - o Budget: \$3.9 million
 - o Estimate: \$2.8 million
 - o Shortfall: \$1 million
- City (37.50% of collections)
 - o Budget: \$3.3 million
 - o Estimate: \$2.4 million
 - o Shortfall: \$862,500
- Facility/TPD (18.75% of collections)
 - o Budget: \$1.7 million
 - o Estimate: \$1.3 million
 - o Shortfall: \$431,250

The City shortfall is reflected within the General Fund. The Facility/TPD shortfall will be covered through a reduction in the debt service reserve within the Hotel Fund (currently \$1.4 million). This reserve figure will be replenished to its \$1.5 million target level once revenues within the Fund strengthen.

E-911 Fund: FY 2020 revenues are budgeted at \$4.2 million (net of carryforward fund balance totaling \$918,566 for capital initiatives and reserve balances in excess of the 21% Emergency Reserve target). As of April 30, 2020, the city has collected 67% of budget or \$2.8 million (eight-months of collections).

Expenditures/encumbrances during the same time period total \$3.5 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives, and

one-time capital initiatives. Forecasted impacts of COVID-19 on these revenue sources are uncertain and information will be provided once trend data is available.

It should be noted that the E-911 Fund, much like our General Fund and Solid Waste Fund, has a 21% Emergency Reserve that is structured to protect operations against short-term revenue and/or expense fluctuations should budgetary adjustments prove insufficient.

Debt Service Fund

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

FY 2020 revenues are budgeted at \$5.1 million (net of carryforward fund balance totaling \$1.2 million). As of April 30, 2020, actual revenue totaled in excess of 100% of budget (\$5.6 million).

Grant Funds

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

Operating Grant Fund (Fund 220): Available funding totals \$243,371 and represents unencumbered/unspent project appropriations of \$159,478 and a non-allocated reserve for future projects (grant matches) of \$83,893.

Capital Grants Fund (Fund 340): Available funding totals \$398,035 and represents unencumbered/unspent capital project appropriations of \$1,526 and a non-allocated reserve for future capital projects (grant matches) of \$396,509.

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 \$8.7 million and represents unencumbered/unspent capital project appropriations of \$4.4 million and a non-allocated reserve for future capital projects of \$4.3 million.

Stormwater Capital Fund (Fund 302): Available funding totals \$641,004 and represents unencumbered/unspent capital project appropriations of \$280,201 and a non-allocated reserve for future capital project appropriations of \$360,803.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals \$3.2 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 \$24.3 million.

Enterprise Fund

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

Solid Waste Fund: FY 2020 revenues are currently budgeted at \$4.1 million (net of carryforward fund balance totaling \$326,593 constituting reserve balances in excess of the 21% Emergency Reserve designation). As of April 30, 2020, the city has collected \$4.2 million, which represents the full-year billings and associated investment earnings. Expenditures/encumbrances during the same time period total \$4.2 million and represent general operations and blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year.

Other Items

Council Member Stipend Activity Listing: The FY 2020 budget includes appropriations of \$9,000 for the Mayor and \$5,000 for each City Council Post and the available balances as of April 30, 2020 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: Jim Gilvin	\$ 9,000	\$ 7,927	\$ 1,073
Post #1: Donald Mitchell	\$ 5,000	\$ 2,037	\$ 2,963
Post #2: Ben Burnett	\$ 5,000	\$ 4,587	\$ 413
Post #3: Karen Richard	\$ 5,000	\$ 2,426	\$ 2,574
Post #4: John Hipes	\$ 5,000	\$ 3,972	\$ 1,028
Post #5: Jason Binder	\$ 5,000	\$ 4,359	\$ 641
Post #6: Dan Merkel	\$ 5,000	\$ 3,506	\$ 1,494

Development Authority² (Component Reporting Unit)

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

As of April 30, 2020, the Development Authority has \$57,758 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 April 30, 2020

	Current Fiscal Year					Prior Fiscal Year		
	2020 Budget	2020 YTD	% Collected	2020 Estimated	Variance	2019 Actual	2019 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 23,605,000	\$ 24,401,783	103.4%	\$ 24,401,783	\$ 796,783	\$ 24,550,694	\$ 24,518,828	99.9%
Delinquent	282,000	300,449	106.5%	308,407	26,407	216,452	154,890	71.6%
Motor Vehicle Tax	95,000	81,204	85.5%	95,000	-	140,918	112,982	80.2%
Motor Vehicle Title Fee	1,025,000	1,568,259	153.0%	1,700,000	675,000	1,022,296	754,073	73.8%
Local Option Sales Tax	16,450,000	12,644,065	76.9%	15,750,000	(700,000)	16,849,321	12,633,864	75.0%
Franchise Tax	6,570,000	6,306,010	96.0%	6,687,632	117,632	6,787,133	6,189,327	91.2%
Insurance Premium Tax	4,200,000	4,368,841	104.0%	4,368,841	168,841	4,112,996	4,112,996	100.0%
Alcohol Beverage Excise Tax	2,300,000	1,711,792	74.4%	2,150,000	(150,000)	2,330,292	1,706,490	73.2%
Building Permit Fees	1,800,000	1,638,795	91.0%	1,800,000	-	2,887,710	2,399,296	83.1%
Business and Occupational Tax	1,175,000	1,138,538	96.9%	1,150,000	(25,000)	1,170,422	1,124,137	96.0%
Municipal Court Fines	1,675,000	1,543,676	92.2%	1,650,000	(25,000)	1,834,716	1,541,808	84.0%
Recreation/Special Event Fees	2,803,963	2,192,058	78.2%	2,364,180	(439,783)	3,068,901	2,444,560	79.7%
Hotel/Motel Tax (City portion)	3,300,000	2,306,351	69.9%	2,437,500	(862,500)	3,394,250	2,508,284	73.9%
subtotal	\$ 65,280,963	\$ 60,201,821	92.2%	\$ 64,863,343	\$ (417,620)	\$ 68,366,102	\$ 60,201,535	88.1%
Other Revenues	4,697,610	4,547,512	96.8%	5,004,512	306,902	5,523,625	4,523,703	81.9%
Total Revenues	\$ 69,978,573	\$ 64,749,333	92.5%	\$ 69,867,855	\$ (110,718)	\$ 73,889,726	\$ 64,725,237	87.6%
Carryforward Fund Balance	7,537,018							



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GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 For the month ended April 30, 2020

Expenditures by Department:

	Current Fiscal Year						Prior Fiscal Year		
	2020 Budget	2020 Encumbrances	2020 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2019 Exp. (Total)	2019 Exp. (YTD)	% Exp.
Mayor & Council	\$ 382,496	\$ 325	\$ 306,299	\$ 75,872	80.2%	80.1%	\$ 351,543	\$ 288,078	81.9%
City Administration	2,029,672	42,720	1,411,079	575,873	71.6%	69.5%	1,714,638	1,464,206	85.4%
Finance	3,608,890	81,896	2,817,372	709,622	80.3%	78.1%	3,247,984	2,704,790	83.3%
City Attorney	750,000	-	488,778	261,222	65.2%	65.2%	842,459	358,452	42.5%
Information Technology	2,119,345	81,042	1,594,820	443,483	79.1%	75.3%	1,701,499	1,402,703	82.4%
Human Resources	643,973	10,019	462,330	171,624	73.3%	71.8%	450,955	327,630	72.7%
Municipal Court	1,119,715	40,232	730,289	349,194	68.8%	65.2%	973,898	781,749	80.3%
Public Safety	30,074,241	337,572	23,735,466	6,001,203	80.0%	78.9%	27,622,038	22,754,295	82.4%
Public Works	8,956,657	278,747	6,656,737	2,021,173	77.4%	74.3%	8,415,314	6,673,108	79.3%
Recreation, Parks & Cultural Svcs	10,372,634	628,456	7,819,441	1,924,737	81.4%	75.4%	9,628,772	7,320,661	76.0%
Community Development	3,465,510	13,955	2,770,532	681,023	80.3%	79.9%	3,080,445	2,513,785	81.6%
subtotal	\$ 63,523,133	\$ 1,514,964	\$ 48,793,142	\$ 13,215,027	79.2%	76.8%	\$ 58,029,544	\$ 46,589,456	80.3%
General Government:									
Non-Departmental	\$ -	\$ -	\$ -	\$ -	-	-	\$ -	\$ -	-
Insurance Premiums (Risk)	667,500	-	556,250	111,250	83.3%	83.3%	689,500	574,583	83.3%
Gwinnett Tech Bond P&I	291,190	-	291,190	-	100.0%	100.0%	286,590	286,590	100.0%
Transfer(s) to other Funds	12,316,268	-	8,596,890	3,719,378	69.8%	69.8%	11,580,047	8,833,388	76.3%
Contingency	717,500	8,125	41,207	668,168	6.9%	5.7%	114,858	108,067	94.1%
subtotal	\$ 13,992,458	\$ 8,125	\$ 9,485,537	\$ 4,498,796	67.8%	67.8%	\$ 12,670,995	\$ 9,802,627	77.4%
Total Expenditures	\$ 77,515,591	\$ 1,523,089	\$ 58,278,680	\$ 17,713,822	77.1%	75.2%	\$ 70,700,539	\$ 56,392,083	79.8%



CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended April 30, 2020

	Current Fiscal Year						Prior Fiscal Year		
	2020 Budget	2020 Encumbrances	2020 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2019 Exp. (Total)	2019 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	\$ 27,454,213	\$ -	\$ 21,082,746	\$ 6,371,467	76.8%	76.8%	\$ 25,351,498	\$ 20,304,151	80.1%
Overtime	2,141,500	-	1,558,457	583,043	72.8%	72.8%	2,049,636	1,644,542	80.2%
Group Insurance	8,506,331	-	6,508,045	1,998,286	76.5%	76.5%	7,430,991	6,214,044	83.6%
FICA and Social Security	2,237,908	-	1,644,644	593,264	73.5%	73.5%	1,983,757	1,588,792	80.1%
Defined Benefit Pension	2,675,532	-	2,675,532	-	100.0%	100.0%	2,599,935	2,599,935	100.0%
401(A) Retirement/Match	1,935,988	-	1,790,287	145,701	92.5%	92.5%	1,915,111	1,610,748	84.1%
(2) Other	1,429,469	-	1,304,172	125,297	91.2%	91.2%	1,360,750	1,226,350	90.1%
subtotal	\$ 46,380,941	\$ -	\$ 36,563,883	\$ 9,817,058	78.8%	78.8%	\$ 42,691,679	\$ 35,188,563	82.4%
Maintenance & Operations:									
Professional Services	\$ 3,313,196	\$ 415,316	\$ 2,284,669	\$ 613,211	81.5%	69.0%	\$ 2,785,455	\$ 2,045,093	73.4%
Legal Services	750,000	-	488,778	261,222	65.2%	65.2%	842,459	358,452	42.5%
Vehicle Fuel/Maintenance	996,400	3,853	676,982	315,565	68.3%	67.9%	965,234	721,756	74.8%
Maintenance Contracts	2,568,607	583,173	1,790,604	194,830	92.4%	69.7%	2,099,593	1,549,361	73.8%
IT Professional Services	1,987,752	236,861	1,456,027	294,864	85.2%	73.2%	1,416,647	1,147,395	81.0%
General Supplies	1,015,223	61,909	758,415	194,899	80.8%	74.7%	957,602	729,029	76.1%
Utilities	2,737,625	-	2,039,519	698,106	74.5%	74.5%	2,609,678	1,931,132	74.0%
Other	3,095,969	208,229	2,077,580	810,160	73.8%	67.1%	2,894,177	2,167,277	74.9%
subtotal	\$ 16,464,772	\$ 1,509,340	\$ 11,572,574	\$ 3,382,857	79.5%	70.3%	\$ 14,570,845	\$ 10,649,493	73.1%
Capital:									
OSSI/Fire Truck Leases	\$ 631,289	\$ -	\$ 631,280	\$ 9	100.0%	100.0%	\$ 630,405	\$ 630,405	100.0%
Software Leases	-	-	-	-	-	-	76,942	76,942	100.0%
Other	46,131	5,624	25,405	15,102	67.3%	55.1%	59,673	44,052	73.8%
subtotal	\$ 677,420	\$ 5,624	\$ 656,685	\$ 15,111	97.8%	96.9%	\$ 767,021	\$ 751,400	98.0%
General Government:									
Non-Departmental	\$ -	\$ -	\$ -	\$ -	-	-	\$ -	\$ -	-
Insurance Premiums (Risk)	667,500	-	556,250	111,250	83.3%	83.3%	689,500	574,583	83.3%
Gwinnett Tech Bond P&I	291,190	-	291,190	-	100.0%	100.0%	286,590	286,590	100.0%
Transfer(s) to other Funds	12,316,268	-	8,596,890	3,719,378	69.8%	69.8%	11,580,047	8,833,388	76.3%
Contingency	717,500	8,125	41,207	668,168	6.9%	5.7%	114,858	108,067	94.1%
subtotal	\$ 13,992,458	\$ 8,125	\$ 9,485,537	\$ 4,498,796	67.8%	67.8%	\$ 12,670,995	\$ 9,802,627	77.4%
Total Expenditures	\$ 77,515,591	\$ 1,523,089	\$ 58,278,680	\$ 17,713,822	77.1%	75.2%	\$ 70,700,539	\$ 56,392,083	79.8%

Notes:

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



GRANT 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 April 30, 2020

			Project Snapshot		FY 2020												
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Remaining							
Account #	Project																
Revenues																	
Public Safety																	
22031150-331110	C1730	2017 BULLETPROOF VEST (DOJ)	\$	13,179	\$	8,299	\$	4,880	\$	-	\$	4,880	\$	4,164		\$	717
22031150-331110	C1831	2018 BULLETPROOF VEST (DOJ)		15,375		-		15,375		-							15,375
22031150-331110	C2018	2019 BULLETPROOF VEST (DOJ)		19,187		-		19,187		-							19,187
22031150-371000	C2041	TOP DOG PRIZE		10,000		-		10,000		10,000							-
22031150-371000	C2045	2019 HOMELAND SECURITY GRANT		22,656		-		22,656		-							22,656
22031150-371000	C2047	FIRE SPRINKLER COALITION		500		-		500		500							-
subtotal					\$	72,598	\$	-	\$	72,598	\$	14,664				\$	57,935
Recreation, Parks & Cultural Services																	
22061150-371000	C1930	GRPA CONTRIBUTION		1,000		1,000		-		-		-					-
22061150-336000	C2013	2019 CAMP HAPPY HEARTS		11,250		-	\$	11,250	\$	-	\$	11,250	\$	11,250		\$	-
22061150-336000	C2014	2019 FC ARTS & CULTURE		4,200		-		4,200		-		4,200					-
22061150-336000	C2015	LCI COMMUNITY MEETINGS		18,200		-		18,200		-		19,700					(1,500)
22061150-336000	C2022	2019 LIVING OUT LOUD		4,800		-		4,800		-		4,800					-
22061150-336000	C2024	2020 OPPORTUNITY GRANT		10,000		-		10,000		-		10,000					-
22061150-347509	C2037	HBD CONCERTS (ACVB SPONSOR)		50,000		-		50,000		-		50,000					-
22061150-347509	C2039	WIRE & WOOD (ACVB SPONSOR)		-		-		-		-		52,000					(52,000)
subtotal							98,450		-	98,450		151,950					(53,500)
Community Development																	
22074150-371000	C2016	ARBOR DAY GRANT (PRIVATE DONATION)		2,775		-	\$	2,775	\$	-	\$	2,095				\$	680
subtotal							2,775		-	2,775		2,095				\$	680
General Government																	
22090200-361000		INTEREST EARNINGS								-		3,249					(3,249)
22090200-395000		CARRYFORWARD FUND BALANCE					118,038		-	118,038		-					118,038
subtotal							118,038		-	118,038		3,249				\$	114,789
Total							291,861		-	291,861		171,958				\$	119,903
Expenditures																	
Public Safety																	
22031150-542100	C1617	2015/16 BULLETPROOF VEST (DOJ)	\$	68,400	\$	68,400	\$	-	\$	-	\$	-	\$	-		\$	-
22031150-542100	C1730	2017 BULLETPROOF VEST (DOJ)		26,357		22,654		3,703		-		3,703		2,271		-	1,432
22031150-542100	C1831	2018 BULLETPROOF VEST (DOJ)		30,750		-		30,750		-		30,750		2,271		-	28,479
22031150-542100	C2018	2019 BULLETPROOF VEST (DOJ)		38,374		-		38,374		-		38,374		-		-	38,374
22031150-531100	C2041	TOP DOG PRIZE		10,000		-		10,000		-		10,000		-		-	10,000
22031150-531600	C2045	2019 HOMELAND SECURITY GRANT		22,656		-		22,656		-		22,656		-		-	22,656
22031150-531100	C2047	FIRE SPRINKLER COALITION		500		-		500		-		500		-		-	500
subtotal					\$	105,983	\$	-	\$	105,983	\$	4,542	\$	-		\$	101,441



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of April 30, 2020

			Project Snapshot		FY 2020											
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Remaining						
Account #	Project															
Recreation, Parks & Cultural Services																
22061150-521200	C1930	PROFESSIONAL SERVICES (GRPA)	\$	710	\$	-	\$	710	\$	90	\$	-	\$	620		
22061150-523400	C1930	PRINTING & BINDING (GRPA)		50		-		50		-		-		50		
22061150-531000	C2013	2019 CAMP HAPPY HEARTS		11,250		-		11,250		-		4,500		6,750		
22061150-531100	C2014	2019 FC ARTS & CULTURE		4,200		-		4,200		4,200		-		-		
22061150-531100	C2015	LCI COMMUNITY MEETINGS		18,200		-		18,200		18,200		-		-		
22061150-531100	C2022	2019 LIVING OUT LOUD		4,800		-		4,800		4,800		-		-		
22061150-541200	C2024	2020 OPPORTUNITY GRANT		10,000		-		10,000		10,000		-		-		
22061150-521200	C2037	HBD CONCERTS (ACVB SPONSOR)		50,000		-		50,000		-		-		50,000		
subtotal					\$	99,210	\$	-	\$	99,210	\$	37,290	\$	4,500	\$	57,420
Community Development																
22074150-531100	C2016	ARBOR DAY GRANT (PRIVATE DONATION)		2,775		-		2,775		2,158		-		617		
subtotal					\$	2,775	\$	-	\$	2,775	\$	2,158	\$	-	\$	617
Non-Allocated																
(1) 22090200-579000		RESERVE FOR CITY GRANT MATCHES			\$	83,893	\$	-	\$	83,893	\$	-	\$	-	\$	83,893
subtotal					\$	83,893	\$	-	\$	83,893	\$	-	\$	-	\$	83,893
Total					\$	291,861	\$	-	\$	291,861	\$	43,990	\$	4,500	\$	243,371

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 April 30, 2020

			Project Snapshot		FY 2020					
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Remaining
Account #	Project									
Revenue										
Public Safety										
34031150-371000	C1907	TRAFFIC PREEMPTION SYSTEM	308,000	-	\$ 308,000	\$ -	\$ 308,000	\$ 308,000		\$
					\$ 308,000	\$ -	\$ 308,000	\$ 308,000		\$ -
Public Works										
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)	\$ 4,027,837	\$ 3,371,176	\$ 656,661	\$ -	\$ 656,661	\$ 656,661		\$ 0
34041100-331350	C1927	WINDWARD TRIPLE LEFTS (GDOT-FED)	2,330,368	117,151	2,213,217	-	2,213,217	256,619		1,956,598
34041100-334350	C1927	WINDWARD TRIPLE LEFTS (GTIB-NFCID)	1,420,776	35,295	1,385,481	-	1,385,481	195,937		1,189,544
			subtotal		\$ 4,255,359	\$ -	\$ 4,255,359	\$ 1,109,216		\$ 3,146,143
Community Development										
34074150-331150	C1921	NORTHPOINT PLACEMAKING PLAN	75,001	63,192	\$ 11,809	\$ -	\$ 11,809	\$ 11,789		\$ 20
34074150-334310	C2017	NORTHPOINT FEASIBILITY STUDY	120,000	-	120,000	-	120,000	21,600		98,400
			subtotal		\$ 131,809	\$ -	\$ 131,809	\$ 33,389		\$ 98,420
General Government										
34090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 6,077		\$ (6,077)
34090200-395000		CARRYFORWARD FUND BALANCE			275,400	-	275,400	-		275,400
			subtotal		\$ 275,400	\$ -	\$ 275,400	\$ 6,077		\$ 269,323
			Total		\$ 4,970,568	\$ -	\$ 4,970,568	\$ 1,456,682		\$ 3,513,886
Expenditures										
Public Safety										
34031150-541410	C1907	TRAFFIC PREEMPTION SYSTEM	\$ 308,000	\$ -	\$ 308,000	\$ -	\$ 308,000	\$ 308,000	\$ -	\$ -
34031150-521200	C2043	ASSIST FIREFIGHTERS GRANT	3,000	-	3,000	-	3,000	1,500	-	1,500
					\$ 311,000	\$ -	\$ 311,000	\$ 309,500	\$ -	\$ 1,500
Public Works										
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)	\$ 4,027,838	\$ 3,371,177	\$ 656,661	\$ -	\$ 656,661	\$ 656,661	\$ -	\$ 0
34041100-541410	C1927	WINDWARD TRIPLE LEFTS	3,744,704	303,067	3,441,637	-	3,441,637	726,491	2,715,145	1
			subtotal		\$ 4,098,298	\$ -	\$ 4,098,298	\$ 1,383,152	\$ 2,715,145	\$ 1
Community Development										
34074150-521100	C1921	NORTHPOINT PLACEMAKING PLAN	93,751	78,990	\$ 14,761	\$ -	\$ 14,761	\$ 14,736	\$ -	\$ 25
34074150-521200	C2017	NORTHPOINT FEASIBILITY STUDY	150,000	-	150,000	-	150,000	45,750	104,250	-
			subtotal		\$ 164,761	\$ -	\$ 164,761	\$ 60,486	\$ 104,250	\$ 25
Non-Allocated										
(1) 34090200-579000		RESERVE FOR CITY MATCHES			\$ 396,509	\$ -	\$ 396,509	\$ -	\$ -	\$ 396,509
			subtotal		\$ 396,509	\$ -	\$ 396,509	\$ -	\$ -	\$ 396,509
			Total		\$ 4,970,568	\$ -	\$ 4,970,568	\$ 1,753,138	\$ 2,819,395	\$ 398,035

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 April 30, 2020

			Project Snapshot		FY 2020					Funds Available
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
Account #	Project									
Revenue										
30113230-336000	C0924	ECONOMIC DEVELOPMENT PLAN	\$ 37,500	\$ -	\$ -	\$ 37,500	\$ 37,500	\$ -	\$ 37,500	
30131150-393500	C2019	SCBA REPLACEMENTS (LEASE)	200,000	-	200,000	-	200,000	-	200,000	
30141100-336000	C1410	RUCKER RD WATERLINE	1,782,351	1,391,214	391,137	-	391,137	-	391,137	
30141100-371000	C1410	RUCKER RD-WEITZ SEWER LINE	68,080	68,080	-	-	-	(29,122)	29,122	
30141100-336000	C1702	KIMBALL BR RD IMPROVEMENTS	6,083,354	-	6,083,354	-	6,083,354	-	6,083,354	
30141100-392200	C1704	92 MILTON AVE PARKING - CONDO SALE	863,600	-	863,600	-	863,600	863,600	-	
30141100-371000	C1712	ALPHALOOP (AVALON)	1,000,000	-	1,000,000	-	1,000,000	-	1,000,000	
30141100-371001	C1712	ALPHALOOP (CID)	250,001	213,212	36,789	-	36,789	12,690	24,099	
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	0	
30141100-336000	C1927	WINDWARD TRIPLE LEFTS (FC WATER)	490,517	-	490,517	-	490,517	405,906	84,611	
30141100-371001	C1927	WINDWARD TRIPLE LEFTS (NFCID)	160,137	-	160,137	-	160,137	-	160,137	
30141100-371002	C1927	WINDWARD TRIPLE LEFTS (NFCID-FC)	500,001	40,188	459,813	-	459,813	52,953	406,860	
30141100-336000	C1928	RUCKER ROAD - ROSWELL CONTRIBUTION	2,905,158	-	2,905,158	-	2,905,158	276,867	2,628,291	
30161150-371000	C1926	NORTHSIDE MOU (PARKS)	80,000	40,000	-	40,000	40,000	40,000	-	
30161150-371000	C1929	COMM AG PROGRAM	12,565	1,907	10,658	-	10,658	10,657	1	
30161150-371000	C2021	RESURDENS FOUNDATION	35,000	-	35,000	-	35,000	35,000	-	
30161150-371000	C2023	CITY CENTER TREE REPLACEMENT	30,000	-	30,000	-	30,000	30,000	-	
30174150-337000	C0910	TREE REPLACEMENT FUND (CONTRIBUTION)	-	-	-	-	-	15,000	(15,000)	
30176100-371000	C1442	MAIN ST. IMPROVEMENTS (ABC)	1,808,084	1,774,772	33,312	-	33,312	33,312	-	
30176100-371000	C1712	ALPHALOOP (ABC)	689,187	329,189	359,998	-	359,998	110,793	249,205	
subtotal					\$ 13,872,074	\$ 77,500	\$ 13,949,574	\$ 1,941,571	\$ 12,008,003	
Non-Departmental										
30190200-395000		CARRYFORWARD FUND BALANCE			\$ 7,069,174	\$ 3,000,000	\$ 10,069,174	\$ -	\$ 10,069,174	
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND (MATCH)			2,000,000	7,766,268	9,766,268	6,471,890	3,294,378	
30190200-361000		INTEREST EARNINGS			146,126		146,126	250,661	(104,535)	
subtotal					\$ 9,215,300	\$ 10,766,268	\$ 19,981,568	\$ 6,722,551	\$ 13,259,017	
Total					\$ 23,087,374	\$ 10,843,768	\$ 33,931,142	\$ 8,664,122	\$ 25,267,020	



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of April 30, 2020

Account #Project			Project Snapshot		FY 2020						Funds
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Available	
Expenditures											
Administration											
30113230-544100	C0924	ECONOMIC DEVELOPMENT PLAN	\$ 81,390	\$ -	\$ 6,390	\$ 75,000	\$ 81,390	\$ 22,500	\$ 58,890	\$ -	
30113230-544100	C1300	CITY ECON DEVELOPMENT TOOLKIT	202,010	187,010	(72,500)	87,500	15,000	-	-	15,000	
30113230-544200	C1527	VETERANS MEMORIAL	105,544	75,806	29,738	-	29,738	-	-	29,738	
subtotal					\$ (36,372)	\$ 162,500	\$ 126,128	\$ 22,500	\$ 58,890	\$ 44,738	
Finance											
30115150-542400	C1101	ARCHIVE FILING & SCANNING	\$ 5,810	\$ 5,537	\$ 273	\$ -	\$ 273	\$ 272	\$ -	\$ 1	
30115150-542400	C1102	FINANCE SOFTWARE IMPROVEMENT	87,002	85,117	1,885	-	1,885	1,885	-	-	
30115150-542400	C1141	TYLER ERP SYSTEM	344,043	315,517	28,526	-	28,526	17,825	700	10,001	
subtotal					\$ 30,684	\$ -	\$ 30,684	\$ 19,983	\$ 700	\$ 10,001	
Information Technology											
30117400-542400	C0900	CISCO DATA NETWORK	\$ 300,001	\$ 155,751	\$ 144,250	\$ -	\$ 144,250	\$ 13,915	\$ -	\$ 130,335	
30117400-542400	C1000	GIS AERIAL MAPPING	50,001	25,487	24,514	-	24,514	675	10,625	13,214	
30117400-542400	C1103	NETWORK AND VOIP	167,678	112,961	54,717	-	54,717	2,195	9,893	42,629	
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,002	475,874	34,128	-	34,128	7,894	-	26,234	
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	2,262,367	1,849,302	113,065	300,000	413,065	221,275	49,846	141,945	
30117400-542400	C1400	PW DATA CTR SERVER REPLACEMENT	417,503	202,215	215,288	-	215,288	-	-	215,288	
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	400,145	87,779	312,366	-	312,366	12,025	100,291	200,050	
30117400-542400	C1725	CITY FIBER RELOCATION	8,781	7,695	1,086	-	1,086	1,086	-	-	
30117400-542400	C1809	GIS PARCEL CORRECTIONS	80,000	76,725	3,275	-	3,275	3,275	-	-	
30117400-542400	C2042	COVID-19 COSTS	14,856	-	14,856	-	14,856	14,856		0	
subtotal					\$ 917,545	\$ 300,000	\$ 1,217,545	\$ 277,196	\$ 170,655	\$ 769,695	



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of April 30, 2020

			Project Snapshot		FY 2020					
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	FY 2020 Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Account #	Project									
Public Safety										
30131150-541300	C1111	EXHAUST REMOVAL SYSTEM	\$ 65,642	\$ -	\$ (10,358)	\$ 76,000	\$ 65,642	\$ 65,641	\$ -	\$ 1
30131150-542200	C1202	FLEET REPLACEMENT	5,771,892	5,054,937	955	716,000	716,955	314,118	383,081	19,756
30131150-542400	C1205	SEC CAMERA SY	77,170	-	77,170	-	77,170	75,000	-	2,170
30131150-541300	C1229	PS ROOF REPAIR	431,583	67,458	(875)	365,000	364,125	358,478	5,647	-
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	854,472	626,422	(90,750)	318,800	228,050	145,722	47,760	34,568
30131150-541300	C1706	RAPSTC IMPROVEMENTS	530,112	-	530,112	-	530,112	123,769	189,650	216,693
30131150-544200	C1707	LICENSE PLATE REC GRANT	76,837	-	76,837	-	76,837	76,837	-	0
30131150-542200	C1810	NEW FLEET	54,250	-	-	54,250	54,250	41,347	-	12,903
30131150-541410	C1907	TRAFFIC PREEMPTIVE SYSTEM	300,000	357	149,643	150,000	299,643	299,643	-	-
30131150-544200	C2006	HAZMAT TRUCK AND TRAILER	94,250	-	-	94,250	94,250	393	75,446	18,411
30131150-542400	C2007	SERVER MIGRATION	13,728	-	(11,272)	25,000	13,728	13,728	-	0
30131150-542100	C2019	SCBA REPLACEMENTS (LEASE)	200,000	-	200,000	-	200,000	-	-	200,000
30131150-581200	C2019	CAPITAL LEASE PRINCIPAL	98,158	-	98,158	-	98,158	98,158	-	0
30131150-582200	C2019	CAPITAL LEASE INTEREST	1,842	-	1,842	-	1,842	1,842	-	0
subtotal					\$ 1,021,462	\$ 1,799,300	\$ 2,820,762	\$ 1,614,676	\$ 701,583	\$ 504,503
Public Works										
30141100-541410	C0041	TRAFFIC SIGNAL INTERCONNECT	\$ 279,779	\$ 133,038	\$ 146,741	\$ -	\$ 146,741	\$ 51,513	\$ 3,240	\$ 91,988
30141100-541410	C0042	STREET LIGHTING	50,000	-	50,000	-	50,000	8,479	6,392	35,129
30141100-541200	C0910	TREE REPLACEMENT FUND	1,277,249	482,738	794,511	-	794,511	124,436	363,592	306,483
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE	460,275	145,702	314,573	-	314,573	14,100	16,590	283,883
30141100-541410	C1207	BRIDGE MAINTENANCE	1,403,383	1,088,172	140,211	175,000	315,211	40,024	5,580	269,607
30141100-541410	C1208	MAST ARM MAINTENANCE	502,396	452,946	(550)	50,000	49,450	49,450	-	-
30141100-541410	C1215	STRIPING & SIGNAGE	1,398,587	1,068,752	129,835	200,000	329,835	236,724	80,705	12,407
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP	303,584	251,888	1,696	50,000	51,696	51,696	-	-
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE	504,266	368,905	35,361	100,000	135,361	82,891	21,135	31,335
30141100-541410	C1219	MILLING AND RESURFACING	18,570,951	13,438,630	632,321	4,500,000	5,132,321	1,688,224	3,254,619	189,478
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT	687,490	519,013	68,477	100,000	168,477	141,217	-	27,260
30141100-541410	C1221	DESIGN SERVICES	755,798	568,255	112,543	75,000	187,543	69,931	41,536	76,076
30141100-542200	C1223	FLEET REPLACEMENT	1,081,649	935,413	15,236	131,000	146,236	74,451	58,790	12,995
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP	757,769	508,069	149,700	100,000	249,700	89,888	159,812	-
30141100-541420	C1325	RUCKER SIDEWALK (DEVPR CONTR)	50,000	5,000	45,000	-	45,000	45,000	-	-
30141100-541410	C1407	MINOR INTERSECTION UPGRADES	112,168	90,176	21,992	-	21,992	-	14,690	7,302



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		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	
30141100-541410	C1410 RUCKER RD CORRIDOR IMPROVEMENTS	2,580,880	2,296,921	283,959	-	283,959	36,025	238,439	9,496
30141100-541420	C1512 SIDEWALK IMPROVEMENTS	829,802	711,116	118,686	-	118,686	5,000	113,686	-
30141100-541410	C1637 OLD ROSWELL ST PEDESTRIAN IMP	-	-	-	-	-	-	-	-
30141100-541410	C1702 KIMBALL BR RD IMPROVEMENTS	6,083,354	-	6,083,354	-	6,083,354	1,661,933	4,421,421	-
30141100-541300	C1704 WEST PARKING GARAGE	7,414,474	7,289,412	125,062	-	125,062	114,840	3,374	6,848
30141100-541420	C1712 ALPHALOOP	1,328,368	94,212	1,234,156	-	1,234,156	338,806	523,258	372,092
30141100-541410	C1714 BETHANY/MID BROADWELL ROUNDABOUT	292,195	-	292,195	-	292,195	-	292,195	0
30141100-541410	C1715 BETHANY/MAYFIELD ROUNDABOUT	436,492	-	436,492	-	436,492	195,839	240,653	0
30141100-541410	C1723 TEASLEY ST IMPROVEMENTS	11,875	-	11,875	-	11,875	11,875	-	-
30141100-541420	C1801 SIDEWALK MAINTENANCE/REPAIR	500,001	36,491	263,510	200,000	463,510	211,670	251,840	-
30141100-542100	C1802 PW EQUIPMENT REPLACEMENT	50,000	-	-	50,000	50,000	50,000	-	-
30141100-541300	C1836 PARKING GARAGE REPAIRS	204,617	165,349	39,268	-	39,268	39,268	-	0
30141100-541410	C1901 TRAFFIC RESPONSIVE SYSTEM MAINT	100,000	7,162	42,838	50,000	92,838	4,835	23,397	64,606
30141100-541300	C1902 FIRE STATION RENOVATIONS	250,001	20,181	104,820	125,000	229,820	173,600	39,642	16,579
30141100-541300	C1904 PW HQ RENOVATIONS	78,036	28,051	9,985	40,000	49,985	-	49,985	-
30141100-541300	C1905 GYM RENOVATIONS	35,000	4,594	30,406	-	30,406	19,775	3,460	7,171
30141100-541300	C1906 CITY HALL RENOVATIONS	12,490	1,600	(4,110)	15,000	10,890	-	10,890	-
30141100-541500	C1909 PARK PLAZA SIGNAL	218,073	90,539	127,534	-	127,534	127,533	-	1
30141100-541410	C1918 PEDESTRIAN SAFETY STUDY	296,116	124,279	(28,163)	200,000	171,837	8,906	162,930	1
30141100-541410	C1923 BUICE RD TRAFFIC CALMING	250,000	-	250,000	-	250,000	250,000	-	-
30141100-541410	C1927 WINDWARD TRIPLE LEFT	1,157,093	192,908	964,185	-	964,185	330,158	633,011	1,016
30141100-541410	C1928 RUCKER RD - ROSWELL CONTRIBUTION	2,905,158	276,867	2,628,291	-	2,628,291	647,607	1,980,683	1
30141100-541410	C2001 MUNICIPAL COURT RENOVATIONS	37,697	-	(32,303)	70,000	37,697	20,909	16,788	1
30141100-541300	C2002 ROSWELL ST TRASH ENCLOSURE	75,787	-	(49,213)	125,000	75,787	75,787	-	0
30141100-541300	C2003 HVAC REPLACEMENTS	75,000	-	-	75,000	75,000	-	69,925	5,075
30141100-541300	C2004 GENERATOR REPLACEMENTS	95,075	-	(4,925)	100,000	95,075	-	95,075	-
30141100-544200	C2005 CITY HALL BEAUTIFICATION	-	-	(10,000)	10,000	-	-	-	-
30141100-541410	C2012 HOPEWELL/VAUGHAN RD ROUNDABOUT	88,829	-	(25,021)	113,850	88,829	-	88,829	0
30141100-542400	C2026 TCC HARDWARE/SOFTWARE	60,000	-	60,000	-	60,000	-	49,626	10,374
30141100-541410	C2027 N/S BROAD ST TO ONE-WAY	40,000	-	40,000	-	40,000	-	24,827	15,173
30141100-541410	C2028 LILLY GARDEN EXT	13,434	-	13,434	-	13,434	2,087	11,347	1
30141100-541410	C2029 MARIETTA ST HAWK	200,000	-	200,000	-	200,000	429	-	199,571
subtotal				\$ 15,863,962	\$ 6,654,850	\$ 22,518,812	\$ 7,094,904	\$ 13,371,959	\$ 2,051,948



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			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available								
Account #	Project																	
Recreation, Parks & Cultural Services																		
30161150-541500	C1221	DESIGN SERVICES	\$	162,001	\$	118,414	\$	23,587	\$	20,000	\$	43,587	\$	42,336	\$	1,250	\$	1
30161150-541300	C1229	REC & PARK BLDG. RE-ROOF		947,039		926,485		20,554		-		20,554		20,554		-		-
30161150-542200	C1232	FLEET REPLACEMENT		485,090		335,090		-		150,000		150,000		150,000		-		-
30161150-542100	C1402	RP EQUIPMENT REPLACEMENT		473,058		392,999		(39,941)		120,000		80,059		80,059		-		0
30161150-541500	C1524	ADAPTIVE PLAYGROUND EQUIPMENT		28,501		20,422		8,079		-		8,079		8,079		-		-
30161150-544200	C1600	DOWNTOWN SCULPTURE PROGRAM		165,000		134,367		30,633		-		30,633		30,633		-		-
30161150-541500	C1614	THE STORIES PROJECT		25,000		10,000		15,000		-		15,000		15,000		-		-
30161150-541510	C1636	GREENWAY REPAIR AND MAINTENANCE		352,169		102,169		-		250,000		250,000		51,883		4,560		193,558
30161150-541500	C1641	PARK MASTER PLANS		296,451		275,132		21,319		-		21,319		21,319		-		-
30161150-541300	C1708	GREENWAY EXT TO FORSYTH COUNTY		146,126		-		146,126		-		146,126		3,200		46,126		96,800
30161150-541500	C1804	PARK REPAIRS/IMPROVEMENTS		315,895		208,149		7,746		100,000		107,746		106,427		-		1,319
30161150-541500	C1806	PARKS PLAYGROUND EQUIPMENT		140,720		43,259		97,461		-		97,461		97,461		-		-
30161150-544100	C1807	PUBLIC ARTS PROGRAM		170,000		144,500		25,500		-		25,500		-		25,500		-
30161150-531600	C1834	NUTCRACKER PROGRAM		31,500		29,706		1,794		-		1,794		-		-		1,794
30161150-541500	C1908	WAYFINDING SIGNAGE		75,000		8,898		66,102		-		66,102		59,721		6,380		1
30161150-541500	C1920	PARK DEVELOPMENT		566,307		46,862		519,445		-		519,445		209,553		134,056		175,836
30161150-541500	C1926	NORTHSIDE MOU (PARKS)		80,000		40,000		-		40,000		40,000		-		-		40,000
30161150-541500	C1929	COMMUNITY AGRICULTURE PROGRAM		12,566		43		12,523		-		12,523		5,368		-		7,156
30161150-541500	C2010	PARK ENHANCEMENTS		150,000		-		-		150,000		150,000		102,292		5,720		41,988
30161150-541500	C2021	RESURGENS FOUNDATION-PLAYGROUND		35,000		-		35,000		-		35,000		-		-		35,000
30161150-541200	C2023	CCITY CENTER TREE REPLACEMENT		30,000		-		30,000		-		30,000		16,905		13,095		-
30161150-541500	C2025	TOWN GREEN ELECTRICAL		33,571		-		33,571		-		33,571		33,570		-		1
30161150-541500	C2030	TOWN GREEN IMPROVEMENTS		17,664		-		17,664		-		17,664		-		-		17,664
30161150-541500	C2031	INNOVATION ACADEMY IGA		250,000		-		250,000		-		250,000		-		-		250,000
subtotal							\$ 1,322,163	\$ 830,000	\$ 2,152,163	\$ 1,054,359	\$ 236,687	\$ 861,117						



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			Project Snapshot		FY 2020													
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	FY 2020 Total Budget	Collections / Expenditures	Encumbrances	Funds Available								
Account #	Project																	
Community Development																		
30174150-544100	C0019	DOWNTOWN PARKING FUND	\$	438,249	\$	260,748	\$	177,501	\$	-	\$	177,501	\$	-	\$	37,000	\$	140,501
30174150-542400	C1222	RECORDS MANAGEMENT		32,169		28,803		3,366		-		3,366		559		2,806		1
30174150-542200	C1433	FLEET REPLACEMENT		280,327		225,925		4,402		50,000		54,402		50,652		-		3,750
30174150-541410	C1603	DESIGN SERVICES		328,003		216,846		31,157		80,000		111,157		63,884		31,388		15,885
30174150-541300	C1824	OFFICE BUILDOUT (CITY HALL)		168,002		74,704		5,298		88,000		93,298		21,191		65,552		6,554
30174150-541410	C1917	MILTON AVE. CONCEPT DESIGN		36,425		33,226		3,199		-		3,199		-		3,198		1
30174150-542200	C2000	FLEET (2020 NEW CODE OFFICERS)		49,930		-		(70)		50,000		49,930		49,930		-		-
subtotal							\$	224,853	\$	268,000	\$	492,853	\$	186,216	\$	139,944	\$	166,693
Alpharetta Business Community Sidewalk Projects																		
30176100-541420	C1712	ALPHALOOP	\$	689,187	\$	380,581	\$	308,606	\$	-	\$	308,606	\$	59,400	\$	249,206	\$	-
subtotal							\$	308,606	\$	-	\$	308,606	\$	59,400	\$	249,206	\$	-
Non-Departmental																		
30190200-579000		NON-ALLOCATED					\$	3,434,471	\$	829,118	\$	4,263,589	\$	-	\$	-	\$	4,263,589
subtotal							\$	3,434,471	\$	829,118	\$	4,263,589	\$	-	\$	-	\$	4,263,589
Total							\$	23,087,374	\$	10,843,768	\$	33,931,142	\$	10,329,234	\$	14,929,624	\$	8,672,284



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Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
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		Project Snapshot		FY 2020								
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available			
Account #	Project											
Revenue												
Non-Departmental												
30241100-343900 C2020	DRAINAGE MAINTENANCE	\$	4,434	\$	-	\$	4,434	\$	4,434	\$	0	
30290200-361000	INTEREST EARNINGS				-		-		35,518.83		(35,518.83)	
30290200-391100	TRANSFER IN/GENERAL FUND MATCH				2,550,000		2,550,000		2,125,000		425,000	
30290200-395000	CARRYFORWARD FUND BALANCE				888,752		888,752		-		888,752	
	Total			\$	893,186	\$	2,550,000	\$	3,443,186	\$	2,164,953	
Expenditures												
Public Works												
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	\$	519,948	\$	226,470	\$	143,478	\$	150,000	\$	293,478	
30241100-541430 C1308	SW PIPE & STRUCTURE R&M		5,249,213		2,746,933		302,280		2,200,000		2,502,280	
30241100-541430 C1503	STORMWATER STUDIES		300,001		132,474		67,527		100,000		167,527	
30241100-541430 C1604	STORMWATER INSPECTIONS		334,056		236,114		(2,058)		100,000		97,942	
30241100-541430 C2020	DRAINAGE IMPROVEMENT		11,958		-		11,958		-		11,958	
30261150-541430 C1919	WILLS PARK STREAM RESTORATION		16,412		7,214		9,198		-		9,198	
	subtotal						\$	532,383	\$	2,550,000	\$	3,082,383
Non-Departmental												
30290200-579000	NON-ALLOCATED						\$	360,803	\$	-	\$	360,803
	subtotal						\$	360,803	\$	-	\$	360,803
	Total						\$	893,186	\$	2,550,000	\$	3,443,186



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Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)
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			Project Snapshot		FY 2020						
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available	
Account #	Project										
Revenue											
Non-Departmental											
31790200-395000	CARRYFORWARD FUND BALANCE				\$ 31,904,246	\$ 1,325,912	\$ 33,230,158	\$ -		\$ 33,230,158	
31790200-389000	MISCELLANEOUS REVENUS				\$ 108,000		108,000	\$ -		108,000	
31790200-361000	INTEREST EARNINGS				350,000	-	350,000	464,909		(114,909)	
	Total				\$ 32,362,246	\$ 1,325,912	\$ 33,688,158	\$ 464,909		\$ 33,223,249	
Expenditures											
31741100-541410	C1410	RUCKER RD CORRIDOR	14,850,002	7,001,516	\$ 7,848,486	\$ -	\$ 7,848,486	\$ 4,211,950	\$ 3,636,535	\$ 1	
31741100-541420	C1512	SIDEWALK IMP (NON-ALLOCATED)	271,647	271,647	-	-	-	-	-	-	
31741100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	3,400,000	400,000	3,000,000	-	3,000,000	-	-	3,000,000	
31741100-541410	C1702	KIMBALL BR RD IMPROVEMENTS	9,747,585	689,309	9,058,276	-	9,058,276	318,284	8,739,991	0	
31741100-541410	C1703	WINDWARD PKWY IMPROVEMENTS	401,613	401,613	-	-	-	-	-	-	
31741100-541420	C1712	ALPHALOOP	500,001	171,697	328,304	-	328,304	38,089	36,576	253,639	
31741100-541420	C1715	BETHANY/MAYFIELD ROUNDABOUT	403,154	43,390	359,764	-	359,764	42,153	317,611	-	
31741100-541420	C1726	SIDEWALKS IMP PHASE 1	356,162	356,162	-	-	-	-	-	-	
31741100-541420	C1727	MAYFIELD RD SIDEWALK	914,337	914,337	-	-	-	-	-	-	
31741100-541420	C1814	SIDEWALKS IMP PHASE 3	276,441	276,441	-	-	-	-	-	-	
31741100-541420	C1818	SIDEWALKS IMP PHASE 4	276,490	276,490	-	-	-	-	-	-	
31741100-541420	C1820	SIDEWALKS IMP PHASE 5	209,395	209,395	-	-	-	-	-	-	
31741100-541420	C1826	SPRUELL CIRCLE SIDEWALK	308,628	7,444	301,184	-	301,184	-	301,184	-	
31741100-541420	C1828	WARSAW AREA SIDEWALKS	176,206	176,206	-	-	-	-	-	-	
31741100-541420	C1829	PROVIDENCE AREA SIDEWALKS	1,017,121	339,743	677,378	-	677,378	337,970	339,407	1	
31741100-541420	C1925	MORRISON PARKWAY SIDEWALKS	921,833	-	921,833	-	921,833	79,707	812,214	29,912	
31761150-541000	C1100	PARK LAND ACQUISITION	3,488,751	3,488,751	-	-	-	-	-	-	
31761150-541500	C1424	WILLS PK POOL EXPANSION	2,700,000	2,700,000	-	-	-	-	-	-	
31761150-541500	C1611	ARTS CENTER IMP	1,500,002	1,494,633	5,369	-	5,369	5,369	-	-	
31761150-541300	C1708	GREENWAY EXT TO FORSYTH	9,786,177	1,241,975	8,544,202	-	8,544,202	637,492	8,120,200	(213,491)	
31761150-541300	C1709	EASTSIDE COMMUNITY CTR	2,500,000	-	2,500,000	-	2,500,000	889,523	1,610,477	-	
31761150-541000	C1711	CULTURAL ARTS LAND/PARK LAND	-	-	-	-	-	-	-	-	
31741100-579000		PW RESERVE	143,362	-	(590,702)	734,064	143,362	-	-	143,362	
31761150-579000		PARKS RESERVE	-	-	-	-	-	-	-	-	
31790200-584000		BOND ISSUANCE COST (\$2016 BOND)	361,301	361,301	-	-	-	-	-	-	
	Total				\$ 32,954,094	\$ 734,064	\$ 33,688,158	\$ 6,560,538	\$ 23,914,195	\$ 3,213,424	



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST Fund Detail (Fund 335: life-to-date for all projects)
 As of April 30, 2020

Account #	Project	Project Snapshot		FY 2020					
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
Non-Departmental									
33590200-395000	CARRYFORWARD FUND BALANCE			\$ 16,653,031	\$ 4,372,820	\$ 21,025,851	\$ -		\$ 21,025,851
33590200-313400	TSPLOST			-	11,400,000	11,400,000	8,376,175		3,023,825
33541100-361000	INTEREST EARNINGS					-	328,381		(328,381)
	Total			\$ 16,653,031	\$ 15,772,820	\$ 32,425,851	\$ 8,704,556		\$ 23,721,295
Expenditures									
33541100-541410	ROADWAY IMPROVEMENTS	\$ 16,039,751	\$ 22,040	\$ 244,891	\$ 15,772,820	\$ 16,017,711	\$ -	\$ -	\$ 16,017,711
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	404,577	380,208	24,369	-	24,369	12,780	4,021	7,568
33541100-541410	C1713 KIMBALL BR RD OP IMPROVEMENTS	1,359,597	219,423	1,140,174	-	1,140,174	3,928	1,064,371	71,875
33541100-541410	C1714 BETHANY RD @ MID BROADWELL RD	1,247,355	272,879	974,476	-	974,476	208,151	766,324	1
33541100-541410	C1715 BETHANY RD @ MAYFIELD RD	1,768,505	301,550	1,466,955	-	1,466,955	579,565	878,966	8,423
33541100-541410	C1716 MORRIS RD OPERATIONAL IMP	3,480,759	1,614,714	1,866,045	-	1,866,045	1,547,767	299,701	18,577
33541100-541410	C1717 OLD MILTON PKWY CAPACITY IMP	1,790,676	759,586	1,031,090	-	1,031,090	14,993	7	1,016,090
33541100-541410	C1718 WINDWARD PKWY IMP	185,600	185,100	500	-	500	-	-	500
33541100-541410	C1800 HAYNES BRIDGE RD IMP	5,000,000	-	5,000,000	-	5,000,000	55,428	193,675	4,750,898
33541100-541410	C1932 ACADEMY ST IMPROVEMENTS	289,576	84,423	205,153	-	205,153	146,029	59,124	1
33541100-541410	C1933 WEBB BRIDGE RD IMPROVEMENTS	727,981	9,208	718,773	-	718,773	24,653	694,120	0
33541100-541410	C1934 IMPROVEMENTS WINDWARD PKWY EAST	352,655	40,596	312,059	-	312,059	300,251	11,807	1
33541100-541410	C1935 IMPROVEMENTS WINDWARD PKWY WEST	240,240	17,694	222,546	-	222,546	213,136	9,195	215
33541100-541410	C2054 GA 400 BRIDGES (WEBB; KIMBALL)			46,000	-	46,000	-	-	46,000
	Total			\$ 15,653,031	\$ 15,772,820	\$ 31,425,851	\$ 3,106,680	\$ 3,981,311	\$ 24,337,859



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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 April 30, 2020

		Project Snapshot		FY 2020						
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available	
Account #	Project									
Revenue										
DEA										
21031110-351300	CONFISCATION/FEDERAL SEIZURE	2,752,512	2,752,512	\$ -	\$ -	\$ -	\$ 157,910		\$ (157,910)	
21031110-361000	INTEREST EARNINGS	5,290	5,290	-	-	-	1,100		(1,100)	
21031110-395000	CARRYFORWARD FUND BALANCE	481,733	-	56,683	425,050	481,733	-		481,733	
	Total			\$ 56,683	\$ 425,050	\$ 481,733	\$ 159,009		\$ 322,724	
Expenditures										
DEA										
21031110-51*	PERSONNEL SERVICES	1,821,389	1,526,339	\$ -	\$ 295,050	\$ 295,050	\$ 217,325	\$ -	\$ 77,725	
21031110-52*	MAINTENANCE AND OPERATIONS	163,933	130,330	33,603	-	33,603	33,602	-	1	
21031110-531600	SMALL EQUIPMENT	25,903	8,082	17,821	-	17,821	17,820	-	1	
21031110-531700	EMPLOYEE UNIFORMS	24,234	-	24,234	-	24,234	23,887	-	347	
21031110-573000	DONATION TO PRIVATE SOURCE	10,000	-	10,000	-	10,000	10,000	-	-	
21031110-579007	NEXT YEAR BUDGET RESERVE	26,333	-	26,333	-	26,333	-	-	26,333	
21031110-542100	C2009 PATROL RIFLE PROGRAM	74,692	-	(55,308)	130,000	74,692	74,691	-	1	
	Total			\$ 56,683	\$ 425,050	\$ 481,733	\$ 377,325	\$ -	\$ 104,408	



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
State Confiscated Assets Fund (Fund 211; life-to-date for active projects)
 As of April 30, 2020

Account #	Project	Project Snapshot		FY 2020					
		Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available
Revenue									
State									
21131120-351301	CONFISCATION/STATE SEIZURE	75,246	8,722	\$ 66,524	\$ -	\$ 66,524	\$ 66,524		\$ (0)
21131120-391210	TRANSFER IN/DEA FUND	26,776	26,776	-	-	-	-		-
21131120-395000	CARRYFORWARD FUND BALANCE	12,905	-	12,905	-	12,905	-		12,905
subtotal				\$ 79,429	\$ -	\$ 79,429	\$ 66,524		\$ 12,905
Total				\$ 79,429	\$ -	\$ 79,429	\$ 66,524		\$ 12,905
Expenditures									
State									
21131120-532400	NON-RECURRING EXPENSES	102,021	22,592	\$ 79,429	\$ -	\$ 79,429	\$ 34,482	\$ -	\$ 44,947
subtotal				\$ 79,429	\$ -	\$ 79,429	\$ 34,482	\$ -	\$ 44,947
Total				\$ 79,429	\$ -	\$ 79,429	\$ 34,482	\$ -	\$ 44,947



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of April 30, 2020

Account #		Project		Project Snapshot		FY 2020												
				Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available							
Revenue																		
27074110-341321		IMPACT FEES STREETS & HIGHWAYS	\$	1,937,940	\$	1,764,622	\$	173,318	\$	-	\$	173,318	\$	127,588	\$	45,730		
27074110-341323		IMPACT FEES RECREATION & PARKS		4,043,255		3,693,255		350,000		-		350,000		374,656		(24,656)		
27074110-341324		IMPACT FEES PUBLIC SAFETY		747,438		747,438		-		-		-		59,680		(59,680)		
		subtotal					\$	523,318	\$	-	\$	523,318	\$	561,924	\$	(38,606)		
Non-Departmental																		
27074110-395000		CARRYFORWARD FUND BALANCE					\$	1,800,788	\$	1,595,128	\$	3,395,916	\$	-	\$	3,395,916		
27074110-361000		INTEREST EARNINGS						-		-		-		73,684		(73,684)		
		subtotal					\$	1,800,788	\$	1,595,128	\$	3,395,916	\$	73,684	\$	3,322,232		
		Total					\$	2,324,106	\$	1,595,128	\$	3,919,234	\$	635,607	\$	3,283,627		
Expenditures																		
Public Safety																		
27031150-544200	C2006	HAZMAT TRUCK & TRAILER	\$	155,750	\$	-	\$	-	\$	155,750	\$	155,750	\$	-	\$	155,750	\$	-
		subtotal					\$	-	\$	155,750	\$	155,750	\$	-	\$	155,750	\$	-
Public Works																		
27041100-541410	C1410	RUCKER RD CORRIDOR	\$	1,150,000	\$	23,700	\$	1,126,300	\$	-	\$	1,126,300	\$	484,030	\$	93,583	\$	548,687
27041100-541410	C1723	TEASLEY ST IMPROVEMENTS		56,925		-		56,925		-		56,925		38,125		-		18,800
27041100-541410	C1909	PARK PLAZA SIGNAL		45,935		-		45,935		-		45,935		45,935		-		0
27041100-541410	C2012	HOPEWELL/VAUGHAN ROUNDABOUT		28,206		-		(7,944)		36,150		28,206		-		28,205		1
		subtotal					\$	1,221,216	\$	36,150	\$	1,257,366	\$	568,090	\$	121,789	\$	567,488
Recreation, Parks & Cultural Services																		
27061150-541200	C1708	GREENWAY EXT TO FORSYTH		1,051,402		-	\$	1,051,402	\$	-	\$	1,051,402	\$	-	\$	1,051,402	\$	-
27061150-541500	C1920	PARK DEVELOPMENT		433,693		-		433,693		-		433,693		393,176		38,068		2,450
		subtotal					\$	1,485,095	\$	-	\$	1,485,095	\$	393,176	\$	1,089,470	\$	2,450
Non-Departmental																		
27074110-579001		NON-ALLOCATED STREETS & HIGHWAYS					\$	164,933	\$	826,691	\$	991,624	\$	-	\$	-	\$	991,624
27074110-579002		NON-ALLOCATED RECREATION & PARKS						(523,453)		523,453		-		-		-		-
27074110-579003		NON-ALLOCATED PUBLIC SAFETY						(23,685)		53,084		29,399		-		-		29,399
		subtotal					\$	(382,205)	\$	1,403,228	\$	1,021,023	\$	-	\$	-	\$	1,021,023
		Total					\$	2,324,106	\$	1,595,128	\$	3,919,234	\$	961,265	\$	1,367,008	\$	1,590,961



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of April 30, 2020

Account #		Project	Project Snapshot		FY 2020						
			Total Project Authorization	Prior Year Actuals	Carryforward Budget	FY 2020 Appropriations	Total Budget	Collections / Expenditures	Encumbrances	Funds Available	
Revenue											
27590150-314100		HOTEL/MOTEL TAXES	50,855,794	42,055,794	\$ -	\$ 8,800,000	\$ 8,800,000	\$ 6,155,251			\$ 2,644,749
27590150-319201		PENALTY/INTEREST HOTEL/MOTEL TAXES	2,066	2,066	-	-	-	3,711			(3,711)
		subtotal			\$ -	\$ 8,800,000	\$ 8,800,000	\$ 6,158,962			\$ 2,641,038
Non-Departmental											
27590150-395000		CARRYFORWARD FUND BALANCE	2,697,155	-	\$ 1,882,685	\$ 814,470	\$ 2,697,155	\$ -			\$ 2,697,155
		subtotal			\$ 1,882,685	\$ 814,470	\$ 2,697,155	\$ -			\$ 2,697,155
		Total			\$ 1,882,685	\$ 9,614,470	\$ 11,497,155	\$ 6,158,962			\$ 5,338,193
Expenditures											
Alpharetta Convention & Visitors Bureau											
27590150-572002		ALPHA CONV & VISITORS BUREAU DISTRIBUTION	22,540,835	18,690,835	\$ -	\$ 3,850,000	\$ 3,850,000	\$ 2,691,743	\$ -		\$ 1,158,257
		subtotal			\$ -	\$ 3,850,000	\$ 3,850,000	\$ 2,691,743	\$ -		\$ 1,158,257
City/Other											
27590150-521200		PROFESSIONAL SERVICES	16,490	13,490	\$ -	\$ 3,000	\$ 3,000	\$ 2,500	\$ -		\$ 500
27590150-611100		CITY OF ALPHARETTA DISTRIBUTION	19,720,285	16,420,285	-	3,300,000	3,300,000	2,306,351	-		993,649
		subtotal			\$ -	\$ 3,303,000	\$ 3,303,000	\$ 2,308,851	\$ -		\$ 994,149
Tourism Product Development											
27590150-541500	C1908	WAYFINDING SIGNAGE	\$ 39,600	\$ -	\$ (60,400)	\$ 100,000	\$ 39,600	\$ 24,901	\$ 14,699		\$ 1
27590150-544100	C1908	WAYFINDING SIGNAGE	14,319	-	(80,681)	95,000	14,319	14,319	-		0
27590150-541500	C1911	EQUESTRIAN CENTER	250,000	-	250,000	-	250,000	-	-		250,000
27590450-541500	C2011	WILLS PARK MASTER PLAN	850,000	-	-	850,000	850,000	147,577	43,762		658,661
27590150-541000	C2046	LAND ACQUISITION	795,398	-	795,398	-	795,398	795,398	-		0
27590150-579000		RESERVE (TOURIST PRODUCT DEVELOPMENT)	-	-	(440,507)	440,507	-	-	-		-
27590150-579006		DEBT SERVICE RESERVE	1,418,875	-	1,418,875	-	1,418,875	-	-		1,418,875
27590151-581100	D1600	PRINCIPAL (2016 CONF CTR BOND)	400,000	200,000	-	200,000	200,000	200,000	-		-
27590151-582100	D1600	INTEREST PAYMENT (2016 CONF CTR BOND)	3,111,517	2,335,554	-	775,963	775,963	775,963	-		1
		subtotal			\$ 1,882,685	\$ 2,461,470	\$ 4,344,155	\$ 1,958,157	\$ 58,461		\$ 2,327,538
		Total			\$ 1,882,685	\$ 9,614,470	\$ 11,497,155	\$ 6,958,751	\$ 58,461		\$ 4,479,944



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OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended April 30, 2020

Vendor	Description	Department	\$ Amount
360 Network Solutions LLC	Axis HDTV System	Public Works	\$ 23,600.00
Ace American Insurance Co (wire)	Workers Comp	Risk Management	\$ 16,438.69
AFLAC	Premium Payment	Finance	\$ 10,378.89
Allan Vigil Ford Lincoln	2020 Ford F150	Community Development	\$ 24,965.00
Allan Vigil Ford Lincoln	2020 Ford F150	Public Works	\$ 30,911.00
Allied Paving Contractors Inc	FY2020 Milling and Resurfacing	Public Works	\$ 128,398.99
Allied Paving Contractors Inc	FY2020 Milling and Resurfacing	Public Works	\$ 379,990.87
Alpharetta Convention & Visitor Bureau	Sponsorship Refund	Recreation, Parks & Cultural Svcs	\$ 5,000.00
Alpharetta Convention & Visitor Bureau	April 2020 Hotel/ Motel	Finance	\$ 119,613.69
Alta Planning + Design	Alpha Loop	Public Works	\$ 6,010.56
American Facility Services Inc	Janitorial Services	Public Works	\$ 10,437.02
Angela Krause Ford Lincoln	Vehicle Maintenance and Repair	Various	\$ 7,178.86
Apex Services	Pole Painting	Public Works	\$ 19,800.00
Apex Services	Pole Painting	Public Works	\$ 29,650.00
AT&T	Telephone Services	Public Safety	\$ 10,343.50
AT&T/Bellsouth @ 85 Annex	Telephone Services	Public Safety	\$ 19,324.32
Atkins North America	Bethany Road Roundabout	Public Works	\$ 10,279.57
Blackjack Paving Sealingcoating & Striping LLC	Thermoplastic Stripping	Public Works	\$ 50,406.70
BNY (wire)	Bond Debt Payment	Finance	\$ 240,595.00
BNY (wire)	Bond Debt Payment	Finance	\$ 587,981.25
BNY (wire)	Bond Debt Payment	Finance	\$ 1,184,893.75
BNY (wire)	Bond Debt Payment	Finance	\$ 1,787,974.00
BNY (wire)	Bond Debt Payment	Finance	\$ 1,092,619.69
Bovis Kyle & Burch LLC	Professional Services thru January 25, 2020	Legal Services	\$ 66,160.76
Bovis Kyle and Burch LLC	Professional Services thru December 25, 2019	Legal Services	\$ 65,342.38
Carter Validus Mission	Tax Refund	Finance	\$ 8,401.79
Challenger Teamwear LLC	Athletic Uniforms	Recreation, Parks & Cultural Svcs	\$ 10,905.88
Change Healthcare Technologies	Tax Refund	Finance	\$ 28,070.43
Change Healthcare Technologies	Tax Refund	Finance	\$ 33,240.95
Cigna (wire)	Monthly Premium	Finance	\$ 38,192.93
Cigna (wire)	Monthly Premium	Finance	\$ 43,312.74



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended April 30, 2020

Vendor	Description	Department	\$ Amount
Cigna (wire)	Monthly Premium	Finance	\$ 146,370.95
City of Johns Creek	Buice Road Traffic Calming	Public Works	\$ 250,000.00
City of Johns Creek	Haynes Bridge Road TSPlost	Public Works	\$ 55,427.50
City of Roswell	Alpharetta RAPSTC Payment and Quarterly Billing	Public Safety	\$ 66,075.98
CMES Inc	Bethany Road Roundabout	Public Works	\$ 63,771.58
CMES Inc	Kimball Bridge Road Corridor Improvement	Public Works	\$ 102,558.82
CMES Inc	Bethany Road Roundabout	Public Works	\$ 48,434.20
Corelogic Commercial Real	Tax Refund	Finance	\$ 14,499.30
CW Matthews Contracting Co	Rucker Road Corridor Improvements	Public Works	\$ 390,698.00
CXT Incorporated	Cortez	Recreation, Parks & Cultural Svcs	\$ 58,762.65
DAF Concrete Inc	FY2020 Sidewalk Repair and Replacement	Public Works	\$ 119,313.00
Data Media Associates	False Alarm Registration and Sanitation Mail	Finance	\$ 14,410.22
David Eristavi	Soccer Instructor	Recreation, Parks & Cultural Svcs	\$ 5,666.70
Dell Marketing LP	VLA Windows Remote Desktop Services and Latitude 5401	Information Technology	\$ 39,661.30
Downey Trees Inc	Tree Services	Recreation, Parks & Cultural Svcs	\$ 5,997.50
Dream House Painting Inc	Interior Painting	Recreation, Parks & Cultural Svcs	\$ 5,430.00
Ed Castro Landscape Inc	Tree Planting @ Windward Community Park	Public Works	\$ 5,955.00
Ed Isakson/Alpharetta Family YMCA	Preston Ridge Community Center	Recreation, Parks & Cultural Svcs	\$ 541,623.87
Ed Isakson/Alpharetta Family YMCA	Draw Request 2 - Preston Ridge Community Center	Recreation, Parks & Cultural Svcs	\$ 347,899.48
Evergreen Solutions LLC	Comprehensive Pay and Classification Study	Human Resources	\$ 8,125.00
Fran Shoenthal	4/14/20 thru 4/23/20 Legal Services	Municipal Court	\$ 7,150.00
Fulton County Board of Commission	March 2020 State Reports-LVAP Fund Disbursements	Municipal Court	\$ 6,777.00
Galls Inc	Uniforms	Public Safety	\$ 24,499.60
Georgia Interlocal Risk Management Agency	Firefighters Long Term Disability and Cancer Benefit	Public Safety	\$ 9,196.33
Georgia Power Co	Power Bill	Finance	\$ 171,921.97
Georgia Superior Court Clerks	March 2020 State Reports	Municipal Court	\$ 30,157.75
GH Windward Plaza Inc	Tax Refund	Finance	\$ 8,251.00
GT Distributors of Georgia Inc	Firearms	Public Safety	\$ 5,607.00
Hardy Chevrolet Inc	2020 Chevrolet Tahoe	Public Safety	\$ 37,867.00
Hasley Recreation Inc	Pavilions	Recreation, Parks & Cultural Svcs	\$ 27,520.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended April 30, 2020

Vendor	Description	Department	\$ Amount
Hico Avalon LLC	Tax Refund	Finance	\$ 6,209.80
Hitachi Data Systems Corp	Tax Refund	Finance	\$ 6,086.44
Insight Public Sector Inc	NetMotion Mobility	Information Technology	\$ 9,922.96
Integrated Construction and Nobility Inc	Big Creek Greenway Extension	Public Works	\$ 388,212.38
Jason Moody	Multiple Sidewalk Segments	Public Works	\$ 41,945.00
Meer Electrical Contractor Inc	Electrical Services	Public Works	\$ 8,370.99
Midland Loan Services	Tax Refund	Finance	\$ 6,141.98
MKSK Inc	Alpha Loop Trail	Community Development	\$ 15,000.00
National Tax Search LLC	Tax Refund	Finance	\$ 6,808.39
Navex Global Inc	Annual Course Subscription	Human Resources	\$ 8,615.84
NetPlanner Systems Inc	Security and Access Systems	Information Technology	\$ 6,080.00
North Fulton Regional Radio Sys Auth	Quarter 4 - FY2020 Subsidy Partial Payment	Public Safety	\$ 26,555.00
Orix Real Estate Capital LLC	Tax Refund	Finance	\$ 8,072.42
Pacific Dental Services	Sponsorship Refund	Recreation, Parks & Cultural Svcs	\$ 5,000.00
Peace Officers Annuity & Benefit Fund of GA	March 2020 State Reports	Municipal Court	\$ 7,016.50
Peek Pavement Marking LLC	Pavement Marking Services	Public Works	\$ 8,619.88
Pond & Company	WP Pavilion/MidBroadwell Pk/Big Creek Greenway	Public Works	\$ 39,720.00
Pond & Company	Wills Park Equestrian Center	Recreation, Parks & Cultural Svcs	\$ 7,070.00
Premier Events LLC	Taste of Alpharetta Contract/Sponsorship Fee	Recreation, Parks & Cultural Svcs	\$ 18,950.00
Progress Software Co	Annual Sitefinity Enterprise Edition	City Administration	\$ 8,999.00
Republic Services #800	Waste and Recycle Services	Finance	\$ 5,423.07
Republic Services #800	Waste and Recycle Services	Finance	\$ 13,120.85
Republic Services #800	Waste and Recycle Services	Finance	\$ 341,651.48
RKG Associates Inc	Strategic Technology Planning	City Administration	\$ 12,500.00
Roswell Signs LLC	Westside Park Monument Sign & Silos Park Monument Sign	Recreation, Parks & Cultural Svcs	\$ 12,154.87
Ruppert Landscape	City of Alpharetta Right of Way Landscape	Public Works	\$ 31,868.50
Ruppert Landscape	Topsoil	Recreation, Parks & Cultural Svcs	\$ 8,321.40
Russell Landscape LLC	SR400 @ 5 Interchanges and Rest Haven Cemetery Maintenance	Public Works	\$ 15,377.69
Ryan Tax Compliance Services	Tax Refund	Finance	\$ 8,541.70
Ryder Truck Rental Inc	Tax Refund	Finance	\$ 10,494.60



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended April 30, 2020

Vendor	Description	Department	\$ Amount
S&P Global Ratings	Analytical Services - GO Bond Series 2020	Finance	\$ 19,500.00
Sawnee Electric Membership Corp	Power Bill	Finance	\$ 21,672.98
SHI International Corp	CSP Azure Deployment and Airnet Azure Foundation	Information Technology	\$ 11,546.77
Steele & Associates Inc	Windward Park Construction	Recreation, Parks & Cultural Svcs	\$ 51,135.00
SunTrust P-Card (EFT)	E-Payables Payment	Finance	\$ 138,638.19
SunTrust P-Card (EFT)	Procurement Payment	Finance	\$ 40,735.26
Tech Alpharetta Inc	April 2020 ATC CEO Pay	Development Authority	\$ 8,333.37
Temple Inc	Traffic Signals and Equipment	Public Works	\$ 46,882.27
Terramark Land Surveying Inc	Wills Park Restroom Replacement and Broad St Pedestrian Imp.	Public Works	\$ 8,955.00
Tetra Tech	Windward Parkway Improvements	Public Works	\$ 100,981.00
The Cincinnati Life Insurance Company	Premium Payment	Finance	\$ 5,938.68
Tri Scapes Inc	Mayfield Rd Property and March 2020 Landscape Maintenance	Recreation, Parks & Cultural Svcs	\$ 21,865.66
Tri Scapes Inc	Pine Straw	Recreation, Parks & Cultural Svcs	\$ 8,520.00
Tri Scapes Inc	Pine Straw and Landscaping Maintenance	Recreation, Parks & Cultural Svcs	\$ 5,580.00
Verizon Wireless Services	Data Cards and Wireless Services	Information Technology	\$ 19,035.95
Vertical Earth	Alpha Loop Gap - Thompson Street/Morris Road Op Imp./SR400	Public Works	\$ 143,748.99
Vertical Earth	Morris Rd Operational Imp. and SR400 @ Windward Parkway	Public Works	\$ 227,610.12
Yubico Inc	Yubikey 5	Information Technology	\$ 12,025.00



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 April 30, 2020

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
20000617	Navex Global Inc	Human Resources	\$ 8,615.84	Navex hosted (2) course subscription for all employees
20000618	National Data & Surveying Services	Public Works	\$ 6,697.00	Traffic counting services over a 3-day period
20000619	Blackjack Paving, Sealcoating & Striping LLC	Public Works	\$ 26,880.20	Thermoplastic striping at (5) locations
20000625	Angela Krause Ford Lincoln of Alpharetta LLC	Public Safety	\$ 5,285.40	Repairs for police vehicle 6550
20000626	Blackjack Paving, Sealcoating & Striping LLC	Public Works	\$ 14,690.00	Removal of portion of concrete island going northbound onto GA 400 to install a second left turn lane
20000628	Blackjack Paving, Sealcoating & Striping LLC	Public Works	\$ 12,992.00	Striping of eastbound Old Milton Parkway @ 400 Ramp dual left turn project
20000630	Gensana LLC	Public Works	\$ 5,895.00	Autoclave sterilizer replacement
20000632	CCR Environmental Inc	Public Works	\$ 5,150.00	Habitat and biological monitoring assessment on (3) stream sites in Alpharetta
20000633	Ed Castro Landscape Inc	Rec., Parks & Cultural Svcs	\$ 25,525.00	Excavation and removal of dead trees around City Center as well as planting of (33) trees
20000634	Blackjack Paving, Sealcoating & Striping LLC	Public Works	\$ 24,827.00	Traffic improvements along Northd Broad St, South Broad St, and Academy St from SR9 to Market St
20000636	The F. A. Bartlett Tree Expert Company	Public Works	\$ 7,300.00	Alpha Loop trail storm damage repair
20000637	Kimley-Horn & Associates Inc	Public Works	\$ 8,000.00	North Fulton Bridges Aesthetic Design Standards planning services
20000638	Progress Software Corporation	Administration	\$ 8,999.00	Sitefinity software maintenance and support
20000639	AECOM Technical Services Inc	Public Works	\$ 40,850.00	Design-build services for Rucker Rd frontage of The Seasons at Creekside Community
20000642	Superior Fence of Georgia LLC	Public Works	\$ 21,000.00	Fence installation along Rucker Rd
20000647	Schnabel Inc	Public Works	\$ 22,500.00	Dam engineering services for Lake Windward Dam
20000648	PB Parent LLC	Public Works	\$ 10,325.00	Annual fire sprinkler system, fire hydrant and back flow preventer testing at various city facilities



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended April 30, 2020

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
19-002		Public Works	Morrison Parkway Sidewalk Improvements	8/23/2018	5	9/4/2018	Sol Construction, LLC	\$ 618,306.40	1		
19-009		Public Works	Alpha Loop Gap - Thompson Street	1/24/2019	7	6/3/2019	Vertical Earth, Inc.	\$ 572,928.79		8/8/2019	20000166
	19-113 RFP	Public Safety	Traffic Preemption System for Emergency Response	4/18/2019	2	7/8/2019	Temple, Inc.	\$ 300,000.00		9/6/2019	20000249
	19-116 RFP	Rec/Parks	On-Call Equipment Rental for Events	5/9/2019	3	7/22/2019	Atlanta Tent Rentals				
	19-108 RFP	Public Works	Big Creek Greenway Extension	5/3/2019	2	12/16/2019	Integrated Construction and Nobility, Inc.	\$ 10,071,888.19	2	1/7/2020	20000467
19-012		General	Sale of City-Owned Real Property, Retail Condominium Unit	6/13/2019	4	7/22/2019	GCKR Realty, LLC	\$ 876,600.00	3		
20-001		Public Works	FY 2020 Milling, Resurfacing and Pavement Preservation	6/27/2019	4	7/15/2019	Allied Paving Contractors, Inc.	\$ 5,073,000.00		10/4/2019	20000309
	19-117 RFP	Admin	Website Planning and Project Management Services	7/11/2019	8				5		
	20-103 RFP	Public Safety	Speed Detection Camera System for School Zones	6/21/2019	3	8/19/2019	RedSpeed	\$ -	4		
20-003		Public Works	Fire Station Renovations: Kitchens and Bathrooms	7/11/2019	4	8/19/2019	Rick B. General Contractors	\$ 162,051.00		9/19/2019	20000280
	20-102 RFP	Rec/Parks	On-Call Tree Service for Parks	8/8/2019	4	9/9/2019	Downey Trees, Inc.		6		
	20-101 RFP	Public Works	On-Call Arboricultural Services for Public Works	8/8/2019	6	10/7/2019	F. A. Bartlett Tree Expert Company		6		
	20-1001 RFQ	Rec/Parks	Event Lighting and Seasonal Décor	8/8/2019	2		Shortlist to RFP 20-111				
	20-108 RFP	Finance	Public Sector Budget Software	8/16/2019	2	9/20/2019	Questica Inc.	\$ 59,195.00		9/23/2019	20000287
	20-106 RFP	Public Works	On-Call Pavement Markings	8/22/2019	3	10/21/2019	Blackjack Paving, Sealcoating & Striping, LLC				
	20-105 RFP	Public Safety	Upfitting & Equipment Maintenance for PS Vehicles	8/29/2019	3	9/23/2019	Dana Safety Supply and Prologic ITS				
	20-107 RFP	Com Dev	N.Pt. Area and Alpha Loop Trail Connectivity Feasibility Study	9/12/2019	7	11/11/2019	MKSK	\$ 150,000.00		1/8/2020	20000470
20-002		Admin	Record Storage and Shredding Services	9/12/2019	1	10/21/2019	GRM Information Management Services of Atlanta, LLC	\$ 22,500.00			
	20-110 RFP	Rec/Parks	Playground Design/Build at Windward Soccer Complex	9/19/2019	6	10/7/2019	Great Southern Recreation	\$ 98,506.27		10/28/2019	20000370
	20-109 RFP	Finance	City Banking Services	9/26/2019	8	12/9/2019	SunTrust				
	20-111 RFP	Rec/Parks	Event Lighting and Seasonal Décor	9/20/2019	2	10/21/2019	Universal Concepts	\$ 95,000.00		11/18/2019	20000408
	20-112 RFP	Admin	Economic Development Strategic Plan	10/10/2019	4	12/9/2019	RKG Associates, Inc.	\$ 81,390.00		12/20/2019	20000458
20-004		Public Works	FY 2020 Sidewalk Repair / Replacement	10/24/2019	5	11/18/2019	DAF Concrete, Inc.	\$ 450,850.00		12/4/2019	20000436
20-005		Public Works	Morrison Parkway Sidewalk Improvements	10/24/2019	7	11/11/2019	A1 Contracting, LLC	\$ 1,005,000.00		12/5/2019	20000438



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended April 30, 2020

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
20-006		Com Dev	Office Buildout for Code Enforcement at City Hall	10/25/2019	4	11/11/2019	Rick B. General Contractors, LLC	\$ 57,000.00		12/13/2019	20000445
20-007		Com-Dev	Community Development Vehicle Purchase	10/17/2019	0				7		
	20-113-RFP	Finance	Sale and Development of Downtown City Center Parcel	12/5/2019	2				5		
20-008		Public Works	Canton St. Pedestrian Improvements	12/12/2019	8	2/3/2020	DAF Concrete, Inc.	\$ 162,930.00		2/26/2020	20000558
20-009		Public Works	Alpha Loop Phase A, Section 1	12/12/2019	5	1/21/2020	Summit Construction & Development, LLC	\$ 333,507.75		3/10/2020	20000580
20-010		Public Safety	Fire Hazmat Trailer	12/19/2019	1	2/3/2020	RPM Trailer Sales	\$ 159,987.50		3/12/2020	20000586
	20-115 RFP	Finance	Time and Attendance Record Keeping	12/19/2019	8						
	20-119 RFP	Municipal Court	ePayment Provider Services	1/23/2020	7						
	20-118 RFP	Public Works	On-Call Pipe Cleaning	2/6/2020	6	3/23/2020	Southern Hydro Vac, Inc.		8		
20-012		Public Works	Milton Avenue Improvements	2/27/2020	2				5		
	20-120 RFP	Public Works	MS4 Stormwater Inventory Inspections	2/20/2020	8	3/23/2020	Sustainable Water Planning & Engineering		9		
	20-114 RFP	Rec/Parks	Stage, Sound, Lighting and Production Services	2/20/2020	3						
	20-116 RFP	Finance	Financial Auditing Services	2/27/2020	1	5/4/2020	Mauldin & Jenkins LLC	\$ 49,500.00	10		
20-014		Rec/Parks	Big Creek Greenway Pedestrian Bridge Erosion Control	3/12/2020	4						
20-015		Public Works	SR 9 at Marietta St. Midblock Crossing	4/9/2020	5	5/4/2020	Chattahoochee Group, Inc.	\$ 191,983.87			
	20-121 RFP	Rec/Parks	On-Call Electrical Services for Parks	4/16/2020	4						
20-016		Public Works	Windward Parkway TSPLOST Improvements	5/14/2020	10						

Notes:

- 1 Update: All easements/ROWs received, however 9-9-19 - Contract cancelled for convenience. Project to be re-bid with expanded scope. New ITB 20-005 to issue 9-26-19.: Waiting for construction easements
- 2 Shortlisted from RFQ 19-1003. Award waiting on funding/budgeting
- 3 Purchase and Sale agreement executed. Closing completed Nov. 8, 2019
- 4 Implementation, installation, operation at no cost to the City. 100% violator funded.
- 5 Cancelled
- 6 On-Call Contract - Indefinite Delivery / Indefinite Quantity
- 7 No bids received - procurement cancelled
- 8 Award for \$75,000 per year for the 5-year contract
- 9 Award for \$116,410 for FY2021, for the 5-year contract
- 10 Award for FY2020=\$49,500. Total value of 5-year contract = \$254,000.



OTHER REPORTS

GAAP Financial Statements

City of Alpharetta
Balance Sheet
Governmental Funds
April 30, 2020

	Major Governmental Funds					Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	Construction Bond Fund	T-SPLOST Capital Fund		
ASSETS							
Cash / Cash Equivalents / Investments	\$ 36,606,427	\$ 8,696,988	\$ 63,360	\$ 27,278,832	\$ 26,848,667	\$ 10,225,074	\$ 109,719,348
Receivables (net of allowance for uncollectibles)							
Taxes Receivable							
Property Taxes	742,304	-	-	-	-	152,781	895,085
Other Taxes	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-
Accounts	115,285	-	-	-	-	122,477	237,762
Due from Other Funds	-	-	-	-	-	-	-
Prepaid Items	-	-	-	-	-	-	-
Intergovernmental Receivable	9,094	187,022	445,995	-	-	-	642,112
Cash - Restricted	-	333,208	-	-	-	-	333,208
Total Assets	37,473,110	9,217,218	509,356	27,278,832	26,848,667	10,500,332	111,827,515
LIABILITIES AND FUND BALANCES							
Liabilities							
Current							
Accounts Payable	2,217,418	78,075	-	(681,443)	27,709	119,291	1,761,051
Retainage Payable	-	548,058	-	825,746	197,231	-	1,571,034
Intergovernmental Payable	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-
Payroll Payable	99,746	-	-	-	-	8,924	108,670
Due to Other Funds	-	-	-	-	-	-	-
Deferred Revenue	859,025	187,022	530,411	-	-	275,241	1,851,700
Unearned Revenue	-	-	-	-	-	-	-
Teen Driving/Donation	-	-	-	-	-	-	-
T.A.D Payment to County	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Non-Current							
Unclaimed Property	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-
Total Liabilities	3,176,190	813,155	530,411	144,303	224,940	403,456	5,292,455
Fund Balances:							
Restricted for:							
Capital Projects	-	334,590	(21,056)	27,134,529	26,623,727	3,070,258	57,142,049
Law Enforcement	-	-	-	-	-	308,366	308,366
Emergency Telephone Activities	-	-	-	-	-	1,304,941	1,304,941
Grant Projects	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	1,495,575	1,495,575
Promotion of Tourism	-	-	-	-	-	1,897,367	1,897,367
Assigned for:							
Grant Projects	-	-	-	-	-	246,007	246,007
Capital Projects	-	8,069,473	-	-	-	-	8,069,473
2020 Fiscal year Expenditures	6,100,065	-	-	-	-	-	6,100,065
Unassigned	28,196,856	-	-	-	-	1,774,362	29,971,218
Total Fund Balances	34,296,921	8,404,063	(21,056)	27,134,529	26,623,727	10,096,876	106,535,060
Total Liabilities and Fund Balances	\$ 37,473,110	\$ 9,217,218	\$ 509,356	\$ 27,278,832	\$ 26,848,667	\$ 10,500,332	\$ 111,827,515

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended April 30, 2020

	Major Governmental Funds					Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	S2016 Const Bond Fund	T-SPLOST Capital Fund		
REVENUES							
Taxes:							
Property Tax	\$ 24,750,759	\$ -	\$ -	\$ -	\$ -	\$ 6,158,962	\$ 30,909,721
Local Option Sales Tax	12,644,065	-	-	-	-	5,560,222	18,204,287
Transportation Special Purpose Local Option Sa	-	-	-	-	8,376,175	-	8,376,175
Other Taxes	16,308,350	-	-	-	-	2,790,314	19,098,664
Licenses and permits	2,043,049	-	-	-	-	561,924	2,604,973
Intergovernmental	373,521	781,687	1,450,605	-	-	224,434	2,830,247
Charges for services	3,844,994	-	-	-	-	44,114	3,889,108
Impact Fees	-	-	-	-	-	22,595	22,595
Fines/Forfeitures	1,579,351	-	-	-	-	217,551	1,796,902
Investment earnings	683,100	250,661	6,077	464,909	328,381	106,434	1,839,562
Contributions and Donations	-	230,640	-	-	-	-	230,640
Misc Revenue	-	863,600	-	-	-	-	863,600
Other	147,411	65,644	-	-	-	-	213,055
Total revenues	62,374,602	2,192,232	1,456,682	464,909	8,704,556	15,686,549	90,879,529
EXPENDITURES							
Current:							
Unallocated	-	-	-	-	-	2,691,743	2,691,743
General government	7,810,966	319,679	-	-	-	6,167,860	14,298,505
Public safety	23,735,466	1,614,676	309,500	-	-	3,732,926	29,392,567
Public works	6,656,737	7,094,904	1,383,152	5,028,154	3,106,680	1,847,433	25,117,060
Economic and community development	2,770,532	186,216	60,486	-	-	16,476	3,033,711
Alpharetta Business Community	-	59,400	-	-	-	-	59,400
Culture and recreation	7,819,441	1,054,359	-	1,532,385	-	602,943	11,009,128
Debt service:							
Principal	190,000	-	-	-	-	200,000	390,000
Interest	101,190	-	-	-	-	775,963	877,153
Other Costs	597,457	-	-	-	-	-	597,457
Bond issuance costs	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-
Total expenditures	49,681,790	10,329,234	1,753,138	6,560,538	3,106,680	16,035,343	87,466,723
Excess (deficiency) of revenues over (under) expenditures	12,692,812	(8,137,002)	(296,456)	(6,095,630)	5,597,876	(348,795)	3,412,806
OTHER FINANCING SOURCES (USES)							
Transfers in	2,306,351	6,471,890	-	-	-	-	8,778,241
Transfers out	(8,596,890)	-	-	-	-	(181,351)	(8,778,241)
Loan Proceeds	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-
Sale of capital assets	29,008	-	-	-	-	-	29,008
Sale of non-capital assets	4,272	-	-	-	-	-	4,272
Land Sale	35,100	-	-	-	-	-	35,100
Insurance Proceeds	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
Total other financing sources and (uses)	(6,222,158)	6,471,890	-	-	-	(181,351)	68,380
Net change in fund balances	6,470,653	(1,665,112)	(296,456)	(6,095,630)	5,597,876	(530,146)	3,481,186
Fund balances - beginning	27,826,267	10,069,174	275,401	33,230,159	21,025,851	10,627,021	103,053,873
Fund balances - ending	\$ 34,296,921	\$ 8,404,063	\$ (21,056)	\$ 27,134,529	\$ 26,623,727	\$ 10,096,876	\$ 106,535,060

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2020

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 23,872,000	\$ 24,750,759	\$ 878,759
Local Option Sales Tax	16,450,000	12,644,065	(3,805,935)
Other Taxes	16,820,214	16,308,350	(511,864)
Licenses and Permits	2,318,250	2,043,049	(275,201)
Intergovernmental	60,000	373,521	313,521
Charges for Service	4,986,202	3,844,994	(1,141,208)
Fines/Forfeitures	1,687,500	1,579,351	(108,149)
Investment Earnings	200,000	683,100	483,100
Contributions and Donations	-	-	-
Other	158,940	147,411	(11,529)
Total revenues	<u>66,553,106</u>	<u>62,374,602</u>	<u>(4,178,504)</u>
EXPENDITURES			
Current:			
General government			
City Administration	2,029,672	1,453,799	575,873
Finance	3,608,890	2,899,268	709,622
Human Resources	643,973	472,349	171,624
Legal	750,000	488,778	261,222
Mayor and Council	382,496	306,624	75,872
Municipal Court	1,119,715	770,521	349,194
Information Technology	2,119,345	1,675,862	443,483
Non-Departmental	667,500	556,250	111,250
Contingency/OP Onitiative Reserve	717,500	49,332	668,168
Total general government	<u>12,039,091</u>	<u>8,672,783</u>	<u>3,366,308</u>
Public Safety	30,074,241	24,073,038	6,001,203
Public works	8,956,657	6,935,484	2,021,173
Economic and community development	3,465,510	2,784,487	681,023
Culture and recreation	10,372,634	8,447,897	1,924,737
Debt Service			
Principal	190,000	190,000	-
Interest	101,190	101,190	-
Total expenditures	<u>65,199,323</u>	<u>51,204,879</u>	<u>13,994,444</u>
Excess (Deficiency) of revenues over expenditures	<u>1,353,783</u>	<u>11,169,723</u>	<u>9,815,940</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	3,300,000	2,306,351	(993,649)
Transfers out	(12,316,268)	(8,596,890)	3,719,378
Capital leases	-	-	-
Land Sale	-	35,100	35,100
Sale of capital assets	80,913	29,008	(51,905)
Sale of non-capital assets	44,554	4,272	(40,282)
Total other financing sources and uses	<u>(8,890,801)</u>	<u>(6,222,158)</u>	<u>2,668,643</u>
Net change in fund balances	<u>(7,537,018)</u>	<u>4,947,565</u>	<u>12,484,583</u>
Fund balances - beginning		27,826,267	
Fund balances - ending		<u>\$ 32,773,832</u>	
Adjustments to GAAP basis:			
Encumbrances		1,523,089	
Misc adj		-	
Fund balances-ending		<u>\$ 34,296,920.57</u>	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2020

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 10,720,267	\$ 781,687	\$ (9,938,580)
Contributions & Donations	1,508,968	230,640	(1,278,328)
Investment earnings	146,126	250,661	104,535
Land/Building Sale	863,600	863,600	-
Other	656,739	65,644	(591,095)
Total revenues	<u>13,895,700</u>	<u>2,192,232</u>	<u>(11,703,468)</u>
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	126,128	81,390	44,738
Finance	30,684	20,683	10,001
Information Technology	1,217,545	447,850	769,695
Contingency	4,263,589	-	4,263,589
Total general government	<u>5,637,946</u>	<u>549,923</u>	<u>5,088,023</u>
Public Safety	2,820,762	2,316,259	504,503
Engineering & Public Works	22,518,812	20,466,864	2,051,948
Alpharetta Business Community	308,606	308,606	-
Economic and community development	492,853	326,160	166,693
Culture and recreation	2,152,163	1,291,046	861,117
Total Capital Outlay	<u>33,931,142</u>	<u>25,258,858</u>	<u>8,672,284</u>
Excess (Deficiency) revenue over expenditures	<u>(20,035,442)</u>	<u>(23,066,627)</u>	<u>(3,031,185)</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	9,766,268	6,471,890	(3,294,378)
Capital leases	200,000	-	(200,000)
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	<u>9,966,268</u>	<u>6,471,890</u>	<u>(3,494,378)</u>
Net change in fund balances	<u>(10,069,174)</u>	<u>(16,594,737)</u>	<u>(6,525,563)</u>
Fund balances - beginning		10,069,174	
Fund balances - ending		<u>\$ (6,525,562)</u>	
Adjustments to GAAP basis:			
Encumbrances		14,929,625	
Misc adj-			
Fund balances-ending		<u>\$ 8,404,063</u>	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 4,695,168	\$ 1,450,605	\$ (3,244,563)
Contributions & Donations	-	-	-
Interest Earnings	-	6,077	6,077
Total	<u>4,695,168</u>	<u>1,456,682</u>	<u>(3,238,486)</u>
Expenditures:			
Public Safety	311,000	309,500	1,500
General Government	399,509	-	399,509
Community Development	164,761	164,736	25
Public Works	4,098,298	4,098,297	1
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	<u>4,973,568</u>	<u>4,572,533</u>	<u>401,035</u>
Excess (Deficiency) revenue over expenditures	<u>(278,400)</u>	<u>(3,115,851)</u>	<u>(2,837,451)</u>
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(278,400)</u>	<u>(3,115,851)</u>	<u>(2,837,451)</u>
Fund balance - beginning		<u>275,401</u>	
Fund balance - ending		<u>\$ (2,840,451)</u>	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		2,819,395	
Fund balances - ending		<u>\$ (21,056)</u>	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2020

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ -	\$ -	\$ -
Premium on Bond Proceeds	-	-	-
Misc Revenue	-	-	-
Investment Earnings	350,000	464,909	114,909
Total revenues	350,000	464,909	114,909
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	-	-
Public Works	22,638,587	19,211,672	3,426,915
Recreation & Parks	11,049,571	11,263,062	(213,491)
Total general government	33,688,158	30,474,734	3,213,424
City Administration			
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(33,338,158)	(30,009,825)	3,328,333
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			
Total other financing sources (uses)	-	-	-
Net change in fund balances	(33,338,158)	(30,009,825)	3,328,333

Fund balances - beginning **33,230,159**

Fund balances - ending **\$ 3,220,333**

Adjustments to GAAP basis:

Encumbrances \$ 23,914,195

Fund balances-ending **\$ 27,134,529**



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City of Alpharetta
TSPLOST Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2020

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Transportation Special Purpose Local Option Sales Tax	\$ 11,400,000	\$ 8,376,175	\$ (3,023,825)
Investment Earnings	-	328,381	328,381
Total revenues	11,400,000	8,704,556	(2,695,444)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	31,425,851	7,087,992	24,337,859
Recreation & Parks	1,000,000	1,000,000	-
Total general government	32,425,851	8,087,992	24,337,859
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(21,025,851)	616,564	21,642,415
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(21,025,851)	616,564	21,642,415
Fund balances - beginning		21,025,851	
Fund balances - ending		\$ 21,642,416	
Adjustments to GAAP basis:			
Encumbrances		4,981,311	
Fund balances-ending		\$ 26,623,727	

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
April 30, 2020

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 523,296
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>523,296</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>523,296</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	\$ -
Claims Payables	840,759
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	<u>-</u>
Current Liabilities Payable from Restricted Assets:	-
Total Current Liabilities Payable from Restricted Assets	<u>840,759</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>840,759</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	-
Total Net Assets	<u>(317,463)</u>
Total Liabilities & Net Assets	<u>\$ 523,296</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 April 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ -	\$ -
Employer Medical Contribution	6,972,100	5,621,076	(1,351,024)
Employee Medical Contribution	714,809	519,390	(195,419)
Interest	-	588	588
Total revenues	<u>7,686,909</u>	<u>6,141,054</u>	<u>(1,545,855)</u>
EXPENDITURES			
Medical Premiums	1,750,000	1,455,687	294,313
Medical Claims	5,891,909	4,739,317	1,152,592
Contingency	(371,019)	-	(371,019)
Total expenditures	<u>7,270,890</u>	<u>6,195,005</u>	<u>1,075,885</u>
Excess (Deficiency) of Revenues Over expenditures	<u>416,019</u>	<u>(53,951)</u>	<u>(469,970)</u>
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>416,019</u>	<u>(53,951)</u>	<u>(469,970)</u>
Fund balances - beginning		(263,512)	
Fund balances - ending		\$ (317,463)	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		\$ (317,463)	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
April 30, 2020

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 2,150,653
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	52,778
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,203,431</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>2,203,431</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	26,703
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	-
Payroll Liabilities	(16)
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	1,426
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>28,113</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>28,113</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	2,175,318
Total Net Assets	<u>2,175,318</u>
Total Liabilities & Net Assets	<u>\$ 2,203,431</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended April 30, 2020

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 4,178,840
Misc Revenue	
Total operating revenues	<u>4,178,840</u>
Operating expenses:	
Administration	4,184,684
Non-departmental	-
Total operating expenses	<u>4,184,684</u>
Operating Gain (loss)	(5,844)
Non-operating revenues (expenses):	
Investment earnings	<u>51,800</u>
Total non-operating revenue (expenses)	<u>51,800</u>
Income (loss) before transfers	45,956
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	45,956
Total net assets-beginning	<u>1,206,593</u>
Total net assets-ending (net of encumbrances)	<u>1,252,549</u>
Adjustments to GAAP basis:	
Encumbrances	922,769
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 2,175,318</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
April 30, 2020

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,828,096
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>1,828,096</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,828,096</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	1,070
Claims Payables	338,856
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	<u>339,926</u>
Current Liabilities Payable from Restricted Assets:	
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	392,881
Total Noncurrent Liabilities	<u>392,881</u>
Total Liabilities	<u>732,807</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,095,289
Total Net Assets	<u>1,095,289</u>

Total Liabilities & Net Assets	<u>\$ 1,828,096</u>
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City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended April 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 7,500	\$ 31,165	\$ 23,665
Charges for Service	1,499,800	1,249,834	(249,967)
Discounts	-	-	-
Insurance Proceeds	-	52,528	52,528
Total revenues	<u>1,507,300</u>	<u>1,333,526</u>	<u>(173,774)</u>
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	135,300	104,834	30,466
Auto Liability	170,000	165,625	4,375
Property & Equipment Liability	95,000	105,652	(10,652)
Fine Art Liability	3,500	3,201	299
General Liability	60,000	55,354	4,646
Law Enforcement Liability	92,500	86,313	6,187
Public Entity Liability	65,000	73,360	(8,360)
Workers Comp Excess Liability	107,000	100,398	6,602
Employee Benefits Liability	-	-	-
Criminal Liability	4,000	3,386	614
Cyber Liability	7,000	30,202	(23,202)
Umbrella Liability	56,000	54,246	1,754
Medical Services	15,000	319	14,681
Claims/Judgements	-	2,846	(2,846)
Claims/Vehicle	54,940	136,995	(82,055)
Claims/Property/Equip	45,000	3,200	41,800
Claims/General Liability	28,000	12,460	15,540
Claims/Workers Comp	590,000	157,201	432,799
Contingency	750,061	-	750,061
Total expenditures	<u>2,278,301</u>	<u>1,095,592</u>	<u>1,182,709</u>
Excess (Deficiency) of Revenues Over expenditures	<u>(771,001)</u>	<u>237,935</u>	<u>1,008,936</u>
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(771,001)</u>	<u>237,935</u>	<u>1,008,936</u>

Fund balances - beginning

771,002

Fund balances - ending

\$ 771,002

Adjustments to GAAP basis:

Encumbrances

86,352

Misc adj

237,935

Fund balances-ending

\$ 1,095,289

City of Alpharetta
Statement of Net Position
OPEB Health Fund
April 30, 2020

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ (47,918)
Investments	1,393,398
Accrued Income	2,760
Accounts Receivables (net of allowance for uncollectibles)	10,631
Total Assets	<u>1,358,872</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	15,001
	-
Due to Other Funds	-
Total Current Liabilities	<u>15,001</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>15,001</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,343,870</u>
Total Net Assets	<u>1,343,870</u>
Total Liabilities & Net Assets	<u><u>\$ 1,358,872</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Health Fund
For the Period Ended April 30, 2020

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 68,015
Employee Contribution	-
Total Contribution	<u>68,015</u>
Investment Income	(45,615)
Net appreciation in FMV	(34,616)
Accrued Interest & Dividends	2,760
Interest and Dividends	<u>26,478</u>
Total Investment Income	<u>(50,993)</u>
Total Additions (Deductions)	<u>17,022</u>
Deductions:	
Benefits payments	-
Professional Fees	-
Manager Fees	103
Consulting Fees	-
Agent Custody Fees-ADR	<u>7,125</u>
Total deductions	<u>7,228</u>
Net Increase (Decrease)	<u>9,794</u>
OTHER FINANCING SOURCES (USES)	
Transfers in/out	-
Net Assets held in trust for OPEB benefits	
Beginning of year	1,334,076
Total net assets	<u>\$ 1,343,870</u>

City of Alpharetta
Statement of Net Position
OPEB Reimbursement Fund
April 30, 2020

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	(628)
Investments	3,304
Accrued Income	5,049
Accounts Receivables (net of allowance for uncollectibles)	2,562,154
Total Assets	<u>2,569,880</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
	-
Due to Other Funds	11,832
Total Current Liabilities	<u>11,832</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>11,832</u>
NET ASSETS	
Net Assets held in trust for OPEB benefits	2,558,048
Total Net Assets	<u>2,558,048</u>
Total Liabilities & Net Assets	<u>\$ 2,569,880</u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Reimbursement Fund
For the Period Ended April 30, 2020

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 575,000
Employee Contribution	
Total Contribution	<u>575,000</u>
Investment Income	(63,994)
Net appreciation in FMV	(81,861)
Accrued Interest & Dividends	5,049
Interest and Dividends	<u>47,421</u>
Total Investment Income	<u>(93,385)</u>
Total Additions (Deductions)	<u><u>481,615</u></u>
Deductions:	
Benefits payments	-
Professional Fees	13,230
Manager Fees	185
Consulting Fees	-
Agent Custody Fees-ADR	-
Total deductions	<u>13,415</u>
Net Increase (Decrease)	<u><u>468,200</u></u>
OTHER FINANCING SOURCES (USES)	
Transfers in	-
Net Assets held in trust for OPEB benefits	
Beginning of year	2,089,848
Total net assets	<u><u>\$ 2,558,048</u></u>

City of Alpharetta
Statement of Net Position
Pension Trust Fund
April 30, 2020

	<u>Pension Trust Fund</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 77,214
Investments	71,236,642
	-
Accounts Receivables (net of allowance for uncollectibles)	267,812
Total Assets	<u>71,581,669</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	175,458
Accrued Income	
Due to Other Funds	-
Total Current Liabilities	<u>175,458</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>175,458</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>71,406,211</u>
Total Net Assets	<u>71,406,211</u>
Total Liabilities & Net Assets	<u><u>\$ 71,581,669</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended April 30, 2020

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,775,000
Employee Contribution	266,835
Total Contribution	<u>3,041,835</u>
Investment Gain/Losses	324,800
Net appreciation in FMV	(4,917,999)
Interest	1,290,855
Accrued Interest & Dividends	151,818
Other Receipts	-
Total Investment Income	<u>(3,150,526)</u>
Total Additions (Deductions)	<u>(108,691)</u>
Deductions:	
Benefits payments	2,342,481
Custodial Fees	
Administrative Fees	446,344
Legal Fees	
Manager Fees	5,365
Consulting Fees	
Agent Custody Fees-ADR	-
Total deductions	<u>2,794,190</u>
Net Increase (Decrease)	<u>(2,902,881)</u>
Net Assets held in trust for pension benefits	
Beginning of year	74,309,092
Total net assets	<u>\$ 71,406,211</u>

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
April 30, 2020

	Special Revenue								Total Non-major
	Hotel Motel	Impact Fee	Confiscated Assets	State Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS									
Cash / Cash Equivalents / Investments	\$ 1,897,367	\$ 3,106,957	\$ 263,675	\$ 44,948	\$ 246,007	\$ 1,387,140	\$ 1,499,253	\$ 1,779,727	\$ 10,225,074
Taxes Receivable	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-
Accounts Receivable	122,477	-	-	-	-	-	-	-	122,477
Property Taxes	-	-	-	-	-	-	152,781	-	152,781
Intergovernmental Receivable	-	-	-	-	-	-	-	-	-
Due From Other Funds	-	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	-	-
Total Assets	2,019,843	3,106,957	263,675	44,948	246,007	1,387,140	1,652,034	1,779,727	10,500,332
LIABILITIES									
Accounts Payable	-	36,699	11	-	-	73,521	3,695	5,365	119,291
Retainage Payable	-	-	-	-	-	-	-	-	-
Intergovernmental Payable	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	246	-	-	8,678	-	-	8,924
Due to Other Fund	-	-	-	-	-	-	-	-	-
Deferred Revenue	122,477	-	-	-	-	-	152,764	-	275,241
Unearned Revenue	-	-	-	-	-	-	-	-	-
Total Liabilities	122,477	36,699	258	-	-	82,199	156,459	5,365	403,456
FUND BALANCES									
Restricted:									
Capital Projects	-	3,070,258	-	-	-	-	-	-	3,070,258
Law Enforcement	-	-	263,418	44,948	-	-	-	-	308,366
Promotion of Tourism	1,897,367	-	-	-	-	-	-	-	1,897,367
Emergency Telephone Activities	-	-	-	-	-	1,304,941	-	-	1,304,941
Debt Service	-	-	-	-	-	-	1,495,575	-	1,495,575
Assigned for: Grant Projects	-	-	-	-	-	-	-	-	-
Grant Projects	-	-	-	-	246,007	-	-	-	246,007
Unassigned:	-	-	-	-	-	-	-	1,774,362	1,774,362
Total Fund Balances	1,897,367	3,070,258	263,418	44,948	246,007	1,304,941	1,495,575	1,774,362	10,096,876
Total Liabilities and Fund Balances	\$ 2,019,843	\$ 3,106,957	\$ 263,675	\$ 44,948	\$ 246,007	\$ 1,387,140	\$ 1,652,034	\$ 1,779,727	\$ 10,500,332

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended April 30, 2020

	Special Revenue								Total Non-major
	Hotel Motel	Impact Fee	Confiscated Assets	State Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:									
Hotel Motel Tax	\$ 6,158,962	\$ -	\$ -		\$ -		\$ -	\$ -	\$ 6,158,962
Property tax	-	-	-		-	-	5,560,222	-	5,560,222
Charges for Service	-	-	-		-	2,790,314	-	-	2,790,314
Impact Fees	-	561,924	-		-	-	-	-	561,924
Forfeiture Income	-	-	157,910	66,524	-	-	-	-	224,434
Intergovernmental	-	-	-		44,114	-	-	-	44,114
Contributions & Donations	-	-	-		22,595	-	-	-	22,595
Investment Earnings	-	73,684	1,100		3,249	22,638	81,361	35,519	217,551
Other	-	-	-		102,000	-	-	4,434	106,434
Total revenues	6,158,962	635,607	159,009	66,524	171,958	2,812,952	5,641,583	39,953	15,686,549
EXPENDITURES:									
Tourism	2,691,743	-	-		-	-	-	-	2,691,743
Community Development	14,319	-	-		2,158	-	-	-	16,476
Culture/Recreation	172,478	393,176	-		37,290	-	-	-	602,943
Public Safety	-	-	377,325	34,482	4,542	3,316,577	-	-	3,732,926
Public Works	-	568,090	-		-	-	-	1,279,343	1,847,433
General Government	797,898	-	-		-	-	5,369,962	-	6,167,860
Debt Service:	-	-	-		-	-	-	-	-
Principal	200,000	-	-		-	-	-	-	200,000
Interest	775,963	-	-		-	-	-	-	775,963
Bond Issuance Costs	-	-	-		-	-	-	-	-
Total expenditures	4,652,400	961,265	377,325	34,482	43,990	3,316,577	5,369,962	1,279,343	16,035,343
Excess (deficiency) of revenues over expenditures	1,506,563	(325,658)	(218,315)	32,042	127,968	(503,625)	271,621	(1,239,391)	(348,795)
OTHER FINANCING SOURCES (USES):									
Transfers in / out:									
Conference Center fund		-	-		-	-	-	-	-
Debt service fund	-	-	-		-	-	-	-	-
Capital Projects	-	-	-		-	-	-	-	-
Operating grants fund	-	-	-		-	-	-	-	-
Capital grants fund	-	-	-		-	-	-	-	-
Capital Fund				-					
General fund	(2,306,351)	-	-		-	-	-	2,125,000	(181,351)
Budgeted Fund Balance:	-	-	-		-	-	-	-	-
Total other financing sources and (uses)	(2,306,351)	-	-	-	-	-		2,125,000	(181,351)
Net change in fund balances	(799,788)	(325,658)	(218,315)	32,042	127,968	(503,625)	271,621	885,609	(530,146)
Fund balances - beginning	2,697,155	3,395,916	481,733	12,906	118,038	1,808,566	1,223,954	888,753	10,627,021
Fund balances - ending	\$ 1,897,367	\$ 3,070,258	\$ 263,418	\$ 44,948	\$ 246,007	\$ 1,304,941	\$ 1,495,575	\$ 1,774,362	\$ 10,096,876

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 8,800,000	\$ 6,158,962	\$ (2,641,038)
Transfers In	-	-	-
Misc Revenue	5,000,000	-	(5,000,000)
Investment Earnings	-	-	-
Total revenues	<u>13,800,000</u>	<u>6,158,962</u>	<u>(7,641,038)</u>
EXPENDITURES:			
Professional Services	3,000	2,500	500
Land & Property Acquisition	795,398	795,398	0
Recreation Improvements	1,139,600	230,938	908,662
Economic Development	14,319	14,319	
Alpharetta Convention & Visitor's Bureau	3,850,000	2,691,743	1,158,257
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,418,875	-	1,418,875
Bond Principal	200,000	200,000	-
Bond Interest	775,963	775,963	1
Contingency	-	-	-
Total Expenditures	<u>8,197,155</u>	<u>4,710,860</u>	<u>3,486,295</u>
Excess of revenues over expenditures	<u>5,602,845</u>	<u>1,448,102</u>	<u>(4,154,743)</u>
OTHER FINANCING SOURCES (USES):			
Transfers Out	(3,300,000)	(2,306,351)	993,649
Total other financing sources and uses	<u>(3,300,000)</u>	<u>(2,306,351)</u>	<u>993,649</u>
Net change in fund balances	<u>2,302,845</u>	<u>(858,249)</u>	<u>(3,161,094)</u>
Fund balances - beginning		<u>\$ 2,697,155</u>	
Fund balances - ending		<u>\$ 1,838,906</u>	
Enbubranchs		\$ 58,461	
		-	
Fund balances - ending		<u>\$ 1,897,367</u>	

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ 523,318	\$ 561,924	\$ 38,606
Investment Earnings	-	73,684	73,684
Total Revenues	523,318	635,607	112,289
EXPENDITURES:			
Public Safety	155,750	155,750	-
Public Works	1,257,366	689,878	567,488
Recreation & Parks	1,485,095	1,482,645	2,450
Community Development	1,021,023	-	1,021,023
General Government	-	-	-
Total expenditures	3,919,234	2,328,273	1,590,961
Excess (deficiency) of revenues over expenditures	(3,395,916)	(1,692,666)	(1,703,250)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(3,395,916)	(1,692,666)	(1,703,250)
Fund balances - beginning		3,395,916	
Fund balances - ending		\$ 1,703,250	
Encumbrances		1367008.03	
Fund balances - ending		\$ 3,070,258	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 157,910	\$ 157,910
Investment Earnings	-	1,100	1,100
Intergovernmental	-	-	-
Misc Revenue	-	-	-
Total Revenues	-	159,009	159,009
EXPENDITURES:			
Public Safety	481,733	377,325	104,408
Non-Departmental	-	-	-
Total expenditures	481,733	377,325	104,408
Excess (deficiency) of revenues over expenditures	(481,733)	(218,315)	263,418
OTHER FINANCING SOURCES (USES):			
Transfer In	-	-	-
Transfer Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(481,733)	(218,315)	263,418
Fund balances - beginning		481,733	
Fund balances - ending		\$ 263,418	
Adjustments to GAAP basis:			
Encumbrances		-	-
Fund balances - ending		\$ 263,418	

City of Alpharetta
State Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 66,524	\$ 66,524
Investment Earnings	-	-	-
Intergovernmental	-	-	-
Misc Revenue	-	-	-
Total Revenues	-	66,524	66,524
EXPENDITURES:			
Public Safety	-	34,482	(34,482)
Non-Departmental	-	-	-
Total expenditures	-	34,482	(34,482)
Excess (deficiency) of revenues over expenditures	-	32,042	32,042
OTHER FINANCING SOURCES (USES):			
Transfer In		-	
Transfer Out	-	-	
Total other financing sources and uses	-	-	-
Net change in fund balances	-	32,042	32,042
Fund balances - beginning		12,906	
Fund balances - ending		\$ 44,948	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		\$ 44,948	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 100,548	\$ 44,114	(56,435)
Contributions & Donations	23,275	22,595	(680)
Sponsorships	50,000	102,000	52,000
Interest Earnings	-	3,249	3,249
Transfers in	-	-	-
Contingencies	-	-	-
Total	<u>173,823</u>	<u>171,958</u>	<u>(1,865)</u>
EXPENDITURES:			
General Government	83,893	-	83,893
Community Development	2,775	2,158	617
Engineering/Public Works	-	-	-
Public Safety	105,983	4,542	101,441
Recreation & Parks	99,210	41,790	57,420
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	<u>291,861</u>	<u>48,490</u>	<u>243,371</u>
Excess (deficiency) of revenues over expenditures	<u>(118,038)</u>	<u>123,468</u>	<u>241,506</u>
OTHER FINANCING SOURCES (USES):	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(118,038)</u>	<u>123,468</u>	<u>241,506</u>
Fund balance - beginning		<u>118,038</u>	
Fund balance - ending		<u>\$ 241,507</u>	
Adjustments to GAAP basis:			
Encumbrances		4,500	
Fund balances - ending		<u>\$ 246,007</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 April 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 4,175,000	\$ 2,790,314	\$ (1,384,686)
Capital Lease			-
Investment Earnings	17,120	22,638	5,518
Total Revenues	<u>4,192,120</u>	<u>2,812,952</u>	<u>(1,379,168)</u>
EXPENDITURES:			
Public Safety	5,110,686	3,537,492	1,573,194
Total expenditures	<u>5,110,686</u>	<u>3,537,492</u>	<u>1,573,194</u>
Excess (deficiency) of revenues over expenditures	<u>(918,566)</u>	<u>(724,540)</u>	<u>194,026</u>
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(918,566)</u>	<u>(724,540)</u>	<u>194,026</u>
Fund balances - beginning		<u>1,808,566</u>	
Fund balances - ending		<u>\$ 1,084,026</u>	
Adjustments to GAAP basis:			
Encumbrances		220,915	
Fund balances - ending		<u>\$ 1,304,941</u>	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 5,085,000	\$ 5,560,222	\$ 475,222
Misc Revenue		-	-
Investment earnings	12,000	81,361	69,361
Total revenues	<u>5,097,000</u>	<u>5,641,583</u>	<u>544,583</u>
EXPENDITURES:			
Current:			
General government			
Finance			-
Non-departmental		-	-
Total general government	<u>-</u>	<u>-</u>	<u>-</u>
Debt Service:			
Principal	2,785,000	2,784,945	55
Interest	2,561,086	2,560,667	419
Contingency	969,868	-	969,868
Bond issuance costs	5,000	24,350	(19,350)
Total debt service	<u>6,320,954</u>	<u>5,369,962</u>	<u>950,992</u>
Total expenditures	<u>6,320,954</u>	<u>5,369,962</u>	<u>950,992</u>
Excess (Deficiency) of revenues over expenditures	<u>(1,223,954)</u>	<u>271,621</u>	<u>1,495,575</u>
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>
	<u>(1,223,954)</u>	<u>271,621</u>	<u>1,495,575</u>
Fund balances - beginning		<u>1,223,954</u>	
Fund balances - ending		<u>\$ 1,495,575</u>	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2020

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	\$ 4,434	\$ 4,434	\$ (0)
Investment Earnings	-	35,519	35,519
Total Revenues	4,434	39,953	35,519
EXPENDITURES:			
Public Works	3,073,185	2,792,985	280,200
Recreation & Parks	9,198	9,198	1
Contingency	360,803	0	360,803
Total expenditures	3,443,186	2,802,183	641,004
Excess (deficiency) of revenues over expenditures	(3,438,752)	(2,762,230)	676,522
OTHER FINANCING SOURCES (USES):			
Transfers In	2,550,000	2,125,000	(425,000)
Transfers Out	-	-	-
Total other financing sources and uses	2,550,000	2,125,000	(425,000)
Net change in fund balances	(888,752)	(637,230)	251,522
Fund balances - beginning		888,753	
Fund balances - ending		\$ 251,523	
Adjustments to GAAP basis:			
Encumbrances		1,522,839	
Fund balances - ending		\$ 1,774,362	

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of April 30, 2020

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ -	\$ 500		\$ (500)
99575100-361000	Investment Earnings	-	881		(881)
99575100-389000	Miscellaneous Revenue	-	-		-
99575100-371000-C1532	ATC Operational Funding (COA)	100,000	100,000		-
99575100-381000-C1535	Innovation Center Operations (ATC)	21,150	13,889	926	6,335
	subtotal	\$ 121,150	\$ 115,270	\$ 926	\$ 4,954
(1) 99575100-395000	Carryforward Fund Balance	\$ 147,324	\$ -		\$ 147,324
	subtotal	\$ 147,324	\$ -		\$ 147,324
	Total	\$ 268,474	\$ 115,270		\$ 152,278
Expenditures					
99575100-571000-C1403	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-544100-C1532	ATC Operational Funds	100,000	83,333	16,667	-
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C0924	Economic Development Strategic Plan (split with COA)	37,500	-	-	37,500
99575100-531100	General Supplies and Materials	-	-	-	-
	subtotal	\$ 190,948	\$ 83,333	\$ 16,667	\$ 90,948
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 9,685	\$ 6,674	\$ -	\$ 3,011
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	1,060	784	-	276
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	188	133	-	55
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	4,072	3,420	-	652
99575100-531230-C1535	Innovation Center Operations (Electricity)	6,145	3,804	-	2,341
	subtotal	\$ 21,150	\$ 14,815	\$ -	\$ 6,335
99575100-579000	Reserve	\$ 56,376	\$ -	\$ -	\$ 56,376
	Total	\$ 268,474	\$ 98,148	\$ 16,667	\$ 153,659

- (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 April 30, 2020

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$	147,325	
Revenues collected to date				115,270	
Expenditures incurred to date				(98,148)	
Fund Balance (current)			\$	164,446	
Forecasted revenue collections				926	
Fund Balance (forecasted)			\$	165,372	
Allocation of Forecasted Fund Balance:					
Spendable (available for investment by the Board)			\$	57,758	
Non-Spendable (unspent/remaining project allocations)				107,615	
			\$	165,372	

GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
April 30, 2020

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 173,525
Investments	982
Receivables	-
Restricted Cash for Bond Issuance Costs	-

Total Assets 174,507

LIABILITIES

Current Liabilities:

Accounts Payable	10,061
Deferred Revenue	-
Due to Other Funds	-
Total Current Liabilities	<u>10,061</u>

Current Liabilities Payable from Restricted Assets:

-
-

Total Current Liabilities Payable from Restricted Assets

Noncurrent Liabilities:

-
-
10,061

Total Noncurrent Liabilities

Total Liabilities

Fund Balance

Restricted	106,688
Unassigned	57,758
Total Fund Balance	<u>164,446</u>

Total Liabilities & Fund Balance \$ 174,507

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended April 30, 2020

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 13,889
State Grant	-
Fees	-
Contributions & Donations	100,000
Miscellaneous Income-Interest	881
Miscellaneous Revenue	<u>500</u>
Total Revenues	<u>115,270</u>
Expenditures	
Economic Development	83,333
Maintenance Contracts	6,674
Supplies	-
Utilities - Miscellaneous	8,141
Debt Service:	
Principal	-
Interest	<u>-</u>
Total Expenditures	<u>98,148</u>
Excess (deficiency) of revenues over (under) expenditures	17,122
Other Financing Sources (Uses)	
Sale of capital assets	<u>-</u>
Net Change in Fund Balances	17,122
Fund Balance, Beginning of Year	<u>147,325</u>
Encumbrances	
Fund Balance, End of Year	<u>\$ 164,446</u>





City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: June 15, 2020

I. AGENDA ITEM TITLE: MP-20-01/V-20-05 THE PROVIDENCE GROUP/NOTTING HILL

CONSIDERATION OF A MASTER PLAN AMENDMENT AND VARIANCE TO ALLOW 48 'FOR-SALE' TOWNHOME UNITS ON 3.27 ACRES IN THE DOWNTOWN. THE PROPERTY IS CURRENTLY APPROVED FOR 42 'FOR-SALE' CONDOMINIUM UNITS. A VARIANCE IS REQUESTED TO ALLOW SOME FRONT-LOADED TOWNHOMES. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF THOMPSON STREET AND PARK STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 749, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

TPG Thompson St OMH CC Staff Report, Aerial Map, Future Land Use, Zoning Map, Location Map, CZIM Sign In Sheet 02-12-2020, Citizens Participation Form - Part B, Elevations with Details, Color Site Plan on Aerial Overlay , ZONING PLAN 3-10-20 with color building types, Application



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-20-01 /V-20-05 THE PROVIDENCE GROUP AT NOTTING HILL/OLD MILTON HOLDINGS

CITY COUNCIL:

JUNE 15, 2020

This item was heard at the 6/4/2020 Planning Commission meeting. Staff recommended approval subject to 24 conditions. There were several public comments with concerns over traffic/safety on Thompson Street (street width, on-street parking, fast cars, speed bumps, stop sign, utility patches), density, no more variances on Thompson Street, size of garages/driveways, and entrance not aligned with Midwick. After discussion, Planning Commission recommended approval subject to the recommended conditions and accepting the applicant's requested change to Condition #11 (Planning Commission changes shown in RED). Vote 6-1

II. RECOMMENDATION:

Approve MP-20-01 /V-20-05 The Providence Group at Notting Hill/Old Milton Holdings, subject to the following conditions:

1. The site, consisting of approximately 3.27 acres, shall be developed substantially similar to plan prepared by Travis Pruitt & Associates, revised 3/10/2020, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning. To the extent of any conflict between these conditions and prior Master Plan conditions, these conditions shall control.
2. Old Milton Holdings Master Plan residential density shall be limited to no more than 6.78 du/acre.
3. Building setbacks shall be 30' from existing right-of-way on Thompson St, 10' from existing right-of-way on Park St, 5' to the West and 10' to the South.
4. Thompson Street and Park Street shall be improved as follows: 30' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planting area, 8' on-street parking (Thompson Street) and 10' travel lane (any right-of-way dedication should not impact building setback; building setbacks shall be measured from existing right-of-way), as approved by Staff. A landscaped tree island shall be required every 3 on-street parking spaces and at the end of parking. Park Street streetscape shall be modified to include the Alpha Loop. Final streetscape shall match the approved streetscape standards and include decorative pedestrian lighting and street furniture, as approved by Staff.
5. Roadways with on-street parking shall incorporate curb extensions at intersections.
6. Open/green space shall be developed as depicted on the plan prepared by Travis Pruitt & Associates, revised 3/10/2020. Open space shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors, as approved by Staff.
7. 30' linear park along Thompson Street shall include decorative stone, brick or granite wall (with under ledge lighting) or columns with hedge between the linear park and townhomes. Linear park shall include landscape, hardscape, seating and public art, as approved by Staff.
8. Development shall not be gated.
9. Architecture and materials shall be substantially similar to submitted renderings, except for modifications required to comply with these conditions and Downtown Consultant comments, with final approval by DRB. Units 21-48 shall have 4-sided architecture and materials (brick or stone). Units 1-20 shall have 3-sided architecture and materials (brick or stone). Sides of units visible from Thompson Street shall have the same level of architecture and materials as the front.

10. HVAC equipment shall be screened from the public right-of-way.
11. Developer shall construct 8' concrete, accessible Alpha Loop trail along Park Street, with final alignment/design/materials approved by Staff and construction completed prior to the first CO, unless the delay in construction is outside the control of Developer, as determined by Staff. Alpha Loop shall be placed within the public right-of-way or a permanent easement. Minimum 6' planting strip shall be provided between Park Street and the Alpha Loop. Alpha Loop shall including lighting (pedestrian and bollards), landscape and hardscape. Wayfinding signage shall be placed at a key location along the trail. Alpha Loop improvements, outside of required 6' concrete sidewalk, shall be eligible for impact fee credits, as approved by Staff.
12. Decorative walls and/or landscaping shall be used to screen alleys and driveways from Thompson Street at Unit 42, as approved by Staff.
13. Landscape strips along the south and west property lines shall include screening material and shall be expanded up to 10', where possible.
14. All buildings shall have connectivity to the public sidewalk system.
15. Pedestrian-scale lighting shall be provided throughout the development.
16. Fencing visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
17. As agreed to by the developer, a minimum of 2 of the required trees shall be signature canopy trees, minimum 6" caliper at planting, and planted within the 30' linear park, as approved by Staff.
18. Corner of Thompson and Park Street shall be heavily landscaped, including a corner sculpture or other original art such as a mosaic wall, as approved by Staff.
19. Decorative paver apron shall be required at project entrance, as approved by Staff.
20. Landscape, hardscape, fences and walls shall compliment materials used within the Master Plan. A detailed landscape plan shall be required, subject to approval by Staff.
21. Developer shall provide an easement to allow for future interparcel connectivity to the west.
22. Streets less than 24' wide shall be marked "No Parking".
23. As agreed to by the developer, existing overhead utilities along Thompson Street shall be placed underground.
24. No more than 10% of units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Kathy Zickert on behalf of The Providence Group, is requesting a master plan amendment to the Old Milton Holdings Master Plan and a variance to allow for the construction of 48 'For-Sale' townhome units on 3.27 acres designated as Phase II of the Old Milton Holdings Master Plan. The property is currently approved for 42 'For-Sale' condominium units. A variance is requested to allow some of the townhomes to be front-loaded. The subject property is located at the southwest corner of Park Street and Thompson Street.

DISCUSSION

The submitted request, if approved, would allow for the construction of 48 'For-Sale' townhomes on 3.27 acres designated Phase II of the Old Milton Holdings Master Plan. The property is currently approved for 42 'For-Sale' condominium units. The proposed density for the Old Milton Holdings Master Plan is 6.78 dwelling units per acre. The subject property is located at the southwest corner of Park Street and Thompson Street.

The property is zoned MU (Mixed Use) subject to the Old Milton Holdings Master Plan and was previously developed with seven (7) single-family detached lots, which have since been demolished. Properties surrounding the subject property are zoned MU to the East, DT-LW (Downtown Live-Work) to the North, and O-I (Office-Institutional) and O-P (Office-Professional) to the West. Surrounding properties include The

Foundry and Liberty Village to the East, Midwick Subdivision to the North, US Post Office to the West and the Wellstar medical office building to the South. The property has a Comprehensive Land Use Plan designation of Mixed-Use Live Work, which allows the proposed use.

A variance is requested from Appendix A: Alpharetta Downtown Code of the Unified Development Code (UDC) to allow a front-loaded townhome product. Of the proposed 48 townhome units, the applicant requests that twenty (20) be front-loaded. Front-loaded units are located behind the rear-loaded units fronting Thompson Street, which would avoid the backside of units being visible from Thompson Street.

Phase II of the Old Milton Holdings Master Plan represents 5.68-acres on the West side of Park Street. Phase II includes the applicant's 3.27-acre property and the 2.41-acre Wellstar property. The original Master Plan, depicted below, was approved on March 30, 2015 as a mixed-use development and did not initially include the applicant's property. Stacked flat condominiums were previously approved on the portion of the property at the northwest corner of Old Milton Parkway and Park Street (Wellstar property). In early 2017, the Master Plan was amended to allow 42 stacked flats and a 40,000 square foot medical office building in Phase II, which resulted in a 31-unit reduction to the overall number of residential units within the Master Plan. The table below reflects the original and current approvals, as well as the applicant's proposal and net change to the Old Milton Holdings Master Plan.

Original Old Milton Holdings Master Plan



Old Milton Holdings Master Plan History

	Original Master Plan	Current Master Plan	Proposed Master Plan	Net Change
Year	2015	2017	2020 (Current)	
Acreage	21.07 ac	23.89 ac*	23.89 ac	
Residential	21 SFD 111 TH 54 Condo	25 SFD 89 TH 42 Condo	25 SFD 89 + 48 = 137 TH	-42 Condo +48 TH
Density	8.83 du/ac	6.53 du/ac	6.78 du/ac	+0.25 du/ac

*Original Master Plan + Properties at the SW corner Thompson and Park Streets.

The 2015 Downtown Master Plan market study reflects a demand potential of 185 – 210 townhome units in the Downtown over a 5-year period. The demand analysis is intended to be a measure of market viability,

not a prediction or recommendation for Downtown development. As shown in the tables below, 246 townhome units have been approved in the Downtown in the five (5) years since the adoption of the Downtown Master Plan update. There has not been an updated market demand study for Downtown since 2015.

Downtown Overlay – Residential Approvals since the 2015 Downtown Master Plan Update

Development Name	Type	Acres	Density
AlphaDev/296 & 304 Thompson St	11 SFD, 6 TH	2.21 acres	7.7 du/ac
Alcovy	10 SFD	1.23 acres	8.1 du/ac
City Center/Voysey	42 SFD, 168 For-Rent	25 acres	8.0 du/ac
Midwick	17 SFD, 23 TH	5.85 acres	6.8 du/ac
Old Milton Holdings (Foundry)	25 SFD, 89 TH, 42 Condo (High)	23.89 acres	6.5 du/ac
Thompson Street Flats (Kairos)	24 Condo (High)	2.39 acres	10.0 du/ac
Burnett Circle (Ouray)	43 TH	5.72 acres	7.5 du/ac
Weyhill	9 SFD	3.1 acres	2.9 du/ac
Teasley Place	24 Condo (High)	2.2 acres	10.9 du/ac
East of Main	60 SFD, 42 TH	13.87 acres	7.35 du/ac
Twelve on Canton	12 SFD	5.46 acres	2.2 du/ac
The Maxwell	58 SFD, 80 Condo (Mid)	12.91 acres	10.7 du/ac
Rowes Downtown (Tiffany Square)	22 SFD	3.26 acres	6.75 du/ac
Chelsea Walk	49 TH	7.04 acres	7.0 du/ac
Manning on the Square	58 SFD	11.7 acres	4.96 du/ac
Villa Magnolia	26 SFD	3.53 acres	7.37 du/ac

Downtown Overlay – Number of Approved Residential Units by Type

Residential Type	Number Approved
Single-Family Detached	339 units
Townhome	246 units
Condominium (Mid-Entry)	80 units
Condominium (High-End)	90 units
For-Rent	168 units
TOTAL	923 units (82% For-Sale/18% For-Rent)

SITE PLAN

As shown below, the current approved plan for the property depicts eight (8), three (3) story condominium buildings over structured parking and oriented to open space and a linear park along Thompson Street. Access is provided from two (2) driveways off Thompson Street, as well as, interparcel access to the WellStar property to the South.

Current (Approved) Site Plan



The applicant's submitted plan, depicted below, proposes 48 townhome units in eight (8), three (3) story buildings. Rear-loaded townhomes are oriented to Thompson Street and Park Street and front-loaded townhomes (Units 1 – 20) are oriented to a 20' alley. Building setbacks are proposed to be 30' on Thompson Street, 10' on Park Street, 5' along the West property line (side) and 10' along the South property line (rear).

Applicant's (Proposed) Site Plan



The project entrance, located on the West side of the property, provides access to the site from Thompson Street. In addition, interparcel access is depicted to the Wellstar property to the South. Eight-foot (8') sidewalks are depicted along Thompson Street and Park Street. If approved, internal sidewalks should be provided connecting all units to the public sidewalks.

The Unified Development Code (UDC) requires that townhomes (2 bedrooms and up) have two (2) parking spaces, plus 0.5 guest spaces per unit. All townhomes are proposed to have a 2-car garage and a minimum 18' driveway, which would accommodate two (2) additional parking spaces. 22 on-street parking spaces are depicted along Thompson Street; however, that number would likely be reduced by approximately four (4) parking spaces to accommodate additional landscaped tree islands.

According to the applicant, the development would have approximately 1.25 acres of open/green space. A 30' wide linear park is depicted along Thompson Street, which is consistent with the desired streetscape. Two (2) pocket parks are proposed along Thompson Street, at the project entrance and at the corner of Thompson Street and Park Street. If approved, the linear park and pocket parks should include improvements such as seating areas, decorative borders (walls or columns with a hedge), pedestrian lighting, public art, landscape/hardscape and signature canopy trees. Landscape strips along internal property lines should include screening material, especially where the property abuts non-residential development.

A specimen tree is located at the rear of the property. However, the applicant's arborist states that the tree is not an ideal save due to the topography of the site, which would result in the tree sitting down in a 6' – 8' deep well. Previous master plan conditions associated with Phase II required that a Pecan tree to be saved at the Northwest corner of Old Milton Parkway and Park Street, on the Wellstar property. The site plan does not depict tree saves; however, the applicant proposes to plant at least two (2) signature canopy trees, minimum 6" caliper at planting, within the 30' linear park along Thomson Street. Underground detention is proposed within the pocket park adjacent to the project entrance.

BUILDING ELEVATIONS

The Old Milton Holdings Master Plan includes conditions of zoning related to residential architecture, materials, details and orientation of buildings. Residential buildings on the subject property should comply with the Master Plan conditions below and/or comply with the Downtown Code with respect to building architecture, materials and design.

28. Residential architecture shall be representative of southern classic style. Commercial and office shall be European or English style as in picture shown as exhibit A. All uses and/or buildings shall coordinate architecture. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.

30. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible with garages located to the rear of the buildings. In cases where the side of the building faces those streets, the sides shall be designed to have the appearance of facing those streets. There shall be no visible rear yards along Old Milton Parkway.

Rear-loaded townhome buildings are proposed to be 20' wide and front-loaded buildings are 24' wide. The 3-story townhome buildings are brick with metal roof accents and include balconies and boxed windows. Brick color alternates from unit to unit. The elevations include details such as brick jack arch, brick segmented arch, brick header, wrought iron railing and metal railing. Some end units have sides that would be visible from Thompson Street. Therefore, it is recommended that townhome buildings have 4-sided architecture and materials and sides visible from Thompson Street be designed to have the appearance of a front elevation.

The City's Downtown Consultant had the following comments on the proposed elevations:

- Elevations represent good quality, historically-inspired architecture
- Finish materials, window and door header details, and railing details will be reviewed in conjunction with the DRB review process

TRAFFIC

The applicant submitted trip generation figures for the proposed project. As shown in the table below, the proposed use would generate less than 34 PM Peak Hour trips. The trip generation report below is based on the applicant's initial submittal, which proposed 54 townhome units.

Trip Generation Analysis (10th Ed.) Thompson Street Development											
Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour			
		Total	In	Out	Total	In	Out	Total	In	Out	
Proposed Site Traffic											
<u>ITE Code</u> 220	<u>Description</u> Multi-Family Housing (Low-Rise)	54 d.u.	368	184	184	27	6	21	34	21	13
Gross Trips			368	184	184	27	6	21	34	21	13

SCHOOLS

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. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 48 Townhome Units

School	Single Family Average #
Manning Oaks Elementary School	2 to 10 students
Hopewell Middle School	1 to 3 students
Alpharetta High School	3 to 9 students
TOTAL	6 to 22 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 6 – 22 school age children. Numbers provided by Fulton County Schools show that Manning Oaks Elementary and Alpharetta High School are currently over capacity.

STANDARDS FOR MASTER PLAN AMENDMENTS

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

- Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. Thompson Street is primarily developed with residential uses.

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with residential uses.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal should not have significant impacts on the natural environment. A minimum of two (2) signature canopy trees are proposed by the applicant to be planted in the linear park along Thompson Street.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The property is approved for 42 'For-Sale' condominium units. The applicant's request to allow six (6) additional units is 24 units less than the original Master Plan approval.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal represents an increase of 0.25 dwelling units per acre to the overall Master Plan density. However, the applicant's request to allow six (6) additional dwelling units is 24 units less than the original Master Plan approval. The applicant's proposal should not have significant impacts to public facilities and services.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: Not applicable.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The zoning proposal reflects a reasonable balance. While the applicant is requesting six (6) additional units, the proposal is 24 units less than the original Master Plan.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property is approved for 42 For-Sale condominium units. The request to allow six (6) additional units is 24 units less than the original Master Plan.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use Live Work'.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted upon a finding that":

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

Response: Approval of the variance should not cause substantial detriment to the public good. The unusual shape of the property constrains the site layout. In addition, the front-loaded units are located behind the units fronting Thompson Street. This configuration would avoid the backside of units being seen from Thompson Street.

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

Response: The application of the Ordinance would require townhomes to face the WellStar property with their backside being visible from Thompson Street.

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

Response: The unusual shape of the property constrains the site layout. In addition, the front-loaded units are located behind the units fronting Thompson Street. This configuration would avoid the backside of units being seen from Thompson Street.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval of the variance should not cause substantial detriment to the public good. The unusual shape of the property constrains the site layout. In addition, the front-loaded units are located behind the units fronting Thompson Street. This configuration would avoid the backside of units being seen from Thompson Street.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it could generally support the request for master plan amendment and variance. The proposal would result in a use that is consistent with the Comprehensive Land Use Plan designation of the property and the proposal to allow six (6) additional units is 24 units less than the original Master Plan approval. If approved, conditions are recommended requiring a linear park along Thompson Street, signature canopy trees and the placement of overhead utilities underground.

Approval of the variance should not cause substantial detriment to the public good. The subject property is shallow and long, which limits site layout. In addition, the front-loaded units are located behind the units fronting Thompson Street. This configuration would avoid the backside of units from being visible from Thompson Street.

CITIZEN PARTICIPATION PLAN

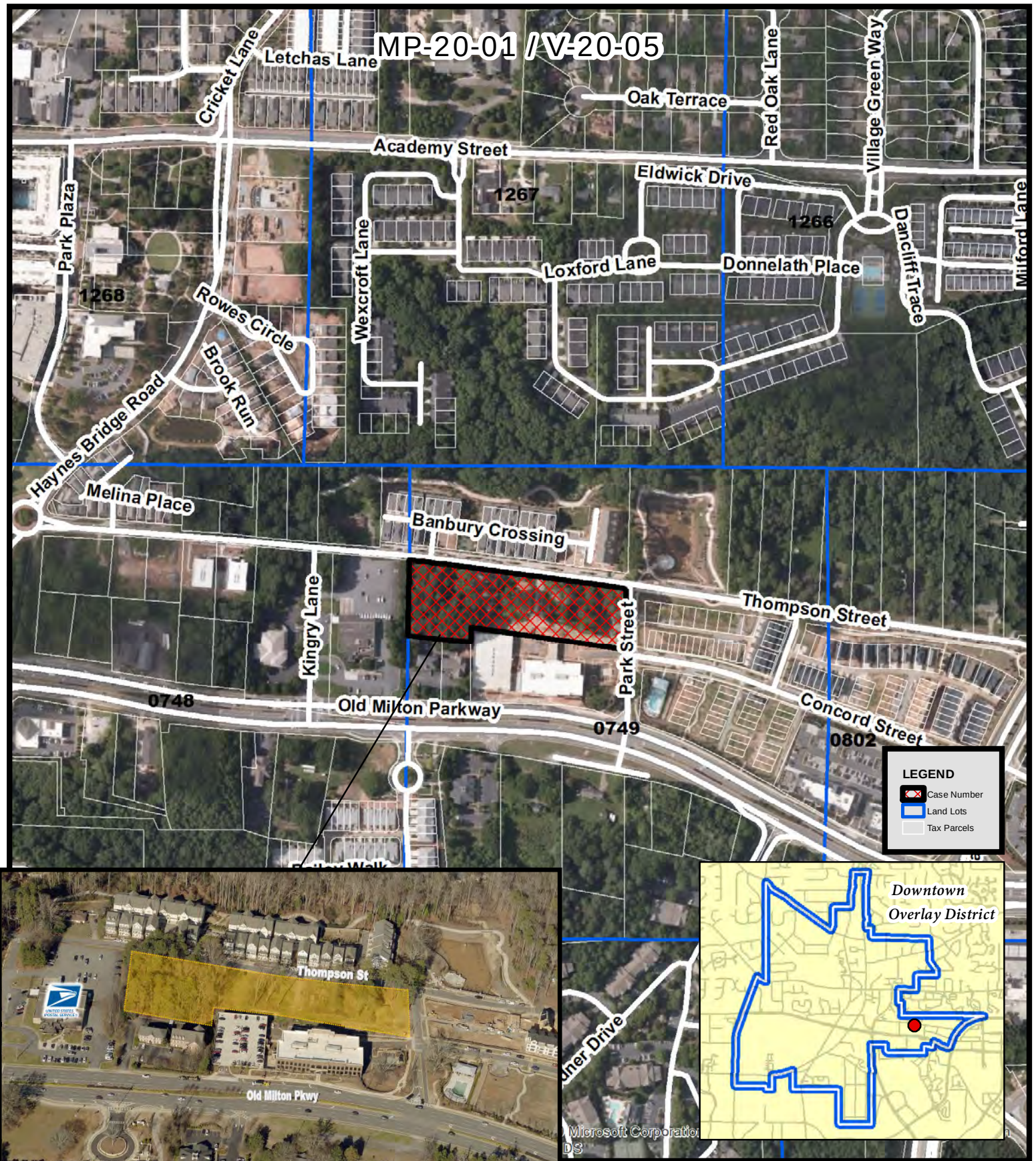
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. In addition, the applicant met with adjacent property owners to discuss their concerns. According to the applicant's public participation report, there were concerns over traffic, number of units, size of units and orientation of buildings to Thompson Street. In response to the public comments, the applicant revised the site plan to increase townhome sizes from 18' wide to 20' and 24' wide, reduce the number of units from 54' to 48' and align townhome buildings to Thompson Street.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on February 12, 2020. At the meeting, the applicant displayed an earlier site plan depicting 54 townhome units in groupings along Thompson Street. There were concerns over traffic, size of units, number of units and layout. Generally speaking, the public thought that the townhomes should be comparable in price and size to the Foundry, Midwick and East of Main and townhome buildings should be oriented to Thompson Street similar to Midwick and the Foundry.

ATTACHMENTS:

- Site Plan
- Elevations

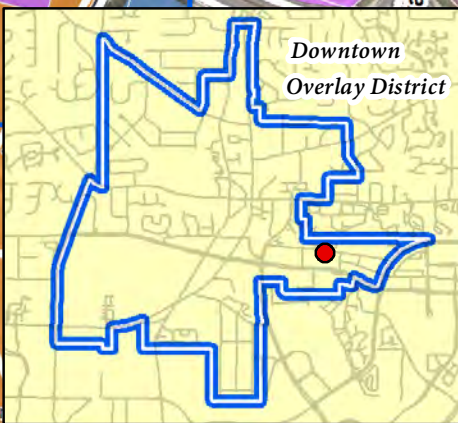
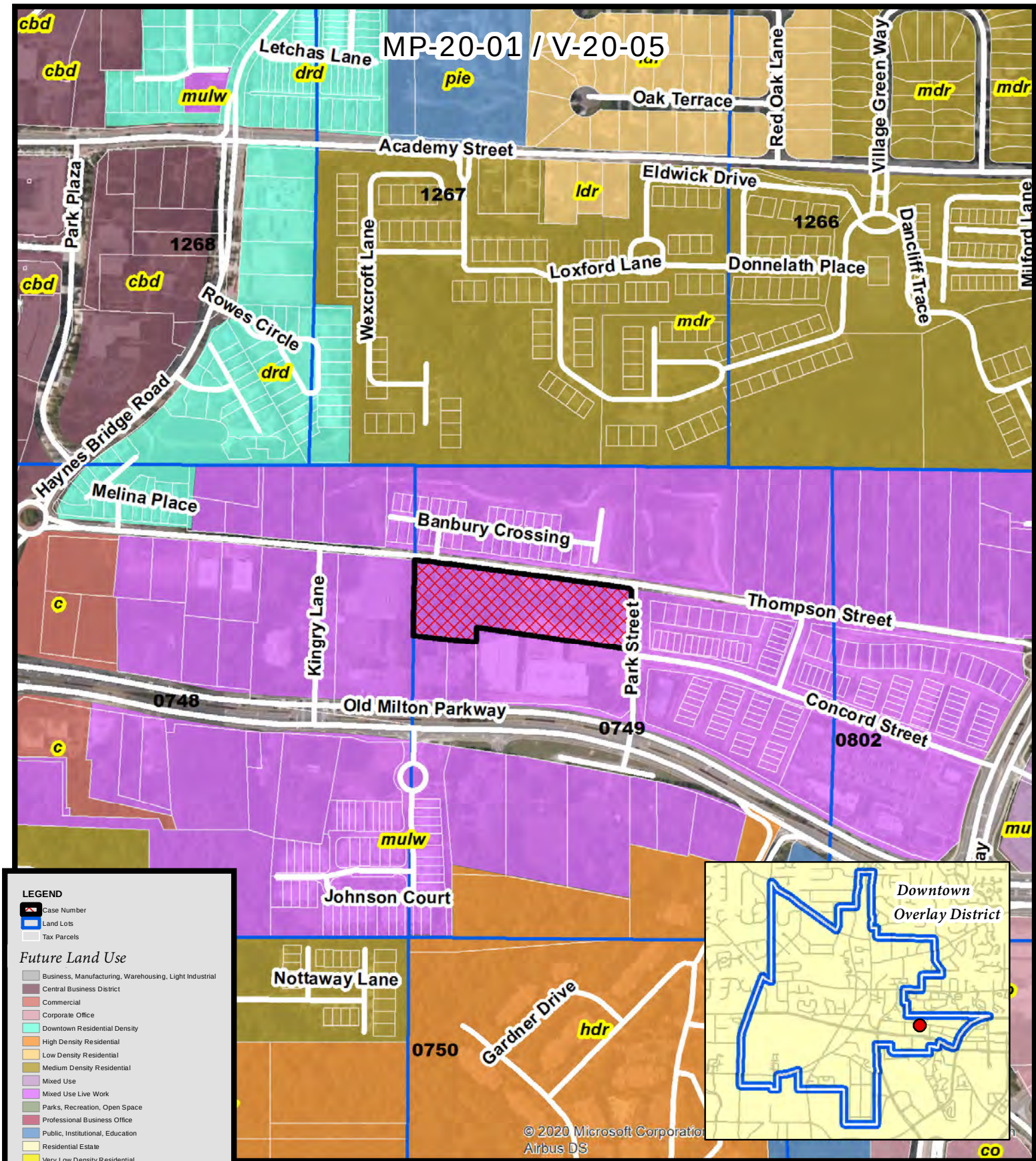


Aerial Map Notting Hill Providence Group

MP-20-01/V-20-05
D/LL: 1/2/695
PC Date: **6/4/20**
CC Date: **6/22/20**

Location Map Provided by:
Community Development - GIS



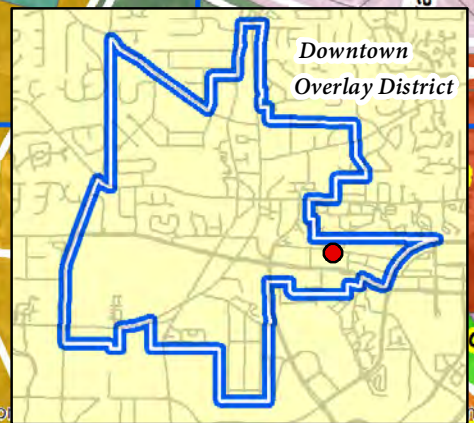
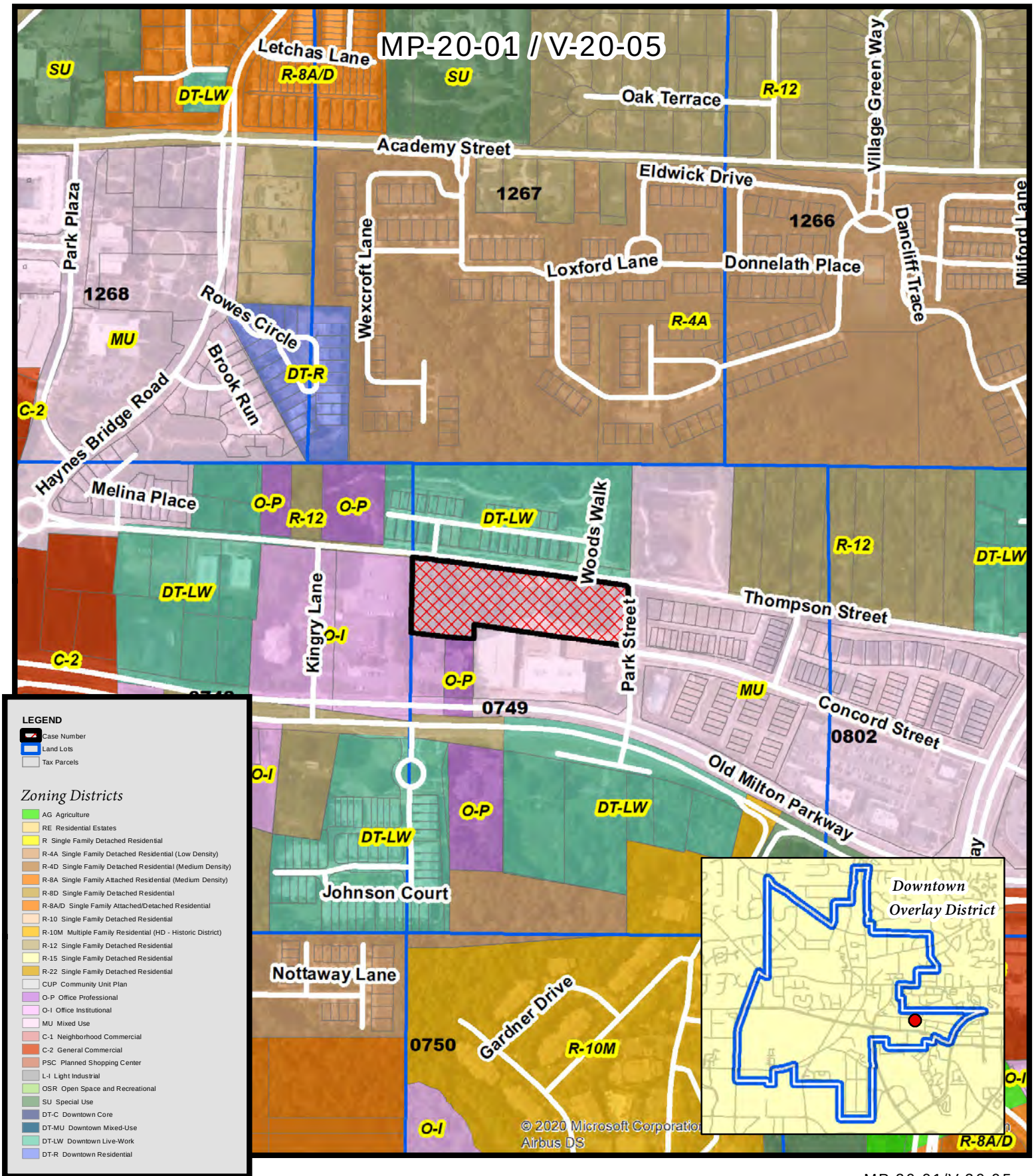


Future Land Use Notting Hill Providence Group

MP-20-01/V-20-05
D/LL: 1/2/695
PC Date: 6/4/20
CC Date: 6/22/20

Location Map Provided by:
Community Development - GIS



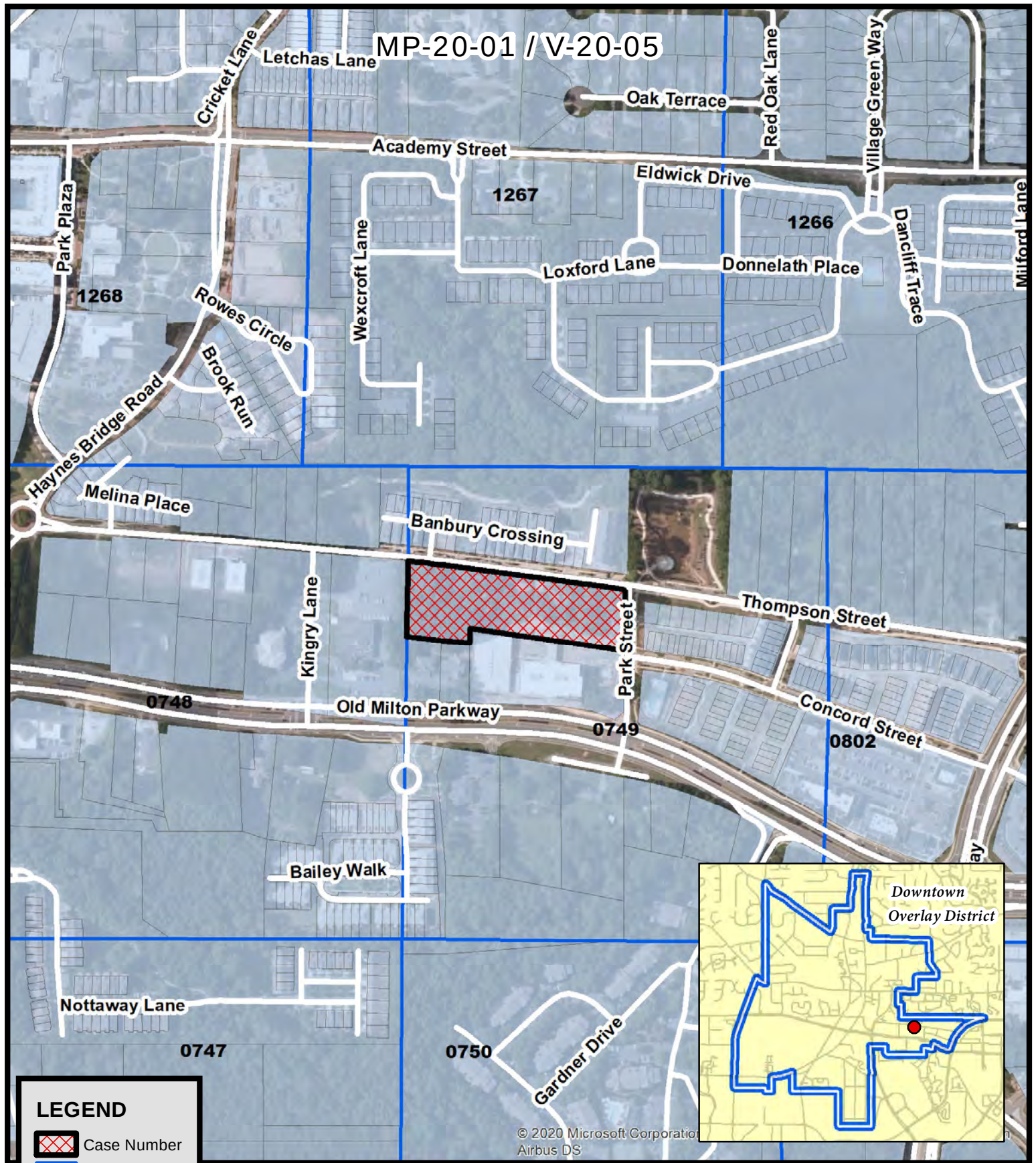


MP-20-01/V-20-05
D/LL: 1/2/695
PC Date: 6/4/20
CC Date: 6/22/20

Zoning Map Notting Hill Providence Group

Location Map Provided by:
Community Development - GIS





LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels



Location Map Notting Hill Providence Group

MP-20-01/V-20-05
D/LL: 1/2/695
PC Date: **6/4/20**
CC Date: **6/15/20**

Location Map Provided by:
Community Development - GIS

Notting Hill/The Providence Group 2.12.2020

[illegible]

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: **185 Thompson Street/Notting Hill**

Contact Name: **J. Alexander Brock**

Telephone: **404-815-3603**

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

Peggy Wiggins commented on the square footage of the townhomes and concerns about traffic.

Lana Wertc agrees with Peggy Wiggins' comments.

See the attached sign-in sheet for further comments.

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

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

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

See attached mailing list.

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

Signature of Authorized Agent: _____

J. Alexander Brock

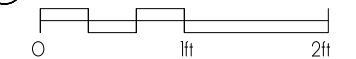
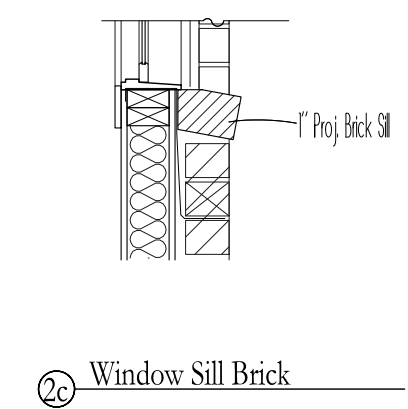
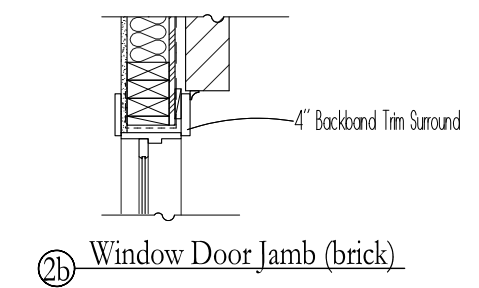
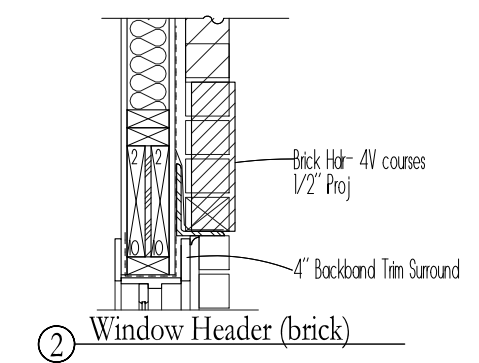
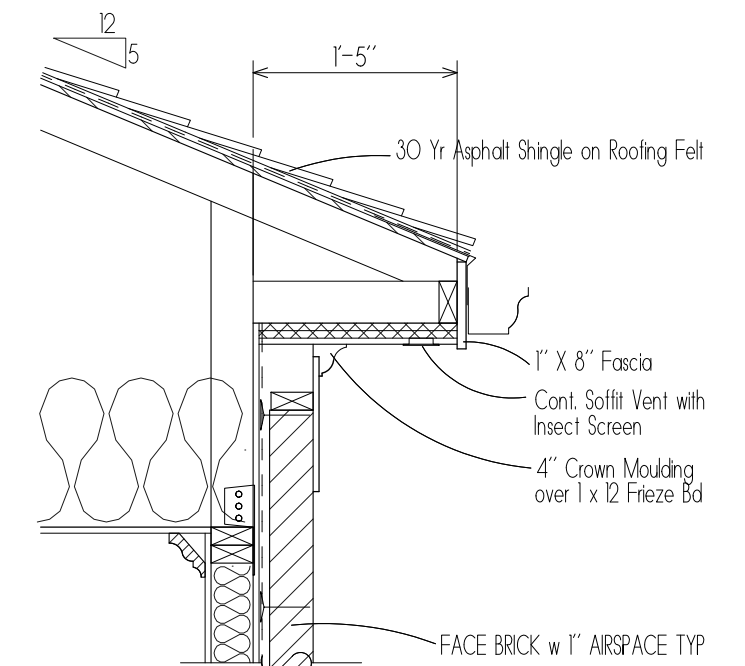
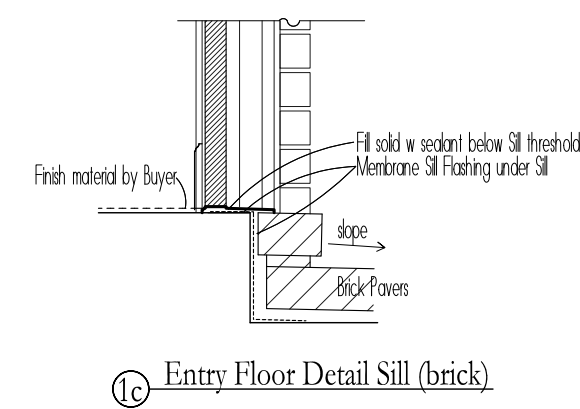
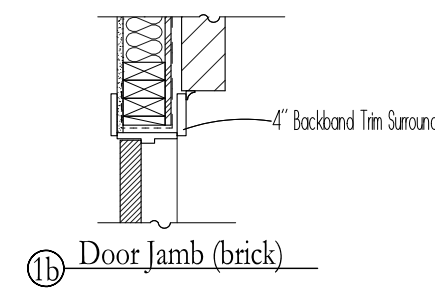
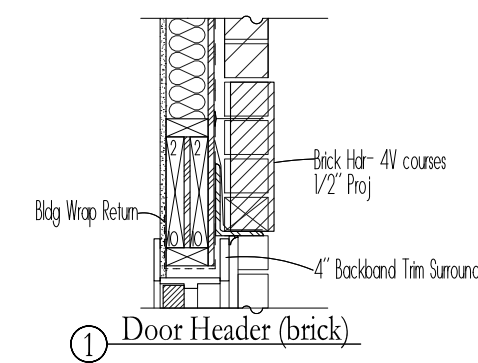
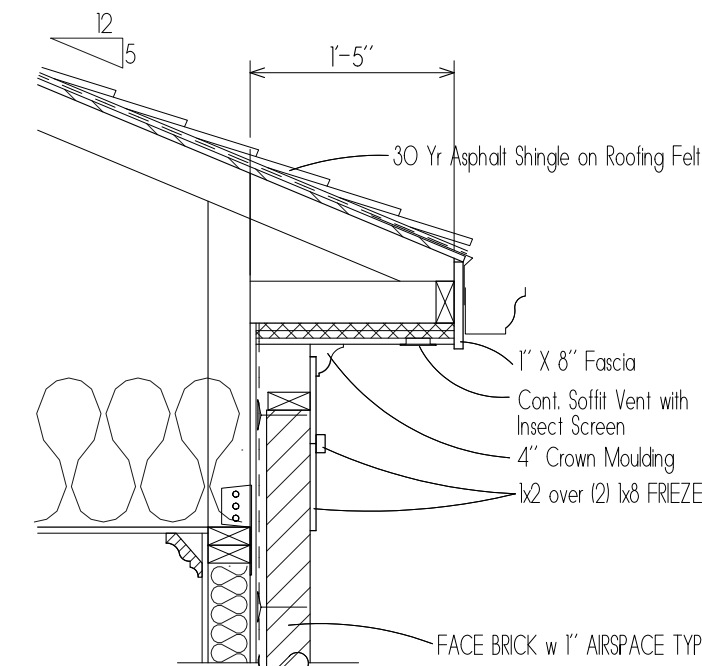
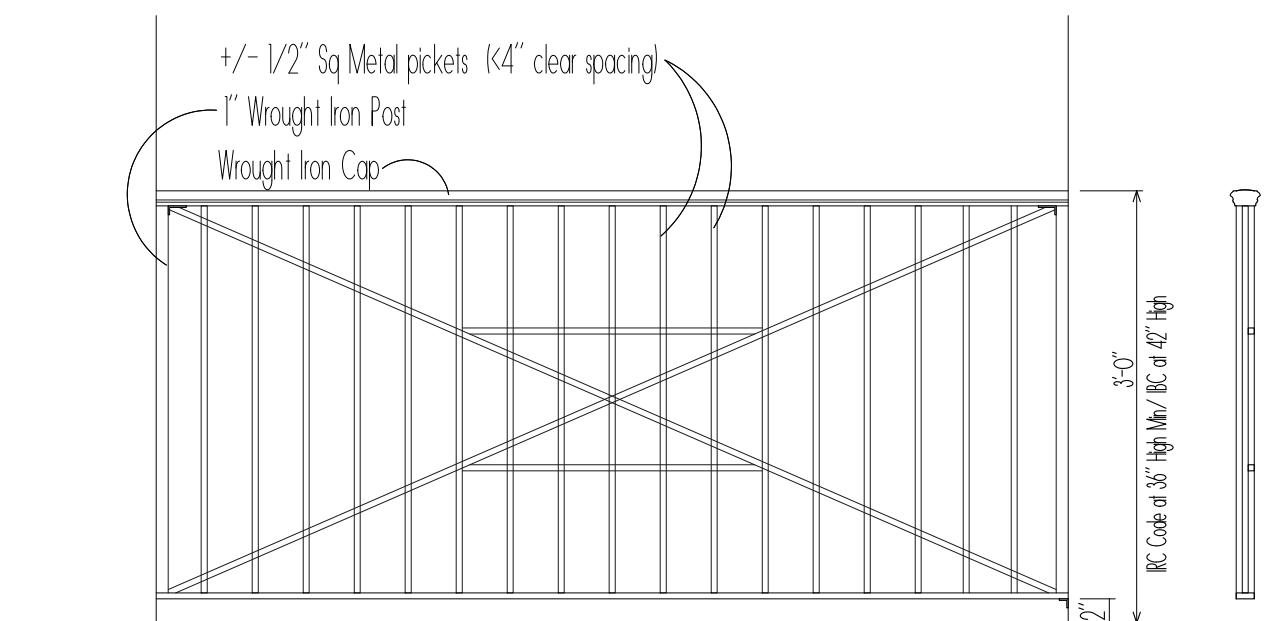
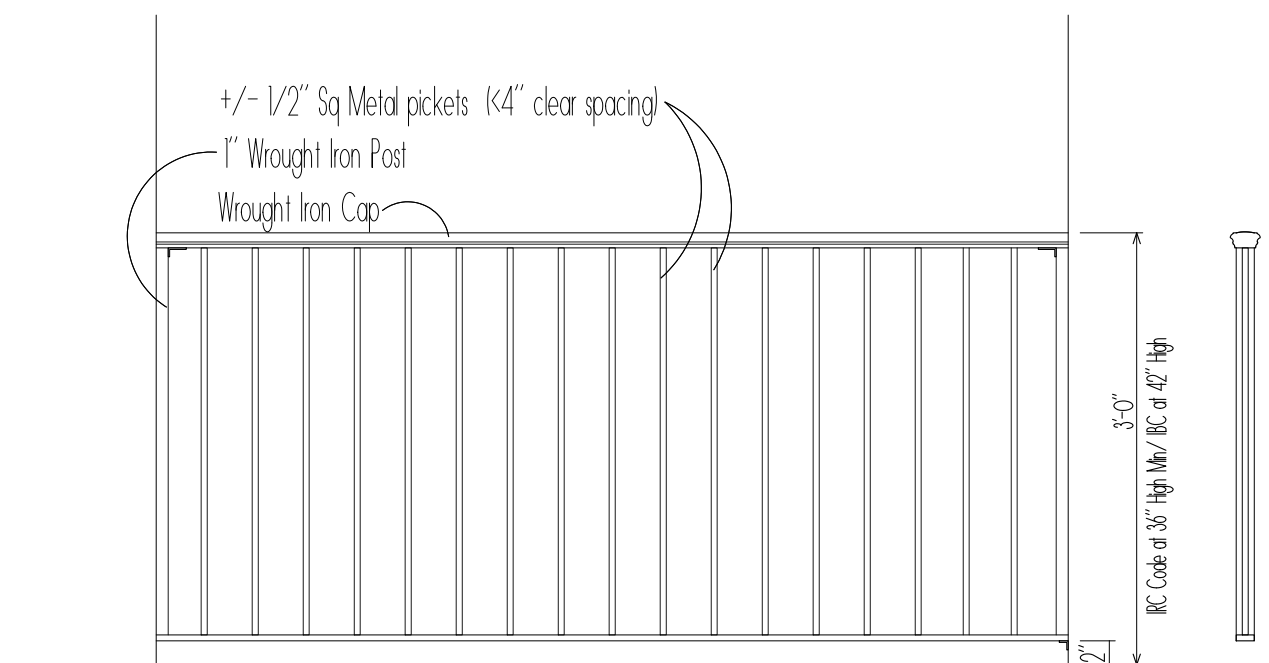
Date: **02/13/2020**

Print Form



THE
PROVIDENCE
GROUP







OWNER/DEVELOPER



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

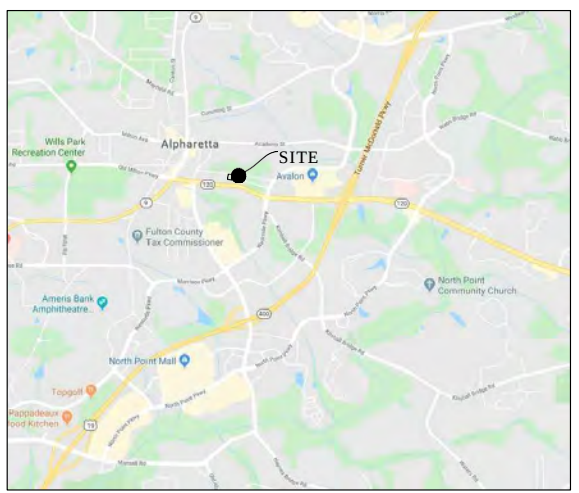
CONCEPT PLAN

Thompson Street Tract

For The Firm
Travis Pruitt
&
Associates, Inc.

DATE: 03-18-2020
SCALE: 1" = 40'
CN:190479CP12
LSV:
JN:
FN:

TRACT 1
3,266 ACRES⁰⁸⁰
PB 415 - PG. 124
now or formerly
ING HILL ALPHARETTA, LLC
DB 57028 - PG. 422
DB 57028 - PG. 415
DB 57383 - PG. 687
DB 57028 - PG. 429
DB 57447 - PG. 426
DB 57447 - PG. 419
DB 57359 - PG. 674
DB 58571 - PG. 108



VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	3.266 ACRES
-----------------	-------------

ZONING	
EXISTING ZONING	MU
PROPOSED ZONING	MU
ZONING JURISDICTION	CITY OF ALPHARETTA
DEVELOPMENT TYPE	
TOTAL UNITS	48
3 STORY FRONT ENTRY TOWNS	20
3 STORY REAR ENTRY TOWNS	28
TOTAL DENSITY	14.7 U/A
PARKING	
REQUIRED	1 PER BEDROOM/0.5 GUEST PER UNIT
GARAGE	96
DRIVEWAY	96
ON STREET SPACES	22
TOTAL	214

NOTES

1. SPEED LIMIT OF THOMPSON STREET AND PARK STREET IS 30 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 1312IC00589 FOR FULTON COUNTY DATED 09-18-2013, THE PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATED ARE NOT WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. FULTON COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

LEGAL DESCRIPTION

Thompson Street Property

All that tract or parcel of land lying and being in Land Lot 749 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point at the southeasterly meter of the intersection of the southern right-of-way of Thompson Street (variable right-of-way) and the westerly right-of-way of Park Street (30' right-of-way), THENCE leaving said intersection along the westerly right-of-way of Park Street following the centerline thereof through 89 feet to the northwesterly corner of Lot 67, measuring 152.99 feet to a point; THENCE South 01 degrees 08 minutes 35 seconds West a distance of 32.38 feet to a point; THENCE leaving said right-of-way of Park Street North 81 degrees 33 minutes 21 seconds West a distance of 484.62 feet to a point; THENCE South 01 degrees 10 minutes 50 seconds West from the last mentioned point 122.12 feet to a point; THENCE South 31 degrees 21 minutes 22 seconds East a distance of 110.85 feet to a point; THENCE North 84 degrees 26 minutes 23 seconds West a distance of 104.67 feet to a point at the westerly line of Land Lard & Thence proceeding along said westerly line North 38 degrees 38 minutes 07 seconds East 70 meters to the northern boundary of a point at the southerly right-of-way of Thompson Street (variable right-of-way); THENCE proceeding along said right-of-way the following courses and distances: South 82 degrees 54 minutes 04 seconds East a distance of 115.56 feet to a point; THENCE South 82 degrees 54 minutes 04 seconds East a distance of 99.56 feet to a point; THENCE South 82 degrees 54 minutes 04 seconds East a distance of 99.56 feet to a point; THENCE South 81 degrees 07 minutes 38 seconds East a distance of 100.43 feet to a point; THENCE South 81 degrees 07 minutes 38 seconds East a distance of 100.43 feet to a point; THENCE South 81 degrees 07 minutes 38 seconds East a distance of 81.53 feet to a point at the northerly meter of the intersection of the southern right-of-way of Thompson Street (variable right-of-way) and the westerly right-of-way of Park Street (30' right-of-way). From the above described point, THENCE North 81 degrees 33 minutes 21 seconds East a distance of 115.56 feet to a point which shall bear the **TRUE POINT OF BEGINNING.**

Said tract contains 142,270 square feet or 3.266 acres.

VARIANCES:

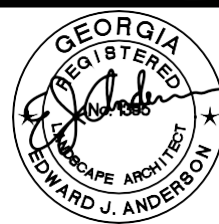
1. UNITS 1 - 20 TO BE FRONT LOADED GARAGE PRODUCT.

Notting Hill Residential Tract

185 Thompson Street

City of Alpharetta

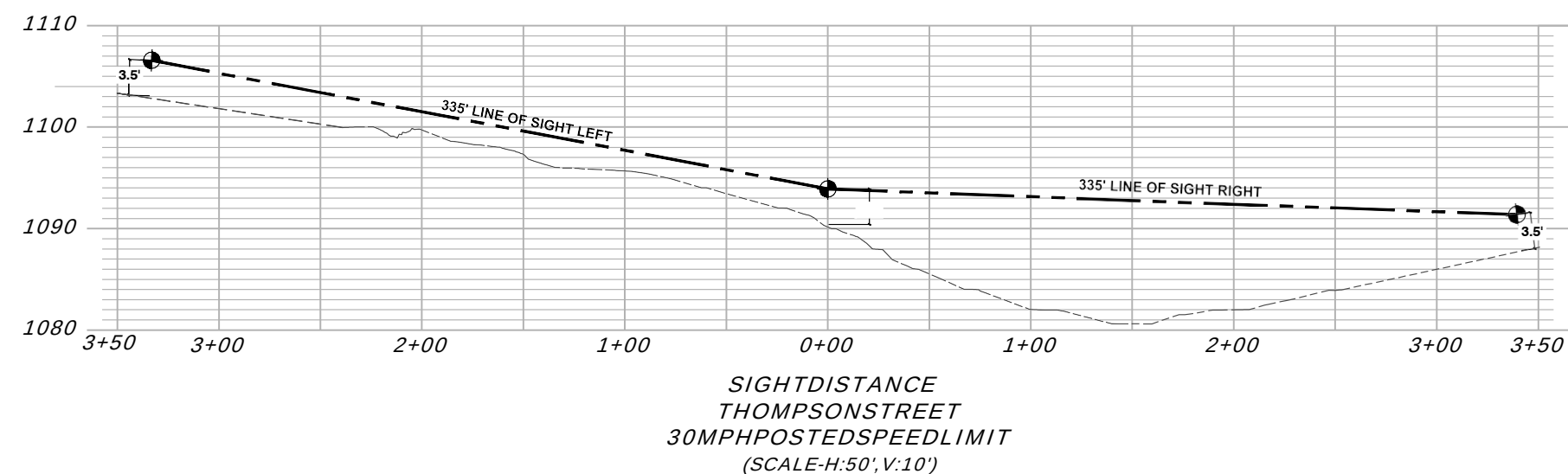
Fulton County, Georgia



For The Firm
Travis Pruitt
&
Associates, Inc.

DATE: 12-20-2019
SCALE: 1" = 30'
IN: 190479CP12
SV:
N:
EV: 3/10/2020

of 2



20' Rear Entry Slab Homes

20' Rear Entry Basement Homes

24' Front Entry Slab Homes

SURVEY NOTES:

NOTE: information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

REFERENCE DOCUMENTS:

1. Site Area: 3,266 acres
2. All boundary and topographic information shown on this plan is from the survey by GeoSurvey, Ltd. for Old Milton Holdings on 12-22-2014.
3. Information shown regarding the first phase of this development is from the approved Site Development Plans for Notting Hill. City of Alpharetta LDP# D170040, Fulton County Permit # 17-107WR.

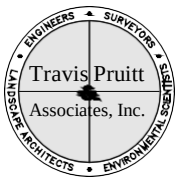
OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

**11340 Lakefield Drive
Building II, Suite 200**

Johns Creek, Georgia 30097
Tele: (678) 475-1800



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

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SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY
WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOWNHOME LOT DATA		
	REQUIRED	PROPOSED
FRONT SETBACK		5'
MIN. DISTANCE B/N BUILDINGS		
FRONT TO FRONT		35'
SIDE TO SIDE		15'
REAR TO REAR		50'
FRONT TO SIDE		20'
MINIMUM FLOOR AREA	1,500 SF	1,500 SF
MIN. BUILDING WIDTH		18'

PERIMETER SETBACKS		
	REQUIRED	PROPOSED
FRONT SETBACK THOMPSON STREET & PARK STREET		10'
SIDE SETBACK		5'
REAR SETBACK		10'



■ 20' Rear Entry Slab Homes



THOMPSON STREET - 20' EXTERIOR CONCEPTUAL DESIGN



THOMPSON STREET - 20' EXTERIOR CONCEPTUAL DESIGN



THOMPSON STREET - 24' EXTERIOR CONCEPTUAL DESIGN

1/2/20

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

MP-20-01
NOTHING BUT USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Warren S. Jolly

Telephone: 770-527-4544

Address: 11340 Lakefield Drive

Suite: 250

City Johns Creek

State: GA

Zip: 30097

Fax: _____

Mobile Tel: _____

Email: wjolly@theprovidencegroup.com

Subject Property Information:

Address: 185 Thompson Street

Current Zoning: MU

District: 1st

Section: 2nd

Land Lot: 749

Parcel ID: 12 270407490212

Proposed Zoning: MU

Current Use: residential vacant land

This Application For (Check All That Apply):

☐ Conditional Use

☒ Master Plan Amendment

☐ Exception

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

1/2/20

APPLICANT REQUEST AND INTENT

NOTTING HILL

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

See Letter of Intent

Applicant's Request (Please itemize the proposal):

See Letter of Intent

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

See Letter of Intent

1/2/20

NOTTING HILL

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See Letter of Intent

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

See Letter of Intent

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

See Letter of Intent

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

See Letter of Intent

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

See Letter of Intent

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

See Letter of Intent

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

See Letter of Intent

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

1/2/20

MP-20-01
NOTTING HILL

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Bob Cheeley Telephone: 770-861-4100
Address: 2500 Old Milton Pkwy Suite: 200
City: Alpharetta State: GA Zip: 30009

Authorization:

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

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

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

Identify Authorized Applicant:

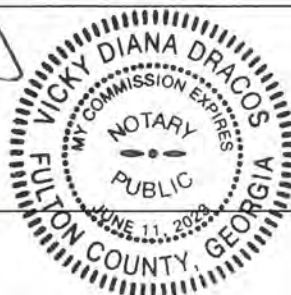
Name of Authorized Applicant: Warren Jolly, The Providence Group of Georgia, LLC Telephone: 678-475-9400
Address: 11340 Lakefield Drive Suite: 250
City: Johns Creek State: GA Zip: 30097

So Sworn and Attested:

Owner Signature: [Signature] Date: 12/16/19

Notary:

Notary Signature: [Signature] Date: 12/16/2019



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Warren S. Jolly, President, The Providence Group of Georgia, LLC

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Warren S. Jolly

Date: 12/23/19

Property Legal Description

Tract One

(Plat Book 415, Page 124)

(Date 12-27-18)

All that tract or parcel of land lying and being in land lot 749 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a concrete monument found at the southwest corner of the mitered right-of-way intersection of the westerly right-of-way of Park Street (having a 30 right-of-way) and the northerly right-of-way of Old Milton Parkway (State Route 120, also known as State Bridge Road, having a variable right-of-way); Thence continuing with said westerly right-of-way of Park Street North 63 degrees 38 minutes 12 seconds East, a distance of 38.46 feet to a concrete monument found at the north end of said miter; Thence North 01 degrees 08 minutes 35 seconds East, a distance of 125.65 feet to a 1/2-inch rebar found; Thence North 01 degrees 08 minutes 35 seconds East, a distance of 67.62 feet to a 5/8-inch rebar set, said 5/8-inch rebar set being the **POINT OF BEGINNING**; Thence leaving said westerly right-of-way of Park Street North 81 degrees 33 minutes 21 seconds West, a distance of 494.02 feet to a 5/8-inch rebar set; Thence South 01 degrees 19 minutes 50 seconds West, a distance of 49.12 feet to a 1/2-inch open top pipe found; Thence North 77 degrees 51 minutes 21 seconds West, a distance of 100.15 feet to a 3/4-inch open top pipe found; Thence North 84 degrees 26 minutes 23 seconds West, a distance of 114.89 feet to a 1/2-inch rebar found; Thence North 01 degrees 37 minutes 47 seconds East, a distance of 230.60 feet to a 5/8-inch rebar found on the southerly right-of-way of Thompson Street (variable public right-of-way); Thence continuing with said right-of-way South 82 degrees 54 minutes 04 seconds East, a distance of 115.00 feet to a 5/8-inch rebar found; Thence South 82 degrees 54 minutes 04 seconds East, a distance of 100.00 feet to a 1/2-inch rebar found; Thence South 82 degrees 54 minutes 04 seconds East, a distance of 99.56 feet to a 5/8-inch rebar set; Thence South 82 degrees 54 minutes 04 seconds East, a distance of 99.56 feet to a 5/8-inch rebar set; Thence South 81 degrees 07 minutes 38 seconds East, a distance of 100.43 feet to a 5/8-inch rebar found; Thence South 81 degrees 07 minutes 38 seconds East, a distance of 100.43 feet to a 1/2-inch rebar found; Thence South 81 degrees 33 minutes 21 seconds East, a distance of 81.53 feet to a 5/8-inch rebar found at the north end of the mitered right-of-way intersection of the westerly right-of-way of Park Street and the southerly right-of-way of Thompson Street; Thence continuing with said westerly right-of-way of Park Street South 52 degrees 13 minutes 08 seconds East, a distance of 11.55 feet to a 5/8-inch rebar found at the south end of said miter; Thence South 01 degrees 08 minutes 35 seconds West, a distance of 152.59 feet to a 5/8-inch rebar set; Thence South 01 degrees 08 minutes 35 seconds West, a distance of 32.38 feet to a 5/8-inch rebar set, which is the **POINT OF BEGINNING**.

Said tract of land contains 3.266 Acres and is the same property as described as Tract One on a Combination & Minor Subdivision Plat of Re-Plat of Lot 1 Notting Hill of Alpharetta for Notting Hill of Alpharetta, LLC, prepared by GeoSurvey, Ltd., dated June 16, 2017, with a plat prepared date of December 3, 2018, and recorded at Plat Book 415, Page 124, in Clerk of Superior Court of Fulton County, Georgia.

THE
PROVIDENCE
GROUP

*11340 Lakefield Drive, Suite 250
Johns Creek, Georgia 30097
678-475-9400*

Letter of Intent and Review Criteria
City of Alpharetta Zoning Modification Application

Applicant: Warren Jolly, The Providence Group of Georgia, LLC

Property: +/- 3.266 acres located in Land Lots 749 & 802, 2nd Section, 1st District Fulton County, Georgia
185 Thompson Street

I. INTRODUCTION:

By this Application, the Applicant requests approval of a modification of current conditions for the second phase of the Old Milton mixed use development. Specifically, approval is requested to change the 42 stacked flats to 54 townhomes and related modifications. As will be presented in more detail below and in the process, the ability to construct a slightly smaller "for sale" home will meet the needs of residents and provide the diversity in housing options for a thriving walkable area in Alpharetta.

Zoning History

The mixed-use development was originally approved by City Council on March 27, 2015 (Z-14-1 1) for approximately 21 acres on the 2500 block of Old Milton Parkway. The Phase I approval in 2015 provided for 21 single family homes, 111 townhomes, and 54 stacked flats. The total residential density approved was 8.82 for a total of 186 residential units.

In 2016, the owner applied to the City to add 2.90 acres along Thompson Street to the overall mixed-use development, move the residential use to Thompson Street, and add a medical office building on Old Milton Parkway. As a result of the 2016 application, the overall residential density was reduced by 23 units, even though an additional 2.90 acres were added to the development. On January 23, 2017, the City approved MP-16-14/Z-16-15. The overall residential density for the Old Milton Holding Master Plan was reduced to 6.53 dwelling units per acre for a total of 156 units.

This Application seeks to modify the conditions approved in 2017 and does not modify the conditions of zoning approved for the remaining property included in the 2015 zoning case CLUP- 14-07/ Z-14-1 W-14-26 east of Park Street.

Proposed Development

The Applicant proposes to change the housing type from stacked flats to townhomes along Thompson Street. The modification of the housing will be complimentary to the homes on the north side of Thompson Street and the other residential buildings in the overall masterplan. By changing the building type to townhomes, the greenspace can be incorporated through the property, one curb cut onto Thompson Street will be eliminated.

The Applicant's revised plan will allow for quality residential redevelopment along the Thompson Street corridor that is consistent with the City's Downtown Master Plan. The addition of townhomes with a slightly smaller footprint and square footage will provide a newer housing option in the area creating the type of unique planned community that prioritizes livability and Important to note, the approval of this Application would result in 18 fewer residential units than previously

1/2/20

approved in 2015 on 2.90 fewer acres. The overall residential density will be 168 units with a 7.03 units per acre for the mixed-use development.

From the "Downtown Alpharetta Master Plan" page 35:

"The demand is high for lifestyle and convenience housing that provides a desirable mix of attributes in addition to the square footage of the home. Additionally, nearby quality schools, shopping, restaurants, and other services that create a true community feel are increasingly appealing to empty nester Baby Boomers, Millennials, and young professionals who are coming to Alpharetta for high tech job opportunities. These trends bode well for Downtown Alpharetta serving as a housing location over the next several years."

The City's need for a variety of housing options, including a variety of square footages within walking distance to retail, office and restaurant uses will be achieved by the modifications and approval of the exceptions. In particular, the townhomes will provide an option likely to appeal to empty nester Baby Boomers, Millennials, and young professionals. The proposed townhomes will be 18' wide with 2-car garages and 2 cars for guest in the driveway.

The zoning of the Phase II tract will remain Mixed Use (MU). The Applicant's request is to modify certain conditions of zoning to construct townhomes instead of stacked flats. Specifically, Applicant seeks to modify conditions 1, 3, 5, 6, 10, 11, 12, 13, 15, 17, 19, 26 and 28 due to the reference to the stacked flats and site plan reflecting the stacked flats. Applicant seeks approval of the attached site plan and conditions to reflect the proposed development as reflected by the plans.

II. PLANNING COMMISSION REVIEW CRITERIA

The Applicant satisfies all of the criteria as set forth in the City's UDC for zoning modification:

1) **How will this proposal be compatible with surrounding properties?**

The Applicant's modification proposal is compatible with surrounding properties. The revised site plan has a visual and aesthetically pleasing environment for street engagement due to the arrangement of the townhomes on the site. The side view of the townhome buildings will create views from Thompson Street of the mews areas as well as the park area. By changing the residential type from stacked flats to townhomes, the Phase II property will also be more consistent with the other residential uses in the master plan property. The exception to allow for a slightly smaller footprint and home will provide a much-needed housing alternative for buyers in Alpharetta.

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

The proposed townhomes will add variety along the Thompson Street corridor and enhance the connectivity between Alpharetta City Center and Avalon. The proposed development will enhance the area.

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

No, the property cannot be developed for a reasonable economic use with the current conditions. The current zoning condition restrict the development to stacked flats which is detracting from its potential economic use and value.

4) **What would be the increase to population and traffic if the proposal were approved?** The Applicant's proposal is less than the 186 residential units originally approved by the City. The connectivity through the site and the proximity to both Avalon and Alpharetta City Center reduces the dependence on automobiles and encourages walking and biking. Compared to the originally approved density, the approval of this Application will have no increase to population and traffic.

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

Adequate public facilities exist in and around the subject property to support the Applicant's zoning request. The size of the townhomes is likely to appeal to young professionals and/or buyers without children. As such, there is no anticipated negative impact on utilities or school due to the small increase in number of residential units.

- 6) **How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?**
Yes. The zoning request is consistent with the Master Plan. The Downtown Master Plan designates the Property as Mixed Use-Live Work. The proposed residential use is consistent with the currently approved use and the vision for the Old Milton Corridor. The Comprehensive Plan suggests moderate to high lot coverage with medium to large building footprints in relation to lot size. As such, the zoning request is consistent with the policy, intent, and plain language of the Master Plan.
- 7) **Are there existing or changing conditions which affect the development of the property and support the proposed request?**
Yes. There are changing conditions which affect development of the Property and support the proposed request. The Property is ideally situated as part of the mixed-use development and the change from the stacked flats to townhomes will allow the residential units to move forward and compliment both the mixed use and the Midwick development across Thompson Street. The current zoning conditions of are no longer economically viable or appropriate for the changing conditions in the area. The need for a diversity of housing sizes within the walkable area supports the change in conditions.

CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of the City of Alpharetta require us to raise Federal and State constitutional objections during the zoning application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restrict the Property to any zoning classification, uses, conditions, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restricts the Property to any zoning classification, uses, building size, building width, or to any conditions other than the those as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests. A denial of this Application would constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Alpharetta City Council to grant this zoning application in accordance with the zoning criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any zoning of the Property subject to conditions which are different than the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

1/2/20

MP-20-01
NOTTING HILL

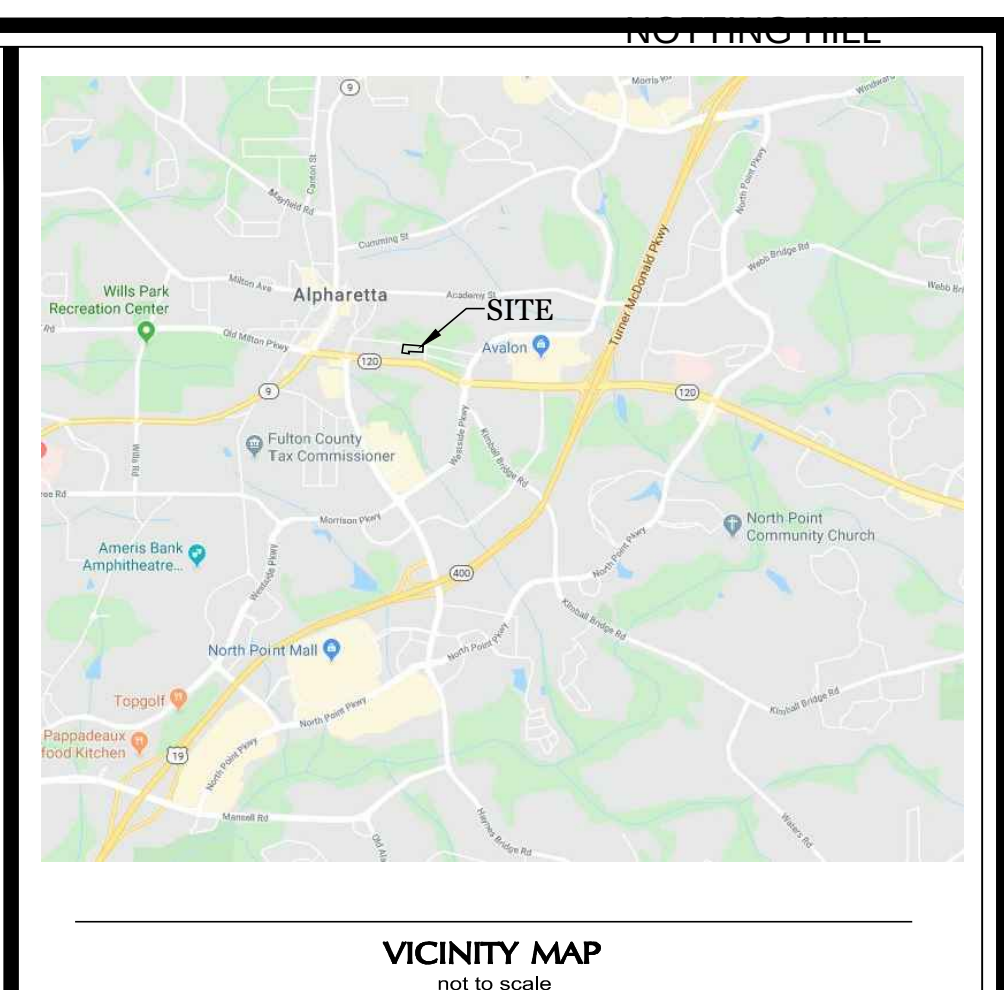
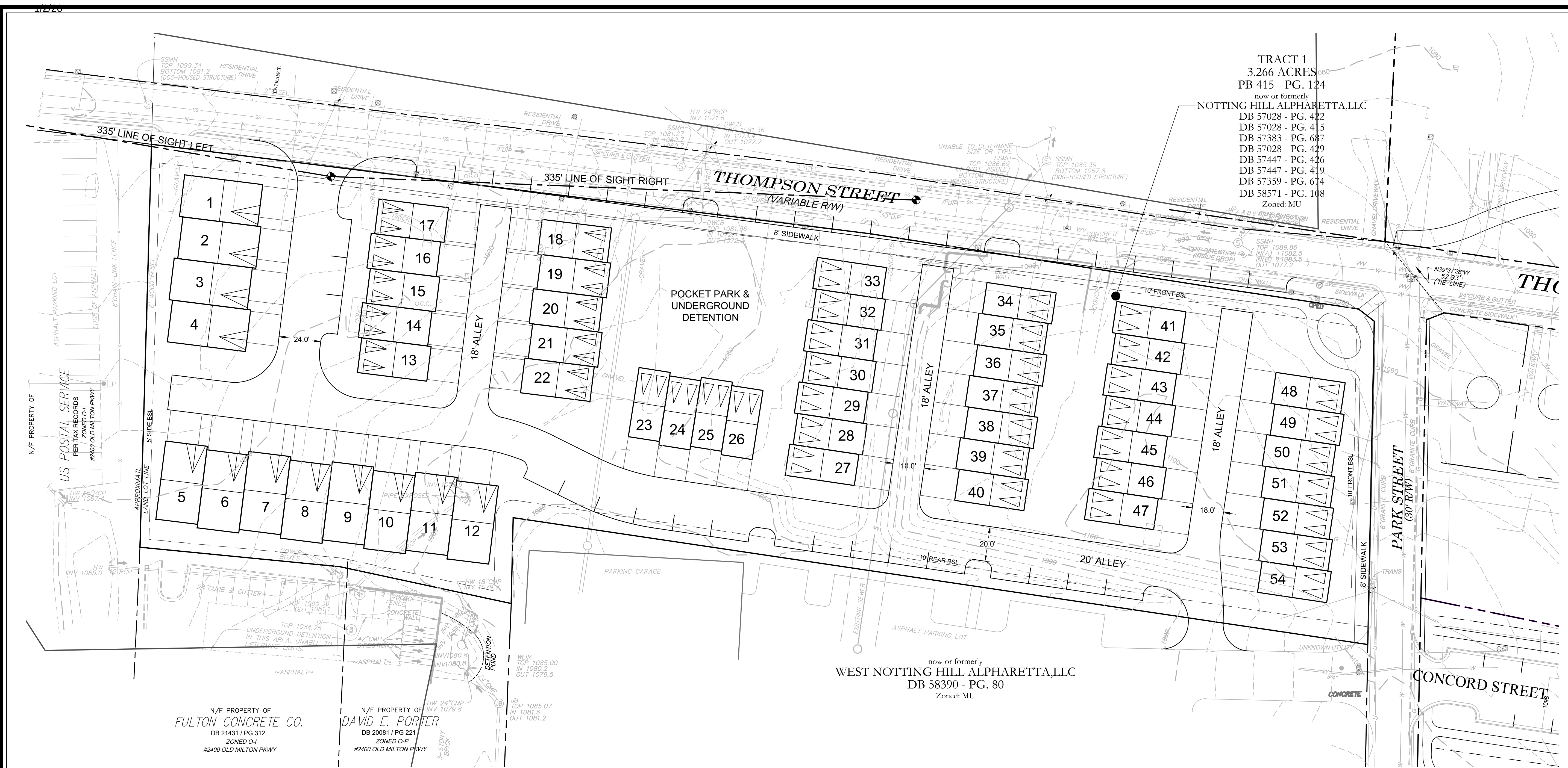
A refusal by the City of Alpharetta City Council to grant any change in conditions requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any use restrictions or conditions placed on the Property which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

We respectfully request this Application be granted as requested. If there are any question about this application, please do not hesitate to contact me at 770-527-4544 or wjolly@theprovidencegroup.com

Sincerely,

A handwritten signature in blue ink that reads "Warren S. Jolly". The signature is written in a cursive, flowing style.

Warren S. Jolly
President



SITE DATA:	
TOTAL SITE AREA	3.266 ACRES
ZONING	
EXISTING ZONING	MU
PROPOSED ZONING	MU
ZONING JURISDICTION	CITY OF ALPHARETTA
DEVELOPMENT TYPE	
TOTAL UNITS	54
3 STORY FRONT ENTRY TOWNS	12
3 STORY REAR ENTRY TOWNS	42
TOTAL DENSITY	16.5 U/A
PARKING	
REQUIRED	1 PER BEDROOM/0.5 GUEST PER UNIT
GARAGE	108
DRIVEWAY	108
SPACES	18
TOTAL	234
NOTES	
1. SPEED LIMIT OF THOMPSON STREE AND PARK STREET IS 30 MPH.	
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.	
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 13121C0058F FOR FULTON COUNTY DATED 09-18-2013 - THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).	
4. WATERS OF THE STATED ARE NOT WITHIN 200' OF THIS PROPERTY.	
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.	
6. FULTON COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.	
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED	
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.	
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.	

LEGAL DESCRIPTION	
DESCRIPTION OF Thompson Street Property	
All that tract or parcel of land lying and being in Land Lot 749 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:	
BEGINNING at a point at the southeasterly miter of the intersection of the southerly right-of-way of Thompson Street (variable right-of-way) and the westerly right-of-way of Park Street (30' right-of-way), THENCE leaving said intersection along the westerly right-of-way of Park Street the following courses and distances: South 01 degrees 08 minutes 35 seconds West a distance of 152.59 feet to a point; THENCE South 01 degrees 08 minutes 35 seconds West a distance of 32.38 feet to a point; THENCE leaving said right-of-way of Park Street North 81 degrees 33 minutes 21 seconds West a distance of 494.02 feet to a point; THENCE South 01 degrees 19 minutes 50 seconds West a distance of 49.12 feet to a point; THENCE North 84 degrees 26 minutes 23 seconds West a distance of 114.89 feet to a point at the westerly line of Land Lot 749; THENCE proceeding along said Land Lot Line North 01 degrees 37 minutes 47 seconds East a distance of 230.60 feet to a point at the southerly right-of-way of Thompson Street (variable right-of-way); THENCE proceeding along said right-of-way the following courses and distances: South 82 degrees 54 minutes 04 seconds East a distance of 115.00 feet to a point; THENCE South 82 degrees 54 minutes 04 seconds East a distance of 100.00 feet to a point; THENCE South 82 degrees 54 minutes 04 seconds East a distance of 99.56 feet to a point; THENCE South 82 degrees 54 minutes 04 seconds East a distance of 99.56 feet to a point; THENCE South 81 degrees 07 minutes 38 seconds East a distance of 100.43 feet to a point; THENCE South 81 degrees 07 minutes 38 seconds East a distance of 100.43 feet to a point; THENCE South 81 degrees 33 minutes 21 seconds East a distance of 81.53 feet to a point at the northwesterly miter of the intersection of the southerly right-of-way of Thompson Street (variable right-of-way) and the westerly right-of-way of Park Street (30' right-of-way); THENCE along said miter South 53 degrees 13 minutes 08 seconds East a distance of 11.55 feet to a point, said point being the TRUE POINT OF BEGINNING . Said tract contains 142,270 square feet or 3.266 acres.	

SURVEY NOTES:

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

REFERENCE DOCUMENTS:	
1. Site Area: 3,266 acres	
2. All boundary and topographic information shown on this plan is from the survey by GeoSurvey, Ltd. for Old Milton Holdings on 12-22-2014.	
3. Information shown regarding the first phase of this development is from the approved Site Development Plans for Notting Hill, City of Alpharetta LDP# D17040, Fulton County Permit # 17-107WR.	

OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

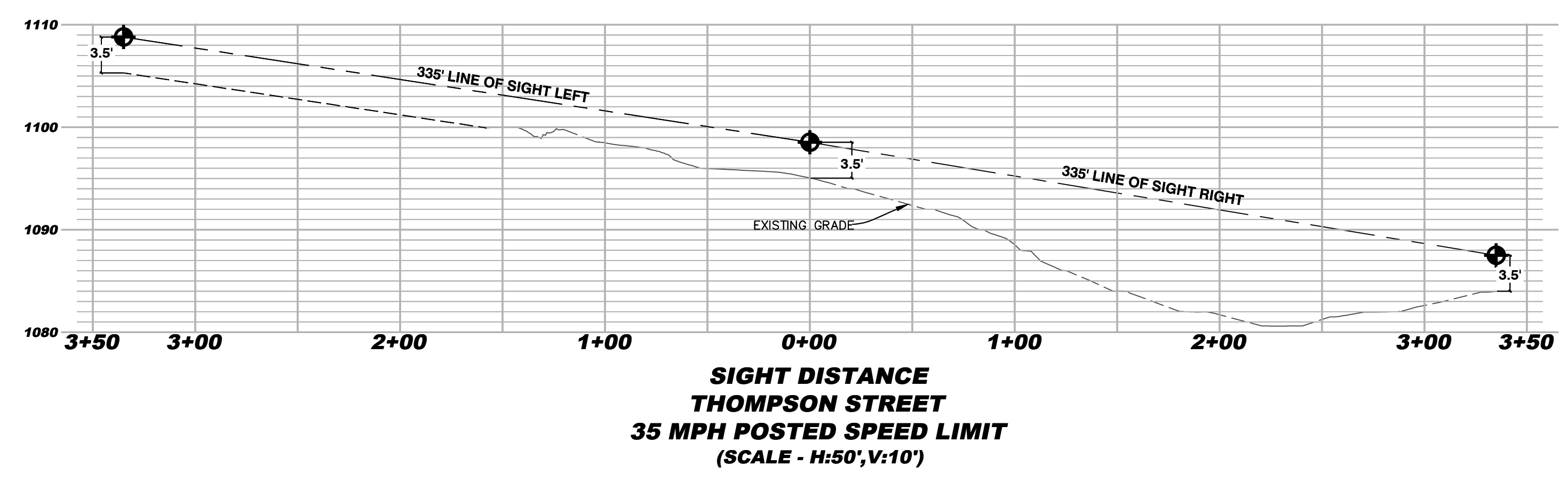
11340 Lakeland Drive
Building II, Suite 200

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Travis Pruitt & Associates, Inc.

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Phone: (770)416-7511
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www.travispruitt.com

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TOWNHOME LOT DATA		
	REQUIRED	PROPOSED
FRONT SETBACK		10'
MIN. DISTANCE B/N BUILDINGS		
FRONT TO FRONT		35'
SIDE TO SIDE		15'
REAR TO REAR		50'
FRONT TO SIDE		20'
MINIMUM FLOOR AREA	1,500 SF	1,500 SF
MIN. BUILDING WIDTH		18'

PERIMETER SETBACKS		
	REQUIRED	PROPOSED
FRONT SETBACK THOMPSON STREET & PARK STREET		10'
SIDE SETBACK		5'
REAR SETBACK		10'



ZONING MODIFICATION PLAN

Notting Hill Residential Tract

185 Thompson Street

City of Alpharetta

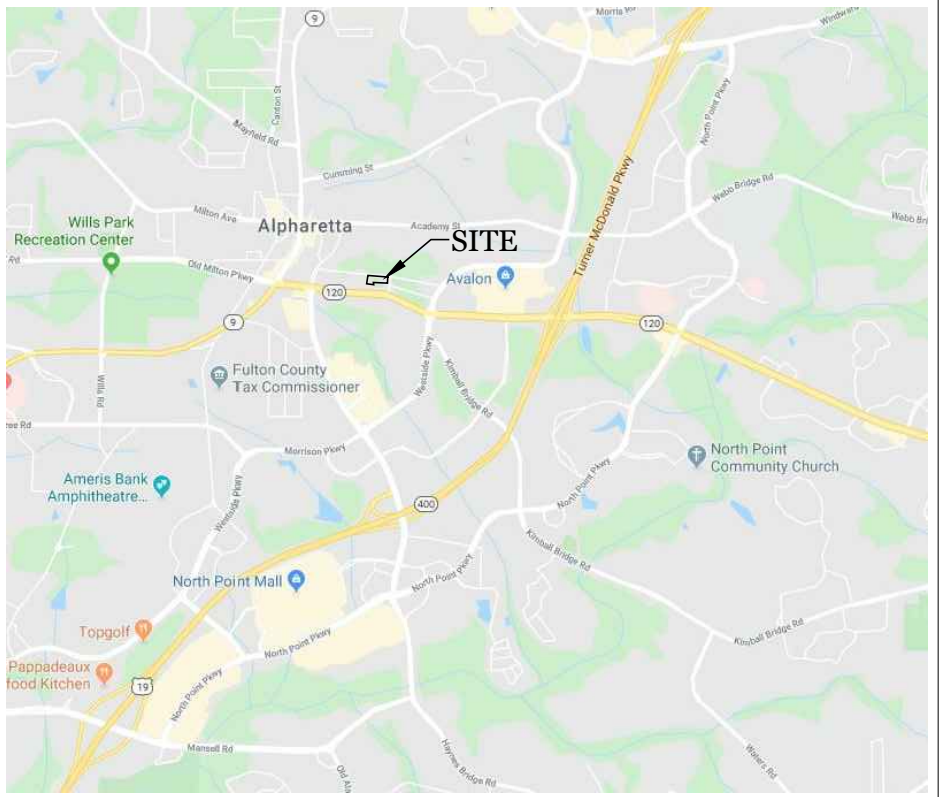
Fulton County, Georgia

GEORGIA REGISTERED PROFESSIONAL SURVEYOR

Travis Pruitt & Associates, Inc.

DATE: 12-20-2019
SCALE: 1" = 30'
CN: 190479CPO6
LSV:
JN:
FN:

1 of 2



VICINITY MAP
not to scale

SITE DATA:	
TOTAL SITE AREA	3.266 ACRES
ZONING	
EXISTING ZONING	MU
PROPOSED ZONING	MU
ZONING JURISDICTION	CITY OF ALPHARETTA
DEVELOPMENT TYPE	
TOTAL UNITS	54
FRONT ENTRY TOWNS	12
REAR ENTRY TOWNS	42
TOTAL DENSITY	16.5 U/A

- NOTES
1. SPEED LIMIT OF THOMPSON STREE AND PARK STREET IS 30 MPH.
 2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
 3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 13121C0058F FOR FULTON COUNTY DATED 09-18-2013 . THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
 4. WATERS OF THE STATED ARE NOT WITHIN 200' OF THIS PROPERTY.
 5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
 6. FULTON COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
 7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED
 8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
 9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

LEGAL DESCRIPTION	
DESCRIPTION OF Thompson Street Property	
All that tract or parcel of land lying and being in Land Lot 749 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:	

BEGINNING at a point at the southeasterly miter of the intersection of the southerly right-of-way of Thompson Street (variable right-of-way) and the westerly right-of-way of Park Street (30' right-of-way), THENCE leaving said intersection along the westerly right-of-way of Park Street the following courses and distances: South 01 degrees 08 minutes 35 seconds West a distance of 152.59 feet to a point; THENCE: South 01 degrees 08 minutes 35 seconds West a distance of 32.38 feet to a point; THENCE: leaving said right-of-way of Park Street North 81 degrees 33 minutes 21 seconds West a distance of 494.02 feet to a point; THENCE South 01 degrees 19 minutes 50 seconds West a distance of 49.12 feet to a point; THENCE North 77 degrees 51 minutes 21 seconds West a distance of 100.15 feet to a point; THENCE North 84 degrees 26 minutes 23 seconds West a distance of 114.89 feet to a point at the westerly line of Land Lot 749; THENCE proceeding along said Land Lot Line North 01 degrees 37 minutes 47 seconds East a distance of 230.60 feet to a point at the southerly right-of-way of Thompson Street (variable right-of-way); THENCE proceeding along said right-of-way the following courses and distances: South 82 degrees 54 minutes 04 seconds East a distance of 115.00 feet to a point; THENCE South 82 degrees 54 minutes 04 seconds East a distance of 99.56 feet to a point; THENCE South 82 degrees 54 minutes 04 seconds East a distance of 100.00 feet to a point; THENCE South 82 degrees 54 minutes 04 seconds East a distance of 99.56 feet to a point; THENCE South 81 degrees 07 minutes 38 seconds East a distance of 100.43 feet to a point; THENCE South 81 degrees 07 minutes 38 seconds East a distance of 100.43 feet to a point; THENCE South 81 degrees 33 minutes 21 seconds East a distance of 81.53 feet to a point at the northwesterly miter of the intersection of the southerly right-of-way of Thompson Street (variable right-of-way) and the westerly right-of-way of Park Street (30' right-of-way); THENCE along said miter South 52 degrees 13 minutes 08 seconds East a distance of 11.55 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract contains 142,270 square feet or 3.266 acres.

VARIANCES:
NO VARIANCES AT THIS TIME.

SPECIMEN TREE PLAN

Notting Hill Residential Tract

185 Thompson Street

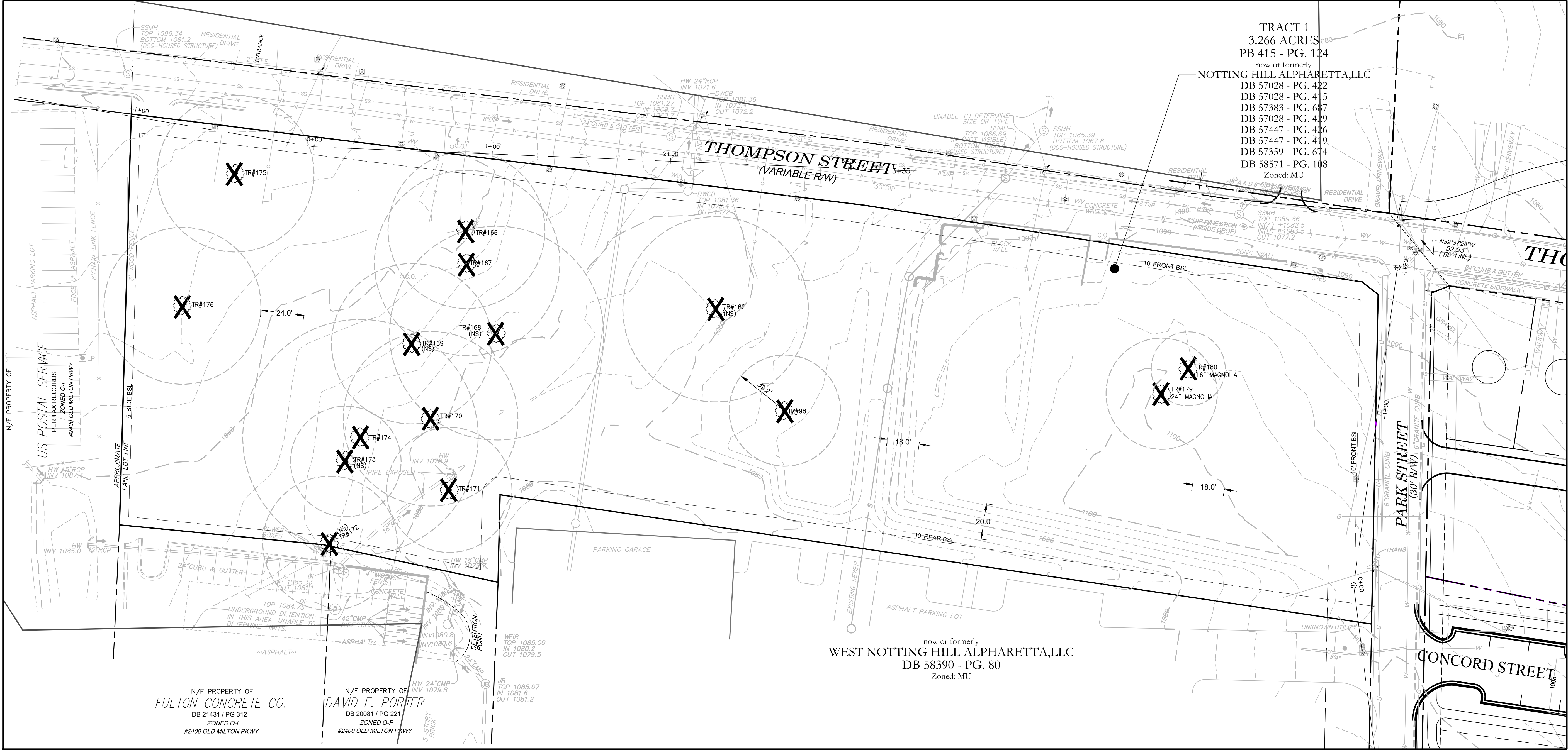
City of Alpharetta

Fulton County, Georgia

GEORGIA REGISTERED PROFESSIONAL ARCHITECT
EDWARD J. ANDERSON

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 12-20-2019
SCALE: 1" = 30'
CN: 190479CP06
LSV:
JN:
FN:



SURVEY NOTES:

NOTE: Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

- REFERENCE DOCUMENTS:
1. Site Area: 3,266 acres
 2. All boundary and topographic information shown on this plan is from the survey by GeoSurvey, Ltd. for Old Milton Holdings on 12-22-2014.
 3. Information on the first phase of this development is from the approved Site Development Plans for Notting Hill, City of Alpharetta LDP# D170040, Fulton County Permit # 17-107WR.

OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

11340 Lakeland Drive
Building II, Suite 200

Johns Creek, Georgia 30097
Tele: (678) 475-1800

Travis Pruitt & Associates, Inc.

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

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TREE INVENTORY CHART

(SEE GENERAL NOTES)
TREES IDENTIFIED ON SURVEY WITH "NS" ARE "NOT SPECIMEN"

Tree #	Dia (inches)	Common Name	Latin Name	Notes	Tree #	Dia (inches)	Common Name	Latin Name	Notes
98	24"	Loblolly Pine	Pinus taeda		167	40"	Yellow Poplar	Liriodendrum tulipifera	
162	40"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - BAD FORK - INCLUDED BARK	168	46"	Yellow Poplar	Liriodendrum tulipifera	NOT SPECIMEN - ROOT ROT
					169	35"	Loblolly Pine	Pinus taeda	forked - NOT SPECIMEN - 8' included bark
					170	38"	Water Oak	Quercus nigra	
					171	27"	Yellow Poplar	Liriodendrum tulipifera	
					172	29"	Water Oak	Quercus nigra	NOT SPECIMEN - EXTREMELY LOPSIDED
					173	24"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - HOLLOW
					174	51"	Sweetgum	Liquidambar styraciflua	double leader
					175	34"	Loblolly Pine	Pinus taeda	
					176	34"	Loblolly Pine	Pinus taeda	
					177	31"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Cavity in main trunk
					179	24"	Magnolia	Magnolia grandiflora	
					180	16"	Magnolia	Magnolia grandiflora	

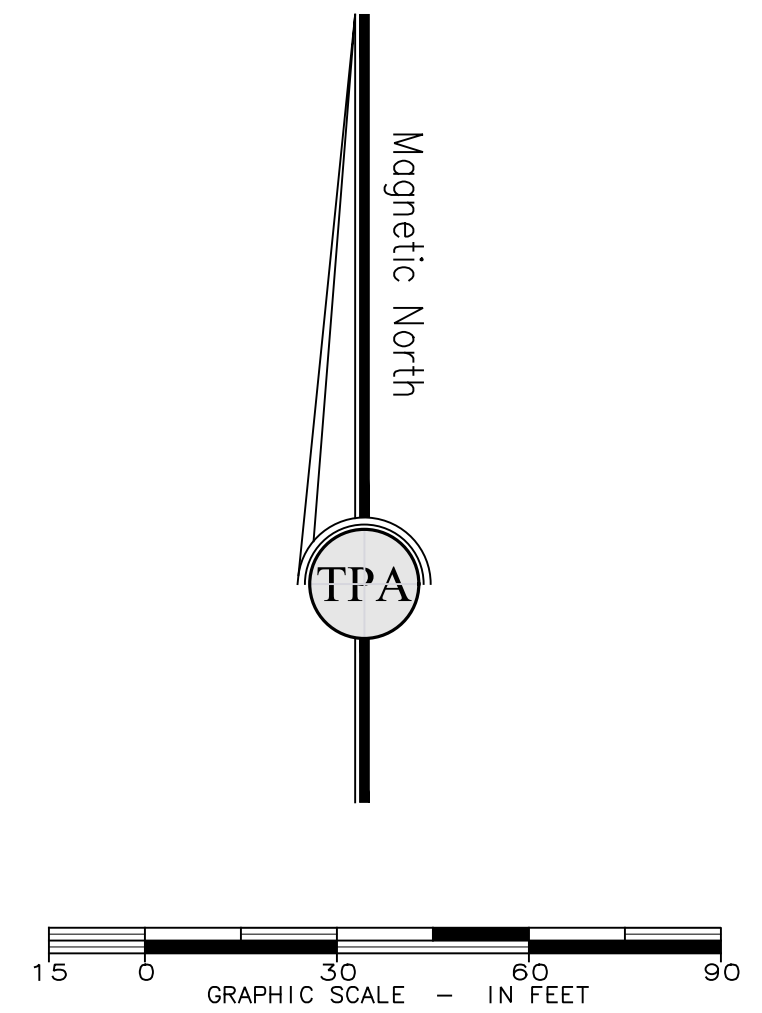
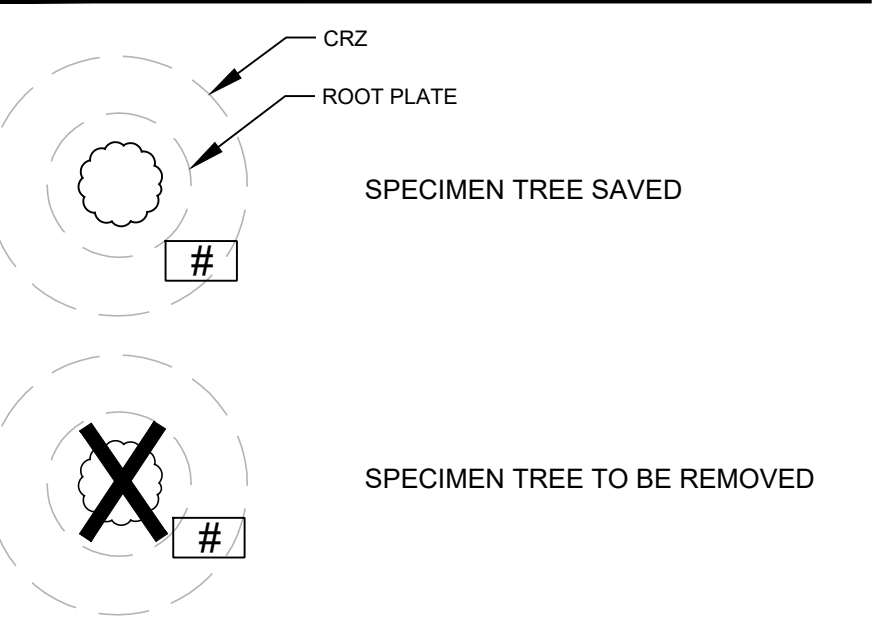
DENSITY CALCULATIONS

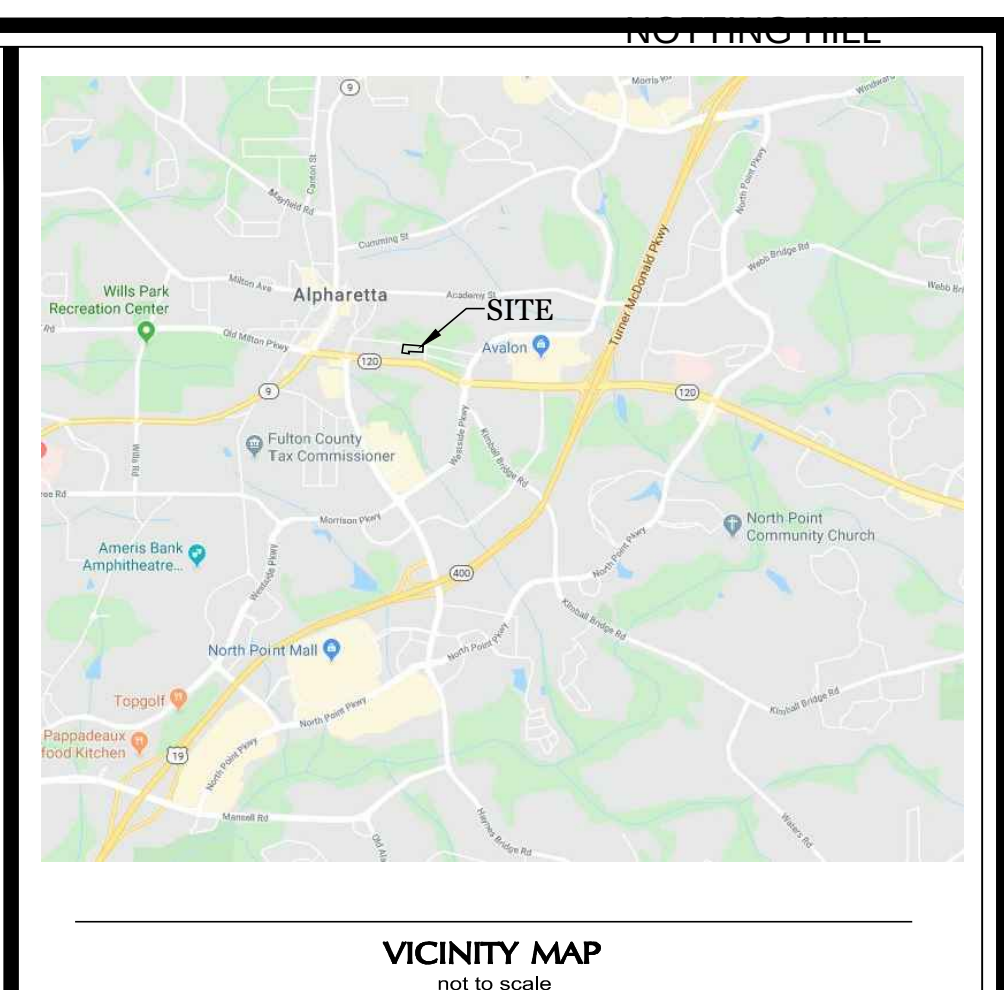
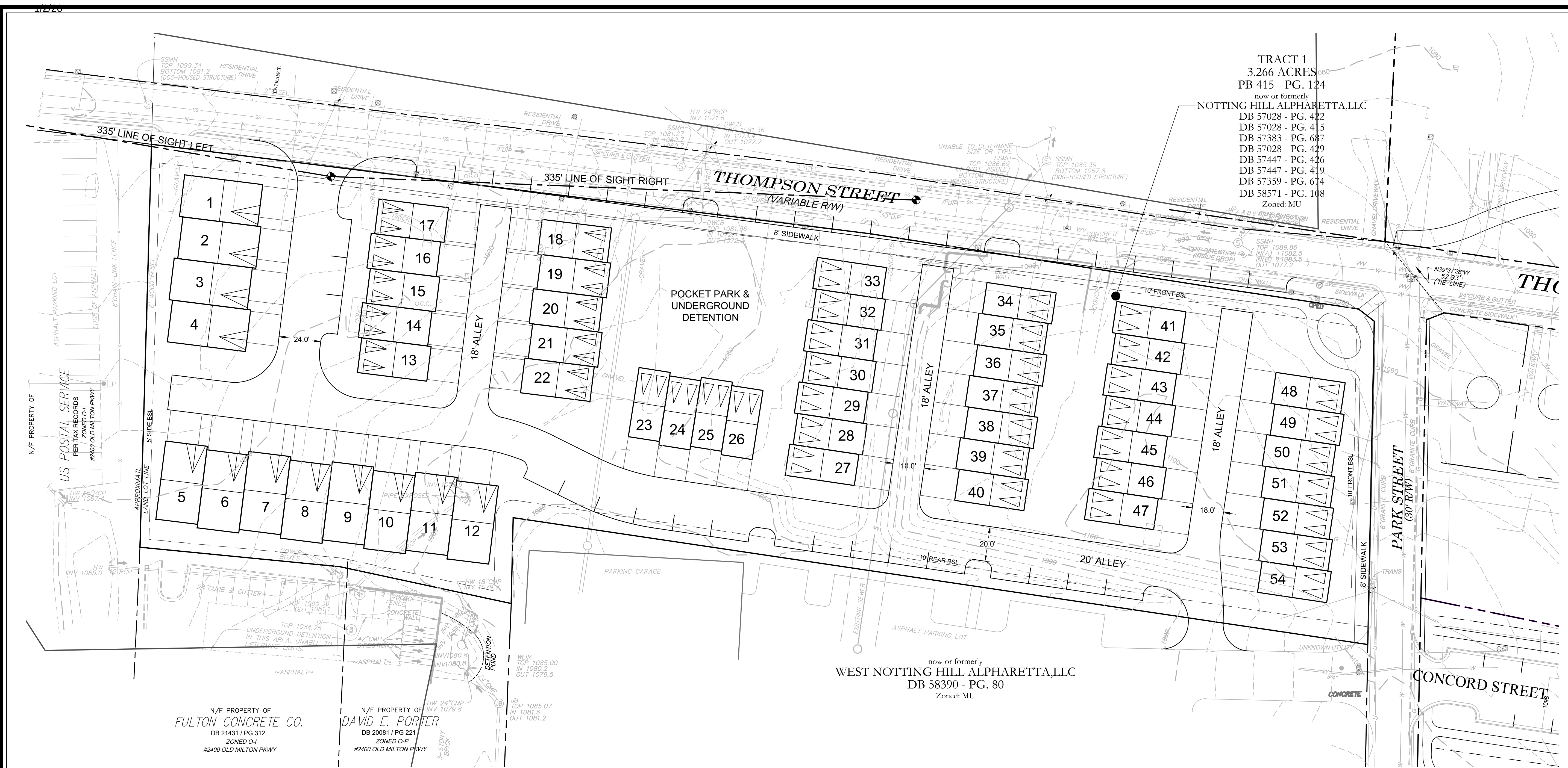
SITE AREA = 3.266 ACRES
3,266 X 130"(REQUIRED DENSITY) = 424.5 INCHES
425.5 INCHES = 107 4" CAL. TREES

SPECIMEN RECOMPENSE

A TOTAL OF 7 SPECIMEN TREES ARE TO BE REMOVED FOR A TOTAL OF 221 INCHES
221" X 3 = 663" REQUIRED
663 INCHES = 166 4" CAL. TREES

LEGEND





SITE DATA:	
TOTAL SITE AREA	3.266 ACRES
ZONING	
EXISTING ZONING	MU
PROPOSED ZONING	MU
ZONING JURISDICTION	CITY OF ALPHARETTA
DEVELOPMENT TYPE	
TOTAL UNITS	54
3 STORY FRONT ENTRY TOWNS	12
3 STORY REAR ENTRY TOWNS	42
TOTAL DENSITY	16.5 U/A
PARKING	
REQUIRED	1 PER BEDROOM/0.5 GUEST PER UNIT
GARAGE	108
DRIVEWAY	108
SPACES	18
TOTAL	234
NOTES	
1. SPEED LIMIT OF THOMPSON STREE AND PARK STREET IS 30 MPH.	
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.	
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 13121C0058F FOR FULTON COUNTY DATED 09-18-2013 - THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).	
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DESCRIPTION OF Thompson Street Property	
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SURVEY NOTES:

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

REFERENCE DOCUMENTS:

1. Site Area: 3,266 acres
2. All boundary and topographic information shown on this plan is from the survey by GeoSurvey, Ltd. for Old Milton Holdings on 12-22-2014.
3. Information shown regarding the first phase of this development is from the approved Site Development Plans for Notting Hill, City of Alpharetta LDP# D17040, Fulton County Permit # 17-107WR.

OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

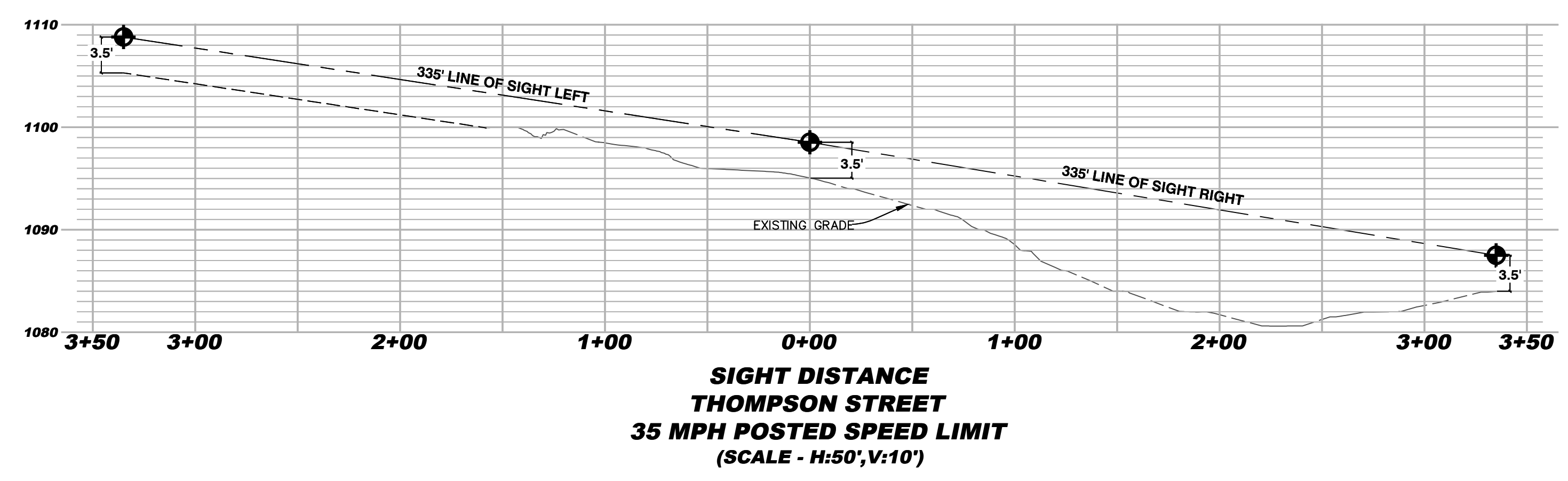
11340 Lakeland Drive
Building II, Suite 200

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4317 Park Drive, Suite 400
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TOWNHOME LOT DATA		
	REQUIRED	PROPOSED
FRONT SETBACK		10'
MIN. DISTANCE B/N BUILDINGS		
FRONT TO FRONT		35'
SIDE TO SIDE		15'
REAR TO REAR		50'
FRONT TO SIDE		20'
MINIMUM FLOOR AREA	1,500 SF	1,500 SF
MIN. BUILDING WIDTH		18'

PERIMETER SETBACKS		
	REQUIRED	PROPOSED
FRONT SETBACK THOMPSON STREET & PARK STREET		10'
SIDE SETBACK		5'
REAR SETBACK		10'



ZONING MODIFICATION PLAN

Notting Hill Residential Tract

185 Thompson Street

City of Alpharetta

Fulton County, Georgia

GEORGIA REGISTERED PROFESSIONAL SURVEYOR

Travis Pruitt & Associates, Inc.

DATE: 12-20-2019
SCALE: 1" = 30'
CN: 190479CPO6
LSV:
JN:
FN:

1 of 2

1/2/20

CITIZEN PARTICIPATION FORM - PART A

NOTTING HILL

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

Public Hearing or Project Name: 185 Thompson Street

Contact Name: Warren S. Jolly Telephone: 770-527-4544

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

see attached list

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

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐Other *(Please Specify)*

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

Letter, telephone, email, CZIM Meeting.

1/2/20

MP-20-01
NOTTING HILL

LEVY WILLIAM A & LAUREN S
12270 DANCLIFF TRCE
ALPHARETTA GA 30009-8709

CHESTER CHARLES E
2465 OLD MILTON PKWY
ALPHARETTA GA 30004

GLUCK PROPERTIES LLC
2455 OLD MILTON PKWY
ALPHARETTA GA 30004

STEVENS ROBERT & CONNELL DEBORAH
12280 DANCLIFF TRCE
ALPHARETTA GA 30009

CHEELEY ROBERT D
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

NOTTING HILL OF ALPHARETTA LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

COMSTOCK GREGORY W & KATHLEEN M
12300 DANCLIFF TRCE
ALPHARETTA GA 30009

CRP EAH TS L L C
2303 CUMBERLAND PKWY SE
ATLANTA GA 30339

GILKEY SCOTT L
2095 WILLSHIRE GLN
ALPHARETTA GA 30009

GUSKI BONNIE J
12310 DANCLIFF TRC
ALPHARETTA GA 30009

NOTTING HILL OF ALPHARETTA LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

CAMPBELL THOMAS J & KOWALSKI ROBERT E
12320 DANCLIFF TRCE
ALPHARETTA GA 30009

NOTTING HILL OF ALPHARETTA LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

MEEKER DAVID A & NANCY S
12330 DANCLIFF TRCE
ALPHARETTA GA 30009-8710

PULTE HOME CORPORATION
2475 NORTHWIND PKWY STE 600
ALPHARETTA GA 30009

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

CRP EAH TS L L C
2303 CUMBERLAND PKWY SE
ATLANTA GA 30339

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

OLD MILTON LEASING ENTERPRISES LLC
& NORRIS PROPER
1645 EVERSEDGE DR
ALPHARETTA GA 30004

AVREN DOUGLAS ET AL
205 HEMBREE PARK TER
ROSWELL GA 30076

CRP EAH TS L L C
2303 CUMBERLAND PKWY SE
ATLANTA GA 30339

MARSH BUNDY KING 2012 TRUST THE
PO BOX 20096
ATLANTA GA 30325

ZHOU RICHARD Q
205 ASCALON CT
ALPHARETTA GA 30005

CRP EAH TS L L C
2303 CUMBERLAND PKWY SE
ATLANTA GA 30339

MARSH BUNDY KING 2012 TRUST THE
PO BOX 20096
ATLANTA GA 30325

LISA & BOB CHEELEY FOUNDATION INC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

CRP EAH TS L L C
2303 CUMBERLAND PKWY SE
ATLANTA GA 30339

CRP EAH TS L L C
2303 CUMBERLAND PKWY SE
ATLANTA GA 30339

1/2/20

MP-20-01
NOTTING HILL

PORTER DAVID E
376 AIR ACRES WAY
WOODSTOCK GA 30188-2910

BLACKWATER VENTURES LLC
306 CHAMPIONS CT
WOODSTOCK GA 30188

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

JONES JAMES T & JONES CATHERINE G
2305 DINSMORE RD
ALPHARETTA GA 30004

KALDANI NARDEN & KAHVAZADEH HAMID R
145 THOMPSON ST
ALPHARETTA GA 30004

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSOCIAT
ION INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

1/2/20

THE
PROVIDENCE
GROUP

MP-20-01
NOTTING HILL

11340 Lakefield Drive, Suite 250
Johns Creek, Georgia 30097

January 2, 2020

Dear Property Owner:

This letter is to inform you that a Zoning Application has been submitted to the City of Alpharetta on land located within 500 feet of your property. Please be advised of the following information pertaining to the Application and public hearings:

Case Number: *TBD*

Applicant Name: Warren Jolly, The Providence Group of Georgia, LLC

Request: Modification to Zoning Conditions approved in zoning case MP-16-14/Z-16-15

Location: 185 Thompson Street, Parcel ID 12 270407490212

Proposed development: 56 Townhomes in place of currently approved stacked flats

CITIZENS INFORMATIONAL MEETING
February 12, 2020
6:00 PM

PLANNING COMMISSION HEARING
March 5, 2020
6:30 PM

CITY COUNCIL HEARING
March 23, 2020
6:30 PM

If you have questions about the zoning application, please contact Warren Jolly at 770-218-1729 or by email at wjolly@theprovidencegroup.com.

Sincerely,

Warren S. Jolly
President

1/2/20

MP-20-01
NOTTING HILL

FILE COPY

Taras Landscape Consulting, LLC
2470 Kingscliff Dr NE
Atlanta, GA 30345
404-861-2719

August 21, 2015

Mr. Bob Cheeley
Butler Wooten Cheeley & Peak LLP
2719 Buford Highway
Atlanta, GA 30324

Re: East Village Specimen Tree Survey - 5 Additional lots on Thompson Street

Mr. Cheeley,

This specimen tree survey includes the 5 additional residential and commercial lots on Thompson Street (145,155,165,175,185 Thompson Street). This is a continuation of the Old Milton Assemblage Specimen Tree Survey now referred to as East Village.

These lots are characterized by large forest grown trees. There were no measurable understory trees present on site.

There are 9 trees already on the survey that were previously trees outside the boundary on the original Old Milton Assemblage. These trees have the same previous tree survey numbers. These are trees # 94 – 102. Of these trees, #98 and #101 no longer meet size specifications of specimen trees.

There were an additional 17 new trees of specimen size. Of these, 6 had significant defects that should disqualify them from specimen trees, which means there are 11 new Specimen trees in this area. Each of the 6 trees with defects have pictures attached. Table 1 lists the specimen trees.

Please contact me if you have any questions or need any additional information.

Sincerely,

Chris Taras
ISA Certified Arborist #304

East Village Specimen Tree Survey - Additional 5 lots on Thompson Street
(Formerly Old Milton Assemblage)

Tree #	Diameter (inches)	Common Name	Latin Name	Notes
<i>Trees 94 - 102 were previously outside boundary</i>				
94	53"	Water Oak	Quercus nigra	Previously Boundary line tree
95	27"	Yellow Poplar	Liriodendron tulipifera	Previously Outside Boundary
96	24"	Sweetgum	Liquidambar styraciflua	Previously Outside Boundary
97	25"	Sweetgum	Liquidambar styraciflua	Previously Outside Boundary
98	24"	Loblolly Pine	Pinus taeda	NOT SPECIMEN - Does not meet size
99	38"	Yellow Poplar	Liriodendron tulipifera	Previously Outside Boundary
100	35"	Southern Red Oak	Quercus falcata	Previously Outside Boundary
101	13"	Southern Magnolia	Magnolia grandiflora	NOT SPECIMEN - Does not meet size
102	28"	Water Oak	Quercus nigra	Previously Outside Boundary
<i>Trees 161 - 178 are newly surveyed</i>				
161	26"	Southern Red Oak	Quercus falcata	
162	40"	Double leader Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Much included bark - picture
163	34"	Sweetgum	Liquidambar styraciflua	
164	25"	Sweetgum	Liquidambar styraciflua	
165	25"	Sweetgum	Liquidambar styraciflua	
166	34"	Loblolly Pine	Pinus taeda	
167	40"	Yellow Poplar	Liriodendron tulipifera	
168	46"	Yellow Poplar	Liriodendron tulipifera	NOT SPECIMEN - Major root rot - Picture
169	35"	Double leader Loblolly Pine	Pinus taeda	NOT SPECIMEN - 8' included Bark - Picture
170	38"	Water Oak	Quercus nigra	
171	27"	Yellow Poplar	Liriodendron tulipifera	
172	29"	Water Oak	Quercus nigra	NOT SPECIMEN - Severe lean - Picture
173	24"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Hollow - Picture
174	51"	Double leader Sweetgum	Liquidambar styraciflua	
175	34"	Loblolly Pine	Pinus taeda	
176	34"	Loblolly Pine	Pinus taeda	
177	31"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Decay in branch stub - Picture
178	32"	Loblolly Pine	Pinus taeda	Outside Boundary

1/2/20

MP-20-01
NOTTING HILL

1/2/20

#162

1/2/20

NOTTING HILL



#168

1/2/20

NOTTING HILL



169

1/2/20

#172

1/2/20



#173

MP-20-01

NOTTING HILL

1/2/20

#177

1/2/20

MP-20-01
NOTTING HILL

Taras Landscape Consulting, LLC
2470 Kingscliff Dr NE
Atlanta, GA 30345
404-861-2719

Mr. Bob Cheeley
Cheeley Law Group
299 South Main Street
Suite A
Alpharetta, GA 30009

November 22, 2016

RE: Second Supplemental Specimen Tree Survey for Turner and Avren parcels in Notting Hill with the additional tree evaluation criteria.

Dear Mr. Cheeley,

We completed a second inspection of the trees on the Turner lot located at 145 Park Street and the Avren lot located at 195 Thompson Street. There were still no understory specimen trees of merit on either lot. The majority of the over story trees on these lots make up a stand of old growth loblolly pines that are not desirable to save.

There was one specimen tree based on the original survey – Tree # 179. This tree is a low forked southern magnolia of overall good health and has a pleasing aesthetic appearance. Based on the new criteria from the city arborist there was one more "Tree of Quality". This tree is also a magnolia approximately 25 feet from the previously mentioned tree. This second magnolia is labeled as tree #180 and is a 16" Southern Magnolia. This tree will need to be added to the tree survey. Both tree #179 and #180 are of good quality and overall health. Please let me know if you need any additional information.

Regards,

Chris Taras
ISA Certified Arborist # SO-304

Master Tree List for +/- 5.75 Acres

Tree #	Diameter (inches)	Common Name	Latin Name	Notes
85	36"	Water Oak	Quercus nigra	
86	29"	Sweetgum	Liquidambar styraciflua	
87	33"	Water Oak	Quercus nigra	
88	33"	Short Leaf Pine	Pinus echinata	Forked above measurement
89	30"	Pecan	Carya illinoensis	
90	26"	Water Oak	Quercus nigra	
91	36"	Yellow Poplar	Liriodendrum tulipifera	
92	27"	Sweetgum	Liquidambar styraciflua	
93	36"	Sweetgum	Liquidambar styraciflua	
94	53"	Water Oak	Quercus nigra	Previously Boundary line tree
95	27"	Yellow Poplar	Liriodendron tulipifera	Previously Outside Boundary
96	24"	Sweetgum	Liquidambar styraciflua	Previously Outside Boundary
97	25"	Sweetgum	Liquidambar styraciflua	Previously Outside Boundary
98	24"	Loblolly Pine	Pinus taeda	NOT SPECIMEN - Does not meet size
99	38"	Yellow Poplar	Liriodendron tulipifera	Previously Outside Boundary
100	35"	Southern Red Oak	Quercus falcata	Previously Outside Boundary
101	13"	Southern Magnolia	Magnolia grandiflora	NOT SPECIMEN - Does not meet size
102	28"	Water Oak	Quercus nigra	Previously Outside Boundary
103	36"	Water Oak	Quercus nigra	Outside boundary - Critical root zone radius 46.8'
104	44"	Water Oak	Quercus nigra	Triple leader trunk
161	26"	Southern Red Oak	Quercus falcata	
162	40"	Double leader Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Much included bark - picture
163	34"	Sweetgum	Liquidambar styraciflua	
164	25"	Sweetgum	Liquidambar styraciflua	
165	25"	Sweetgum	Liquidambar styraciflua	
166	34"	Loblolly Pine	Pinus taeda	
167	40"	Yellow Poplar	Liriodendron tulipifera	
168	46"	Yellow Poplar	Liriodendron tulipifera	NOT SPECIMEN - Major root rot - Picture
169	35"	Double leader Loblolly Pine	Pinus taeda	NOT SPECIMEN - 8' included Bark - Picture

1/2/20

MP-20-01
NOTTING HILL

170	38"	Water Oak	Quercus nigra	
171	27"	Yellow Poplar	Liriodendron tulipifera	
172	29"	Water Oak	Quercus nigra	NOT SPECIMEN - Severe lean - Picture
173	24"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Hollow - Picture
174	51"	Double leader Sweetgum	Liquidambar styraciflua	
175	34"	Loblolly Pine	Pinus taeda	
176	34"	Loblolly Pine	Pinus taeda	
177	31"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Decay in branch stub - Picture
178	32"	Loblolly Pine	Pinus taeda	Outside Boundary
179	24"	Southern Magnolia—Forked	Magnolia grandiflora	Forked—condition good
180	16"	Southern Magnolia	Magnolia grandiflora	"Tree of Good Quality"—good overall health



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: June 15, 2020

I. AGENDA ITEM TITLE: PH-20-06 NATHAN CIRCLE (380 MILTON AVENUE)/CHANGE PREVIOUS CONDITIONS OF ZONING

CONSIDERATION OF CHANGES TO PREVIOUS CONDITIONS OF ZONING TO ALLOW ACCESS TO A SINGLE-FAMILY LOT FROM MILTON AVENUE, INCREASE THE MAXIMUM SIZE OF A HOME AND REDUCE THE FRONT SETBACK. THE PROPERTY IS LOCATED AT 380 MILTON AVENUE AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1271, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

380 Milton Avenue Rob Forrest CC Staff Report 061520, Aerial Map, Future Land Use, Zoning Map, Location Map, CZIM sign in sheet, Complete Citi Part B, Complete 14 Nathan Circle App



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-20-06 380 MILTON AVENUE/CHANGE TO PREVIOUS CONDITIONS OF ZONING

CITY COUNCIL: JUNE 15, 2020

II. RECOMMENDATION:

Approve PH-20-06 380 Milton Avenue/Change to Previous Conditions of Zoning, subject to the following conditions (RED text below indicates a change from the previous condition):

1. Zoning district for property shall be R-12 with no change to existing "low density" Land Use designation.
2. Site shall be developed substantially as depicted on site plan dated 9/21/2015, **except Lot 2 shall be developed substantially as depicted on the submitted site plan and in compliance with the conditions below.**
3. Applicant shall follow all of the design elements of the Alpharetta Downtown Code. **Lot 2 home shall be substantially similar to the Delphi Cottage elevation or meet an architectural style in the Downtown Code, with final approval by DRB.**
4. Maximum size of the homes shall be **3,300** square feet with 2 stories above grade along Milton Ave and 2nd story shall be under roof in order to complement existing homes.
5. Front setback shall be **35'**.
6. Both lots shall have access from a shared driveway off Nathan Circle.
7. Both homes shall be side or rear loaded.
8. All elevations shall be a minimum 30% brick or stone, with final approval by Staff.
9. Same level of architectural details on all 4 sides, with final approval by Staff.
10. Homes shall have front porches a minimum of 50% of the front façade length and a minimum 6' in depth.
11. No unfinished wood on decks or porches, with final approval by Staff.
12. Street trees shall be planted along Milton Avenue and Nathan Circle abutting the right of way at one (1) tree per 25' of property line length, as approved by Staff.
13. Provide 5 feet R/W along Milton Ave for future bike/ped improvements.
14. Provide a 10' no access easement along Milton Avenue. Driveway apron along Milton Avenue to be removed.
15. Provide a 10-foot landscape and screen between property to the south.
16. The applicant shall connect to the sewerage system.

III. REPORT IN BRIEF:

The applicant, Rob Forrest, is requesting changes to previous conditions of zoning related to two (2) residential lots in the Downtown. The property was rezoned in 2015 from R-15 (Dwelling, 'For-Sale', Residential – Min. 15,000 SF lot) to R-12 (Dwelling, 'For-Sale', Residential – Min. 12,000 SF lot) in order to subdivide a 0.65-acre platted lot into two (2) lots. The requested changes would reduce the front setback, allow access from Milton Avenue and increase the maximum home size. The subject property is located at 380 Milton Avenue at the southwest corner of Milton Avenue and Nathan Circle.

DISCUSSION

The submitted request, if approved, would allow for changes to previous conditions of zoning related to two (2) residential lots in the Downtown. The requested changes would reduce the front setback, allow access from Milton Avenue and increase the maximum home size. The subject property is located at 380 Milton Avenue near the southwest corner of Milton Avenue and Nathan Circle.

The home on Lot 1 (southwest corner of Nathan Circle and Milton Avenue) was recently demolished and Lot 2 is undeveloped. Both properties are part of the Q.A. Wills Subdivision (A.K.A. Nathan Circle). Surrounding properties are zoned R-15. The property was rezoned on November 22, 2015 in order to subdivide a 0.65-acre lot into two (2)

single-family detached lots. As shown below, the applicant proposes the following changes to previous conditions of zoning related to file # Z-15-11 Nathan Circle/Rob Forrest (~~Strike through = Delete, Underline = Add~~):

2. Site shall be developed substantially as depicted on site plan dated 9/21/2015, except that Lot 2 shall be developed substantially as depicted on the submitted site plan.
4. Maximum size of the homes shall be ~~2600~~ 3,300 square feet with 2 stories above grade along Milton Ave and 2nd story shall be under roof in order to complement existing homes.
5. Front setback shall be ~~50~~ 35'.
- ~~6. Both lots shall have access from a shared driveway off Nathan Circle.~~
7. ~~Both Lot 1~~ homes shall be side or rear loaded.
- ~~14. Provide a 10' no access easement along Milton Avenue. Driveway apron along Milton Avenue to be removed.~~

In order to preserve and enhance the character of Milton Avenue, homes should be oriented to the street and should include porches and historic architecture and design. Many of the established neighborhoods in the Downtown have seen homes torn down and replaced with much larger structures, which are typically out of character with the neighborhood. As a result, a condition of zoning was placed on the subject property limiting the maximum size of the homes to no more than 2,600 square feet, which is the average home size in the Q.A. Wills Subdivision. With the currently proposal, Staff compared the request to homes in the general vicinity, including the three (3) homes recently constructed along Milton Avenue and northeast of the property. The homes from west to east are 299 Milton Avenue, 289 Milton Avenue and 273 Milton Avenue. The largest home is 299 Milton Avenue, which has a heated area of 3,827 square feet. 289 Milton Avenue is 3,575 square feet and 273 Milton Avenue is 2,852 square feet. The applicant's request to increase the maximum home size from 2,600 to 3,300 square feet is within the home sizes recently approved along Milton Avenue.

The Unified Development Code (UDC) requires a minimum 300' separation between curb cuts and intersections. A curb cut on Lot 2 would be approximately 185' from Nathan Circle and 100' from the curb cut to the West (390 Milton Avenue). Lot 2 currently has a curb cut from Milton Avenue, which was conditioned to be removed in conjunction with the 2015 rezoning. The existing curb cut does not meet the minimum separation between curb cuts and is contrary to the City's vision of a walkable downtown.

Building elevations were provided by the applicant for Lot 2, which depict a primary elevation (Delphi Cottage) and four (4) alternative elevations. The City's Downtown Consultant reviewed the applicant's proposed elevations and believes the Delphi Cottage elevation would meet the City's Downtown Code, but not the four (4) alternative elevations. If approved, the home constructed on Lot 2 should be substantially similar to the Delphi Cottage elevation or meet one of the approved architectural styles in the Downtown Code.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the requested change to previous conditions of zoning related to the front setback and maximum home size. The applicant's request to increase the maximum home size to 3,300 square feet is consistent with the three (3) homes recently constructed along Milton Avenue, which range in size from 2,852 to 3,827 square feet (heated space). In addition, the three (3) homes have a front setback of 35'. However, Staff does not support the applicant's request to allow a curb cut on Milton Avenue for Lot 2. The UDC requires a minimum 300' between curb cuts, of which a curb cut on Lot 2 would be approximately 185' from Nathan Circle and 100' from the curb cut to the West.

CITIZEN PARTICIPATION PLAN

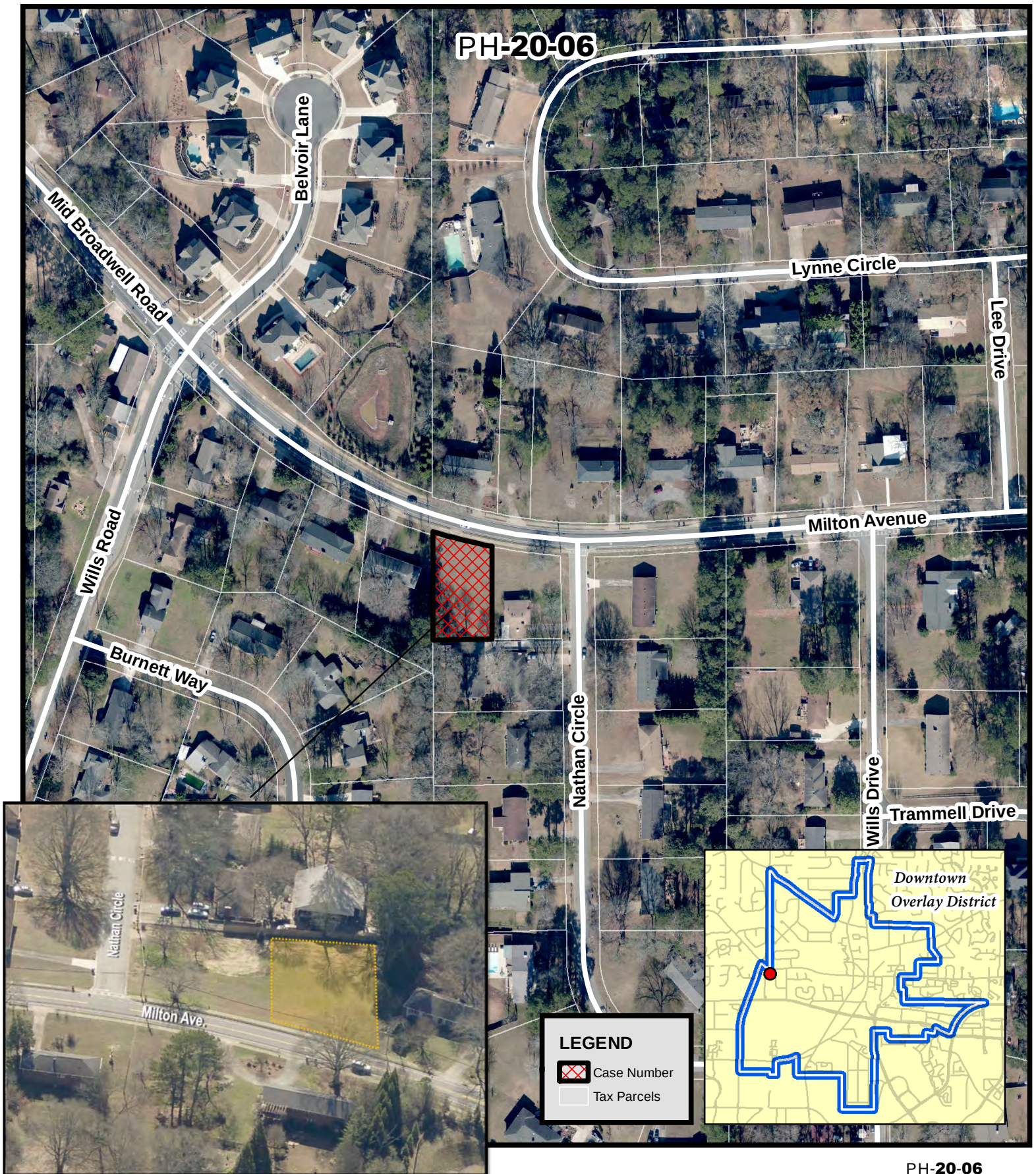
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the neighbor to the West had concerns with the request.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on May 13, 2020. There were public comments with questions about the lot/home sizes of the three (3) homes that were recently constructed along the north side of Milton Avenue and whether or not additional land would be added to Lot 2. The three (3) homes have 0.5-acre lot sizes and the applicant does not plan to add land area to Lot 2.

IV. ATTACHMENTS:

- Site Plan
- Elevations

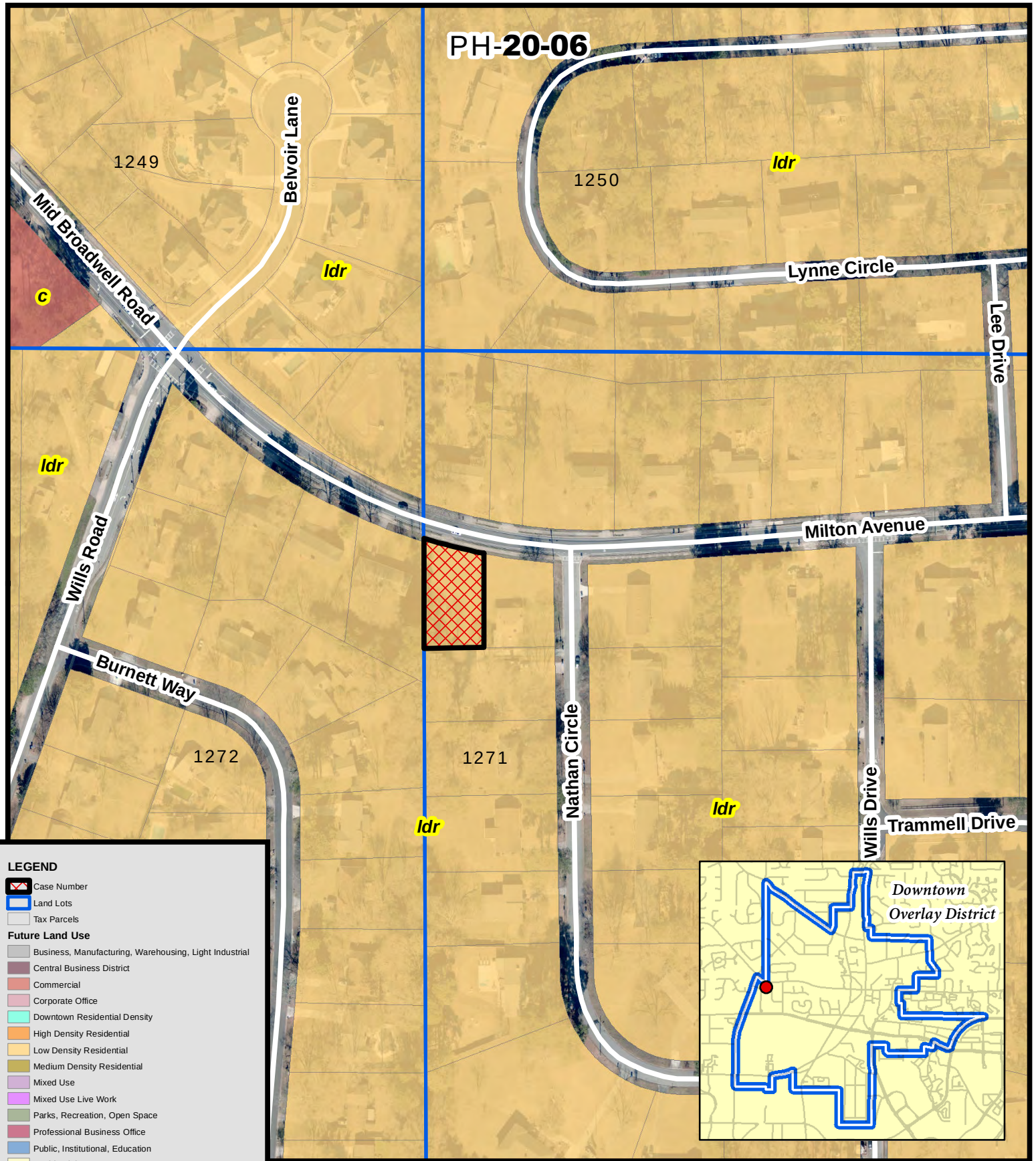


PH-20-06
 D/LL: 2/2/1271
 CC Date: **6/15/20**

Aerial Map
380 Milton Avenue/Nathan Circle
Change of Zoning Conditions

Location Map Provided by:
 Community Development - GIS



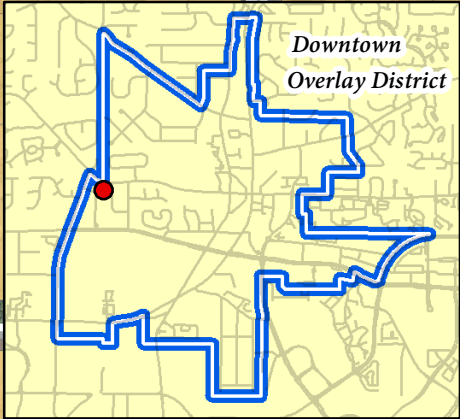


LEGEND

- Case Number
- Land Lots
- Tax Parcels

Future Land Use

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

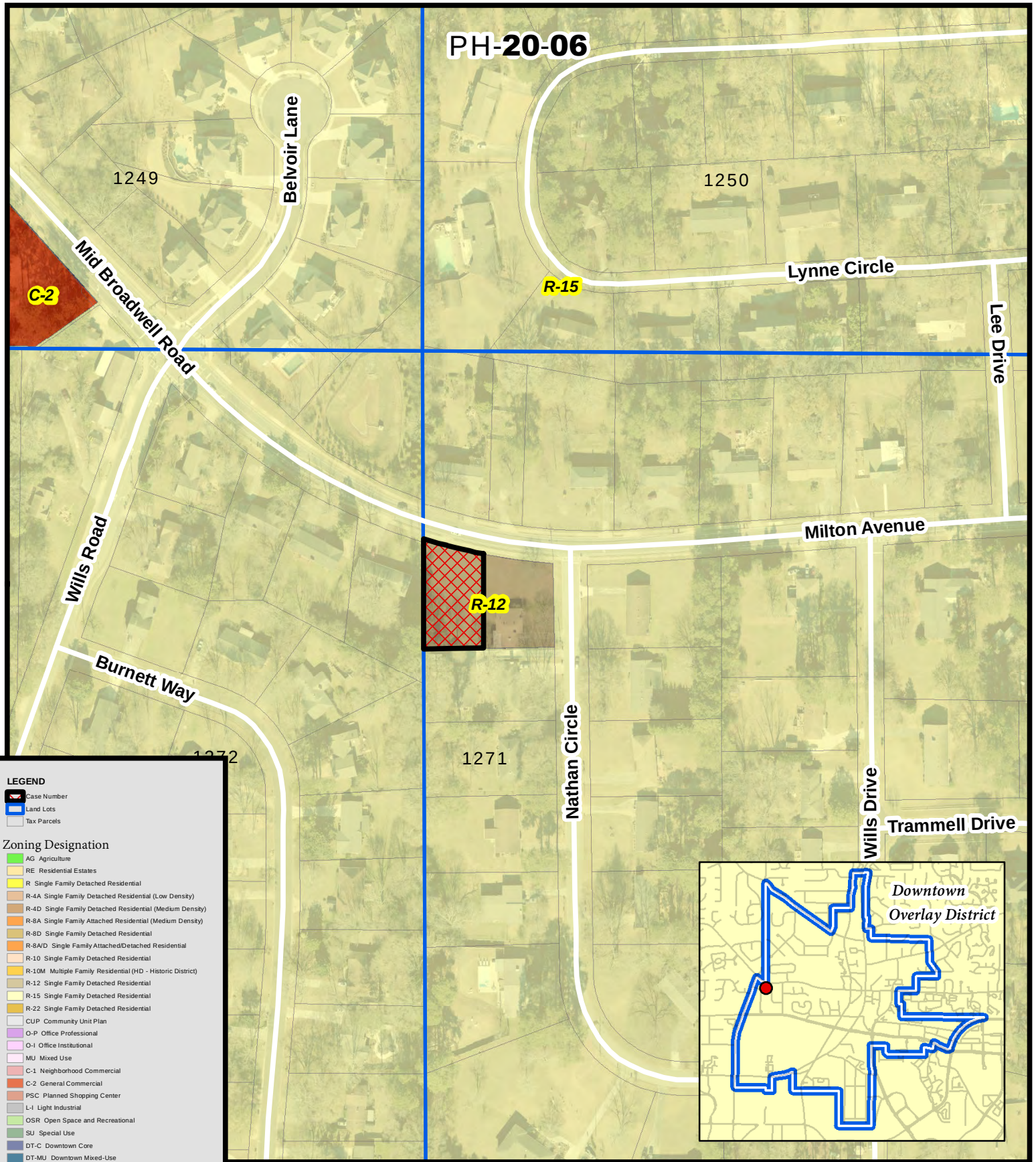


PH-20-06
 D/LL: 2/2/1271
 CC Date: 6/15/20

Future Land Use
380 Milton Avenue/Nathan Circle
Change of Zoning Conditions



Location Map Provided by:
 Community Development - GIS



PH-20-06

1249

Belvoir Lane

1250

Lynne Circle

R-15

Lee Drive

Milton Avenue

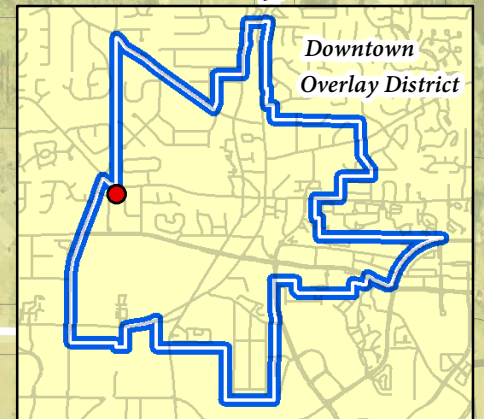
R-12

Nathan Circle

1271

Wills Drive

Trammell Drive



PH-20-06

D/LL: 2/2/1271

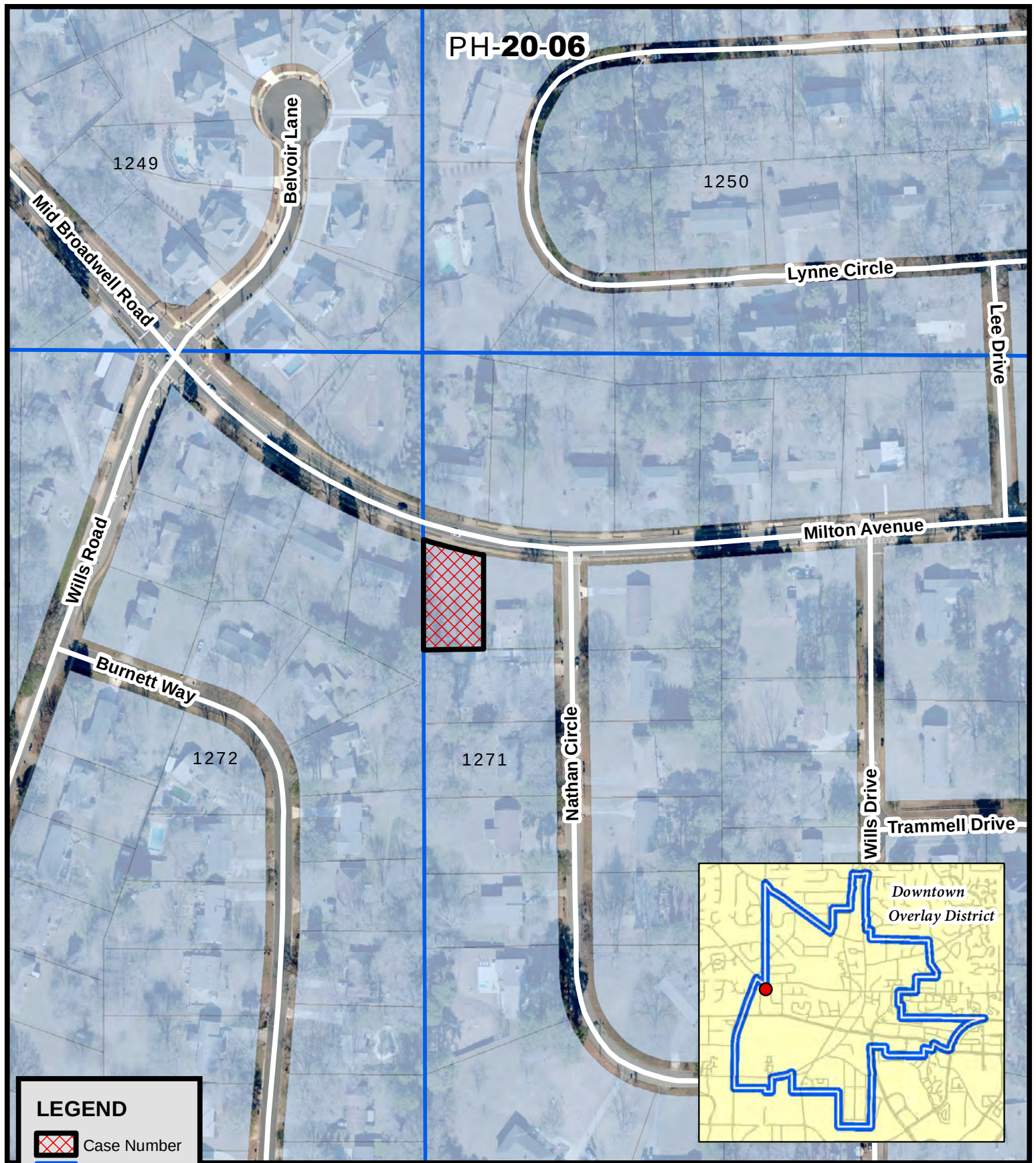
CC Date: 6/15/20

Zoning Map

380 Milton Avenue/Nathan Circle Change of Zoning Conditions



Location Map Provided by:
Community Development - GIS



Location Map

**380 Milton Avenue/Nathan Circle
Change of Zoning Conditions**

PH-20-06
D/LL: 2/2/1271
CC Date: **6/15/20**

Location Map Provided by:
Community Development - GIS



380 Milton Ave/Nathan Circle

[illegible]

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: 380 Milton Ave

Contact Name: Robert Forrest

Telephone: 404-514-8575

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

Only Rusty the next door neighbor that I happened to find on the NextDoor App. I responded to him on the app but haven't heard anything from him since or directly.

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

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

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

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

Signature of Authorized Agent: _____

Date: 6/4/2020

Print Form

April 24, 2020

RE: Re: PH-20-06 Nathan Circle (380 Milton Ave)/Change Previous Conditions of Zoning

Dear Property Owner,

We are seeking to change a couple of conditions to match the surrounding properties that have since been redeveloped/developed on Milton Ave since this property was zoned almost 5 years ago. These include:

- Similar setbacks
- Similar size
- Same driveway configuration

Details here: [https://www.alpharetta.ga.us/government/departments/community-development/public-hearings/ph-20-06-nathan-circle-\(380-milton-avenue\)-change-previous-conditions-of-zoning](https://www.alpharetta.ga.us/government/departments/community-development/public-hearings/ph-20-06-nathan-circle-(380-milton-avenue)-change-previous-conditions-of-zoning)

We are currently scheduled to present our case to City Council on Monday, June 15, 2020 at 6:30 p.m. This date may change based on when the City of Alpharetta reopens to the Public.

The public hearing listed above will take place at the Alpharetta City Hall Council Chambers located at 2 Park Plaza, Alpharetta, Georgia.

The Community Zoning Information Meeting will be held on Wednesday, May 13, 2020 at 6:00 p.m. in the Community Room at City Hall. Currently, this meeting is scheduled to be a Virtual Meeting held on the ZOOM platform to allow the Public to view current applications and communicate with Applicants.

If you have questions or wish further information, please contact Rob at 404-514-8575 – text is great, email is good --- rob@stonewalkco.com.

Sincerely,

Robert Forrest
Owner and Applicant

	12165 BELVOIR LN	CROLY CHRISTOPHER L & DRISCOLL KATHERINE
22 466012490329	12175 BELVOIR LN	GHEREZGHER DAWIT A & GEBREKIDAN SIMRET
22 466012490337	12185 BELVOIR LN	SOOKLAL ROGER & MITCHELL MEREDITH
22 466012490428	493 MILTON AVE	BELVOIR MANOR HOMEOWNERS ASSOCIATION INC
22 466112500910	423 LYNNE CIR	GREENBERG WALTER T
22 466112500969	409 LYNNE CIR	ANDERSON DAVID & ERIN
22 466112501025	413 LYNNE CIR	JAMES LARRY R & SHEILA M
22 466212710120	14 NATHAN CIR	RICHARDSON SIMON JAMES
22 466212710138	11 NATHAN CIR	PURPURA MICHAEL A & PURPURA CYNTHIA T
22 466212710146	18 WILLS DR	NI PROPERTIES LLC
22 466212710153	28 WILLS DR	MILLARD MARCY A & DOUGLAS J
22 466212710161	40 WILLS DR	ROGERS JAMES T & JEAN F
22 466212710211	65 NATHAN CIR	HUNT KENNETH T
22 466212710229	49 NATHAN CIR	POWELL GLENN E & MECHELLE K
22 466212710237	55 NATHAN CIR	SILVERS RICKY & SILVERS DHEVIN
22 466212710245	25 NATHAN CIR	KOLB RYAN GARRETT & WOLFENBARGER STACY JOY
22 466212710252	24 NATHAN CIR	RISHAK DIANE M & HINTON JOHN L
22 466212710260	36 NATHAN CIR	GREEN DOUGLAS R & PATRICIA R
22 466212710278	46 NATHAN CIR	DUNWOODY SPRINGS PROPERTIES INC
22 466212710286	58 NATHAN CIR	STEIDLE SCOTT
22 466212710450	397 MILTON AVE	ETHRIDGE LISA R & RONALD F
22 466212710476	371 MILTON AVE	PURPURA MIKE A
22 466212710534	351 MILTON AVE	MARTIN ROBERT H
22 466212710633	361 MILTON AVE	MEDWED JOAN M
22 466212710641	0 MILTON AVE # REAR	PURPURA MIKE A
22 466212710658	0 MILTON AVE	ETHRIDGE LISA R
22 466212710666	379 MILTON AVE	TAYLOR NELLIE & PURPURA MICHAEL
22 466212710765	14 MILTON AVE	FORREST ROBERT E
22 466312720128	130 WILLS RD	DODD GARY O & LYNN D
22 466312720136	111 BURNETT WAY	INNOCENTE SOFIA M & DOMINIC A
22 466312720144	121 BURNETT WAY	BLALOCK NORMAN HENRY & KATHY ELAINE
22 466312720300	130 BURNETT WAY	HOOD CAROL
22 466312720318	120 BURNETT WAY	WILSON PETER ALLEN & WILSON JACQUELINE ANNE
22 466312720326	110 BURNETT WAY	EASTIS DAVID A & DEBORAH D
22 466312720334	102 BURNETT WAY	WISE DAWN WISE JASON
22 466312720342	90 BURNETT WAY	LAWRENCE & JOY DUZENSKI JOINT REVOC TR THE
22 466312720359	120 WILLS RD	SIMS MERTIE J
22 466312720367	110 WILLS RD	TRICORNER HOLDINGS LLC
22 466312720375	100 WILLS RD	CRONAN MARTHA DEAN
22 466312720383	410 MILTON AVE	GUTTMAN JAMES M
22 466312720391	400 MILTON AVE	COCHRAN MARK E
22 466312720409	390 MILTON AVE	CARTMILL JAMES RUSSELL & CARTMILL KENNETH MICHAEL

From: [Robert Forrest](#)
To: [Taylor, Elicia](#)
Cc: [Woodman, Michael](#)
Subject: Re: One comment on Nextdoor
Date: Friday, June 5, 2020 8:49:21 AM

New attempt to rezone lot at Milton Avenue & Nathan Circle. Some of you may have seen the sign recently posted in front of the lot at 380 Milton Avenue (at the corner of Nathan Circle). Here's a link to the application (an 11-page PDF): https://www.alpharetta.ga.us/docs/default-source/public-hearings/2020/ph-20-06-nathan-circle/complete-14-nathan-circle-app.pdf?sfvrsn=4120c6ab_2

This lot was rezoned for TWO houses back in 2015, with one at 2400 square feet and one at 2600 square feet. There was to be a shared driveway running behind the two houses onto Nathan Circle, and 50-foot setbacks. The lots are only about a third of an acre each.

The Cliff Notes version of the new application (which applies to just one of the lots, the one farthest from Nathan Circle, or lot 2) is that they want 3300 square feet above grade instead of 2600 (an increase of 26.9%), a 40-foot setback instead of 50 feet, and a driveway that goes directly to Milton Avenue rather than a shared driveway behind the houses going to Nathan Circle.

Anything applied to this lot will almost certainly be used as precedent for the other lot, so you can mentally double any square footages to approximate what could be the total for the whole lot if approved.

The applicant is citing other recent development (presumably the four houses of 265-299 Milton Avenue) as precedent that things have changed and something bigger is the trend now. Though all the lots for those are at least a half acre.

On the driveway, much is being made of the curb cut that has been there for many years (concrete extending to the road), though it may be a leap to say that that signifies any intent or in any way binds the council today. They would be asked to approve one stipulation, the size, on changed conditions and another on something from years ago? That seems like trying to have it both ways.

Full disclosure: I have a dog in this hunt, being next door to this lot.

The best thing I can say is it's not as bad as the last request that almost made it to the council in early January. On that one I was surprised at the remarks from others who didn't like the driveway to Milton Ave. that were written into the guestbook at the informational meeting.

The informational meeting for this one is over Zoom and is scheduled for Wednesday May 13 from 6 to 7 p.m., zoom ID 912 1732 1145. Link: <https://www.alpharetta.ga.us/events-page/2020/01/06/19/26/24/community-zoning-information-meeting>

Then he posted:

I sat in on the Zoom meeting May 13, which lasted about 12 minutes and didn't appear to have any information that went beyond what is in the original post.

Also got the one-page mailing today from the city community development department (if you live near the lot you probably got it as well). The mailing didn't give specifics on the setback (they want 40 feet rather than 50 feet) or the square footage (2,600 to 3,300, or +26.9%, unless they try to grow it even bigger). The access they're talking about is a driveway to Milton Avenue rather than the shared driveway to Nathan Circle.

Easy to read the non-specific wording in the notice and think it's no big deal. I don't know if it's intentional or if they're just not so good with the writing.

Importantly, it's scheduled to come before the city council at the Monday June 15 meeting at 6:30 p.m. at City Hall. The notice sign for this meeting is now along Milton Avenue in front of the lot.

Then I posted:

I also sent a letter out with my contact info Rusty. We have proposed building a house that is only two stories with detached garage a plan by Lew Oliver who does beautiful homes that are historic looking. www.lewoliverinc.com

We are just asking to be treated like the other property owners on Milton Ave. And we are only asking for this for the interior lot not the corner. That lot is under contract and just doesn't want our lots cars going through their backyard. Just like you're and all the others in the area. I am happy to meet you or anyone else anytime to show you the plans in person.

Never heard from him again

Robert Forrest

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>
> Robert Forrest
>
> <Screenshot 2020-05-18 at 2.56.35 PM.png>
> <Example of Property Notification Letter (003).docx>

From: Robert Forrest
To: Taylor, Elida
Subject: One comment on Nextdoor
Date: Monday, May 18, 2020 5:09:41 PM
Attachments: Screenshot 2020-05-18 at 2:56:35 PM.png

Here is my answer to their post on nextdoor. It's from Rusty the neighbor to the west.

2:56 ↗

◀ App Store



General



Rob Forrest · Wills Park

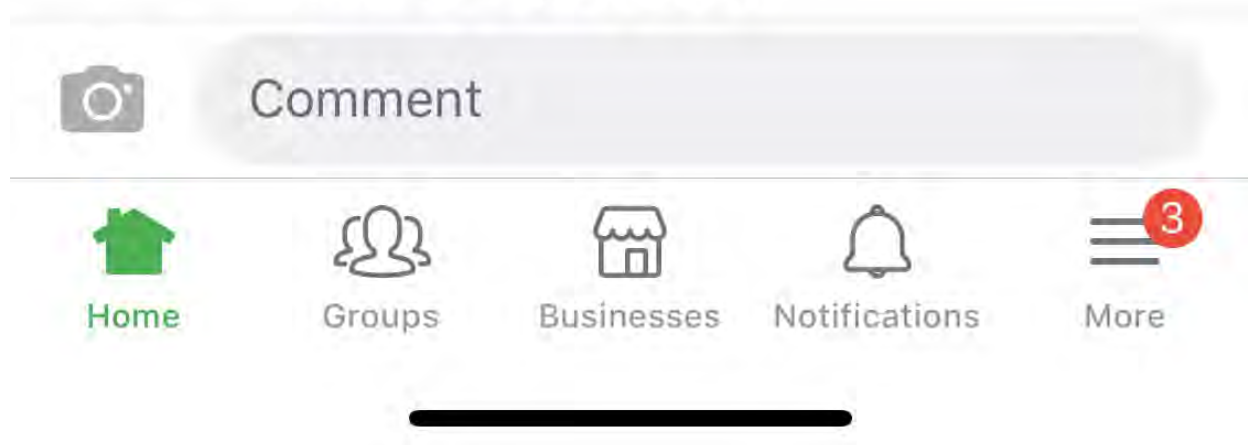


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www.lewoliverinc.com

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CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

PH-20-06

380 MILTON AVE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Robert Forrest Telephone: 404-514-8575

Address: 12611 Itaska Walk Suite: _____

City: Milton State: GA Zip: 30004 Fax: _____

Mobile Tel: 404-514-8575 Email: rob@stonewalkco.com

Subject Property Information:

Address: 380 Milton Ave Current Zoning: R12

District: 2 Section: 2 Land Lot: 1271 Parcel ID: 22 466212710765

Proposed Zoning: R12 Current Use: Vacant Lot

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

- | | | |
|---|---|------------------------------------|
| ☐ Conditional Use | ☐ Master Plan Amendment | ☐ Exception |
| ☐ Rezoning | ☐ Master Plan Review | |
| ☐ Variance | ☐ Public Hearing | |
| ☐ Comprehensive Plan Amendment | ☒ Other <i>(Specify):</i> <u>Change to conditions</u> | |

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

Single family dwelling

Applicant's Request (Please itemize the proposal):

Change condition - maximum dwelling sq ft - from 2,600 above grade to 3,300 above grade

Change condition - front setback - from 50' to 40'

Change condition - shared driveway - allow both existing curb cuts to be utilized one for each lot

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

When it was rezoned 5 years ago, several conditions were placed on the properties to keep it from being developed with a home/homes that were not fitting for the area. Since that time, several houses on this street and visible from these properties have been redeveloped. These houses are also on 100' wide lots and have similar sq footages and front setbacks as proposed in this request.

Driveway wise, there is an existing curb cut/driveway entrance, previously installed by the city for the vacant lot here. In fact, the city recently (last couple months) just replaced and repaired this sidewalk and in fact this actual driveway curb cut. No other houses on Milton avenue have the condition/requirement that they share driveway access and in fact, one of the redeveloped lots on Milton ave was granted a SECOND curb cut (two curb cuts, one of which is new) for one home.

4/10/20

PH-20-06

PROPERTY OWNER AUTHORIZATION

380 Milton Ave

Property Owner Information:

Contact Name: Robert Forrest Telephone: 404-514-8575

Address: 12611 Itaska Walk Suite: _____

City: Milton State: GA Zip: 30004

Authorization:

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

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

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other condition change - city council only |

Identify Authorized Applicant:

Name of Authorized Applicant: Robert Forrest Telephone: 404-514-8575

Address: 12611 Itaska walk Suite: _____

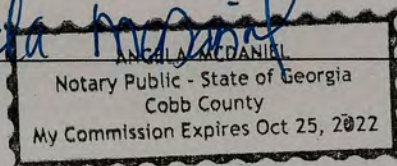
City: Milton State: GA Zip: 30004

So Sworn and Attested:

Owner Signature: [Signature] Date: 4-1-2020

Notary:

Notary Signature: [Signature] Date: 4/1/2020



4/10/20

DISCLOSURE FORM

PH-20-06
380 Milton Ave

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

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

Name of Applicant or Opponent: Robert ForrestSubject Public Hearing Case: 380 Milton Ave Condition change**Campaign Contribution Information:**

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

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

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

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

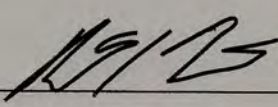
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Date: 4-1-2020

4/10/20

PH-20-06

CITIZEN PARTICIPATION FORM - PART A

380 Milton Ave

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

380 Milton Ave conditions change

Public Hearing or Project Name: _____

Robert Forrest

404-514-8575

Contact Name: _____

Telephone: _____

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

See attached

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

☒

Letter

☒

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

Other (Please Specify)

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

email rob at rob@stonewalkco.com or call him at 404-514-8575

4/10/20

PH-20-06

CITIZEN PARTICIPATION FORM - PART B

380 Milton Ave

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

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

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

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

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

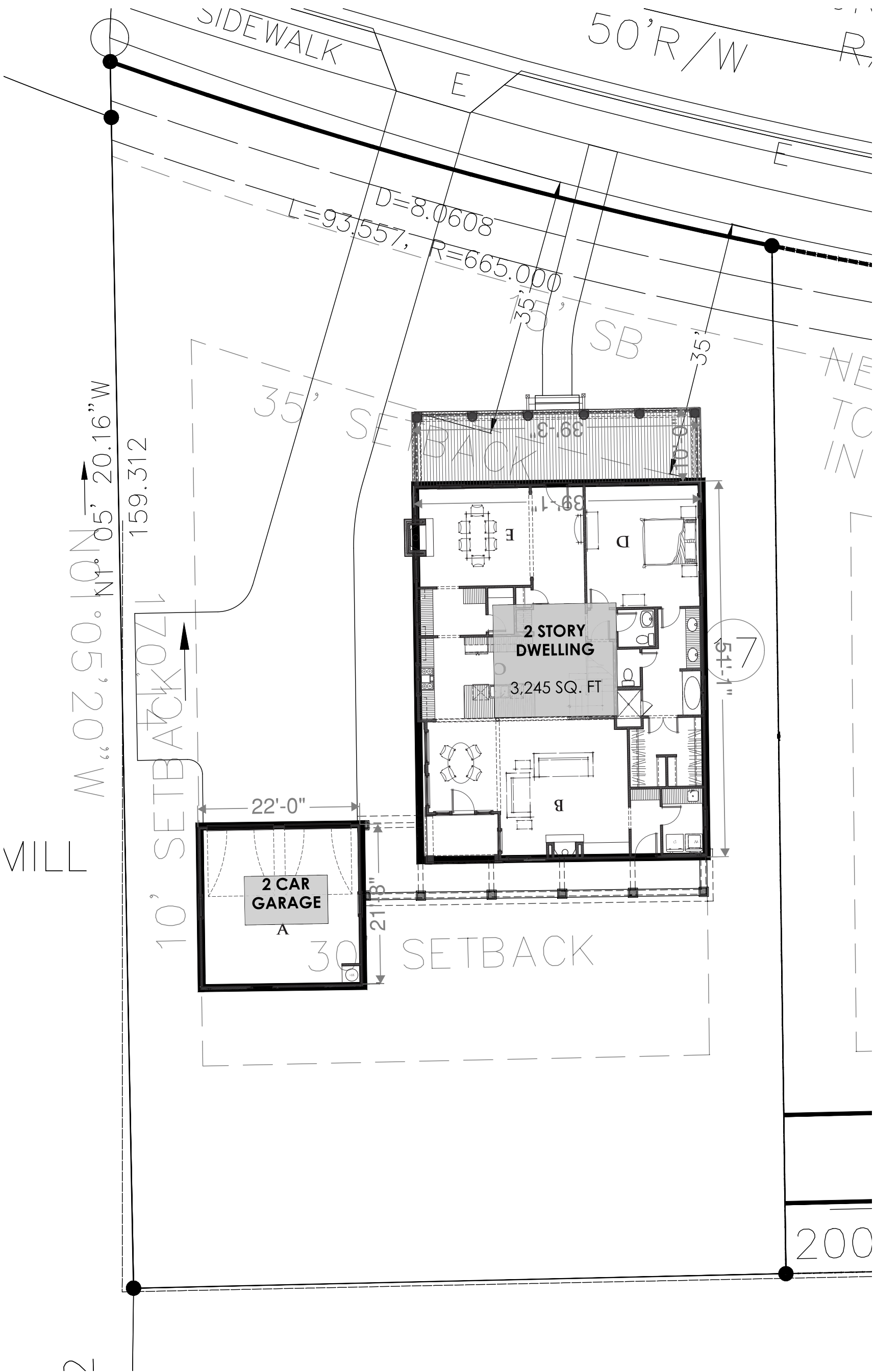
Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

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

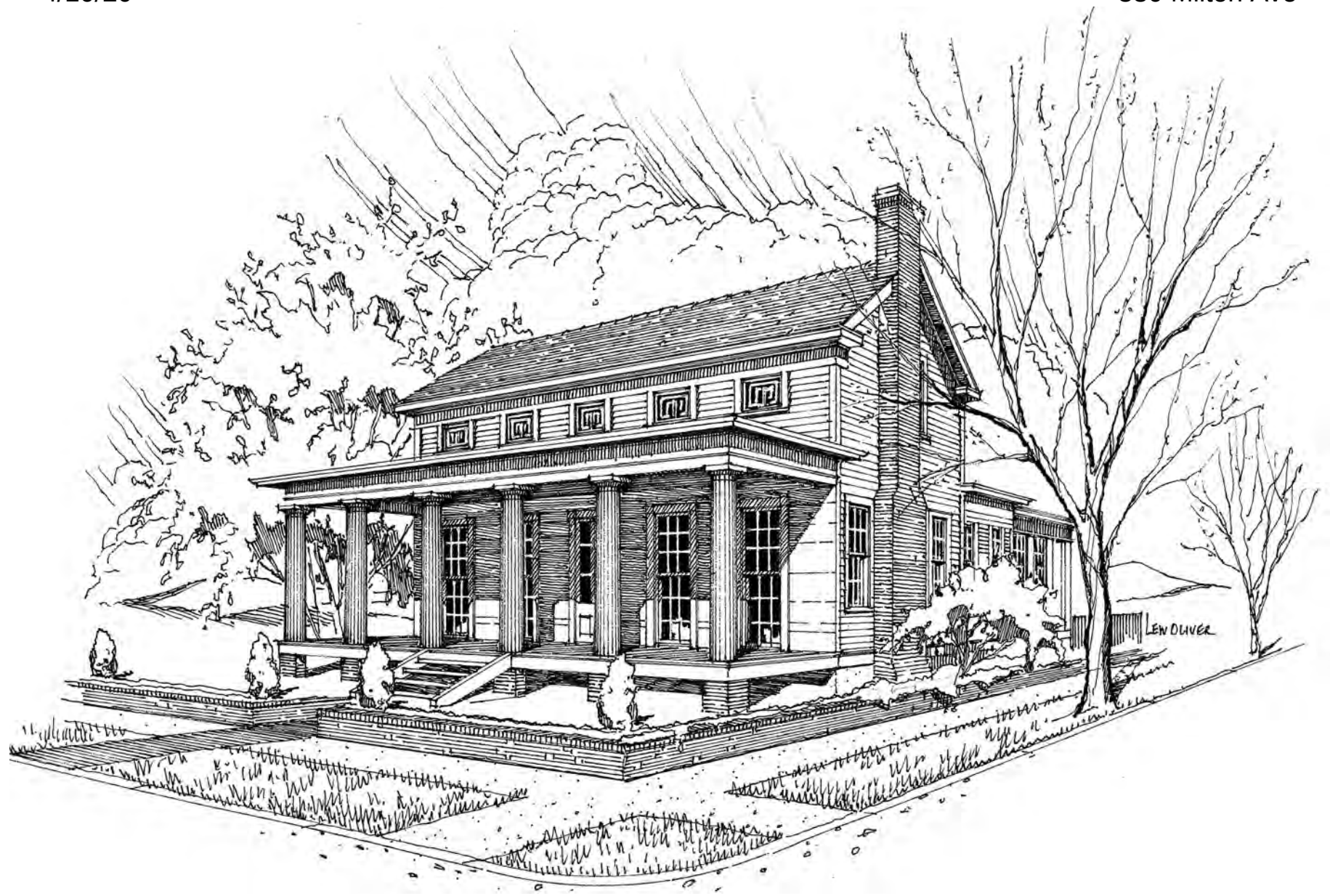
Signature of Authorized Agent: _____ Date: _____

Print Form

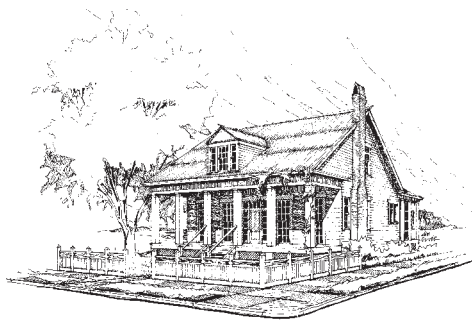
	12165 BELVOIR LN	CROLY CHRISTOPHER L & DRISCOLL KATHERINE
22 466012490329	12175 BELVOIR LN	GHEREZGHER DAWIT A & GEBREKIDAN SIMRET
22 466012490337	12185 BELVOIR LN	SOOKLAL ROGER & MITCHELL MEREDITH
22 466012490428	493 MILTON AVE	BELVOIR MANOR HOMEOWNERS ASSOCIATION INC
22 466112500910	423 LYNNE CIR	GREENBERG WALTER T
22 466112500969	409 LYNNE CIR	ANDERSON DAVID & ERIN
22 466112501025	413 LYNNE CIR	JAMES LARRY R & SHEILA M
22 466212710120	14 NATHAN CIR	RICHARDSON SIMON JAMES
22 466212710138	11 NATHAN CIR	PURPURA MICHAEL A & PURPURA CYNTHIA T
22 466212710146	18 WILLS DR	NI PROPERTIES LLC
22 466212710153	28 WILLS DR	MILLARD MARCY A & DOUGLAS J
22 466212710161	40 WILLS DR	ROGERS JAMES T & JEAN F
22 466212710211	65 NATHAN CIR	HUNT KENNETH T
22 466212710229	49 NATHAN CIR	POWELL GLENN E & MECHELLE K
22 466212710237	55 NATHAN CIR	SILVERS RICKY & SILVERS DHEVIN
22 466212710245	25 NATHAN CIR	KOLB RYAN GARRETT & WOLFENBARGER STACY JOY
22 466212710252	24 NATHAN CIR	RISHAK DIANE M & HINTON JOHN L
22 466212710260	36 NATHAN CIR	GREEN DOUGLAS R & PATRICIA R
22 466212710278	46 NATHAN CIR	DUNWOODY SPRINGS PROPERTIES INC
22 466212710286	58 NATHAN CIR	STEIDLE SCOTT
22 466212710450	397 MILTON AVE	ETHRIDGE LISA R & RONALD F
22 466212710476	371 MILTON AVE	PURPURA MIKE A
22 466212710534	351 MILTON AVE	MARTIN ROBERT H
22 466212710633	361 MILTON AVE	MEDWED JOAN M
22 466212710641	0 MILTON AVE # REAR	PURPURA MIKE A
22 466212710658	0 MILTON AVE	ETHRIDGE LISA R
22 466212710666	379 MILTON AVE	TAYLOR NELLIE & PURPURA MICHAEL
22 466212710765	14 MILTON AVE	FORREST ROBERT E
22 466312720128	130 WILLS RD	DODD GARY O & LYNN D
22 466312720136	111 BURNETT WAY	INNOCENTE SOFIA M & DOMINIC A
22 466312720144	121 BURNETT WAY	BLALOCK NORMAN HENRY & KATHY ELAINE
22 466312720300	130 BURNETT WAY	HOOD CAROL
22 466312720318	120 BURNETT WAY	WILSON PETER ALLEN & WILSON JACQUELINE ANNE
22 466312720326	110 BURNETT WAY	EASTIS DAVID A & DEBORAH D
22 466312720334	102 BURNETT WAY	WISE DAWN WISE JASON
22 466312720342	90 BURNETT WAY	LAWRENCE & JOY DUZENSKI JOINT REVOC TR THE
22 466312720359	120 WILLS RD	SIMS MERTIE J
22 466312720367	110 WILLS RD	TRICORNER HOLDINGS LLC
22 466312720375	100 WILLS RD	CRONAN MARTHA DEAN
22 466312720383	410 MILTON AVE	GUTTMAN JAMES M
22 466312720391	400 MILTON AVE	COCHRAN MARK E
22 466312720409	390 MILTON AVE	CARTMILL JAMES RUSSELL & CARTMILL KENNETH MICHAEL







DELPHI COTTAGE



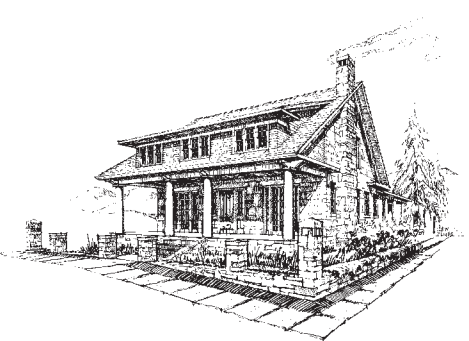
LOST RABBIT



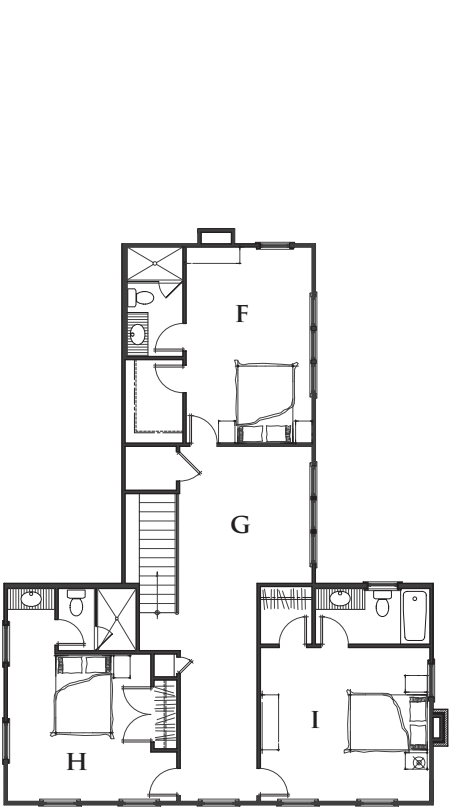
DORIAN HALL



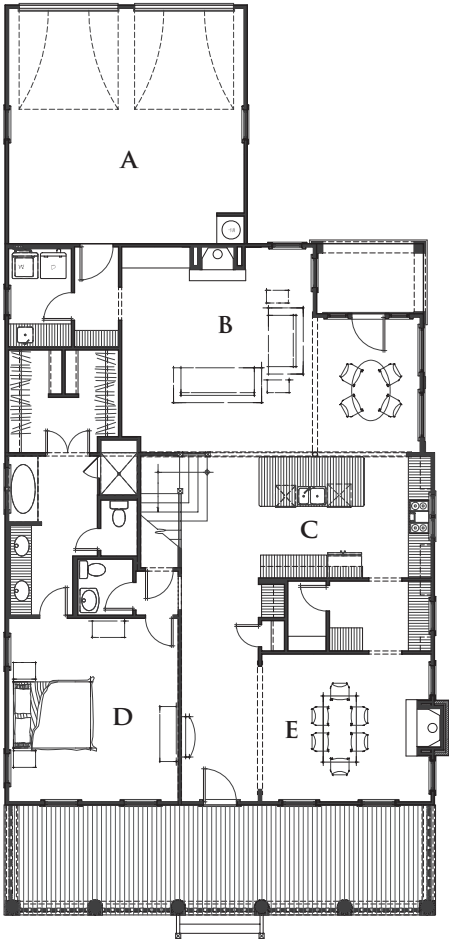
THE ARBOR



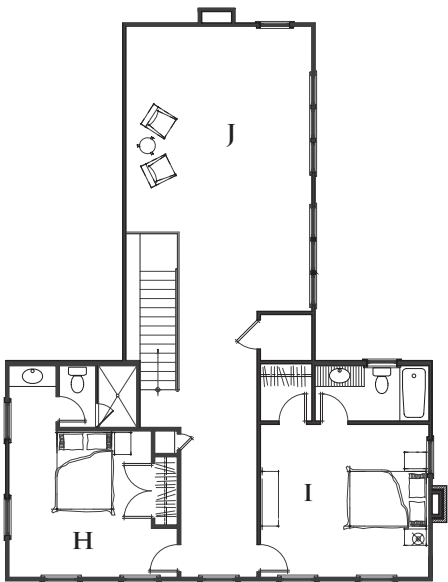
STICKLEY COTTAGE



SECOND FLOOR V1



FIRST FLOOR



SECOND FLOOR V2

SERIES ONE

4 BEDROOMS, 4.5 BATHS
3,245 AVG. SQUARE FEET
MAX. FOOT PRINT 39-0 X 83-3

A. GARAGE.....	21-5 X 21-5	F. BEDROOM 4	11-5 X 17-10
B. FAMILY ROOM	17-5 X 18-7	G. PLAY/STUDY	12-0 X 12-5
C. KITCHEN.....	15-9 X 11-2	H. BEDROOM 2	15-5 X 13-5
D. MASTER BEDROOM	15-5 X 16-8	I. BEDROOM 3	15-5 X 14-0
E. DINING ROOM	15-5 X 13-5	J. FLEX AREA.....	17-0 X 26-1



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: June 15, 2020

I. AGENDA ITEM TITLE: PH-20-04 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – CHICKENS
*CONSIDERATION OF TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE RELATED TO
CHICKENS IN RESIDENTIAL ZONING DISTRICTS.*

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

UDC Chickens CC Staff Report, Ordinance , Proposed Edits to Sec 2.2 , Residential Parcels - Greater than 1
Acre Map - UPDATED - 5.1.20 (002)



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-20-04 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – BACKYARD CHICKENS

CITY COUNCIL: JUNE 15, 2020 2ND READING – JUNE 22, 2020

This item was heard at the 6/4/2020 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended approval. Vote 7-0

II. REPORT IN BRIEF:

Staff has received several requests over the years requesting changes to the Unified Development Code (UDC) to permit chickens on property other than in the AG (Agriculture) zoning district. Currently, only AG zoned properties in the City allow chickens, subject to Fulton County Health Department regulations. Staff researched several jurisdictions and found the following regulations for chickens:

Backyard Chicken Regulations in Other Jurisdictions

City	Minimum Lot Size	Setbacks of Structures	Maximum # Allowed	Other Information
Roswell	0.33 acres (14,374 sf)	25'	6	
Milton	1.01 acres	25'	12/acre, max 36	
Johns Creek	any	100'	75	
Marietta	15,000 SF	20' from property lines, 10' from principal structure	4	Required to have fenced area for chickens, minimum 25 SF per chicken

Staff contacted several Code Enforcement offices in other jurisdictions and found they had no significant complaints regarding chickens. Staff is recommending the UDC be amended to allow a maximum of six (6) chickens on a minimum one (1) acre lot, no roosters, and structures must maintain a minimum 25' setback.

III. ATTACHMENTS:

- UDC Strike Through and Underline Edits

AN ORDINANCE TO AMEND ARTICLE II OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD REGULATIONS TO ALLOW BACKYARD CHICKENS AS AN ACCESSORY USE IN THE AG (AGRICULTURE), RE (RESIDENTIAL ESTATE), R (DWELLING, 'FOR-SALE', RESIDENTIAL), R-22 (DWELLING, 'FOR-SALE', RESIDENTIAL) AND R-15 (DWELLING 'FOR-SALE', RESIDENTIAL) ZONING DISTRICTS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, on or about May 21, 2001, the City of Alpharetta (the "City") adopted a comprehensive zoning ordinance known and cited as the Unified Development Code of the City of Alpharetta, Georgia, which has subsequently been amended from time to time (the "Unified Development Code"); and

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

WHEREAS, the Unified Development Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make said Codes more responsive to community needs; and

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City's operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City of Alpharetta; and

WHEREAS, the City Council desires to amend Article II of the Unified Development Code for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendments to the Unified Development Code promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta;

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

Section 1: Article II, Subsection 2.2.1(B) titled "AG-agriculture, Accessory Uses", Subsection 2.2.2(B) titled "RE-residential estate, Accessory Uses", Subsection 2.2.3(B) titled "R-dwelling, 'for-sale', residential, Accessory Uses", Subsection 2.2.4(B) titled "R-22-dwelling, 'for-sale', residential, Accessory Uses", and Subsection 2.2.5(B) titled "R-15-dwelling, 'for-sale', residential, Accessory Uses" of the Unified Development Code is hereby amended by revising same as set forth in Exhibit "A" attached hereto as if fully set forth herein; and

Section 2: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 3: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____ day of _____, 2020.

Approved:

Jim Gilvin, Mayor

Attest:

COUNCILMEMBERS

Erin Cobb, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

Exhibit “A”

SECTION 2.2 - PERMITTED USE DISTRICTS AND REGULATIONS

The following provisions apply to each of the zoning districts, as noted. In addition, requirements are contained in the Supplementary Regulations and in other Sections that apply to some or all of the Zoning Districts collectively. SECTION 2.2 a - CONDITIONAL USE REVIEW CRITERIA

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.
2. Property access.
3. Hours of operation of the business.
4. Vehicular trips generated by the use.
5. Impact of the use on surrounding properties.
6. Impact of the use on the natural features of the site.

2.2.1 AG agriculture.

A. *Permitted Principal Uses.* A property in the AG district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Bed and Breakfast.
 - b. Dwelling, 'For-Sale' Detached.
 - c. Farmlands, including livestock, poultry
2. Business Uses.
 - a. Taxidermist.
3. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the AG district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a detached 'For-Sale' dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Barns, stables and similar structures for the housing, repair, storing, or processing of farm products of the property.

9. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
10. Signs, subject to all of the requirements regulating signage herein.
11. Retaining walls and other site improvement structures approved as part of the development permit.
12. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

C. *Conditional Uses.* A property in the AG district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential and Agricultural Uses.
 - a. Additional 'For-Sale' detached dwelling.
 - b. Greenhouse, Nursery.
2. Business Uses.
 - a. Animal Hospital, Veterinarian.
 - b. Broadcasting (Radio or TV).
 - c. Builder's Equipment.
 - d. Carpenter Shop, Woodworking.
 - e. Equestrian Center.
 - f. Golf Course, Driving Range.
 - g. Kennel.
3. Semipublic Uses, Utilities.
 - a. Airport.
 - b. Athletic Facility.
 - c. Auditorium.
 - d. Cemetery.
 - e. Church, Synagogue or any other religious institution.
 - f. Club or Lodge.
 - g. Country Club.
 - h. Heliport, Public/Private.
 - i. Utility Substation.
 - j. Wireless Tower.

D. *District Regulations.*

Minimum lot size—5 acres.

Minimum Lot Width—200 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

([Ord. No. 744](#), § 6, 7-10-2017)

2.2.2 Re-residential estate.

A. *Permitted Principal Uses.* A property in the RE district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale' Detached.
2. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the R-E district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
 - a. Clubhouse, swimming pool, or community recreation facilities serving a development.
 - b. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 - c. Signs, subject to all of the requirements regulating signage herein.
 - d. Retaining walls and other site improvement structures approved as part of the development permit.
 - e. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

C. *Conditional Uses.* A property in the R-E district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
 - a. Church, Synagogue, or any other religious institutions.
 - b. Golf course or golf driving range.
 - c. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - d. Bed and Breakfast.
 - e. Equestrian Center.

D. District Regulations.

Minimum Lot Size—3 acres.

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

Accessory Structure setback see Sec. 2.3 (c).

([Ord. No. 730](#), § 2, 12-5-2016)

2.2.3 R-Dwelling, 'for-sale', residential.

- A. *Permitted Principal Uses.* A property in the R district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:
 1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale', Detached.
 2. Semipublic Uses, Utilities.
 - a. Park or Playground.
- B. *Accessory Uses.* A property in the R district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.

2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.
11. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

C. *Conditional Uses.* A property in the R district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
 - a. Bed and Breakfast.
 - b. Church, Synagogue, or any other religious institutions.
 - c. Country Club.
 - d. Golf course or golf driving range.
 - e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—1 acre (43,560 square feet).

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

Accessory Structure Setback see Sec. 2.3 (c).

([Ord. No. 730](#), § 2, 12-5-2016)

2.2.4 R-22 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-22 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale' Detached.
2. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the R-22 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.
11. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

C. *Conditional Uses.* A property in the R-22 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
 - a. Church, Synagogue or any other religious institution.
 - b. Country Club, Association or Lodge.
 - c. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - d. Bed and Breakfast.
 - e. Golf Course, Driving Range.

f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—22,000 square feet.

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard—25 feet.

Rear yard—30 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

Accessory Structures Setback see Sec. 2.3 (c).

([Ord. No. 730](#), § 2, 12-5-2016)

2.2.5 R-15 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-15 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale', Detached.
2. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the R-15 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.

7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.
11. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

C. *Conditional Uses.* A property in the R-15 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

- a. Associations, (Clubs and Lodges).
- b. Church, Synagogue or other religious institution.
- c. Country Club with golf course or driving range.
- d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
- e. Bed and Breakfast.
- f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—15,000 square feet

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard—10 feet.

Rear yard—25 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

([Ord. No. 730](#), § 2, 12-5-2016)

SECTION 2.2 - PERMITTED USE DISTRICTS AND REGULATIONS

The following provisions apply to each of the zoning districts, as noted. In addition, requirements are contained in the Supplementary Regulations and in other Sections that apply to some or all of the Zoning Districts collectively.

SECTION 2.2 a - CONDITIONAL USE REVIEW CRITERIA

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.
2. Property access.
3. Hours of operation of the business.
4. Vehicular trips generated by the use.
5. Impact of the use on surrounding properties.
6. Impact of the use on the natural features of the site.

2.2.1 AG agriculture.

- A. *Permitted Principal Uses.* A property in the AG district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:
1. Agricultural and Residential Uses.
 - a. Bed and Breakfast.
 - b. Dwelling, 'For-Sale' Detached.
 - c. Farmlands, including livestock, poultry
 2. Business Uses.
 - a. Taxidermist.
 3. Semipublic Uses, Utilities.
 - a. Park or Playground.
- B. *Accessory Uses.* A property in the AG district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a detached 'For-Sale' dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.

8. Barns, stables and similar structures for the housing, repair, storing, or processing of farm products of the property.
9. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
10. Signs, subject to all of the requirements regulating signage herein.
11. Retaining walls and other site improvement structures approved as part of the development permit.
12. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

C. *Conditional Uses.* A property in the AG district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential and Agricultural Uses.
 - a. Additional 'For-Sale' detached dwelling.
 - b. Greenhouse, Nursery.
2. Business Uses.
 - a. Animal Hospital, Veterinarian.
 - b. Broadcasting (Radio or TV).
 - c. Builder's Equipment.
 - d. Carpenter Shop, Woodworking.
 - e. Equestrian Center.
 - f. Golf Course, Driving Range.
 - g. Kennel.
3. Semipublic Uses, Utilities.
 - a. Airport.
 - b. Athletic Facility.
 - c. Auditorium.
 - d. Cemetery.
 - e. Church, Synagogue or any other religious institution.
 - f. Club or Lodge.
 - g. Country Club.
 - h. Heliport, Public/Private.
 - i. Utility Substation.
 - j. Wireless Tower.

D. *District Regulations.*

Minimum lot size—5 acres.

Minimum Lot Width—200 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

([Ord. No. 744](#), § 6, 7-10-2017)

2.2.2 Re-residential estate.

- A. *Permitted Principal Uses.* A property in the RE district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:
1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale' Detached.
 2. Semipublic Uses, Utilities.
 - a. Park or Playground.
- B. *Accessory Uses.* A property in the R-E district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
 - a. Clubhouse, swimming pool, or community recreation facilities serving a development.
 - b. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 - c. Signs, subject to all of the requirements regulating signage herein.
 - d. Retaining walls and other site improvement structures approved as part of the development permit.

- e. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

C. *Conditional Uses.* A property in the R-E district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

- a. Church, Synagogue, or any other religious institutions.
- b. Golf course or golf driving range.
- c. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
- d. Bed and Breakfast.
- e. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—3 acres.

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

Accessory Structure setback see Sec. 2.3 (c).

([Ord. No. 730](#), § 2, 12-5-2016)

2.2.3 R-Dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

- 1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale', Detached.
- 2. Semipublic Uses, Utilities.
 - a. Park or Playground.

- B. *Accessory Uses.* A property in the R district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.
11. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

- C. *Conditional Uses.* A property in the R district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
 - a. Bed and Breakfast.
 - b. Church, Synagogue, or any other religious institutions.
 - c. Country Club.
 - d. Golf course or golf driving range.
 - e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—1 acre (43,560 square feet).

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

Accessory Structure Setback see Sec. 2.3 (c).

([Ord. No. 730](#), § 2, 12-5-2016)

2.2.4 R-22 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-22 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale' Detached.
2. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the R-22 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.
11. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

C. *Conditional Uses.* A property in the R-22 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

- a. Church, Synagogue or any other religious institution.
- b. Country Club, Association or Lodge.
- c. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
- d. Bed and Breakfast.
- e. Golf Course, Driving Range.
- f. Equestrian Center.

D. District Regulations.

Minimum Lot Size—22,000 square feet.

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard—25 feet.

Rear yard—30 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

Accessory Structures Setback see Sec. 2.3 (c).

([Ord. No. 730](#) , § 2, 12-5-2016)

2.2.5 R-15 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-15 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

- 1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale', Detached.
- 2. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the R-15 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

- 1. Privacy and decorative fences and walls.

2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.
11. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

C. *Conditional Uses.* A property in the R-15 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
 - a. Associations, (Clubs and Lodges).
 - b. Church, Synagogue or other religious institution.
 - c. Country Club with golf course or driving range.
 - d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - e. Bed and Breakfast.
 - f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—15,000 square feet

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard—10 feet.

Rear yard—25 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

([Ord. No. 730](#) , § 2, 12-5-2016)

2.2.6 R-12 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-12 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale', Detached.
2. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the R-12 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-12 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
 - a. Associations, (Clubs and Lodges).
 - b. Church, Synagogue, or any other religious institutions.
 - c. Country Club with golf course or driving range.
 - d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—12,000 square feet.

Minimum Lot Width—80 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—30 feet.

From right-of-way of all other streets—65 feet.

Side yard—10 feet.

Rear yard—30 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

Accessory Structure Setback see Sec. 2.3 (c).

2.2.7 R-10 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-10 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale', Detached.
2. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the R-10 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Group Home.
4. Family Day Care Home in a residence.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-10 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
 - a. Associations, (Clubs and Lodges).
 - b. Church, Synagogue, or any other religious institution.
 - c. Country Club with golf course or driving range.
 - d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. District Regulations.

Minimum Lot Size—10,000 square feet.

Minimum Lot Width—75 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—30 feet.

From right-of-way of all other streets—65 feet.

Side yard—10 feet.

Rear yard—25 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

Accessory Structures Setback see Sec. 2.3 (c).

2.2.8 R-4A dwelling, 'for-sale', attached residential—Low density.

A. *Permitted Principal Uses.* A property in the R-4A district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale' Attached.
2. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the R-4A district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.

4. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
 5. Clubhouse, swimming pool, or community recreation facilities serving a development.
 6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 7. Signs, subject to all of the requirements regulating signage herein.
 8. Retaining walls and other site improvement structures approved as part of the development permit.
- C. *Conditional Uses.* A property in the R-4A district may be used for any of the following only upon approval as a conditional use by the City Council:
1. Semipublic Uses, Utilities.
 - a. Associations, (Clubs and Lodges).
 - b. Church, Synagogue, or other religious institutions.
 - c. Country Club with golf course or driving range.
 - d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—1 acre.

Maximum Density of Dwelling Units—4 per acre.

Minimum Lot Width—30 feet for each individual lot, if the development is subdivided or 30 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard:

From lot line of adjacent property—20.

Between building groupings—20 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—30 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,200 square feet.

2.2.8a R-4D dwelling, 'for sale' detached residential—Low density.

A. *Permitted Principal Uses.* A property in the R-4D district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Dwelling, Single-Family Detached.
2. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the R-4D district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
5. Clubhouse, swimming pool, or community recreation facilities serving a development.
6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
7. Signs, subject to all of the requirements regulating signage herein.
8. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-4D district may be used for any of the following only upon approval as a conditional use by the City Council.

1. Semipublic Uses, Utilities.
 - a. Associations, (Clubs and Lodges).
 - b. Church, Synagogue, or other religious institutions.
 - c. Country Club with golf course or driving range.
 - d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—5,000 sf.

Maximum Density of Dwelling Units—4 per acre.

Minimum Lot Width—50 ft.

Minimum Setbacks.

Front yard—from all street frontages.

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard—5 feet.

Corner Side Yard—10 feet.

Rear yard:

With Rear Alley—0'.

No Rear Alley—20'.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

([Ord. No. 692, § 1\(Exh. 1\), 7-21-2014](#))

2.2.9 R-8A/D dwelling, 'for-sale', attached/detached residential—Medium density.

A. *Permitted Principal Uses.* A property in the R-8A/D district may be used for those uses in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale', Attached and Detached.
2. Semipublic Uses, Utilities.
 - a. Park or Playground.

B. *Accessory Uses.* A property in the R-8A district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Swimming pool, tennis court, play house, storage shed, patio and other private recreation facilities.
5. Clubhouse, swimming pool, or community recreation facilities serving a development.
6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
7. Signs, subject to all of the requirements regulating signage herein.
8. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-8A district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

- a. Associations, (Clubs and Lodges).
- b. Church, Synagogue, or other religious institutions.
- c. Country Club with golf course or driving range.
- d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. District Regulations.

Minimum Lot Size—the development shall occupy a total of at least 1 acre Attached, 4,500 sq. ft. Detached. No minimum lot size is required for each dwelling unit within the development.

Maximum Density of Dwelling Units—8 per gross acre.

Minimum Lot Width—50 feet for each individual lot, if the development is subdivided or 30 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard.

From lot line of adjacent property—5 feet.

Between building groupings—10 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—W/Rear Alley—0', No Rear Alley—20'.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,200 square feet.

Rear Yard: Alley—0', No Rear Alley—20'

([Ord. No. 675, § 1, 6-3-2013](#))

2.2.10 R-10M dwelling, 'for-rent' or 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-10M district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

- 1. Agricultural and Residential Uses.
 - a. Dwelling, 'For-Sale', Attached.
 - b. Dwelling 'For-Rent'.
 - c. Bed and Breakfast.
- 2. Semipublic Uses, Utilities.

a. Park or Playground.

- B. *Accessory Uses.* A property in the R-10M district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Swimming pool, tennis court, storage shed, play house, patio and other private recreation facilities.
5. Clubhouse, swimming pool, or community recreation facilities serving a development.
6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
7. Signs, subject to all of the requirements regulating signage herein.
8. Retaining walls and other site improvement structures approved as part of the development permit.

- C. *Conditional Uses.* A property in the R-10M district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Business Uses.
 - a. Dwelling, Group (congregate housing, nursing home, etc.).
2. Semipublic Uses, Utilities.
 - a. Associations, (Clubs and Lodges).
 - b. Church, Synagogue, or other religious institutions.
 - c. Country Club with golf course or driving range.
 - d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—the development shall occupy a total of at least one acre. No minimum lot size is required for each dwelling unit within the development.

Maximum Density of Dwelling Units—10 per gross acre.

Minimum Lot Width.

For the property to be developed—75 feet.

If the development is subdivided—20 feet for each individual lot, or 20 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard.

From lot line of adjacent property—25 feet.

Between building groupings—20 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—50 feet.

Maximum Coverage By Principal Buildings—none.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—none.

([Ord. No. 730](#), §§ 3, 4, 12-5-2016)

2.2.11 CUP community unit plan.

This district is intended to allow for the development of a mix of uses within the framework of a masterplan. The district regulations are intended to allow greater design flexibility without increasing overall density.

- A. *Permitted Principal Uses.* A property in the CUP district may be used only for those uses approved as part of the conditions of approval of the CUP zoning on the property and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall CUP development is further limited by the following requirements:

Dwelling, 'For-Sale', Detached Residential: A minimum of 25% of the gross land area of the CUP shall be utilized for 'For-Sale' detached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Sale', Attached Residential: No more than 20% of the gross land area of the CUP may be used for 'For-Sale' attached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Rent', Residential: Rental units and related accessory uses, streets and other facilities shall not exceed 20% of the gross land area of the CUP.

Commercial: Uses permitted in the C-1 category shall not exceed (in aggregate) 10% of the gross land area of the CUP.

Open Space: A minimum of 15% of the gross land area must be set aside as open space.

Office and Light Industrial: The following uses shall not exceed (in aggregate) 25% of the gross land area of the CUP:

Office buildings or office parks and related accessory uses, streets and other facilities.

Wholesale, storage or industrial uses and related accessory uses, streets and other facilities.

- B. *Accessory Uses.* A property in the CUP district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted under the conditions of approval for the CUP zoning on the property.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Special Care Home in a 'For-Sale' detached dwelling.

5. Swimming pool, tennis court, play house, storage shed, patio and other private recreation facilities.
 6. Clubhouse, swimming pool, or community recreation facilities serving a development.
 7. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 8. Signs, subject to all of the requirements regulating signage herein.
 9. Retaining walls and other site improvement structures approved as part of the development permit.
- C. *Conditional Uses.* A property in the CUP district may be used for those uses listed in Table 2.2, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the property; or if the uses are designated on the CUP's Concept Plan; or if the CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:
1. Agricultural and Residential Uses.
 - a. Dwelling, Group (rooming house, assisted living facility, nursing home, fraternity, congregate housing).
 - b. Dwelling, 'For-Sale' Attached.
 - c. Dwelling, 'For-Sale' Detached.
 - d. Dwelling, 'For-Rent'.
 - e. Reserved.
 - f. Bed and Breakfast.
 2. Business Uses.
 - a. Animal Hospital, small animals.
 - b. Art Galleries.
 - c. Automobile Sales and Leasing.
 - d. Automobile Service Station.
 - e. Automotive Parts.
 - f. Automotive Service.
 - g. Bakery.
 - h. Barber Shop.
 - i. Bank, Savings and Loan.
 - j. Beauty Shop.
 - k. Billiards.
 - l. Book Store or Stationery.
 - m. Boutique Hotel.
 - n. Bowling Alley.
 - o. Brewery.
 - p. Broadcasting Studio (radio or TV).
 - q. Building Materials, retail with enclosed storage.
 - r. Clinic.

- s. Commercial Parking Lot.
- t. Contractor's Office without outside storage.
- u. Contractor's office with outside storage.
- v. Convenience Market with or without gas pumps.
- w. Dance Studio.
- x. Day Care Center.
- y. Distillery.
- z. Drug Store.
- aa. Dry Cleaning Pick-up Station.
- bb. Equestrian Center.
- cc. Extended stay hotel (see Section 2.7).
- dd. Florist, Retail without Greenhouse.
- ee. Funeral Home w/ no cemetery or mausoleum.
- ff. Golf Course, Driving Range.
- gg. Golf, Miniature.
- hh. Grocery Store.
- ii. Hardware and Garden Supply Store.
- jj. Hotel or Motel.
- kk. Laboratory, Research or Commercial.
- ll. Laundry, Self-Serve, Pick-up.
- mm. Liquor Store.
- nn. Manufacturing.
- oo. Office Building or Office Park.
- pp. Outdoor Recreation Facilities.
- qq. Park, playground.
- rr. Pet Day Care.
- ss. Pet Grooming.
- tt. Print Shop.
- uu. Public Building.
- vv. Radio or TV, Transmitter or Studio.
- ww. Rental Services Establishment without outside storage.
- xx. Restaurant.
- yy. Restaurant, with Drive-thru window.
- zz. Retail Sales and Services Establishments not otherwise listed for this zoning district.
- aaa. Retail Establishment, Mixed Sales.
- bbb. School, Commercial.
- ccc. Shop or Studio, Craftsman/Artist.

ddd. Spa Services.

eee. Theater, Cinema.

3. Wholesale, Storage and Industrial Uses.

a. Laundry, Industrial.

b. Locker, Frozen Food or Cold Storage.

c. Manufacturing, Light.

d. Wholesale Establishment.

4. Semipublic Uses, Utilities.

a. Airport, public or private.

b. Amphitheater.

c. Athletic Facility.

d. Auditorium.

e. Church, Synagogue, or any other religious institution.

f. Club, association or lodge.

g. Country Club.

h. Fire Station.

i. Heliport, public or private.

j. Hospital.

k. Library.

l. Museum.

m. School, Academic.

n. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

o. Wireless Tower.

D. *District Regulations.* Minimum Lot Size; the minimum area permitted to be zoned for a CUP is 100 acres.

Lot sizes in use areas: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the minimum lot size required by such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Maximum Density of Dwelling Units: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the lot size or, when applicable, density limitations of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Minimum Lot Width, Minimum Setbacks, Maximum Coverage by Principal Buildings, Maximum Building Height, Minimum Floor Area of a Dwelling Unit, Screening and Buffers: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the requirements of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Open space: Each CUP shall have a minimum of 15% of the gross acres of the CUP dedicated or set aside as open space. Amenities may be included within the 15% open space requirement. However,

open space shall not include any other required open areas such as required building set backs, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

([Ord. No. 718](#), §§ 2, 4, 12-14-2015; [Ord. No. 741](#), § 4, 6-5-2017; [Ord. No. 744](#), §§ 2, 6, 7-10-2017)

2.2.12 O-P office-professional.

This district is intended to provide for the development of business and professional offices, hospitals, medical and dental facilities and limited commercial activity.

- A. *Permitted Principal Uses.* A property in the O-P district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:
1. Residential Uses.
 - a. Bed and Breakfast.
 2. Business Uses.
 - a. Bank, Savings and Loan.
 - b. Barber Shop and Beauty Shop.
 - c. Clinic (medical/dental).
 - d. Contractor's office without outside storage.
 - e. Day care center.
 - f. Office (professional/administrative).
 - g. Print Shop.
 - h. Public Building.
 - i. Staffing/personnel office.
 - j. Stock brokerage/financial services office.
 - k. Tax preparation office.
 - l. Travel agency.
 3. Semipublic Uses, Utilities.
 - a. Park or Playground.
 4. The following support retail uses are allowed provided that they are located within an office building and (in total) do not constitute more than 25% of the floor area of the office building in which they are located:
 - a. Book store.
 - b. Computer/computer supply store.
 - c. Copy center.
 - d. Jewelry store (not to exceed 1,200 sq. ft.).
 - e. Office supply store (not to exceed 1,200 sq. ft.).
 - f. Optometrist/Eye wear.
 - g. Package shipping/mail box store.
 - h. Phone store.

- i. Print Shop.
 - j. Stationery/card store.
- B. *Accessory Uses.* A property in the O-P district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is an accessory shall be in compliance with and decorative fences and walls all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.

- C. *Conditional Uses.* A property in the O-P district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Business Uses.
 - a. Art Gallery.
 - b. Bakery.
 - c. Dry Cleaning Pick up station with drive-thru.
 - d. Fitness studio.
 - e. Florist.
 - f. Restaurant without drive-thru.
 - g. Shop or studio, Craftsman/Artist.
 - h. School Commercial.
 - i. Spa Services.

2. Semipublic Uses, Utilities.

- a. Auditorium.
- b. Church, Synagogue.
- c. Club, association or lodge.
- d. School, Academic.
- e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

2.2.13 O-I office-institutional.

This district is intended for the development of planned office areas which allow for design flexibility through a master plan. Commercial activities are permitted as subordinate uses to the office development.

A. *Conditional Principal Uses.* A property in the O-I district may be used for the uses listed below and shown in Table 2.2 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank or office use without public hearing subject to Design Review Board Approval.

1. Residential Uses.

- a. Dwelling, Group (limited to nursing home, children's home congregate housing or assisted living facility).

2. Business Uses.

- a. Bank, Savings and Loan.
- b. Broadcasting Studio (radio or TV).
- c. Clinic.
- d. Congregate Housing.
- e. Day Care Center.

- f. Drug Store.
 - g. Golf Course, Driving Range.
 - h. Office Building or Office Park.
 - i. Recreational Facilities (Indoor or Outdoor).
 - j. Theater, Cinema.
3. Semipublic Uses, Utilities.
- a. Church, Synagogue, or other religious institutions.
 - b. Club, association or lodge.
 - c. Heliport.
 - d. Library.
 - e. Museum.
 - f. Public Building.
 - g. School, Academic.
 - h. Recreation Facilities (Indoor or Outdoor).
- B. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.
2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.

8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.
- C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.
1. Residential Uses.
 - a. Reserved.
 2. Business Uses.
 - a. Art Galleries.
 - b. Automobile Service Station.
 - c. Bakery.
 - d. Barber Shop.
 - e. Beauty Shop.
 - f. Book Store.
 - g. Boutique Hotel.
 - h. Bowling Alley.
 - i. Brewery.
 - j. Car Wash.
 - k. Contractor's Office without outside storage.
 - l. Commercial Parking Lot.
 - m. Convenience Market with or without gas pumps.
 - n. Dance Studio.
 - o. Distillery.
 - p. Dry Cleaning Pick-up Station.
 - q. Extended Stay Hotel (see Sec. 2.7).
 - r. Florist, Retail without Greenhouse.
 - s. Funeral Home w/out cemetery or mausoleum.
 - t. Hotel/motel.
 - u. Golf, Miniature, or Golf Driving Range.
 - v. Laboratory, Research or Commercial.
 - w. Liquor Store.
 - x. Print Shop.
 - y. Radio or TV, Transmitter or Studio.
 - z. Restaurant.
 - aa. Restaurant, Drive-In or Fast-Food.
 - bb. Retail Sales and Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.
 - cc. School, Commercial.

- dd. Spa Services.
- 3. Wholesale, Storage and Industrial Uses.
 - a. Manufacturing, Light.
- 4. Semipublic Uses, Utilities.
 - a. Airport.
 - b. Amphitheater.
 - c. Athletic Facility.
 - d. Auditorium.
 - e. Country Club.
 - f. Hospital.
 - g. Fire Station.
 - h. Park or Playground.
 - i. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - j. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5.).*

- F. *Open space.* All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres, and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

([Ord. No. 718](#), §§ 3, 6, 12-14-2015; [Ord. No. 741](#), § 4, 6-5-2017; [Ord. No. 744](#), §§ 2, 6, 7-10-2017)

2.2.14 C-1 neighborhood commercial.

A. *Permitted Principal Uses.* A property in the C-1 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.

- a. Dwelling, 'For-Sale'—in an existing or historic structure only.
- b. Reserved.
- c. Bed and Breakfast.

2. Business Uses.

- a. Art Gallery.
- b. Bakery.
- c. Barber Shop.
- d. Bank, Savings and Loan.
- e. Beauty Shop.
- f. Book Store.
- g. Carpet and Rug Sales.
- h. Clinic.
- i. Contractor's Office without outside storage.
- j. Day Care Center.
- k. Drug Store.
- l. Dry Cleaning Pick-up Station.
- m. Florist, Retail Without Greenhouse.
- n. Gourmet Food Store.
- o. Hardware and Garden Supply Store.
- p. Jewelry Store.
- q. Laundry, Self-Serve, Pick-up.
- r. Office Building or Park.
- s. Pet Day Care.
- t. Pet Grooming.
- u. Print Shop.
- v. Reserved.
- w. Restaurant, without Drive-thru or Drive-In facilities.
- x. Retail Sales and Services (Establishments not otherwise listed for this zoning district as a permitted or conditional use).
- y. School, Commercial.
- z. Shop or Studio, Craftsman/Artist.
- aa. Theater, Cinema.

3. Semipublic Uses, Utilities.

- a. Club, association or lodge.
- b. Library.
- c. Museum.
- d. Park or Playground.
- e. Public Building.

- B. *Accessory Uses.* A property in the C-1 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed forty percent (40%) of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations, herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.

- C. *Conditional Uses.* A property in the C-1 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.
 - a. Reserved.
 - b. Dwelling, Group (congregate housing, nursing home, etc.).
2. Business Uses.
 - a. Animal Hospital, small animals.
 - b. Assisted Living, Congregate housing
 - c. Automotive Parts.

- d. Bowling Alley.
 - e. Brewery.
 - f. Check Cashing.
 - g. Church, Synagogue.
 - h. Commercial Parking Lot.
 - i. Contractor's Office with outside storage.
 - j. Distillery.
 - k. Funeral home with no cemetery or mausoleum.
 - l. Grocery Store.
 - m. Golf, Miniature.
 - n. Hotel/Motel.
 - o. Liquor Store.
 - p. Pest Control Business.
 - q. School, Academic.
 - r. Rental Services Establishment without outside storage.
 - s. Restaurant, Drive-In or Fast-Food.
 - t. Retail Establishment, Mixed Sales.
 - u. Smoke Shop and Tobacco Store.
 - v. Spa Services.
3. Semipublic Uses, Utilities.
- a. Athletic Facility.
 - b. Auditorium.
 - c. Hospital.
 - d. Parking Lot, Commercial.
 - e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. District Regulations.

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—45%.

Maximum Building Height—35 feet.

E. *Screening and buffers* (See Sec. 2.3.5).

([Ord. No. 704](#), § 2, 6-1-2015; [Ord. No. 718](#), §§ 6—8, 12-14-2015; [Ord. No. 730](#), §§ 3, 4, 12-5-2016; [Ord. No. 741](#), § 4, 6-5-2017; [Ord. No. 744](#), § 4, 7-10-2017; [Ord. No. 772](#), § 2, 2-4-2019)

2.2.15 C-2 general commercial.

A. *Permitted Principal Uses.* A property in the C-2 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.

- a. Dwelling, 'For-Sale'—in an existing or historic structure only.
- b. Bed and Breakfast.

2. Business Uses.

- a. Art Gallery.
- b. Automobile Service Station.
- c. Automotive Parts.
- d. Automotive Service.
- e. Bakery.
- f. Barber Shop.
- g. Bank, Savings and Loan.
- h. Beauty Shop.
- i. Book Store.
- j. Bowling Alley.
- k. Broadcasting Studio (radio or TV).
- l. Building Materials, retail with enclosed storage.
- m. Carpet and Rug Sales.
- n. Clinic.
- o. Clubs, fraternity, association or lodge.
- p. Commercial Parking Lot.
- q. Reserved.
- r. Contractor's Office with and without outside storage.
- s. Convenience Market with or without gas pumps.
- t. Dance Studio.
- u. Day Care Center.
- v. Drug Store.
- w. Dry Cleaning Pick-up Station.

- x. Florist, Retail Without Greenhouse.
- y. Grocery Store.
- z. Hardware Store.
- aa. Home Improvement Store.
- bb. Laundry, Self-Serve, Pick-up.
- cc. Liquor Store.
- dd. Office Building or Park.
- ee. Pet Day Care.
- ff. Pet Grooming.
- gg. Print Shop.
- hh. Public Building.
- ii. Recreation Facilities (Indoor).
- jj. Rental Services Establishment without outside storage.
- kk. Restaurant.
- ll. Restaurant, Drive-In or Fast-Food.
- mm. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.
- nn. Retail Establishment, Mixed Sales.
- oo. School, Commercial.
- pp. Shop or Studio, Craftsman/Artist.
- qq. Theater, Cinema.
- 3. Semipublic Uses, Utilities.
 - a. Athletic Facilities.
 - b. Club, association or lodge.
 - c. Hospital.
 - d. Library.
 - e. Museum.
 - f. Park or Playground.
 - g. Parking Lot, Commercial.
 - h. School, Academic.

B. *Accessory Uses.* A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following: (See also Supplementary Regulations in this Article.)

1. Dwelling, 'For-Sale' Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-2 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.
 - a. Reserved.
 - b. Reserved.
 - c. Dwelling, Group (congregate housing, nursing home, etc.).
2. Business Uses.
 - a. Animal Hospital, small animals.
 - b. Assisted Living, Congregate housing.
 - c. Automobile Sales and Leasing.
 - d. Boutique Hotel.
 - e. Brewery.
 - f. Car Wash.
 - g. Check Cashing.
 - h. Church, Synagogue.
 - i. Distillery.
 - j. Extended Stay Hotel (see Sec. 2.7).
 - k. Florist, Retail with Greenhouse.
 - l. Funeral Homes.
 - m. Golf, Miniature.

- n. Greenhouse with nursery.
- o. Hotel or Motel.
- p. Limousine Service and Taxi.
- q. Massage Therapy (see Sec. 2.7).
- r. Spa Services.
- s. Radio or TV, Transmitter or Studio.
- t. Recreation Facilities (Outdoor).
- u. Small Appliance Repair Shop.
- v. Smoke Shop and Tobacco Store.
- 3. Wholesale, Storage and Industrial Uses.
 - a. Wholesale Establishment.
- 4. Semipublic Uses, Utilities.
 - a. Auditorium.
 - b. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - c. Recreational Facilities (Outdoor).
 - d. Wireless Tower.

D. District Regulations.

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—Conditional (based on prevailing development patterns).

Side yard—Conditional (based on prevailing development patterns).

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Downtown Overlay—90%).

Maximum Building Height—40 feet.

E. Screening and buffers (See Sec. 2.3.5).

([Ord. No. 703](#), § 1, 6-1-2015; [Ord. No. 704](#), § 2, 6-1-2015; [Ord. No. 718](#), §§ 5—7, 9, 12-14-2015; [Ord. No. 730](#), §§ 3, 4, 12-5-2016; [Ord. No. 741](#), § 4, 6-5-2017; [Ord. No. 744](#), §§ 2, 6, 7-10-2017; [Ord. No. 772](#), § 3, 2-4-2019)

2.2.16 PSC planned shopping center.

All uses in the PSC zoning district shall be located within, or as part of a shopping center or specialty shopping center.

- A. *Conditional Principal Uses.* A property in the PSC district may be used for those uses listed in Table 2.2, only upon approval as a conditional use by the city council:

1. Residential Uses

- a. Dwelling, 'For-Sale', Attached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).
- b. Dwelling, 'For-Sale', Detached (only allowed in the North Point Overlay and not exceeding (8) dwelling units /acre unless additional density is authorized in accordance with said overlay).

2. Business Uses.

- a. Art Galleries.
- b. Automobile Service Station.
- c. Automotive Parts.
- d. Bakery.
- e. Barber Shop.
- f. Bank, Savings and Loan.
- g. Beauty Shop.
- h. Brewery.
- i. Book Store.
- j. Car Wash.
- k. Carpet and Rug Sales.
- l. Clinic.
- m. Convenience Market with or without gas pumps.
- n. Dance Studio.
- o. Day Care Center.
- p. Distillery.
- q. Florist, Retail without Greenhouse.
- r. Grocery Store (max. 50,000 SF in the North Point Overlay).
- s. Hardware Store (max. 50,000 SF in the North Point Overlay).
- t. Home Improvement Store.
- u. Laundry, Self-Serve, Pick-up.
- v. Liquor Store.
- w. Office Building or Park.
- x. Pest Control Business.
- y. Pet Grooming.
- z. Public Building.
- aa. Recreational Facilities (Indoor).
- bb. Rental Services Establishment without outside storage.
- cc. Restaurant.
- dd. Restaurant, Drive-In or Fast-Food.

- ee. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.
- ff. Retail Establishment, Mixed Sales.
- gg. Theater.
- hh. Drug Store (Pharmacy).

B. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

- 1. Privacy and decorative fences and walls.
- 2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
- 3. Signs, subject to all of the requirements regulating signage herein.
- 4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:

- 1. Residential Uses.
 - a. Reserved.
- 2. Business Uses.
 - a. Animal Hospital, small animals.
 - b. Automotive Parts.
 - c. Automotive Service.
 - d. Bowling Alley.
- e. Boutique Hotel.
 - f. Broadcasting Studio (radio or TV).
 - g. Building Materials, retail with enclosed storage.
 - h. Commercial Parking Lot.
 - i. Convenience Center with gas pumps.
 - j. Dry Cleaning Plant.
 - k. Dry Cleaning Plant with pick-up station.
 - l. Florist, Retail with Greenhouse.
 - m. Funeral Home with no cemetery or mausoleum.
 - n. Golf, Miniature.
 - o. Hotel or Motel.
 - p. Pet Day Care.
 - q. Pet Grooming.

- r. Print Shop.
 - s. Radio or TV, Transmitter or Studio.
 - t. School, Commercial.
 - u. Shop or Studio, Craftsman/Artist.
3. Semipublic Uses, Utilities.
- a. Athletic Facility.
 - b. Auditorium.
 - c. Church, Synagogue.
 - d. Club, fraternity, association or lodge.
 - e. Heliport, public or private.
 - f. Museum.
 - g. Park or Playground.
 - h. Recreational Facilities (Outdoor).
 - i. School, Academic.
 - j. Spa Services.
 - k. Reserved.
 - l. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - m. Wholesale Establishment.
 - n. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the planned development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

F. *Review Criteria.* The PSC district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing a PSC master plan:

1. Pedestrian connectivity to all uses.
2. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
3. Accommodations for public transportation.
4. Buildings that face or appear to face public roadways.
5. Appearance standards for buildings and structured parking.
6. Limitations on uninterrupted building elevations.
7. Creation of vistas and view corridors within development.
8. Focal point features at prominent locations and ends of vistas.
9. Incorporation of natural site features.
10. Block lengths conducive to pedestrian traffic.
11. Detention and retention facilities designed to be aesthetically pleasing.
12. Creative methods for stormwater management to provide additional open space.
13. Attractive and usable street furniture in public spaces.
14. Emphasis on a high quality landscape plan.

([Ord. No. 715](#), § 2, 9-28-2015; [Ord. No. 718](#), §§ 3, 4, 12-14-2015; [Ord. No. 741](#), § 4, 6-5-2017; [Ord. No. 744](#), §§ 2, 4, 6, 7-10-2017; [Ord. No. 767](#), §§ 1—3, 10-22-2018)

2.2.17 L-I industrial.

A. *Permitted Principal Uses.* A property in the L-I district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Greenhouse, Nursery.
2. Business Uses.
 - a. Animal Hospital, small and large animals.
 - b. Art Gallery.
 - c. Automobile Service Station.
 - d. Automotive Parts.
 - e. Automotive Sales and Leasing.
 - f. Automotive Service.
 - g. Bakery.
 - h. Bank, Savings and Loan.
 - i. Book Store.
 - j. Bowling Alley.
 - k. Brewery.
 - l. Broadcasting Studio (radio or TV).
 - m. Building Materials with Outdoor Storage.

- n. Building Materials, Retail with enclosed storage.
- o. Car Wash.
- p. Carpenter Shop, Woodworking.
- q. Carpet and Rug Sales.
- r. Check Cashing.
- s. Church, Synagogue.
- t. Commercial Parking Lot.
- u. Congregate Housing.
- v. Contractor's Office with and without outside storage.
- w. Convenience Market with or without gas pumps.
- x. Dance Studio.
- y. Day Care Center.
- z. Discount Store.
- aa. Distillery.
- bb. Drug Store.
- cc. Dry Cleaning Pick-up Station.
- dd. Fireworks Sales.
- ee. Funeral Home.
- ff. Greenhouse, Nursery.
- gg. Grocery Store.
- hh. Hardware and Garden Center.
- ii. Home, Elderly, Children, Nursing.
- jj. Heliport.
- kk. Home Improvement Store.
- ll. Kennel.
- mm. Laboratory, Research or Commercial.
- nn. Laundry, Self-Serve, Pick-up.
- oo. Liquor Store.
- pp. Massage Therapy (see Sec. 2.7).
- qq. Office Building or Office Park.
- rr. Pawn Shop.
- ss. Pest Control.
- tt. Pet Day Care.
- uu. Pet Grooming.
- vv. Print Shop.
- ww. Radio or TV, Transmitter or Studio.
- xx. Recreation Facilities (Indoor).

- yy. Rental Services Establishment with outside storage.
- zz. Rental Services Establishment without outside storage.
- aaa. Restaurant.
- bbb. Restaurant, Drive-In or Fast-Food.
- ccc. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.
- ddd. Retail Establishment, Mixed Sales.
- eee. Shop or Studio, Craftsman/Artist.
- fff. Small Appliance Repair Shop.
- ggg. Smoke Shop and Tobacco Store.
- hhh. Spa Services.
- iii. Storage, Inside.
- jjj. Tattoo Parlor, Body Piercing.
- kkk. Taxidermist.
- lll. Tire Retreading.
- mmm. Vehicle for Hire Company.
- 3. Wholesale, Storage and Industrial Uses.
 - a. Bottled Gas, storage and distribution.
 - b. Builder's Equipment.
 - c. Concrete Plant.
 - d. Dry Cleaning Plant.
 - e. Locker, Frozen Food or Cold Storage.
 - f. Machine Shop.
 - g. Manufacturing, Light.
 - h. Mini-Warehouse.
 - i. Septic Tank Sales, Construction.
 - j. School, Commercial.
 - k. Storage, Outside.
 - l. Warehouse.
 - m. Welding Shop.
 - n. Wholesale Trade Establishment.
- 4. Semipublic Uses, Utilities.
 - a. Athletic Facility—Outdoor.
 - b. Amphitheater.
 - c. Auditorium.
 - d. Park or Playground.
 - e. Hospital.

- f. School, Academic.
 - g. Switching Station, Telecom.
- B. **Accessory Uses.** A property in the L-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

 - 1. Privacy and decorative fences and walls.
 - 2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 - 3. Signs, subject to all of the requirements regulating signage herein.
 - 4. Retaining walls and other site improvement structures approved as part of the development permit.
- C. **Conditional Uses.** When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:
 - 1. Site design.
 - 2. Property access.
 - 3. Hours of operation of the business.
 - 4. Vehicular trips generated by the use.
 - 5. Impact of the use on surrounding properties.
 - 6. Impact of the use on the natural features of the site.

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

- a. Adult Entertainment Establishment (see Sec. 2.7).
- b. Airport, Public/Private.
- c. Boutique Hotel.
- d. Extended Stay Hotel.
- e. Golf Driving Range.
- f. Glass Fabrication.
- g. Taxidermist.
- h. Tire Retreading.
- i. Theater, Cinema.

2.0 *Wholesale, Storage and Industrial Uses.*

- a. Asphalt Plant.
- b. Dry Cleaning Plant.
- c. Concrete Plant.
- d. Indoor Shooting Range (see Sec. 2.7).
- e. Junk or Salvage Yard.

- f. Laundry Industrial.
- g. Manufacturing, Heavy.
- h. Power Station.
- i. Recycling Center.
- j. Salvage Yard.
- k. Sawmill.
- l. Sewage Disposal Plant.
- m. Transfer Station.

3.0 *Semipublic Uses, Utilities.*

- a. Airport, public or private.
- b. Reserved.
- c. Church, Synagogue, or other religious institutions.
- d. Museum and Library.
- e. Power Station.
- f. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
- g. Wireless Tower.

4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

4.1 *General Standards.*

- a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;
- b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;
- c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;
- d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;
- e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;
- f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;
- g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).
- h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;
- i. All solid waste is removed from the transfer station within 24 hours of receipt;
- j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;

- k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;
- l. The transfer facility must be cleaned at least once every 24 hours;
- m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;
- n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;
- o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;
- p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;
- q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;
- r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;
- s. The transfer station must have adequate storage space for incoming solid waste;
- t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;
- u. The facility shall not generate more than 150 total vehicle trips per day;
- v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;
- w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and
- x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

- a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:
 - (1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.
 - (2) Site plan. The site plan must include:
 - (a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);
 - (b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;
 - (c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and
 - (d) Adjacent properties, including the location of public and private water supplies on these properties.
 - (3) Engineering report. The engineering report must include:

- (a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;
- (b) A description of all machinery and equipment, including the design capacity;
- (c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;
- (d) A description of the facility's drainage system and water supply system; and
- (e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

- (1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;
- (2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;
- (3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;
- (4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;
- (5) Sufficient internal storage areas must be provided for incoming solid waste;
- (6) Exhaust removal systems must be installed in enclosed areas; and
- (7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

E. *Screening and buffers* (See Sec. 2.3.5).

([Ord. No. 708](#), § 1, 8-10-2015; [Ord. No. 715](#), § 3, 9-28-2015; [Ord. No. 718](#), §§ 7, 10—12, 12-14-2015; [Ord. No. 741](#), §§ 2, 3, 6-5-2017; [Ord. No. 744](#), §§ 2, 3, 5, 6, 7-10-2017)

2.2.18 OSR open space and recreational.

A. *Permitted Principal Uses.* A property in the OSR district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Semipublic Uses, Utilities.
 - a. Community Center.
 - b. Park or Playground.

B. *Accessory Uses.* A property in the OSR district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Clubhouse, swimming pool, tennis courts or other community recreation facilities.
3. Vehicle access and public parking areas.
4. Signs, subject to all of the requirements regulating signage herein.
5. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the OSR district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
 - a. Amphitheater.
 - b. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulation.*

Minimum Lot Size—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—30 feet.

Maximum Coverage By Principal Buildings—20%.

Maximum Building Height—75 feet.

Screening and buffers—none.

2.2.19 SU special use.

A. *Permitted Principal Uses.* A property in the SU district may be used for any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Business Uses.

- a. Golf Course, Golf Driving Range.
- b. Golf, Miniature.

2. Semipublic Uses, Utilities.

- a. Airport.
- b. Club, association or lodge.
- c. Equestrian Center.
- d. Fire Station.
- e. Golf Course.
- f. Heliport, Public/Private.
- g. Library.
- h. Hospital.
- i. Municipal facilities.
- j. Museum.
- k. Park or Playground.
- l. Public Building.
- m. Recreation Facilities, Outdoor.
- n. School, Academic.
- o. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

B. *Accessory Uses.* A property in the SU district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
 2. Swimming pool, tennis court, patio and other recreation facilities.
 3. Clubhouse, swimming pool, or community recreation facilities serving a development.
 4. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 5. Signs, subject to all of the requirements regulating signage herein.
 6. Retaining walls and other site improvement structures approved as part of the development permit.
- C. *Conditional Uses.* A property in the SU district may be used for any of the following only upon approval as a conditional use by the City Council:
1. Semipublic Uses, Utilities.
 - a. Cemetery.
 - b. Church, Synagogue, or other religious institutions.
 - c. Prison.
 - d. Wireless Tower.

D. *District Regulations.*

Minimum Lot Size—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—10 feet.

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70%.

Maximum Building Height—40 feet.

Screening and buffers—Where a property in this district abuts a residential use or zoning district, a 50 foot wide buffer strip shall be provided along the abutting property lines, in addition to the minimum setback requirements.

([Ord. No. 744](#), § 6, 7-10-2017)

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
 2. Along major roadways that are primarily commercial in character; or
 3. Historic Downtown Alpharetta; or
 4. As noted in the Comprehensive Land Use Plan.
- B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.
1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

Dwelling, 'For-Rent' and 'For-Sale' units shall require conditional use approval as set forth in Table 2.2.
 2. *Commercial:* At least 10% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
 3. *Open Space:* MU developments shall incorporate the following amounts and types of open space:
 - a. *All developments:* A minimum of 10% of the gross land area shall be designed for use as civic space in conformance with Sec. 2.10.10.C of the North Point Overlay.
 - b. *Developments with residential uses:* In addition to the requirements of "a" immediately above, each MU development containing residential uses shall provide a minimum of one acre of open space/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. This requirement shall not apply in the North Point Overlay, where alternate standards apply.
 4. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
 5. Redevelopment projects that incorporate existing buildings and do not conform to the dwelling, commercial, or office/institutional percentages set forth in "1","2" or "4" above (prior to redevelopment) are not subject to said requirements when all of the following are met:
 - a. At least 75% of the total existing floor area remains after redevelopment; and
 - b. The total floor area of new construction does not exceed the total floor area of existing buildings to remain; and
 - c. The redevelopment does not increase the degree of non-conformity with regards to the percentages set forth in "1"," 2" or "4" above.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

- C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.2, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. *Residential Uses:*

- a. Dwelling, Group (assisted living facility, progressive care facility).
- b. Dwelling, 'For-Rent'.
- c. Dwelling, 'For-Sale', Attached and Detached.
- d. Bed and Breakfast.

2. *Commercial Uses:*

- a. Bank, Savings & Loan.
- b. Boutique Hotel.
- c. Brewery.
- d. Contractor's Office (no on site storage).
- e. Day Care Center.
- f. Distillery.
- g. Entertainment Venue (jazz club, comedy club, dinner theater, etc.).
- h. Hotel/Motel.
- i. Liquor Store.
- j. Outdoor/Indoor Recreation Facilities.
- k. Religious Institution.
- l. School, Commercial.
- m. Spa Services.
- n. Theater, Cinema.
- o. Grocery Store (max. 50,000 SF in the North Point Overlay).
- p. Drug Store (Pharmacy).
- q. Hardware Store (max. 50,000 SF in the North Point Overlay).

3. *Semipublic Uses, Utilities:*

- a. Athletic Facilities.
- b. Public Building.
- c. School, Academic.

- D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre, except when City Council approves greater density by conditional use in the North Point Overlay. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Civic Space: See Sec. 2.20.B.3.

Open Space: Open space may include residential recreational amenities. However, at least 50% of the required open space shall be provided in passive land area(s).

- E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:
1. Retail, restaurant, office, and personal service uses at ground level.
 2. Pedestrian connectivity to all uses.
 3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
 4. Accommodations for public transportation.
 5. Buildings that face or appear to face public roadways.
 6. Appearance standards for buildings and structured parking.
 7. Limitations on uninterrupted building elevations.
 8. Creation of vistas and view corridors within development.
 9. Focal point features at prominent locations and ends of vistas.
 10. Incorporation of natural site features.
 11. Block lengths conducive to pedestrian traffic.
 12. Detention and retention facilities designed to be aesthetically pleasing.
 13. Creative methods for stormwater management to provide additional open space.
 14. Attractive and usable street furniture in public spaces.
 15. Emphasis on a high quality landscape plan.
 16. Number of office jobs internally captured on-site.
- F. *Time Linkage/Concurrency.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project, subject to the following:
1. *Open Space and Civic Space.* No certificate of occupancy for any use shall be issued until a proportional amount of required open space and civic space has been installed.

Furthermore, when reviewing the phasing strategy or timeline, the City Council may link the issuance of other permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

([Ord. No. 702, § 1\(Exh. A\), 3-2-2015](#) ; [Ord. No. 732](#) , § 1, 2-6-2017; [Ord. No. 741](#) , § 4, 6-5-2017; [Ord. No. 744](#) , § 2, 7-10-2017; [Ord. No. 749](#) , §§ 2, 3, 9-18-2017; [Ord. No. 767](#) , § 4(Exh. A), 10-22-2018)

Table 2.1 List of Development Standards

District	Lot Area	Lot ^B Width	Front Yd. Set Back (ft.) ^F	Side Yards (ft.)	Corner Side Yards (ft.)	Rear Yards (ft.)	Total Bldg. Coverage	Max. Ht. In (ft.)	Min. Flr. Area in Sq. Ft.	Max. Impervious Area ^A
AG	5 acres	200	50' local street 65' all other streets	25	35	50	25%	35	1,800	40%
RE	3 acres	100	50'/65'	25	35	50	25%	35	1,800	40%
R ^E	One acre	100	50'/65'	25	35	50	25%	35	1,800	50%
R-22 ^E	22,000 sq. ft.	100	35' local street 65' all other streets	25	35	30	25%	35	1,500	50%
R-15 ^E	15,000 sq. ft.	100	35' local street 65' all other streets	10	20	25	25%	35	1,500	50%
R-12 ^E	12,000 sq. ft.	80	30' local street 65' all	10	20	30	25%	35	1,500	50%

O-P	30,000 sq. ft.	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	40%	40		70%
O-I ^D	25 acres	None	50/65	15	50/65	15	40%	40		70%
C-1	30,000 sq. ft.	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	45%	35		80%
C-2	NONE	NONE	Cond.	Cond.	Cond.	10	70% 90% DT Overlay	40		90% (95% DT Overlay)
PSC ^D	10 acres	NONE	50/65	15	50/65	15	40	40		80%
L-I	One acre	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	35%	35		80%
OS & R	NONE	NONE	50/60	15	50/65	30	20	75	NONE	NONE
SU	NONE	NONE	50/65	10	50/65	10	70%	40		80%
MU	25 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		80%

A - Includes surface or deck parking.

B - Minimum lot width at setback line per unit.

C - Side yard set back from project boundaries and building groupings.

D - Area regulations conditional and are subject to a master plan.

E - All minimum lot sizes as noted are allowable if served by sanitary sewer. If sanitary sewer is not available to the property, then Fulton County Health Department (lot size) regulation shall apply for septic tank approval.

F - Tree save areas may overlap the building lot and building setback area. Such tree save areas must be identified on the land disturbance permit and dedicated on the final plat for permanent preservation.

([Ord. No. 718](#), § 13(Exh. A), 12-14-2015; [Ord. No. 732](#), § 1, 2-6-2017)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	A G	R E	R	R- 2 2	R- 1 5	R- 1 2	R- 1 0	R- 4 A	R- 4 D	R- 8A/ D	R- 10 M	CUP *	OI *	O P	C - 1	C - 2	PS C	L I	OS -R	S U	M U
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O						O		X	
Amphitheater												O	O					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O			O	O	O	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	O	O	X	X	O	X			O

Asphalt Plant																		O			
Associations, (Clubs and Lodges)	O			O	O	O	O	O	O	O	O	O	O	O	X	X	O			X	
Athletic Facilities/Fitness Studio	O											O	O	O	X	X	O	X			O
Auditorium	O											O	O	O	O	O	O	X			
Auto Sales and Leasing (Trucks, Vans, Cars and Accessories)												O				O		X			
Automotive Parts												O				O	X	O	X		
Automotive Service												O				X	O	X			
Bakery												O	O	O	X	X	O	X			O
Bank, Savings and Loan, Mortgage Company												O	O	X	X	X	O	X			O
Barber Shop												O	O	X	X	X	O				O
Beauty Shop												O	O	X	X	X	O				O
Bed and Breakfast	X	O	O	O	O						X	O		X	X	X					O
Book Store or Stationery												O	O		X	X	O	X			O
Bottle Gas Storage and Distribution																		X			

Boutique Hotel													O	O			O	O	O				O
Bowling Alley													O	O			X	O	X				
Brewery													O	O		O	O	O	X				O
Broadcasting Studio (Radio and TV)	O												O				X		X				
Builder's Equipment/Material	O												O				X		X				
Car Wash														O			O	O	X				
Carpenter Shop, Woodworking	O																		X				
Carpet and Rug Sales																	X	X	O	X			
Cemetery	O																					O	
Check Cashing																	O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X		O	O
Clinic, Public/Private													O	O	X	X	X	O					O
Concrete Plant																			O				
Congregate Housing, Assisted Living Facility												O	O	O		O	O		X				O

Dwelling, Group													O	O	O		O	O						O
Equestrian Center	O	O	O	O	O									O									X	O
Extended Stay Hotel (see Section 2.7)														O	O			O		O				
Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	X	X	O										
Farmlands (including Livestock, poultry)	X																							
Fire station														O	O								X	
Fireworks Sales																				X				
Florist, Retail														O	O	O	X	X	O					O
Florist, Retail with greenhouse																		O	O					
Funeral Homes with no cemetery or mausoleum														O	O		O	O	O	X				
Glass Fabrication																				O				
Golf Course, Driving Range	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O								X	
Golf, Miniature														O	O		O	O	O					
Greenhouse, Nursery	O																	O		X				

Grocery Store														O				O	X	O	X				O
Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X																		
Hardware and Garden Supply Store														O				X	X	O	X				O
Heliport, Public/Private	O													O	O					O	X		X		O
Home Improvement Store																		X	O	X					
Home-Elderly, Children, Nursing													O	O	O			X	X		X				
Hospital														O	O			O	X		X		X		
Hotel or Motel														O	O			O	O	O					O
Indoor Shooting Range																					O				
Junk Yard																					O				
Kennel	O																				X				
Laboratory, Research Commercial														O	O						X				
Laundry, Industrial														O							O				

Laundry, Self-Serve, Pick-Up												O			X	X	O	X			
Limousine Service and Taxi (with or without outside vehicle storage)																O		X			
Liquor Store												O	O		O	X	O	X			O
Locker, Frozen Food or Cold Storage												O						X			
Machine Shop																		X			
Manufacturing, Heavy, General																		O			
Manufacturing, Light, Limited												O	O					X			
Massage Therapy																O		X			
Mini-warehouse Storage, Conditioned or Unconditioned space																		X			
Museum and Libraries												O	O		X	X	O	X		X	O
Nail Salon												O	O		X	X	O	X			O
Office												O	O	X	X	X	O	X			O
Outdoor Recreational Facilities												O	O		O	O	O	X		X	O

(Commercial) (Playfields, etc.)																						
Park and Playground	X	X	X	X	X	X	X	X	X	X	X	O	O	X	X	X	O	X	X	X	O	
Parking Lot, Commercial												O	O		O	X	O	X				
Pawn Shop																		X				
Pest Control Business (with or without onsite chemical storage)															O	O		X				
Pet Day Care												O			X	X	O	X				
Pet Grooming												O			X	X	O	X			O	
Power Station												O						O		O		
Print Shop												O	O	X	X	X	O	X			O	
Prison																				O		
Public Building												O	O	X	X	X	O	X		X	O	
Radio, TV, Transmitter, Studio	O											O	O			O	O	X				
Recreation Facilities, Indoor (Health Clubs, Bowling Alleys, Skating Rink, Billiards, Children's event facilities, etc.)												O	O			X	O	X			O	

Recycling Center																	O			
Rental Services Establishment with no outside storage											O				O	X	O	X		
Rental Services Establishment with outside storage (other than auto related)																		X		
Restaurant											O	O	O	X	X	O	X			O
Restaurant w/Drive-thru window											O	O		O	X	O	X			
Retail Establishment											O	O		X	X	O	X			O
Retail Establishment (Mixed Sales)											O			O	X	O	X			
Salvage Yards																	O			
Sawmill																	O			
School, Academic											O	O	O	X	X	O	X		X	O
School, Commercial (Beauty, Business)											O	O	O	X	X	O	X			O
Septic Tank, Sales, Construction																	X			

Service Station, Automotive													O	O			X	O	X			
Sewage, Disposal Plant																			O			
Shop or Studio, Craftsman/Artist													O		O	X	X	O	X			
Small Appliance Repair Shop																O			X			
Smoke Shop and Tobacco Store																O	O		X			
Spa Services													O	O	O	O	O	O	X			O
Storage, Inside																			X			
Storage, Outside																			X			
Switching Station (Telecom)													O						X			
Tattoo Parlor and Body Piercing																			X			
Taxidermist	X																		O			
Theater, Cinema													O	O		X	X	O	O			O
Tire Retreading																						
Transfer Station																			O			
Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X	
Welding Shop																			X			

Wholesale (storage and distribution)											O					O	X			
Wireless Tower (subject to approval of conditional use permit in accordance with Section 2.8.7)	O										O	O			O	O	O		O	

([Ord. No. 671, § 1, 2-4-2013](#) ; [Ord. No. 675, § 1, 6-3-2013](#) ; [Ord. No. 692, § 1\(Exh. 1\), 7-21-2014](#) ; [Ord. No. 703](#) , § 1, 6-1-2015; [Ord. No. 704](#) , § 2, 6-1-2015; [Ord. No. 708](#) , § 1, 8-10-2015; [Ord. No. 715](#) , § 4, 9-28-2015; [Ord. No. 718](#) , § 14(Exh. B), 12-14-2015; [Ord. No. 730](#) , § 5, 12-5-2016; [Ord. No. 741](#) , § 5(Exh. A), 6-5-2017; [Ord. No. 744](#) , § 7(Exh. A), 7-10-2017; [Ord. No. 767](#) , § 7(Exh. C), 10-22-2018; [Ord. No. 772](#) , § 8(Exh. A), 2-4-2019)

* Uses under the CUP and OI Zoning Districts shall be permissible through an approved master plan amendment and statement of intent.

SECTION 2.2 a. CONDITIONAL USE REVIEW CRITERIA

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design	4. Vehicular trips generated by the use
2. Property access	5. Impact of the use on surrounding properties
3. Hours of operation of the business	6. Impact of the use on the natural features of the site

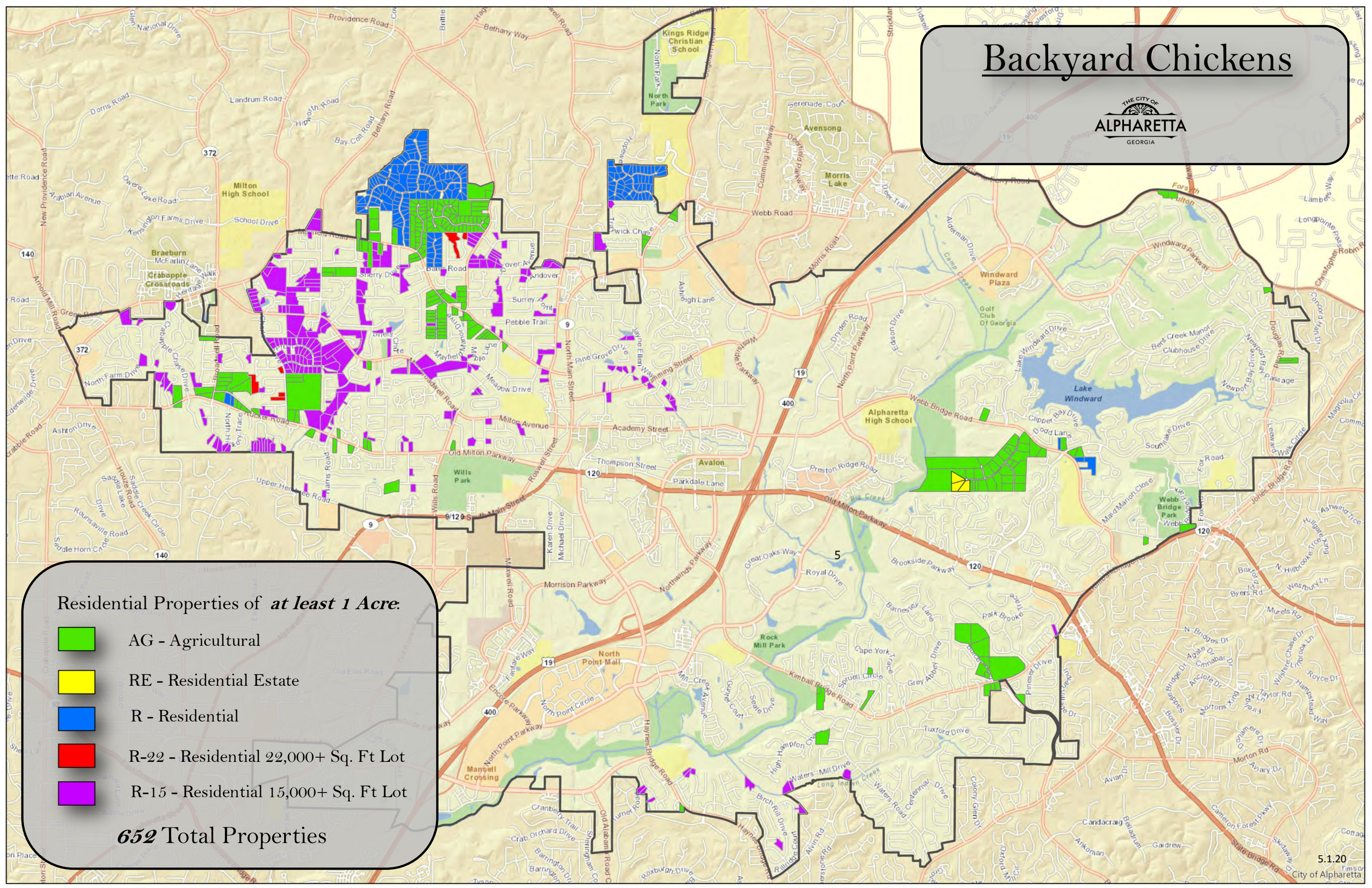
Backyard Chickens



Residential Properties of *at least 1 Acre:*

- AG - Agricultural
- RE - Residential Estate
- R - Residential
- R-22 - Residential 22,000+ Sq. Ft Lot
- R-15 - Residential 15,000+ Sq. Ft Lot

652 Total Properties





City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: June 15, 2020

I. AGENDA ITEM TITLE: PH-20-03 UNIFIED DEVELOPMENT CODE AND CODE OF ORDINANCES TEXT AMENDMENTS – FLOODPLAIN MANAGEMENT, COMMERCIAL CAR WASH RECYCLING, PRIVATE DECENTRALIZED WASTE WATER SYSTEMS

CONSIDERATION OF TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE AND CODE OF ORDINANCES RELATED TO FLOODPLAIN MANAGEMENT, COMMERCIAL CAR WASH RECYCLING REQUIREMENTS AND PRIVATE DECENTRALIZED WASTE WATER SYSTEM REGULATIONS

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

UDC Floodplain Carwash CC Staff Report, Ordinance , UDC Article III Section 3.4.1 E1Floodplain updates, Sec. _8_190. Commercial Car Wash Recyc Requirements, Sec._8_196 Private Decentralized Wastewater Systems



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-20-03 UNIFIED DEVELOPMENT CODE AND CODE OF ORDINANCES TEXT AMENDMENTS – FLOODPLAIN MANAGEMENT, COMMERCIAL CAR WASH RECYCLING, & PRIVATE DECENTRALIZED WASTEWATER SYSTEMS

CITY COUNCIL: JUNE 15, 2020

This item was heard at the 6/4/2020 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended approval. Vote 7-0

II. RECOMMENDATION:

Approve amendments to the Unified Development Code as it relates to Floodplain Management and amendments to the Code of Ordinances as it relates to Commercial Car Wash Recycling and Private Decentralized Wastewater Systems.

III. REPORT IN BRIEF:

Consideration of text amendments to Unified Development Code (UDC), Subsection 3.4.1(E)(1) General – Basis for Establishing Areas of Special Flood Hazard. Proposed amendments include:

From time to time, FEMA undertakes the task of updating its flood risk maps and studies to include new technology and better reflect the development of the area. Over the last year, FEMA has been working again to update maps in the county. This latest update does not include any changes to the floodplains inside city limits but does change the map and study dates. As a participant in the National Flood Insurance Program, Alpharetta is required to update our ordinance to reflect the date change. These date changes can be found in UDC Article III Section 3.4.1 E 1. One additional change is proposed for clarification of applicability. Since the Floodplain Ordinance applies to the entire city, the language in UDC Article III Section 3.4.1 C Applicability has been updated.

Consideration of text amendments to the Code of Ordinances, Article VIII to add Commercial Car Wash Recycling regulations and Article IX to add Private Decentralized Wastewater Systems regulations.

In 2001 the Georgia General Assembly created the Metropolitan North Georgia Water Planning District to develop comprehensive regional and watershed-specific water resource management plans to be implemented by local governments. In accordance with the June 2017 Water Resources Management Plan, Alpharetta is required to adopt policies, ordinances, and regulations that match the surrounding 15 counties and 93 municipalities that make up The District.

Car Wash Recycle Water Ordinance:

The Plan requires cities and counties to enforce recycling on at least 50% of water used by commercial conveyor car washes. The District has developed a model ordinance for local governments to adopt for this compliance. The ordinance presented here for adoption and approval is the model ordinance.

Private Decentralized Wastewater System Ordinance:

Private decentralized wastewater systems are defined as any privately owned wastewater collection, treatment, or disposal system that: (1) serves more than one residential lot or business, (2) has a daily flow in excess of 2,000 gallons, or (3) flows between more than one parcel or tract of land. In Alpharetta, these are regulated by Fulton County Wastewater (sewer system) or by Fulton County Department of Public Health (septic systems).

Per the Plan, each local government is required to adopt a private wastewater system ordinance that either prohibits private decentralized wastewater treatment systems or provides technical specifications for these systems. Even though Fulton County regulates these systems and includes provisions in their ordinance for private decentralized wastewater systems (Fulton County Code of Ordinances Chapter 82, Article III, Division 3, Section 82-194), the Plan still requires Alpharetta to adopt our own ordinance. The attached ordinance spells out Fulton County's role in collection, maintenance, treatment, and operation of the sanitary sewer system; Fulton County's role in the regulation of all septic systems in the County; and prohibits use of private decentralized wastewater systems unless meeting the requirements of Fulton County.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

AN ORDINANCE TO AMEND ARTICLE III OF THE UNIFIED DEVELOPMENT CODE AND ARTICLES VIII AND IX OF THE CODE OF ORDINANCES OF THE CITY OF ALPHARETTA, GEORGIA; TO AMEND THE FLOOD INSURANCE STUDY DATE; TO ADD COMMERCIAL CAR WASH RECYCLING REQUIREMENTS; TO ADD PRIVATE DECENTRALIZED WASTEWATER SYSTEM REGULATIONS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, on or about May 21, 2001, the City of Alpharetta (the “City”) adopted a comprehensive zoning ordinance known and cited as the Unified Development Code of the City of Alpharetta, Georgia, which has subsequently been amended from time to time (the “Unified Development Code”); and

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

WHEREAS, the Unified Development Code and Code of Ordinances were designed to be amended from time to time when circumstances warrant that modifications be made in order to make said Codes more responsive to community needs; and

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City’s operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City of Alpharetta; and

WHEREAS, the City Council desires to amend Article III of the Unified Development Code and Articles VIII and IX of the Code of Ordinances for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendments to the Unified Development Code and Code of Ordinances promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta;

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

Section 1: Article III, Subsection 3.4.1 titled “Definitions” of the Unified Development Code is hereby amended by revising same as set forth in Exhibit “A” attached hereto as if fully set forth herein; and

Section 2: Article VIII, titled “Commercial Car Wash Recycling Requirements” of the Code of Ordinances is hereby amended by adding same as set forth in Exhibit “B” attached hereto as if fully set forth herein; and

Section 3: Article IX, titled “Private Decentralized Wastewater Systems” of the Code of Ordinances is hereby amended by adding same as set forth in Exhibit “C” attached hereto as if fully set forth herein; and

Section 4: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall

not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia and The Code of Ordinances of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____ day of _____, 2020.

Approved:

Jim Gilvin, Mayor

Attest:

COUNCILMEMBERS

Erin Cobb, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

Exhibit “A”

UDC Article III Section 3.4.1 E1

Floodplain updates:

- E. *Basis for Establishing Areas of Special Flood Hazard.* Areas of Future-Conditions Flood Hazard and Associated Floodplain Characteristics - Flood Area Maps and Studies.

For the purposes of defining and determining "Areas of Special Flood Hazard," "Areas of Future - conditions Flood Hazard," "Areas of Shallow Flooding," "Base Flood Elevations," "Floodplains," "Future-conditions Flood Elevations," "Future-conditions Floodplains," potential flood hazard or risk categories as shown on FIRM maps, and other terms used in this ordinance, the following documents and sources may be used for such purposes and are adopted by reference thereto:

1. The Flood Insurance Study (FIS), dated ~~September 18, 2013~~ June 19, 2020, with accompanying maps and other supporting data and any revision thereto. For those land areas acquired by a municipality through annexation, the current effective FIS and data for Fulton County, dated ~~September 18, 2013~~ June 19, 2020, with accompanying maps and other supporting data and any revision thereto.
2. Other studies which may be relied upon for the establishment of the base flood elevation or delineation of the base or one-percent (100-year) floodplain and floodprone areas including:
 - a. Any flood or flood-related study conducted by the United States Army Corps of Engineers, the United States Geological Survey or any other local, State or Federal agency applicable to the City; and
 - b. Any base flood study conducted by a licensed professional engineer which has been prepared utilizing FEMA approved methodology and approved by the City.
3. Other studies which may be relied upon for the establishment of the future-conditions flood elevation or delineation of the future-conditions floodplain and flood-prone areas including:
 - a. Any flood or flood-related study conducted by the United States Army Corps of Engineers, the United States Geological Survey or any other local, State or Federal agency applicable to the City; and
 - b. Any future-conditions flood study conducted by a licensed professional engineer which has been prepared utilizing FEMA approved methodology approved by the City.
4. The repository for public inspection of the FIS, accompanying maps and other supporting data is located at the Public Works Department.

Section 3.4.1 C

Applicability. This ordinance shall be applicable to all ~~areas~~ ~~Areas of Special Flood Hazard~~ within the jurisdiction of the City.

Exhibit “B”

ARTICLE VIII. – COMMERCIAL CAR WASH RECYCLING REQUIREMENTS

Sec. 8-190. – General Provisions.

Purpose and Intent – The purpose of this provision is to reduce water consumption from commercial car wash facilities by requiring all new conveyor car washes to install operational recycled water systems.

Applicability –

- a. This ordinance applies to all new conveyor car washes permitted and constructed after June 22, 2020, regardless of the water source.
- b. The provisions of this ordinance do not apply to conveyor commercial car washes that were permitted or constructed before June 22, 2020.
- c. The provisions of this ordinance do not apply to self-service car washes or in-bay car washes.

Sec. 8-191. - Definitions.

The following words and phrases, whenever used in this ordinance, have the meaning defined in this section:

In-bay automatic car wash – means a commercial car wash where the driver pulls into the bay and parks the car. The vehicle remains stationary while a machine moves back and forth over the vehicle to clean it, instead of the vehicle moving through the tunnel.

Conveyor car wash – means a commercial car wash where the car moves on a conveyor belt during the wash. The driver of the vehicle can remain in vehicle or wait outside of the vehicle.

Recycled water system – means a water system that captures, and reuses water previously used in wash or rise cycles.

Self-service car wash – means a commercial car wash where the customers wash their cars themselves with spray wands and brushes.

Sec. 8-192. – Commercial Car Wash Water Recycling Requirement.

All new commercial conveyor car washes, permitted and constructed after June 22, 2020, must install operational recycled water systems. A minimum of 50% of water utilized will be recycled.

Reserved Sec. 8-193-195 Reserved.

Exhibit “C”

ARTICLE IX. – Private Decentralized Wastewater Systems. Sec. 8-196. – General Provisions.

- d. All sanitary sewer collection, maintenance and treatment in the city is owned and operated by Fulton County.
- e. Use of private decentralized wastewater systems by multiple property owners and construction or reconstruction of private decentralized wastewater systems capable of servicing multiple property owners is prohibited unless such private decentralized wastewater systems meet the requirements of Fulton County.
- f. Private decentralized wastewater systems shall be designed and constructed in accordance with plans and specifications required by Fulton County Ordinance and in compliance with the Fulton County Department of Health and Wellness Environmental Health Services Division regulations.

Reserved Sec. 8-197-200 Reserved.

UDC Article III Section 3.4.1 E1

Floodplain updates:

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Reserved Sec. 8-197-200 Reserved.



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Sponsored By:

Meeting Date: June 15, 2020

I. AGENDA ITEM TITLE: PUBLIC HEARING ON THE FISCAL YEAR 2021 BUDGET AND MILLAGE RATE LEVY

II. RECOMMENDATION:

The purpose of this hearing is to obtain public comment on the Recommended Fiscal Year 2021 Budget.

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: \$140,059,099 (SEE ATTACHED
BUDGET EXCERPT).

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 FY 2021 Budget was distributed electronically to the City Council on April 30, 2020, and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency site powered by OpenGov.

The Finance Department presented an overview of the operating and capital budget at the May 4th, May 18th, and May 26th City Council meetings.

Tonight is the 2nd of 3 Public Hearings with the adoption schedule as follows:

June 1, 2020:

Public Hearing

City Council Meeting

Budget Ordinance (1st Reading)

Millage Ordinance (1st Reading)

June 15, 2020:

Public Hearing

June 22, 2020:

Public Hearing

City Council Meeting

Budget Ordinance (2nd Reading)

Millage Ordinance (2nd Reading)

The budget document reflects the changes approved as part of the 1st reading.

Additionally, a worksheet is attached that provides a summary of the 1st reading changes including a detail of the Maintenance & Operations line items changes.

V. ALTERNATIVES:

VI. ATTACHMENTS:

FY 2021 Budget (excerpt), 1st Reading Changes

Operating and Capital Budget For Fiscal Year 2021

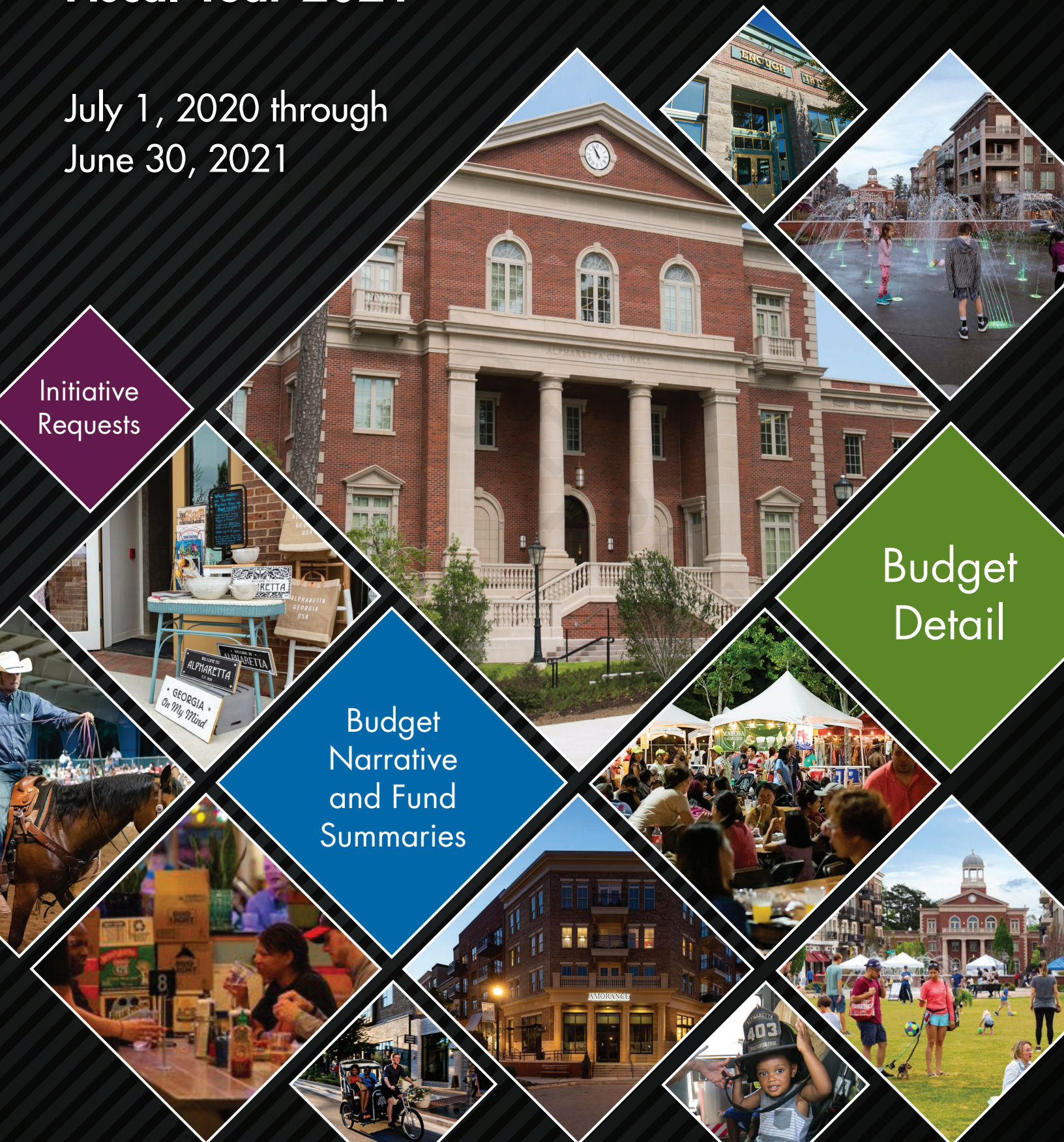
July 1, 2020 through
June 30, 2021

THE CITY OF
ALPHARETTA
GEORGIA

Initiative
Requests

Budget
Detail

Budget
Narrative
and Fund
Summaries



City of Alpharetta, GA

Prepared by:
Finance Department
2 Park Plaza
Alpharetta, GA 30009
Phone (678) 297-6094
Fax (678) 297-6063

Annual Operating & Capital Budget

for Fiscal Year 2021

(July 1, 2020 through June 30, 2021)



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MAYOR AND CITY COUNCIL

Mayor and City Council

DONALD MITCHELL
CITY COUNCIL (POST 1)



DMitchell@alpharetta.ga.us

BEN BURNETT
CITY COUNCIL (POST 2)



BBurnett@alpharetta.ga.us

KAREN RICHARD
CITY COUNCIL (POST 3)



KRichard@alpharetta.ga.us

JIM GILVIN
MAYOR



JGilvin@alpharetta.ga.us

Mission Statement

TO MAKE A POSITIVE DIFFERENCE in the community by efficiently managing public resources and providing effective services and leadership that exceed the expectations of our citizens.

JOHN HIPES
CITY COUNCIL (POST 4)



JHipes@alpharetta.ga.us

JASON BINDER
CITY COUNCIL (POST 5)



JBinder@alpharetta.ga.us

DAN MERKEL
CITY COUNCIL (POST 6)



DMerkel@alpharetta.ga.us

EXECUTIVE MANAGEMENT TEAM

Executive Management Team



BOB REGUS
CITY ADMINISTRATOR



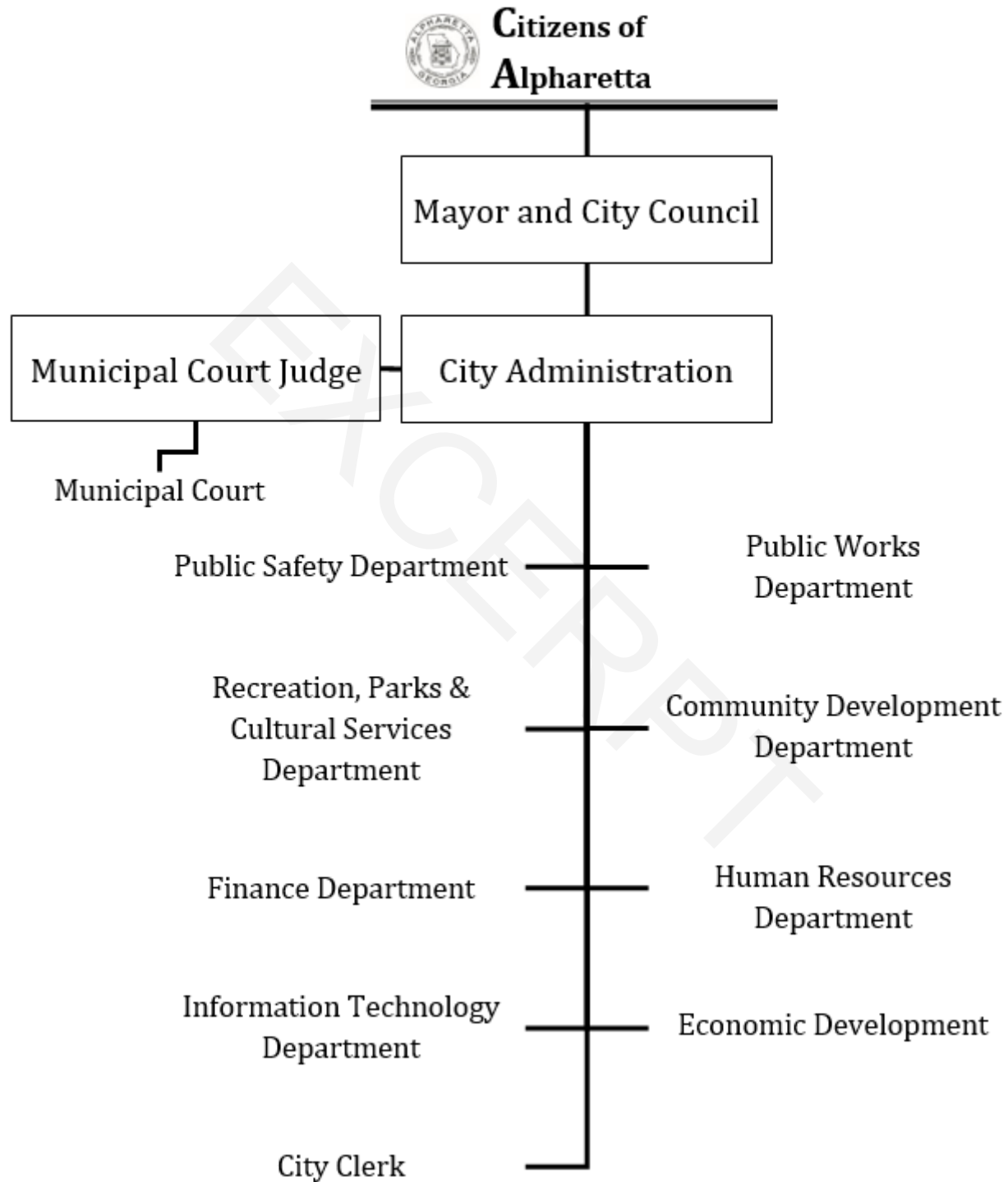
BRegus@alpharetta.ga.us

EXECUTIVE STAFF

James Drinkard	JDrinkard@alpharetta.ga.us	Assistant City Administrator
Barry Zimmerman	BLz@zimmermanattys.com	Chief Judge
John Robison	JRobison@alpharetta.ga.us	Director of Public Safety
Pete Sewczwicz	PSewczwicz@alpharetta.ga.us	Director of Public Works
Morgan Rodgers	MRodgers@alpharetta.ga.us	Director of Recreation, Parks & Cultural Services
Kathi Cook	KCook@alpharetta.ga.us	Director of Community Development
Thomas G. Harris	THarris@alpharetta.ga.us	Director of Finance
Cris Randall	CRandall@alpharetta.ga.us	Director of Human Resources
Randy Bundy	RBundy@alpharetta.ga.us	Director of Information Technology
Erin Cobb	ECobb@alpharetta.ga.us	City Clerk

ORGANIZATIONAL STRUCTURE

Organizational Structure





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

June 15, 2020

To the City Council and Citizens of Alpharetta:

We are pleased to present our Annual Operating and Capital Budget (line-item budget detail) for Fiscal Year 2021 (the "Budget") of the City of Alpharetta, Georgia. Our recommendations are based on direction provided at the City Council Retreat as well as a thorough review of our current financial status, revenue trends, economic data, and our standard of providing top level service while maintaining our focus on keeping Alpharetta an affordable option for our citizens and stakeholders.

The City of Alpharetta, like many cities in our region and throughout the world, is currently facing fiscal challenges as a result of the COVID-19 pandemic and associated social distancing policies. Current challenges include severe economic losses within the hospitality, restaurant, and arts/entertainment/recreation market segments, declining business investment and operations (including closures), job losses, reduced consumer spending (e.g. local option sales tax collections), declining consumer confidence in the economy, etc.

All of these factors have combined to limit revenue growth (e.g. Franchise Fees) and in many cases reduce revenues below prior-year levels (e.g. local option sales taxes, alcohol beverage excise taxes, licenses and permits, charges for services, etc.).

In light of the current economic challenges and its impact on city resources, staff has compiled a budget in line with our guiding principles that accomplishes the following:

- Tax-burden reductions for our homeowners approaching \$5 million annually (see section entitled *Taxpayer Savings* for more information).
- Continuation of the same high service levels our citizenry, business owners, and stakeholders expect from our city.
- Maintenance of the city's millage rate at 5.750 mills (flat with FY 2020).

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD MITCHELL

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

CITY ADMINISTRATOR
ROBERT J. REGUS

INTRODUCTION AND OVERVIEW

- Alignment of departmental operating budgets to the city's short-term revenue outlook.
- Capital investment focused on maintaining and improving city infrastructure and assets (\$12.4 million) while reserving sufficient funds to provide flexibility for future prioritized capital investment (\$24.4 million).

Budget Process and Overview

In response to the economic challenges, our businesses and citizens have tightened their budgets and are doing more with less. And so too shall the City of Alpharetta.

The city has been proactive in realigning its spending to match the current economic reality. Spending during FY 2020 has been limited to essential items only and vacancies are filled on a priority basis with an emphasis on public safety operations. Proactive fiscal management has positioned us to more effectively approach the challenges in the FY 2021 Budget resulting from COVID-19.

The Fiscal Year 2021 Budget process began with an update of the city's financial condition, which was presented to the Mayor and City Council during the January 2020 City Council retreat. During this update, a financial plan was established which prioritized the use of available fund balance to most effectively position the city for financial success in the future. This information was also shared with the city's department directors during budget kick-off meetings.

However, 2020 operations and the 2021 budget plan changed in early March 2020 due to the COVID-19 pandemic and associated social distancing policies.

As provided monthly to the City Council through the Financial Management Reports, the Finance Department has closely monitored our revenue and expenditure trends and indicated that spending would need to be reduced for FY 2020 to compensate for the COVID-19 economic impacts.

City departments responded to the direction provided by the Finance Department and revised their 2021 budget requests to be in-line with current revenue estimates.

INTRODUCTION AND OVERVIEW

The FY 2021 Budget is balanced for all funds and totals \$140 million with the breakdown by fund type as follows:

FUNDS BY TYPE	\$	
General Fund	\$ 72,262,622	
Special Revenue Funds	12,319,188	(1)
Debt Service Fund	4,953,000	
Capital Project Funds	35,338,610	(1)
Solid Waste Fund	4,494,338	
Risk Management Fund	1,526,250	
Medical Insurance Fund	8,485,000	
OPEB Funds	680,091	
Total	\$140,059,099	

(1) Amounts contained herein represent new appropriations for FY 2021. Unexpended FY 2020 appropriations for City Council approved projects are re-appropriated annually pursuant to city policy.

Several of the major points of the FY 2021 Budget are as follows.

- Maintenance of the city's millage rate at 5.750 mills (flat with FY 2020).
- Tax-burden reductions for our homeowners approaching \$5 million annually including multiple homestead exemptions measures implemented in FY 2021 that will save our homeowners over \$360,000 in the 1st year alone (see section entitled *Taxpayer Savings* for more information). The city's homestead exemptions go great lengths in keeping Alpharetta an affordable place to live and retire.
- Management of personnel and compensation program to align with current market environment:
 - Staffing level at 452 full-time equivalents "FTE" with the funding breakdown as follows:
 - 445.5 full-time equivalents (funded);
 - 6.5 full-time equivalents (unfunded; budgetary savings of \$460,000); positions to remain vacant pending an identified funding source and workload justification.
 - The performance-based merit program was suspended in FY 2020 due to COVID-19 and its estimated economic impacts and is also excluded from the base operational budget in 2021 (\$250,000 savings for the 2021 budget; 3-month impact). Continuation of this program is currently a recommended operating initiative (please refer to the *Operating Initiatives Request* section of this document for detail of the requests).
 - Note on compensation adjustment funding for FY 2021: Funding has been allocated to a reserve account within the General Fund to: (1) cover revenue

INTRODUCTION AND OVERVIEW

deficiencies beyond what is currently forecasted for the 2021 budget; (2) provide flexibility for staff compensation adjustments (e.g. Evergreen Class & Compensation Study implementation¹, one-time compensation payout², etc.) for FY 2021 pending approval and an overall assessment of the city's financial position by the Mayor and City Council; and (3) other items as determined by the Mayor and City Council.

- Coverage of growth drivers including healthcare costs (5% increase citywide or \$493,433).
- Material reduction (-6% or -\$1 million) in departmental maintenance and operations budgets (General Fund) including controls on non-essential spending.
 - Net reduction is in excess of -8% after adjusting for the growth drivers including utilities (6% growth or \$160,150 due to approved rate adjustments by multiple utility providers), risk insurance premiums (8% growth or \$52,750), and multiple items implemented during FY 2020 (+\$15,000 for office lease costs for the Special Investigations Unit, +\$50,000 for right-of-way maintenance for newly constructed streetscape improvements along Rucker Road and Morris Road, +\$30,000 for janitorial and landscape maintenance services for new park spaces such as Windward, Rucker, etc.).
- \$276,000 for targeted operational initiatives (please refer to the *Operating Initiatives Request* section of this document for detail of the requests).
- \$2.3 million is included as a non-allocated reserve account to provide the City with additional flexibility to: (1) cover deficiencies in revenue forecasts beyond what is already programmed into the 2021 budget; (2) provide flexibility for staff compensation adjustments as approved by the Mayor and City Council; and (3) other items as determined by the Mayor and City Council.
- \$936,390 is included as a non-allocated reserve account to be used for one-time initiatives (non-recurring). The funding source for this line-item is available fund balance as of June 30, 2019. As this represents a one-time, non-recurring funding source, its uses will also need to be one-time (e.g. capital investment, one-time compensation payout, etc.).

¹ Preliminary cost estimates citywide total \$620,000 annually.

² One-time compensation payout of \$1 million citywide approximates the standard performance-based merit program (3% pay adjustment on average).

INTRODUCTION AND OVERVIEW

- Funding from the General Fund which is available for immediate capital investment in 2021 includes the following:
 - \$4,352,862 Fund Balance for one-time capital;
 - \$ 189,000 Recurring Capital Contribution from the General Fund
- \$4,541,862

It should be noted that the Recurring Capital contribution has been significantly reduced from past years (down from \$4.8 million) due to COVID-19 revenue impacts.

Please refer to the Fund and Departmental Summary sections of this document for (1) multi-year revenue/expense statements on both a citywide and individual fund basis (e.g. Special Revenue Funds, Enterprise Fund, etc.) as well as (2) a personnel listing by department.

Budget and Millage Rate Hearings

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

DATE	ACTION
April 30, 2020	Distribute 2021 Mayor's Recommended Budget
May 4, 2020	Council Meeting
May 18, 2020	Council Meeting
May 26, 2020	Council Meeting
June 1, 2020	Public Hearing and Council Meeting (Budget)
	<i>1st reading of Budget Ordinance</i>
	<i>1st reading of Millage Rate Ordinance</i>
June 15, 2020	Public Hearing and Council Meeting (Budget)
June 22, 2020	Public Hearing and Council Meeting (Budget)
	<i>2nd reading of Budget Ordinance</i>
	<i>2nd reading of Millage Rate Ordinance</i>

Budget Issues and Priorities

The FY 2021 Budget formalizes numerous key financial factors which have been themes for several years within the government.

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

INTRODUCTION AND OVERVIEW

Bond Ratings

The city's AAA bond rating was reaffirmed by Moody's and Standard & Poor's ("S&P") during April 2020 in conjunction with the sale of \$18 million (par) of City of Alpharetta General Obligation Bonds Refunding Bonds, Series 2020, for refunding of the outstanding Series 2012 General Obligation Bonds (saving over \$300,000 annually).

The AAA rating represents the highest rating available to municipalities and translates to significant savings to our citizens and stakeholders through reduced borrowing costs. This rating demonstrates the strongest creditworthiness relative to other US municipal or tax-exempt issuers and reflects the city's current sound financial position as well as strong financial management practices guiding our ongoing decision making. These practices are supported by formal policies to guide budget and procurement practices, capital investment, and debt management. Other positive factors include a relatively strong economic base and debt/pension burdens. The FY 2021 Budget is mindful of these factors and the importance of maintaining the highest rating, not only for our citizens but also our bondholders.

Cost of Government

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service. The FY 2021 Budget is based on maintenance of the city's millage rate at 5.750 mills.

The portion of the millage rate funding debt service (Debt Service Fund) is estimated to decrease from 0.93 mills in FY 2020 to 0.815 mills in FY 2021. Estimated growth in the property tax digest, coupled with a recent refunding of the Series 2012 General Obligation Bonds to reflect lower market

Fiscal Year	Operating Millage Levy	Debt Service Millage Levy	Total Millage Levy	% Increase (Decrease)
2021 est.	4.935	0.815	5.750	0.0%
2020	4.820	0.930	5.750	0.0%
2019	4.770	0.980	5.750	0.0%
2018	4.720	1.030	5.750	0.0%
2017	4.620	1.130	5.750	0.0%
2016	5.000	0.750	5.750	0.0%
2015	4.950	0.800	5.750	0.0%
2014	4.870	0.880	5.750	0.0%
2013	4.820	0.930	5.750	0.0%
2012	4.215	1.535	5.750	0.0%

interest costs, allows for a reduction in the millage rate dedicated for debt service. The FY 2021 Budget proposes to program the debt service millage reduction into the General Fund. Homestead exemptions, with a few exceptions, are not applicable to the debt millage levy. As such, the revenue generation for a given millage levy will be different depending on the source (e.g. debt levy vs operating levy). Specifically, the shift of 0.115 mills will result in a loss of \$700,000 for the Debt Service Fund and a gain of \$600,000 for the General Fund.

The portion of the millage rate funding operations and recurring capital investment (General Fund) is estimated to increase from 4.82 mills in FY 2020 to 4.935 mills in FY 2021. Property tax revenue forecasts for FY 2021 total \$25.4 million (excluding motor vehicle taxes) and

INTRODUCTION AND OVERVIEW

includes \$600,000 from the debt service millage shift discussed above. Of this amount, \$189,000 is included for recurring capital initiatives, \$276,000 for targeted operational initiatives (please refer to the *Operating Initiatives Request* section of this document for detail of the requests), and a \$2.3 million non-allocated reserve.

Taxpayer Savings

The FY 2021 millage rate, coupled with the city's substantial Homestead Exemptions, goes great lengths in keeping Alpharetta an affordable place to live and strategically positions us relative to neighboring areas.

The city's multiple homestead exemptions are estimated to save our homeowners \$5 million annually and include:

- Floating Homestead exemption that caps the taxable value growth of homesteaded properties to the lesser of 3% or CPI;
- Basic Homestead exemption of \$45,000 off the assessed value of homesteaded properties which is among the highest in the State;
 - o Voters approved increasing the exemption by \$5,000 effective with the FY 2021 Budget which will save our homeowners over \$300,000 in the 1st year alone.
- Senior Basic Homestead exemption of \$25,000 off the assessed value of homesteaded properties for residents age 65 and older;
 - o Prior to FY 2021, the Senior Basic Homestead exemption was split between a general \$15,000 exemption and an income-restricted \$10,000 exemption. Voters approved removing the income restriction on the \$10,000 exemption which will be implemented with the FY 2021 Budget and save our homeowners over \$60,000 in the 1st year alone.
- Senior full-value exemption available to residents age 70 and older who meet certain income requirements.

Debt Service Payments

The city's primary method of funding large scale capital projects is through the issuance of bonds (e.g. general obligation bonds, Development Authority bonds, etc.). General obligation bonds have been issued to fund numerous large-scale projects including public safety facilities, parks and recreation facilities, and transportation improvements that continue to define Alpharetta as a desirable community to work and live.

The Alpharetta Development Authority, a component unit of the city that is focused on economic development within our borders, issued bonds in 2016 to fund construction of our

INTRODUCTION AND OVERVIEW

state-of-the-art Conference Center. These bonds are funded by a portion of the Hotel/Motel Tax.

Principal and interest payments for fiscal year 2021 are budgeted at \$6.5 million with the following forecast: 2022 - 2041³: \$7 million (annual average). These figures include city and Development Authority obligations and span multiple Funds.

Expansion of Departmental Service Levels (Operating Initiatives)

Recommended operating initiative funding totals \$276,000 and is allocated as follows:

Funds Available for Operating Initiatives:

\$ 276,000

Recommended Initiatives:	Operations Impact		
	Expenditures	Revenue	Total (net)
Employee Merit Program (partial year)	\$ 250,000	\$ -	\$ 250,000
Web Help Desk Software Replacement	\$ 26,000	\$ -	\$ 26,000
Eastside Community Center Programs	\$ 40,000	\$ 40,000	\$ -
	\$ 316,000	\$ 40,000	\$ 276,000

Operating Initiative funding for FY 2021 has been programmed into a non-allocated account within the General Fund. Operating Initiatives not recommended for funding total \$1 million (net). Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

Proper Use of Fund Balance

General Fund - Based on audited financial statements for the year ended June 30, 2019, the city's fund balance totaled \$27.8 million. Of this amount, approximately \$5.5 million was appropriated in the FY 2020 Budget for capital/one-time initiatives and \$15 million has been designated as an emergency account based on a conservative policy of 21% of total appropriations (i.e. roughly 2½ months of operating expenditures). It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time expenditures (generally capital investment). Available capital/one-time initiative funding resulting from FY 2019 operations totals \$7.3 million with the programmed usage as follows:

- \$7,289,252 Available Fund Balance as of June 30, 2019
- (2,000,000) FY 2020 Mid-Year Budget (capital investment)
- (936,390) Non-Allocated Reserve (available for one-time uses)
- \$4,352,862 FY 2021 One-Time Capital Funding

³ Represents the final maturity of the Series 2016 Alpharetta Parks and Transportation Bonds issued in FY 2017.

INTRODUCTION AND OVERVIEW

Funding Recurring Capital/Operational Reserves from Operating Budget

The 2020 budget included \$4.8 million in appropriations within the General Fund budget to fund recurring capital initiatives (e.g. milling and resurfacing of city streets, traffic equipment replacement, fleet replacement, stormwater repair and maintenance, etc.). By programming the recurring capital program into the operating budget, the city is announcing to its citizens and stakeholders that capital investment in our roads and infrastructure is a priority that should be funded with certainty as opposed to relying on fund balance which may or may not be accumulated.

However, due to the sudden impact of COVID-19 on forecasted revenues, operational funding from the General Fund for recurring capital was reduced to \$189,000 with an additional \$2.2 million utilized to further reduce the local option sales tax revenue estimate for 2021. The remaining recurring capital funding totals \$2.3 million is included as a non-allocated reserve account to provide the City with additional flexibility to: (1) cover deficiencies in revenue forecasts beyond what is already programmed into the 2021 budget; (2) provide flexibility for staff compensation adjustments as approved by the Mayor and City Council; and (3) other items as determined by the Mayor and City Council.

Funding from the General Fund available for immediate capital investment in 2021 includes the following:

- \$4,352,862 Fund Balance for one-time capital;
- \$ 189,000 Recurring Capital Contribution from the General Fund
- \$4,541,862

It should be noted that the Recurring Capital contribution has been significantly reduced from past years (down from \$4.8 million) due to COVID-19 revenue impacts.

INTRODUCTION AND OVERVIEW

Maintaining an Effective Capital Improvement Program (Capital Initiatives)

The FY 2021 Capital Plan includes funding of \$37 million for capital initiatives. Recommended capital investment totals \$12.4 million and is focused on maintaining and improving city infrastructure and assets. An additional \$24 million is being reserved to provide flexibility for future prioritized capital investment.

	Capital Project Fund	Stormwater Capital Fund	T-SPLOST Capital Fund	Impact Fee Fund	Subtotal	Other Sources	Total
Sources:							
Available Fund Balance	\$ 4,100,000	\$ 325,000	\$ 15,500,000	\$ 925,000	\$ 20,850,000	\$ -	\$ 20,850,000
General Fund Transfer:							
Available Fund Balance	2,967,862	1,385,000	-	-	4,352,862	-	4,352,862
(1) Recurring Capital Program	189,000	-	-	-	189,000	-	189,000
(2) Pay-as-you-go Capital Investment	171,748	-	10,700,000	-	10,871,748	-	10,871,748
(3) Other Sources	-	-	-	-	-	600,000	600,000
	\$ 7,428,610	\$ 1,710,000	\$ 26,200,000	\$ 925,000	\$ 36,263,610	\$ 600,000	\$ 36,863,610
Uses:							
(4) Capital/Grant-Matching	\$ 6,135,000	\$ 1,710,000	\$ 4,000,000	\$ -	\$ 11,845,000	\$ 600,000	\$ 12,445,000
	\$ 6,135,000	\$ 1,710,000	\$ 4,000,000	\$ -	\$ 11,845,000	\$ 600,000	\$ 12,445,000
Non-Allocated:							
Future Capital/Grant Initiatives	\$ 1,293,610	\$ -	\$ 22,200,000	\$ 925,000	\$ 24,418,610	\$ -	\$ 24,418,610

- (1) Represents funding programmed within the General fund budget to cover recurring capital needs (e.g. milling & resurfacing of city roadways, fleet replacement, etc.). Annual funding in prior years approximated \$4.8 million.
- (2) Represents investment earnings (Capital Project Fund) and T-SPLOST taxes (T-SPLOST Capital Fund).
- (3) Represents potential LMIG grant funding for milling and resurfacing initiatives (\$600,000) and would be appropriated upon execution of binding agreements and/or receipt of the funds.
- (4) Represents capital appropriations included in the base FY 2021 Budget.

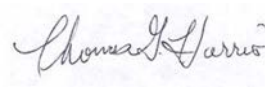
Please refer to the *Capital Initiatives Request* section of this document for detail of the requests.

This budget is committed to continuing our focus on providing effective and efficient services to our citizens and stakeholders.

Respectfully Submitted,


Jim Gilvin
Mayor


Robert J. Regus
City Administrator


Thomas G. Harris
Finance Director

OPERATING INITIATIVE REQUESTS

Operating Initiative Requests

Executive Summary

Funds Available for Operating Initiatives:

\$ 276,000

Recommended Initiatives:	Operations Impact		
	Expenditures	Revenue	Total (net)
Employee Merit Program (partial year)	\$ 250,000	\$ -	\$ 250,000
Web Help Desk Software Replacement	\$ 26,000	\$ -	\$ 26,000
Eastside Community Center Programs	\$ 40,000	\$ 40,000	\$ -
	\$ 316,000	\$ 40,000	\$ 276,000

Operating Initiative funding for FY 2021 has been programmed into a non-allocated account within the General Fund.

Operating Initiatives not recommended for funding total \$1 million (net).

Detail (Recommended Operating Initiatives)

Citywide

Performance-Based Merit Program (4/1/2021)

\$250,000 (2021 impact)

Forecasted cost to reinstate the performance-based employee merit program (est. 3% on average) on April 1, 2021 (estimated cost of \$250,000 citywide for fiscal year 2021 and \$1 million for fiscal year 2022).

Information Technology

Replacement of Web Help Desk Software

\$26,000

This request is for replacement of the IT Departments existing legacy Web Help Desk system that is experiencing serious issues (particularly as of 03-17-2020 when Microsoft instituted new security standards). This is a one-year contract for ZenDesk (a highly rated hosted Help Desk system that is modern and many enhanced features). This system was selected because of relatively low-cost system that integrates with our current Office 365/Teams and Azure Cloud environment.

Recent changes (03-17-2020) implemented by Microsoft that has tightened security requiring beyond basic security protocols has caused portions of the emailing part of our current software to no longer function. This is causing more effort on our users and our staff to support help desk tickets. We are also concerned that there will be other issues as well. The existing system is legacy product that is no longer being updated and does not have features of other current systems. Therefore, we have prioritized this for immediate replacement.

OPERATING INITIATIVE REQUESTS

Help Desk is how we support our Departments/Employees when they have needs or issues. The annual cost of our current legacy system totals \$8,000. The ZenDesk system costs approximately \$26,000 annually. In year 1, we will have both systems operational during implementation and most likely incur software costs for both systems. Moving forward, the net annual cost will be approximately \$18,000 (\$26,000 less \$8,000 current costs).

Recreation, Parks, and Cultural Services

Eastside Community Center Programs \$40,000 (revenue)/ \$40,000 (expense)

In partnership with Ed Isakson YMCA, the City of Alpharetta will operate and program the Eastside Community Center at the YMCA, starting May 2020. Activities, staff and operations will be managed by the Recreation Services Division. Operation hours and programming are still to be determined; programming will focus on providing activities to the Eastside population, not duplicating the YMCA programs. Rentals and special events will be part of the programming.

Annual operational costs total \$82,000 and includes \$56,000 for salary/benefits and \$26,000 for general operations (e.g. instructor fees, equipment rental, general supplies and materials, small equipment, etc.). Program Fees are forecasted to fully cover operations. The estimated impact during fiscal year 2021 is \$40,000 (partial year).

Detail (Unfunded Operating Initiatives)

General Fund

City Administration

It's My Town App

\$35,000

Annual subscription fee for the Alpharetta branded It's My Town App. This app employs a user-first mindset. Actionable icons within the app let users perform a variety of tasks: contact the city; receive direct notifications from city staff; find more info about the city; save an event to their calendar and invite a friend; set reminders; find a car service; and much more... all from inside this single app. Subscription fee is estimated at \$35,000 annually.

Human Resources

HRIS Software Enhancements

\$37,000

- NEOGOV Human Resources Information System (HRIS) PERFORM module to automate the performance management review process. Increases transparency and engagement between employees and supervisors and identifies growth opportunities for professional development. Easily track workflows and reports on employee performance trends at the organizational, departmental, team, and individual level. Increase operation efficiency and effectiveness by eliminating laborious and cumbersome paper processes.
- eFORMS module, working cohesively with NEOGOV's other modules, is a central repository for any employee documents used within the product suite. eFORMS

OPERATING INITIATIVE REQUESTS

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

allows records consolidation and an increase of accuracy and efficiency in retrieving documents and automation of workflows. It drives accountability through notifications and reporting.

- The enhancement of NEOGOV for the integration of background checks unites our current applicant tracking system and the online hiring center with our background check process, saving staff time, resources, and reduces report turnaround time allowing the filling of positions more quickly. This initiative is intended to decrease average time to hire, especially during busy periods such as seasonal hiring.

Tuition Reimbursement Incentive Improvements

\$30,000

Recommended increase of tuition reimbursement allowance as part of the overall revision and updates to the Employee Handbook and Benefits Handbook. Presented at the City Council workshop Feb. 24, 2020 with anticipated approval March 02, 2020 during the Regular Council meeting. Changes to new fee schedule are recommended to be effective July 1, 2020 as part of FY 2021. The FY 2021 base Operating Budget includes \$55,000 for the Tuition Reimbursement Incentive.

Public Safety

Quint Apparatus Initiative and Personnel (3.0 FTE – Phase 1)

\$300,000

The City of Milton currently houses an aerial ladder truck at Fire Station 81 and responds to Alpharetta calls under the automatic aid agreement that is in place. Milton is currently building a fire station within their city boundaries and will relocate their aerial ladder truck to the new facility as early as the Spring of 2022. As such, Alpharetta will experience an impact to its level-of-service capabilities. This capital request is for the acquisition of one Quint Apparatus truck to compensate for this service fluctuation.

Specifically, this request is for the replacement of an existing Pumper (purchased in 2012 and set for replacement in 2022 along with delivery of the requested unit) with a new Quint Apparatus for Fire Station 81. The Quint will give us the capabilities of a pumper and ladder in one unit. However, the Quint does require additional staffing over the existing Pumper. Specifically, 6 personnel (2 per shift) which will be hired in phases (3 in FY 2021 and the remaining 3 in FY 2022).

The request also proposes to acquire an F-250 for a Rescue-Rapid Response Unit to augment the call volume and reduce the response of the Quint to lower priority incidents. The requested personnel will be utilized as staffing for the Rescue Rapid Response Unit while the Quint is not in the field.

Cost forecast is as follows:

- FY 2021: \$300,000 for personnel (3 FTE) and related operational startup costs which represent this Operating Initiative request.
- FY 2022: \$300,000 for the remaining personnel (3 FTE) and related operational startup costs which will be a component of an FY 2022 Operating Initiative

OPERATING INITIATIVE REQUESTS

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

request. All active Fire Apparatus are funded through capital lease programs within the General Fund. The estimated annual lease payment for the Quint acquisition totals \$150,000 (\$1.4 million financed over a 13-year term). The existing lease payment for the Pumper that is being replaced by the Quint totals \$54,000. As such, the lease difference of \$96,000 is what's being requested. Additionally, \$200,000 is being requested for capital acquisition costs for the F-250 Rescue-Rapid Response Unit and related equipment.

From a timing standpoint, the final payment on the pumper lease will be made in FY 2021. The Quint will be procured in December 2020 with the 1st payment due in FY 2022 as set forth above.

DEA Taskforce transfer to General Fund (3.0 FTE)

\$315,282

This request is to transfer funding of the three (3) Police Officer positions funded within the DEA Fund (related to the Drug Taskforce unit) to the General Fund. Based on asset forfeiture collection trends, it is doubtful the DEA Fund can continue funding all three positions past FY 2021/2022.

Information Technology Analyst (1.0 FTE)

\$98,000

This request is for one civilian (1) Public Safety IT Analyst, Grade G. This position would report to the Public Safety Technology Division to specifically support Public Safety users and operations.

In the past two years the Department has seen the demand for complex information technology assistance increase to an unprecedented level. The addition of body cameras and the accompanying infrastructure upkeep, maintenance, and continuing education alone justifies the addition of a permanent IT position. Additionally, we have added Next Gen 911 systems, Traffic Light Preemption systems, license plate reader systems, school zone speed detection camera systems with LPR, a drone program for police and fire, Flock Safety neighborhood watch camera systems, and signed an agreement with Ring for access to smart doorbell technology.

In the course of implementing these programs we faced significant challenges in implementing the technologies due to the ad hoc nature in which they were acquired. These programs came from several different corners of the agency and the effects on other parts of the organization were not always appropriately considered. This is not out of malice or a lack of effort – merely a lack of understanding as to how these pieces could and should fit together. We continue to face difficulties in implementing these systems completely (LPR alert access for officers) due to our reliance on the IT Department to physically touch each computer in order to add and administer programs and functions.

We have reached a critical mass of technology applications in Public Safety and need a dedicated information technology position to correct our current administration of these systems and to guide us toward a more integrated and productive future. The current forecasting models for the future of public safety all point to a complex form of

OPERATING INITIATIVE REQUESTS

intelligence-led initiatives based on the highly technical integration of computer systems in every aspect of our work.

We are already feeling negative effects from a lack of coordination and oversight of these activities. The requested position would oversee and administer our current programs and incorporate all future additions of future technology. Operational costs total \$98,000 and include \$85,000 for salary/benefits and \$13,000 for general operations (desktop pc, laptop, tablet, cell phone, office equipment, travel and training).

Explorer Program

\$11,000

This request is to cover registration, travel and per diem costs for advisors and explorers to attend five (5) competitions and training conferences per year. Professional services include the registration fees for youth and adults, as well as re-charter fees paid to Learning for Life to cover insurance for the program. Registration and re-charter fees are \$3,000 and lodging and per diem costs are \$4,500. In addition, the Explorer program has operated out of the main PD Uniform and Equipment budget. We are seeking a line item of \$3,500 annually to equip our Explorers with uniforms and equipment when necessary. We have been covering this expense in previous budgets in the past; however, with other expenses increasing, we need dedicated money to continue the Explorer program. Operational costs total \$11,000 annually (uniforms, equipment, travel, etc.).

National Professional Accreditation Registration

\$18,000

This request is for national professional accreditation registration costs. In the Fire Service field, there are many certifications that are required. There is also a necessity to be accredited to certain levels of training as to legitimize our department and our employees for legal proposes. In order to be registered nationally for these certifications, we must adhere to the accrediting agencies rules. Currently, personnel have been individually paying for their certifications (approx. 90 impacted staff members).

PS Technology Initiatives

\$9,100

As the demands on Public Safety services grow, the efficiencies and capabilities of staff must also grow. These software initiatives are intended to increase service delivery and staff effectiveness.

- Active Directory Integration (\$4,000) - This request is for an active directory integration between the City of Alpharetta and CentralSquare RMS, MCT, and CAD. The integration will reduce the amount of support calls by having the user's passwords sync with his/her window's account. It will reduce downtime when waiting for a password reset.
- Digital Forensics (\$5,100) - This request is for one (1) Apple Computer at \$1,500 and Magnet Axion, a robust software that addresses smartphones, cloud services, CPU's, Internet of Things (e.g.: wearables, smart TV's, smart appliances, commercial security, industrial and enterprise) for Digital Forensics. The software is \$3,600.00 annually.

OPERATING INITIATIVE REQUESTS

Recreation, Parks, and Cultural Services

Parks Maintenance Technicians (2 FTE)

\$115,000

This request is for two (2) additional Park Maintenance Technician I positions. These positions will allow the department to service the new parks coming online in the next year. The new parks include: Windward Park, Mid Broadwell Park, Alpha Loop, Serenade (Encore) Park, Old Rucker Park, and the Old Rucker Farm.

Operational costs total \$115,000 and includes \$111,500 for salary/benefits and \$3,500 for general operations (e.g. employee training, employee travel, cell phone, employee uniforms, small equipment, etc.).

Old Rucker Farm Staffing (2 part-time)

\$25,000

This request is for two (2) part-time temporary employees to work at the Old Rucker Farm during the (30) weeks of the intensive growing season (April-October). These employees will maintain the entire farm area, execute the crop plan, maintain the perennial, fruit bearing plants (apple trees, berries, etc.), monitor for and apply pest control measures as needed. These employees will also be present to answer questions of the community garden members who come to farm throughout the day. This is an improvement to the existing service level. Operational costs total \$25,000 for salary/benefits.

Adventure Day Camp

\$37,000 (revenue)/ \$37,000 (expense)

This request is for a teen adventure camp for ages 12-13. It is essential to keep a kid's mind active and engaged during the summer. To that end, the teen adventure camp will provide an opportunity for teenagers to interact effectively with other people. In the unplugged, noncompetitive camp culture, teens build up their "emotional intelligence" (EQ), their face-to-face communication and relationship skills.

Operational costs total \$37,000 and includes \$24,000 for salary/benefits and \$13,000 for general operations (e.g. instructor fees, general supplies and materials, employee training, etc.). Program Fees are estimated at \$225 (resident) and \$338 (non-resident) and are forecasted to fully cover operations.

Most Valuable Player (MVP) Day Camp **\$78,000 (revenue)/ \$78,000 (expense)**

This request is for a sports themed camp. It is essential to keep kid's mind active and engaged during the summer. To that end, offering an additional camp with a sports theme will provide an opportunity for campers interact effectively with other people. In the unplugged, noncompetitive camp culture, kids build up their "emotional intelligence" (EQ), their face-to-face communication and relationship skills.

Operational costs total \$78,000 and includes \$40,000 for salary/benefits and \$38,000 for general operations (e.g. instructor fees, equipment rental, general supplies and materials, employee uniforms, etc.). Program Fees are estimated at \$150 (resident) and \$225 (non-resident) and are forecasted to fully cover operations.

CAPITAL INITIATIVE REQUESTS

Capital Initiative Requests

Summary

Capital Funding Sources:

General Fund	
<u>Recurring Capital Program</u>	\$ 189,000
<u>Available Fund Balance</u>	4,352,862
Capital Project Fund	
<u>Available Fund Balance</u>	4,100,000
<u>Other (int. earnings)</u>	171,748
Stormwater Capital	
<u>Available Fund Balance</u>	325,000
T-SPLOST Capital Fund	
<u>Available Fund Balance</u>	15,500,000
<u>Other (taxes, int. earnings)</u>	10,700,000
Impact Fee Fund	
<u>Available Fund Balance</u>	925,000
Grant ⁴	600,000
Total Sources:	\$36,863,610

Recommended Capital Initiatives*:

<u>Recurring Capital Initiatives</u>	\$ 6,467,500
<u>Recurring Stormwater/Drainage Initiatives</u>	1,710,000
<u>General Capital Initiatives</u>	267,500
<u>TSPLOST Initiatives</u>	4,000,000
Total Uses:	\$12,445,000

Non-Allocated (Future Capital/One-Time Investment)

<u>Capital Project Fund:</u>	\$ 1,293,610
<u>T-SPLOST Capital Fund:</u>	22,200,000
<u>Impact Fee Fund (Roads):</u>	925,000
Total Non-Allocated:	\$24,418,610

* Capital initiatives not recommended for funding total \$21,676,000.

⁴ Includes potential LMIG grant funding for milling and resurfacing initiatives (\$600,000) and would be appropriated upon execution of binding agreements and/or receipt of the funds.

CAPITAL INITIATIVE REQUESTS

Detail (Recommended Capital Investment)

Recurring Capital Initiatives

Public Works

Recurring Traffic Signal System Maintenance

\$100,000

Priority 1: This request is for the continual maintenance, repair, and upgrading of existing traffic signals throughout the City. This includes vehicular detection systems, pedestrian signals, signal heads, signal cabinets and components, and signal communication systems. This funding request also allows for the replacement of loops removed during the annual milling and resurfacing project.

Recurring Milling and Resurfacing

\$2,917,740

Priority 1: This request is for the on-going maintenance of milling and resurfacing and preservation of city streets. Resurfacing of city streets increases the life expectancy of the roads. Without resurfacing, roadways will deteriorate and be more costly to repair. It is anticipated that this project will be augmented through an LMIG grant (additional \$600,000 that will be appropriated upon grant submission/approval).

In FY 2019, the City contracted with Dynatest to complete a full evaluation of the city roadways. Each road receives a Pavement Condition Index score between 0 and 100. This standardized rating system is also used by the Georgia Department of Transportation. Lower scores indicate need for maintenance or reconstruction.

In FY 2021 the City will allocate funding in accordance with the Pavement Condition Index findings and identify preservation techniques that will best extend the life of our roads. This includes a combination of surface coating techniques, milling and resurfacing, soil cement, etc. **Funding to be provided through the following sources: Recurring Capital (\$1,135,000); Fund Balance (\$1,182,740); and LMIG Grant (\$600,000).**

Recurring Traffic Control Equipment

\$100,000

Priority 1: This request is for equipment necessary for traffic control throughout the City. This includes traffic signal communications, traffic monitoring, and temporary traffic control measures. Traffic signal communications enable the intersections to work together and smoothen traffic flow. Traffic signal monitoring includes equipment such as traffic cameras and maintenance to the Traffic Control Center. Temporary traffic control equipment includes devices used to detour or delineate traffic flow, such as cones, delineators and barricades, and variable message boards.

Recurring Traffic Responsive System Maintenance

\$100,000

Priority 1: Since 2018, the Georgia Department of Transportation has upgraded over 100 signals throughout the City with new software (MaxTime) and has worked with the City staff to develop new Traffic Responsive timing plans along major corridors. All at no cost to the City. This request provides funds to maintain the upgraded traffic signal software and equipment provided and installed by GDOT. Additionally, the funds will be utilized to

CAPITAL INITIATIVE REQUESTS

work with consultants to analyze data collected through these upgrades to continue modifying timing plans and expand the system throughout the City with new signal timings. The funds will also be utilized for maintenance, replacements, upgrades, and necessary installations of network, security, and communication systems to and from signalized intersections/traffic cameras in the server room and out at the field. Furthermore, this request is for maintenance, replacements, upgrades, and installations of emergency vehicles preemption system and connected vehicles technology.

Recurring Traffic Striping and Signage

\$200,000

Priority 1: This request is for purchase of equipment and material needed for the repair/replacement of traffic striping and signage throughout the City. Repair/replacement of striping consists of refreshing the existing striping due to normal wear and the restriping of roadways after milling and resurfacing. Repair/replacement of traffic signage consists of replacement of existing signage due to normal wear as well as damage. This request also includes equipment/materials needed for fabrication of the city's signage (performed in-house).

Recurring Traffic Calming Improvements

\$75,000

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

Recurring Traffic Signal Pole Painting and Maintenance

\$35,000

Priority 2: This request funds the continued paint maintenance of the city's traffic signal mast arms and pedestrian signals. Painting will coincide with the expected 7-10-year lifespan of the current signal pole painting plus miscellaneous general maintenance and touchups. Current total costs per intersection averages \$15,000. FY 2021 includes funding for a minimum of two intersections.

Recurring Tree Planting and Landscape Improvements

\$100,000

Priority 1: This request is for tree pruning, tree removal, tree planting, and landscape improvements within city rights-of-way. The city's aging tree canopy within right-of-way areas requires pruning and removal to address issues such as pedestrian and vehicular safety, conflicts with streetlights, signal head clearance, and intersection sightline clearance. FY 2021 funding will be used for: (a) landscaping the two (2) roundabouts at Mid Broadwell Road, Bethany Road, and Mayfield Road; (b) tree and shrub replacement citywide as needed due to storms, vehicular damage, etc.; (c) miscellaneous landscape enhancements throughout City as determined by ongoing needs-based assessments; (d) begin improvements to median on Haynes Bridge Rd. from SR 400 to North Point Parkway.

CAPITAL INITIATIVE REQUESTS

Recurring Sidewalk Maintenance and Repair

\$100,000

Priority 1: This request is for the continual maintenance and repair of the city's sidewalk inventory. Over the last 10 years, the city has expended in excess of \$5 million on sidewalk projects. During that same period, the city's sidewalk inventory has also been increased through larger roadway and streetscape projects, through private development, and through annexation.

In FY 2019 the City contracted with Dynatest to complete a sidewalk inventory and evaluate sidewalk conditions. This list will standardize the evaluation process, provide a clear prioritized list of sidewalks needing repair, and tie sidewalk data into the city's GIS and asset management software. Types of repairs (cracking, trip hazard vertical displacements, and spalling) along with location (near schools and parks, along arterial roadways, in the downtown district, etc.) will help determine the repair priority. Dynatest's work was completed in spring of 2019. Due to the large number and complexity, the City contracts out some of these repairs. This budget item covers the cost of sidewalk repairs completed by outside contractors. The FY 2021 work will occur in various locations throughout the city pursuant to the Dynatest findings.

Streetlight Maintenance (recurring)

\$80,000

Priority 1: This request is for City streets that currently do not have enough lighting or no lighting at all throughout the street and maintenance to existing City owned streetlights. The City owns and maintains approximately 600+ lights. This work will include installation and maintenance of new and existing lighting either on existing power poles or the installation of new poles along with lighting. This will increase the safety of citizens who use our streets and sidewalks daily. Periodic inspections and troubleshooting will ensure longevity and minimum replacement of lighting components. Funding will also be for installation of new lighting in areas where there is currently none or enough lighting for pedestrian safety.

Traffic Control Center/Server Room Maintenance (recurring)

\$60,000

Priority 1: This project is to make necessary improvements and keep the City traffic control center and server room equipment up to industry standards concerning network communication and security features. Some of the major tasks include: 1) Asset management and upgrade assessment of ITS equipment; 2) Server room reorganization and reconfiguration; 3) Commissioning and configuring new and existing switches, routers, firewalls, and servers; 4) Implementing and configuring network management tools and software packages.

Recurring PS Facility Roof Replacement

\$300,000

Priority 1: Roof replacement of the metal roof segments of Fire Stations 83.

- Fire Station 83 – Replacement of the metal roof segment at Fire Station 83. This roof was installed in 1993 and totals approximately 4,000 sq.ft. Although the field of the roof is in good shape, the transition at the ridge and eave are showing significant signs of

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age and are no longer providing adequate watertight protection. This facility is actively experiencing leaks.

Recurring Facility Renovations (Fire Stations)

\$125,000

Priority 1: This Request is for the renovation of bathrooms, kitchens, flooring, lighting, appliances, ceiling fans, etc. at various Fire Stations within the City. The renovations will be accomplished over multiple years. FY 2021 request includes:

- Fire Station 83 will receive flooring and lighting renovations, new appliances, exterior painting, and replacement of exterior doors and windows.
- Fire Station 85 will receive bathroom and flooring renovations and new appliances.

If remaining funds are available, funds will go towards improvements (lighting replacement, painting, window and door replacements) at these stations or others.

Recurring Facility Renovations (PW Headquarters)

\$50,000

Priority 1: This request is for renovations at the Public Works Facility. This funding will be used to remodel public bathrooms, replace flooring, paint walls and trim, replace cove base, and replacement of training room furniture subject to funding availability. The training room is utilized by multiple departments and outside entities. Furniture has not been replaced in over 20 years and is falling apart.

Recurring Rec Facility Bathroom, Painting, Floor Repairs

\$60,000

Priority 1: This request is for painting and floor repairs at the following restroom facilities: North Park, Northpoint Park Greenway, Rock Mill Park.

Recurring Parking Garage Maintenance

\$25,000

Priority 1: This request is for general maintenance of the two Parking Garages. FY 2021 includes pressure washing the City Center Parking Garage. This will increase safety in the parking deck as well as keep the parking deck aesthetically pleasing.

Recurring Fountain Repairs (Welcome Center)

\$50,000

Priority 2: This request is for repairs for the fountain at the Alpharetta Welcome Center. Currently Public Works staff is at the fountain weekly performing maintenance to keep the fountain operating due to the fountain drainage basin leaking and other mechanical and structural issues. The following will be repaired if funding is approved. Waterproof both upper and lower basins using flexible waterproofing material, replace water level sensor, replace lights with 12 standing LED fixtures, replace leaking flange, and replace filter.

Recurring HVAC Replacements

\$60,000

Priority 2: This request is for the replacement of HVAC units for all City maintained facilities. Useful life expectancy for HVAC units is 15 years and a lot of the units serving facilities within the City are approaching or have exceeded the life expectancy. FY 2021

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replacements include units at the Community Center (est. 4 units) and Alpharetta Technology Center (1 unit).

Recurring Generator Replacement (Fire Stations 81/PS HQ) \$100,000

Priority 1: This request is for replacement of generators for city facilities. New generators will be natural gas instead of diesel. FY 2020 replacement is for Fire Station 81 and Public Safety Headquarters (both are over 20 years old).

Information Technology

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

Priority 1: This request is to provide for the annual replacement of technology for all city departments. As in prior-years, funding for technology replacement is placed in one capital project account to allow for more efficient management (as opposed to being spread across multiple departments based on an estimate of replacement needs which may or may not equate to the actual need during the fiscal year). The city currently has 555 computers in operation (288 desktops; 267 laptops). The main component of the FY 2021 request includes funding for the replacement of approximately 124 PCs, 78 iPhones, 58 iPads, and wireless access points throughout city facilities (although actual replacement will be driven by equipment condition).

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

Public Safety

Recurring Fleet Replacement (Qty: 10) \$465,000

Priority 1: This request is for the forecasted annual replacement of Police and Fire SUVs, light trucks and motorcycles. The replacement need is driven by the model year, mileage and mechanical condition of the vehicles. Emergency response vehicles are expected to last in excess of 100,000 to 110,000 miles; administrative vehicles will generally run somewhat longer. This request includes the complete upfitting costs for new vehicles and the stripping costs for expired vehicles in preparation for public auction. Funding levels are anticipated to remain as illustrated above. The forecasted replacement plan identifies annual lows and highs over the ten-year period. Over the next three years, the forecasted replacement plan will increase three hundred percent (300%) to \$1,250,000, leveling for a period of three years at that amount and then decreasing proportionally based on current replacement philosophies. Replacement vehicles to be purchased in FY 2021 include: (2) SUVs for Patrol; (1) F150 and (1) SUV for CID; (2) F150s for CSU; (1) SUV for the Admin team; (1) F150 for Training and (2) motorcycles, totaling 10 vehicles.

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Security System Replacement (Cameras/Servers)

\$132,510

Priority 1: This request is for the recurring replacement of security system cameras and servers.

FY 2021: Provide centralized and redundant Avigilon Video Servers to replace legacy servers that cover everything but the jail. The total cost is \$132,510 to provide a redundant system. About half that amount if we don't want redundant systems in the event a server fails. By far, this is the most critical issue. We have cameras deployed now that are not on any server because of both a lack of storage and mismatched software versions. Those servers that are out there most are out of warranty and running old non-supported software versions.

Recurring Public Safety Equipment (replacement)

\$217,250

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

FY 2021 request includes funding for Fire Station replacements for furniture/bedding (\$7,000) and fire tools/equipment (\$10,000); personal protective equipment to include: turnout gear replacement for NFPA 10 year service life (\$95,000); replacement of 10 AEDs (patrol; \$15,000); police tools/equipment (\$30,000); replacement of 40 in-car thermal printers for traffic/patrol units that are currently in excess of their useful life (\$15,000); Fire Marshal's Knox system (\$25,000); Fire hazmat monitors (\$5,000); Crash Data Retrieval (CDR) (15,250).

Recurring Self-Contained Breathing Apparatus (payment 2 of 2)

\$100,000

Priority 1: A self-contained breathing apparatus (SCBA) is a respiratory device that contains and delivers breathable compressed air. It is typically used by firefighters and rescue workers while operating in areas of immediate danger to life and health, such as inside a building fire filled with smoke or toxic gas. The City of Alpharetta currently has 54 SCBA's which are deployed as follows: in-service Fire Apparatus (30); reserve Fire Apparatus (15); Training Division (6); spares (3). SCBA equipment is a long-lived asset (10-15 years) but is susceptible to obsolescence when industry standards evolve.

The National Fire Protection Association (NFPA) is a standard setting body for firefighting professionals. The 2019 NFPA standards included technological/mechanical innovations to SCBA equipment that made units manufactured under the 1997 and 2002 standards obsolete. We have 30 SCBA that were manufactured under the old standards and are also between 12-15 years old and are being requested for replacement. Once replaced, these 30 units will be deployed on the in-service Fire Apparatus. The City entered into a no-interest lease in FY 2020 with annual payments of \$100,000 in FY 2021 and FY 2022.

Recreation, Parks & Cultural Services

Recurring Park Enhancements

\$120,000

Priority 2: This funding is for amenities within the parks themselves such as fence replacement and repair, bleacher repair and replacement, new trash cans, new benches,

CAPITAL INITIATIVE REQUESTS

netting replacement and signage not related to wayfinding (such as park rules, dogs on leash, no smoking, etc.) and maintenance shade structures. Each year we are repairing and/or replacing the amenities, plus adding these same amenities to our new parks and downtown areas.

Recurring Playground Equipment Improvements **\$100,000**

Priority 1: One of our park systems favorite amenity is our playgrounds. This program will allow for the replacement of all our playgrounds in a timely manner. FY 2021 funding is for replacement of the playgrounds at North Park (by Fields 1-4; last renovated in 2010).

Recurring Park Repairs/Improvements **\$80,000**

Priority 1: This funding is for general park repairs and improvements on a smaller scale (non-capital size projects). This account allows us to repair trails throughout the system as they need to be repaired. As an example, FY 2020 funds were used to: (1) repair Webb Bridge Park Pedestrian Bridge; (2) complete buildout of Brewable space at Community Center; (3) pressure wash and paint silos; (4) purchase tables and chairs for the Art Room at the Adult Activity Center, etc. This account is crucial to the Department's ability to respond to the needs and repairs as they arise throughout the year.

Recurring Tennis Courts Resurfacing **\$60,000**

Priority 1: This request is for the repair/resurface/recoat of tennis courts with a fabric crack repair system. This request is for the resurfacing of six courts at Wills Park. These courts were last resurfaced in 2014. Department policy is to resurface tennis courts every five years. These courts are approaching six years and sizeable cracks are occurring which is beginning to affect the playability. Further delays will eventually lead to safety issues.

Recurring Park Equipment Replacement **\$105,000**

Priority 2: This request is for the replacement of a 1996 Ford 4630 Tractor, 2006 John Deere Gator (over 3,350 usage hours), and 2012 John Deere Gator (over 2,500 usage hours). Replacement requested due to age, hours of use, and estimated repair cost.

Recurring Greenway Improvements/Repairs **\$150,000**

Priority 3: This fund will be used to repair, improve and enhance the entire length of the Alpharetta Greenway. This asset is extremely valuable to the City but is showing its age. Washouts, erosion, heavy use and constant maintenance has taken a toll on the Greenway. Major repairs are needed on the boardwalk portion of the Greenway. Many trees need to be maintained and/or removed to ensure the health of the Greenway and Big Creek.

Recurring Stormwater/Drainage Initiatives

Public Works

Recurring Stormwater Pipes/Structure Repair/Maintenance **\$1,500,000**

Priority 1: This request is for stormwater pipe and structure maintenance, repair, and replacement. This category includes unclogging pipes and structures filled with sediment

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and debris, repairing pipes by relining, contractual repairs to stormwater structures, and pipe replacement projects. The contractual pipe unclogging and structure repair will be throughout the city based on inspection results.

The following project locations have been identified for pipe repair or replacement and relining in FY 2021, subject to funding availability: Douglas Road; Tuxford; Kimball Crossing; and The Pines at Kimball Bridge Road.

Recurring Stormwater Drainage Maintenance

\$120,000

Priority 1: This request is for the continual maintenance and small drainage maintenance work within the city including: (1) small repairs such as grouting, paved inverts, and replacing tops; (2) annual maintenance of the city's stormceptor units, oil/water separators, and city-owned detention ponds (as required by the Georgia Environmental Protection Division); and (3) Water Quality lab testing (as required by the Georgia Environmental Protection Division).

Recurring Stormwater Inspections

\$90,000

Priority 1: The National Pollutant Discharge Elimination System (NPDES) Stormwater Permit requires Alpharetta to complete several inspections to protect our stormwater system. These inspections include site visits to private industrial facilities, private carwash and auto body repair shops, city ponds and stormwater management facilities, private ponds and stormwater management facilities, and city-maintained storm structures and pipes. These inspections help us identify maintenance repair work, help us prioritize our crews and CIP lists, and help us recognize private violations of the stormwater ordinance. This project includes hiring a private consultant to complete the inspections so that city staff can focus their efforts toward planning, maintenance, and enforcement activities.

General Capital Initiatives

City Administration

Economic Development Toolbox

\$87,500

Priority 1: The City of Alpharetta provides local incentives through its economic development toolbox and facilitated by our team of experienced economic development professionals. New or growing businesses that demonstrate a serious economic impact through job creation and capital investment qualify for these programs. The programs funded in this request include the Local Jobs Creation Grant and the Alpharetta360 Video Marketing Fund to name a few.

The 360 Marketing Videos have been influential in marketing the city as a business destination and has been directly responsible for the location of new businesses to the city. To date we have had more than 10,000 unique views on our A360 website and have added in a marketing boosting strategy that has significantly increased our viewership.

CAPITAL INITIATIVE REQUESTS

Community Development

2040 Comprehensive Plan

\$30,000

Priority 1: This project is a required update to the City's Comprehensive Plan. Compliance with the Georgia Planning Act is required to maintain the City's Qualified Local Government (QLG) status and eligibility for state and federal grant programs.

Comprehensive Plans are updated every 5 years with a major update every 10 years. Our last update was a minor update with the incorporation of the Downtown Plan in 2016. This request is for completion of a major update to the Plan.

Design Services

\$30,000

Priority 2: This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Comprehensive Plans, Small Area Plans, project designs such as plazas, landscape architecture, hosting a series of public input sessions, conceptual design standards, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of performance by City Staff that our citizens and business owners are accustomed to.

Public Works

Design Services

\$37,500

Priority 1: This request is for various design services associated with minor projects unable to be completed by city staff. Such services include structural designs and/or evaluations, sub-surface geotechnical investigations, miscellaneous right-of-way/easement research. Utilizing experts in various fields enables city staff to make the appropriate decisions related to resolving construction issues. Additionally, the information gathered by the design professionals allows staff to properly design or address issues in the field.

Public Safety

Flock License Plate Reader (LPR) Cameras

\$20,000

Priority 2: This request is for ten (10) Flock Safety LPR cameras that will be placed at strategic locations in the city to identify vehicles used for burglaries, robberies, entering autos, and other crimes. They will also alert Alpharetta law enforcement in real time to stolen vehicles and wanted persons that are actively being sought by law enforcement. The usage of the cameras will assist detectives in solving crimes and making the necessary arrests.

Recreation, Parks & Cultural Services

Design Services

\$20,000

Priority 2: This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Recreation Master Plans, construction plans for recreation amenities including

CAPITAL INITIATIVE REQUESTS

pavilions, gazebos, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of services our customers are accustomed to.

Alpharetta Public Arts Initiative

\$30,000

Priority 1: Arts Alpharetta is a nonprofit organization dedicated to bringing quality arts to Alpharetta. Arts Alpharetta have several public art projects they are currently working on.

- Instruments of Inspirations - Permanent art installations throughout downtown Alpharetta
- Miscellany - Temporary art installations in Brooke Street Park, City Hall and City Center
- Thompson Street art - permanent art installations along the Alpha Loop between City Hall and Avalon
- Mid-Wick Wall - Temporary art on the wall on the Alpha Loop

The funds requested will fund these programs on an alternate year basis (subject to available funding) as the art installations will be in place on average for 1.5/2 years.

Stories Project

\$12,500

Priority 2: This project entails video recording the stories and oral history of our citizens and their memories of the Alpharetta Experience. This project will continue into the future and involve the recordings of a number of citizens each year as seniors are willing to express their emotions, memories and recollections of the Alpharetta they have known. As time progresses, the videos will be compiled so they can be used as an online story of our past and its respected citizens who have helped to shape our city. This documentation can also be used within the History Center as an oral history of Alpharetta's development over time. We are hoping to record 50 citizens within the next year.

T-SPLOST

Windward Pkwy Eastbound Improvements

\$2,000,000

Priority 1: This project is for widening of Windward Parkway eastbound direction to increase number of the existing thru traffic lanes between Westside Parkway and HP/The Plaza by one. It also includes necessary signal poles and associated equipment relocations, pavement milling and resurfacing, and roadway striping. The project design is anticipated to be completed by April 2020.

Windward Pkwy Westbound Improvements

\$2,000,000

Priority 1: This project includes lengthening the existing dual left turn lanes from Windward Parkway onto North Point Parkway, providing an additional thru traffic lane between North Point Parkway and GA-400, and necessary signal, pavement, and striping work. The project design is anticipated to be completed by April 2020.

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Detail (Unfunded Capital Investment)

Public Works

Recurring Park Facilities Pavement Preservation

\$250,000

Priority 1: This request is for the on-going maintenance of pavement within the city's park facilities. Preservation of the roads, drives, and parking lots increases their life expectancy. Without preservation, these pavements will deteriorate and be more costly to repair. FY 2021 funding request is for North Park.

Pedestrian Safety Improvements

\$225,000

Priority 1: This request is for funding to evaluate, design, and construct pedestrian safety improvements throughout the City. Utilizing the tools and recommendations set forth in the pedestrian safety study funded in FY 2019, projects will be identified City-wide and may include pedestrian refuge islands, lighting improvements, midblock crossings, intersection treatments, and signal timing adjustments. The requested design funding would be used to acquire surveys needed for in-house design of the improvements.

Midblock Crosswalks

\$100,000

Priority 1: Midblock crosswalks facilitate crossings to places that people want to go but that are not well served by the existing traffic network. These pedestrian crossings, which commonly occur at schools, parks, in the Downtown area, and other destinations, improve pedestrian safety. With this initiative, future midblock crosswalks within the City Downtown Overlay District will be finished with bricks, and the ones outside of the Downtown Overlay District will be finished with stamped concrete or traditional striping. In response to the citizens requests and observed safety concerns, conceptual designs are being prepared for midblock crosswalks at the following locations, in no particular order: 1) Cogburn Road in front of the Park; 2) Bethany Road at Chantilly Drive; 3) Cumming Street at Manning Oaks Elementary School; 4) Mid Broadwell Road at Charlotte Drive; 5) Cumming Street at Jayne Ellen Way; 6) Providence Road at Lantern Ridge Drive.

92 Milton Avenue Mid-Block Crossing

\$280,000

Priority 2: This request is for the construction of a midblock pedestrian crossing on Milton Avenue at Teasley Street including a refuge area for pedestrians and installation of rectangular rapid flashing beacons (RRFBs). Also, it includes addition of two handicap ramps internal to the Milton Avenue parking deck site and one handicap ramp at the sidewalk connection point internal to the Roswell Street parking lot. The ramp proposed in the Roswell Street parking lot will tie to a sidewalk currently under construction as part of the 55 Roswell Street private development.

Roswell at Old Roswell St. Pedestrian Improvements

\$140,000

Priority 2: This request is for the installation of two pairs of rectangular rapid flashing beacons (RRFBs), crosswalks and handicap ramp upgrades at the intersection of Roswell Street and Old Roswell Street.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Roundabout Studies

\$125,000

Priority 1: When designed and placed appropriately, roundabouts promote a continuous flow of traffic allowing for more efficient travel. Additionally, the long-term maintenance costs are significantly less than those of a signalized intersection.

This request is for funding to study the replacement of five signalized intersections throughout the City with roundabouts. Studies will provide a conceptual layout, traffic analysis, conceptual cost estimate, and modeling of each intersection. The five intersections to be studied are:

- Cumming Street at Henderson Parkway;
- Mayfield Road at Providence Road;
- Mayfield Road at Canton Street;
- Milton Avenue at Canton Street / Roswell Street; and
- Upper Hembree Road at Harris Road.

Major Intersection Improvements

\$50,000

Priority 1: This request would allow the City to quickly address intersection improvement projects, such as adding turn lanes. Projects will be selected based on their effect on traffic flow and safety.

The requested FY 2021 funding is for creating a left-turn lane from Webb Bridge Road onto Timberline Place to reduce likelihood of rear-end and sideswipe crashes between left-turning vehicles and the through vehicles behind them at the intersection of Webb Bridge Road at Timberline Place. Also, this project will improve traffic flow on the Webb Bridge Road corridor. To this end, the existing pavement markings on Webb Bridge Road from Webb Bridge Way to just west of Maid Marion Close will be removed and new striping with appropriate traffic calming devices will be installed.

Dryden Road Extension (Design)

\$300,000

Priority 2: This project would create a new two-lane roadway with sidewalks connecting North Point Parkway and Edison Drive. Proposed roadway would utilize the existing curb-cut for the AT&T property on the east side of North Point Parkway at Dryden Road. Proposed roadway would be approximately 900 linear feet in length.

FY 2021 funding request is for design. Construction is currently estimated at \$2.6 million and would be part of a future funding request. Project is contingent upon a partnership with the property owner.

Cumming Street at Henderson Parkway Roundabout (Design)

\$200,000

Priority 3: This request is to perform necessary studies, evaluations, and analysis for replacement of the existing traffic signal at the intersection of Cumming Street at Henderson Parkway with a single-lane roundabout. Improved traffic flow and safety benefits are potential advantages of a roundabout compared to the existing traffic signal at this location.

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Construction and right-of-way acquisition costs are estimated at \$1.6 million and would be part of a future funding request.

Mayfield Road at Canton Street Roundabout (Design) \$200,000

Priority 3: This request is to perform necessary studies, evaluations, and analysis for replacement of the existing traffic signal at the intersection of Mayfield Road at Canton Street with a single-lane roundabout. Improved traffic flow and safety benefits are potential advantages of a roundabout compared to the existing traffic signal at this location.

Construction and right-of-way acquisition costs are estimated at \$1.6 million and would be part of a future funding request.

Mayfield Road at Providence Road Roundabout (Design) \$200,000

Priority 3: This request is to perform necessary studies, evaluations, and analysis for replacement of the existing traffic signal at the intersection of Mayfield Road at Providence Road with a single-lane roundabout. Improved traffic flow and safety benefits are potential advantages of a roundabout compared to the existing traffic signal at this location.

Construction and right-of-way acquisition costs are estimated at \$1.8 million and would be part of a future funding request.

Windward Parkway at Clubhouse Drive Roundabout (Design) \$300,000

Priority 3: This request is to perform necessary studies, evaluations, and analysis for replacement of the existing traffic signal at the intersection of Windward Parkway at Clubhouse Drive with a dual-lane roundabout with slip lanes. Improved traffic flow and safety benefits are potential advantages of a roundabout compared to the existing traffic signal at this location. Construction and right-of-way acquisition costs are estimated at \$2.7 million and would be part of a future funding request.

Southlake Drive Traffic Calming (Design) \$350,000

Priority 1: This request is for the design and evaluation of appropriate traffic calming and safety treatments along Southlake Drive between Webb Bridge Road and Douglas Road, including the following projects:

- A roundabout at Southlake Drive at Clipper Bay Drive.
- Lane narrowing with center medians on Southlake Drive at the intersection of Westchester Way.
- A roundabout at Southlake Drive at Schooner Ridge.
- Lane narrowing with center medians on Southlake Drive at the intersection of Southlake Court.
- A roundabout at Southlake Drive at Americas Cup Cove.

Construction costs are estimated at \$1.8 million and would be part of a future funding request.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Marjean Way Extension (Design)

\$500,000

Priority 1: This request is for the design of the extension of Marjean Way from its current terminus at Orchid Lane north to Milton Avenue. The roadway extension will include brick sidewalks on both sides of the road to match the roadway section approved as part of the Windsong Townhomes development. Also included in the project scope will be the design of a regional stormwater facility designed to accommodate any future redevelopment of the adjacent upstream properties (currently occupied by the Masonic Lodge and Krogh Cabinetry) and the city-owned property at 90/92 Milton Avenue. The stormwater facility will be designed in such a manner to provide an attractive amenity to the area. In addition, the design shall include amenities associated with the future park. Construction costs are estimated at \$2.5 million and would be part of a future funding request.

Wills Road Widening (Design/ROW; Milton Ave. to Old Milton Pkwy) \$200,000

Priority 1: The City has received complaints of traffic backups that occur at the intersection of Mid Broadwell Road and Wills Road. The Downtown area of Milton Avenue near Roswell Street/Canton Street is becoming more congested. Providing connectivity to the multi-lane of Old Milton Parkway from Wills Road may serve as a reliever route for traffic not wishing to go through Downtown. An additional southbound lane on Wills Road from Mid Broadwell Road will provide a free flow right off of Mid Broadwell Road and allow connection to Old Milton Parkway thus giving drivers an option around Downtown. This request is for funding of design and estimated right-of-way costs. Construction costs are estimated at \$1 million and would be part of a future funding request.

Waters Road Traffic Calming (Design)

\$300,000

Priority 2: The city has received numerous complaints from citizens living along Waters Road regarding the volume of traffic and speed of vehicles. Several options and locations were evaluated, and it has been determined that roundabouts at the intersections of Waters Road and Centennial Drive, and Waters Road and Waters Mill Drive, would be the most feasible method for addressing these concerns. Design funds are being requested for FY 2021.

It is anticipated that right-of-way will be needed from property owners and will be acquired in FY 2022 after completion of the design documents. Construction costs are estimated at \$3 million and would be part of a future funding request.

Kimball Bridge Road Improvements (design; Waters Rd to Buice Rd) \$250,000

Priority 2: This request is for design funding for roadway improvements along Kimball Bridge Road between Waters Road and Buice Road. Improvements will include the addition of left-turn lanes along Kimball Bridge Road to serve all intersections with South Kimball Bridge Crossing and Bracebridge Road. Project will also investigate adding improvements like replacing the signal at the intersection with Glen Abbey Drive/Tuxford Drive with a roundabout.

Project goal is to provide these improvements along the corridor to slow vehicles and improve pedestrian safety. Cost savings can be accomplished in construction by pairing the

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project up with the future 60" water transmission line work by the County along Kimball Bridge Road from the cemetery to Buice Road.

Right-of-way and construction costs are estimated at \$250K and \$2.5 million respectively and would be part of future funding requests.

Douglas Rd Traffic Calming (Option 1 – No Roundabout; Design) \$50,000

Priority 2: This request is for the design and implementation of safety improvements along Douglas Road. Citizens of Waters Road have expressed concerns of individuals driving at excessive speeds. The topography of Douglas Road does not make it any easier to slow drivers. Requests have been submitted for roundabouts, sidewalks on both sides of the street, chicanes, and improved landscape areas.

This funding request is for design of improvements which include removal of right turn lanes along the corridor. Removal of the right turn lanes and replacing the areas with landscaping will provide drivers a tunnel effect and force drivers to slow their speed and become more aware of their surroundings.

Construction costs are estimated at \$450K and would be part of a future funding request. Another option would be roundabouts which are included in a separate capital request.

Douglas Rd Traffic Calming (Option 2 – Roundabout; Design) \$150,000

Priority 2: The City has received numerous complaints from citizens living along Douglas Road regarding the volume of traffic and speed of vehicles. Several options and locations were evaluated along Douglas Road. Intersection improvements at Douglas Road/Clubhouse Drive and Douglas Road/Newport Bay Passage are being considered. A roundabout is being proposed at Douglas Road/Clubhouse Drive to address the intersections volume as well as a traffic calming. Traffic calming measures for the Newport Bay Passage intersection would include a lane diet and sight distance improvements. Design funds are being requested for FY 2021. It is anticipated that right-of-way will be needed from property owners and will be acquired in FY 2022 after completion of the design documents (estimated at \$100K).

Construction costs are estimated at \$1.5 million and would be part of a future funding request. Another option includes smaller scale traffic calming measures including removal of right-turn lanes and are included in a separate capital request.

Haynes Bridge Road Lighting \$460,000

Priority 1: This request is for funding of a lighting design and installation of Pedestrian Streetlights on the East and West side of Haynes Bridge Road between Old Milton Parkway and Academy Street. Lighting will consist of pedestrian lighting along the sidewalk (both sides) as well as taller streetlights in the vicinity of the roundabout. A formal lighting design will determine the best approach taking into consideration lighting casted onto neighboring streets as well as safety for pedestrians and vehicles.

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City Center Decorative Signposts

\$180,000

Priority 2: This request is to upgrade the signposts at City Center to the approved decorative black Wadsworth design post. This project will include all signposts located in and around City Center including Academy Street (SR 9 to Haynes Bridge Road) and Haynes Bridge Road (Academy Street to Old Milton Parkway). As a part of this project, a GIS inventory of the permanent sign locations will be done, and sign clutter will be taken into consideration to reduce the overall number of signs.

AlphaLoop (City Trail)

\$9,000,000

Priority 1: This request is to provide construction funding for the AlphaLoop City Trail. AlphaLoop is envisioned as a multi-use trail and park system intended to connect City Center, Avalon, and the Northwinds Area together via paved pedestrian pathways.

Phase A runs from Old Milton Parkway to Westside Parkway, Phase B covers the crossing under Westside Parkway, and Phase C runs from Westside Parkway to Northwinds Parkway. Construction estimates total \$9 million and include the following: Phase A (\$6 million); Phase B (\$1 million); Phase C (\$2 million).

Windward Parkway Pedestrian Bridges (Design)

\$250,000

Priority 2: This request is for the design of five pedestrian bridges:

- An 8' pedestrian bridge (6' clear width) over Camp Creek between Marconi Drive and Alderman Drive on north side of Windward Parkway. (The south side pedestrian bridge will be constructed as part of Big Creek Greenway Extension).
- Two pedestrian bridges over Big Creek between Union Hill Road and Clubhouse Drive. It consists of an 8' pedestrian bridge (6' clear width) on north side of Windward Parkway; and another same type of the bridge with an additional 10' multi-use trail on south side of Windward Parkway to connect the existing sidewalk to Big Creek Greenway.
- Two 8' pedestrian bridges (6' clear width) over Big Creek Tributary between Clubhouse Drive and Admiral Crossing on both sides of Windward Parkway.

Construction costs are estimated at \$2.7 million and would be part of a future funding request.

Waters Road Sidewalk Improvements (ROW)

\$20,000

Priority 1: This funding request is for the purchase of right-of-way for the eventual installation of sidewalks to fill in two gaps along the east side of Waters Road. Citizens of Waters Road have expressed concerns of individuals driving at excessive speeds. Installation of these sidewalks would provide continuous sidewalk along both sides of Waters Road. Pedestrians would only need to cross Waters Road at signalized intersections: Kimball Bridge Road and Jones Bridge Road.

Design of these sidewalk segments was completed in-house by Staff in FY 2019. Construction costs are estimated at \$970,000 and would be part of future funding requests.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Southlake Drive Culvert Replacement (partial)

\$100,000

Priority 1: This request is for the reconstruction of the culvert under Southlake Drive at Westchester Way. The existing culvert and headwalls are deteriorating and do not carry the 100-year flood without topping the roadway. This project will replace the triple culverts with an arch culvert similar to Mayfield Road. The walls on either side will not be adjacent to the sidewalk, so they will not extend to be visible while on the roadway. The face of the walls (visible from the resident home side) will be finished with stone pattern like the surrounding stacked stone signs and pillars in the vicinity. The new bottomless culvert will require less maintenance and be equipped with a rack to capture floating debris on the southside of Southlake Drive to prevent some floatables from entering Lake Windward. The Southlake Project will include some additional stormwater pipe realignment to tie into the new culvert, placement of sidewalk and handicap ramps, and installation of sod and landscaping. FY 2021 money will be used for work that can be accomplished without open cutting the road including utility relocation and coordination. The bulk of the project will be funded in FY 2022 for construction to occur June and July 2023 with road closures and is currently estimated at \$1.2 million.

Public Safety HQ Parking Lot Expansion

\$100,000

Priority 1: Due to the increased number of individuals accessing the Public Safety Headquarters, additional parking needs are desired. This request is for funding to construct an additional 24 parking spaces along the main entrance off Westside Parkway to the Public Safety Headquarters complex. Design was funded in FY 2019 and completed by Staff.

Alpharetta Arts Center Parking Expansion (Design)

\$50,000

Priority 1: This request is for funding of the design for an expansion of the parking lot at the Arts Center. The existing parking lot provides 39 parking spaces. The proposed expansion would increase this number by 36 spaces to 75 (total). The parking lot expansion would be constructed atop the current detention pond. This will necessitate the creation of an underground detention system beneath the parking expansion. The use of permeable pavers in lieu of asphalt is proposed for the parking expansion. Construction costs are estimated at \$900,000 and would be part of future funding requests.

Recurring Rec Roof Replacement (Mansell House Pavilion)

\$60,000

Priority 1: This request is for replacement of the roof for the pavilion located at the Mansell House. The replacement will include new roof decking, asphalt shingles, and tongue and groove underside decking. The pavilion is in major need of a new roof. The roof issues have caused the roof and underside decking to rot beyond repair and will need replacement also.

City Hall Beautification

\$10,000

Priority 2: This request is for the beautification of City Hall including interior art aesthetics.

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Public Safety

3D Laser Scanner

\$60,100

Priority 1: This request is for a Faro 3-D laser scanner and software with equipment which will replace the out-of-service and outdated Total Station equipment previously used during crash investigations by the Traffic Unit. The laser scanner captures a 3D representation of any scene, exactly how it was at the time. It can create 2D and 3D scene diagrams/animations, perform crash/crime scene analysis, and courtroom presentations. This system can be used for crime scene investigations, arson investigations, training, fire pre-planning, and wide array of other uses by several units within Public Safety. This request includes: Faro 3D scanner (\$30,000); set up (\$4,000); software (\$9,000); equipment (\$6,100); and 3-year maintenance and warranty on equipment and software (\$11,000). Additional costs every 4 years of \$16,000 to upgrade software and warranties.

CRT License Plate Reader Expansion

\$17,500

Priority 1: Requesting funding to expand the current vehicle mounted License Plate Reader (LPR) system in use in the Community Response Team (CRT). Currently, CRT is equipped with one vehicle mounted LPR with 3 cameras on one patrol vehicle. This request is to purchase 2 additional processing units (appx \$8,750 per unit) and then equip three patrol vehicles with vehicle mounted LPR with 1 camera per vehicle. The LPR cameras will expand our effectiveness of the LPR system already in use and will allow for more coverage which in turn will increase the amount of contacts with violators. Training on the additional systems will be done on-duty at no additional costs. Annual software fees will be identical to the fees already budgeted for the LPR system.

PS Equipment (new)

\$13,400

Priority 2: This request is for various capital items within Public Safety including:

- CID Vests (\$6,400) - This request is for tactical/active shooter response outer carriers for the detectives of the Criminal Investigation Division. Recently, there have been numerous active shooter type events around the country, including one in Alpharetta where detectives were the first on-scene. Currently, we are asking our detectives to respond to assist and or take over incidents from the patrol division when the need for more in-depth responses are warranted. At this time, our detectives do not have a vest that they can keep in their vehicle that would have body armor, extra equipment, as well a clearly defined POLICE patch for identification purposes. By providing detectives with tactical/active shooter response outer carriers, it will allow them to have additional mags, tourniquets, taser, gloves, and other items necessary in an active shooter situation. The approximate cost will be \$250-\$275 per carrier for twenty-three (23) detectives.
- CRT Star Chaser (\$7,000) - This request is for the StarChase System, a vehicle mounted GPS deployed dart that adheres to the offender's vehicle. This allows for the vehicle to be tracked via GPS tracking and allows law enforcement to track the offender from a safe distance eliminating the need for a vehicle pursuit. The system

CAPITAL INITIATIVE REQUESTS

costs \$7,000 per unit plus installation. Annual costs are estimated at \$1,000 and will be funded within the operating budget.

Recreation, Parks & Cultural Services

Wills Park Master Plan Improvements

\$970,000

Priority 2: This program provides for the systematic development of Wills Park as outlined in the 2018 Wills Park Master Plan. In 2021, construction of gateway entrances, improvements to the dog park to include drainage upgrades, and renovations to disc golf facilities are planned.

The two Gateway entrance signs are tentatively set for Old Milton Parkway and Roswell Street as well as Old Milton Parkway and Wills Road. Said sign improvements will include entrance archways and heavy landscaping (Roswell Street) and a boardwalk (Wills Road). The disc golf course needs rerouting as many of the holes need to be moved away from the eroding stream bank. Exact locations will be determined thru survey work and storm drainage issues. Waggy World was constructed without proper drainage. A consultant is currently working on construction drawings for the approved master plan. Portions of this scope were originally included in the FY 2020 funding request but were not feasible due to removal and increased costs of the replacement maintenance barn.

Recurring Synthetic Turf Field Replacements

\$500,000

Priority 2: This request is for the replacement of North Park turf field #2. This multi-use field is over 11-years old and accommodates youth football, lacrosse, soccer programs, and public use. Average life of a turf field is 8-10 years. This field has required extensive turf repairs over the past 2-years. The current condition calls for immediate replacement for better playability and safety for users.

Park System Wayfinding Signage

\$100,000

Priority 1: This project is the implementation of the park system wayfinding and signage plan developed in FY 2017. The purpose of the signage plan is to bring uniformity to the numerous signs in our entire park system. The plan defines a specific sign style that will become our "brand" and help park patrons easily identify Alpharetta parks. The plan recommends locations for signs to help visitors locate various amenities in the parks, such as fields, playgrounds, tennis courts, restrooms, etc. Signs within parks will be evaluated and prioritized for replacement. Staff will systematically replace signs using the new guidelines outlined in the plan. Entrance upgrades were listed for all parks in the Master Plan and part of the upgrade includes signage. This is a multi-year initiative.

Pocket Park Development (design)

\$50,000

Priority 1: Design/development of downtown pocket parks throughout downtown Alpharetta. These parks need to be planned for connectivity and curb appeal. Included in these areas are Ole Milton Park (where the fountain and Christmas tree are); areas at the corner of Old Roswell and Roswell Street; the corner of Old Canton and Canton; the parking area where Food Truck Alley is held; and other small city-owned areas in downtown. FY 2021 includes funding for design of the improvements. Construction of the improvements would span multiple years and is currently estimated at \$375,000.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Neighborhood Park Renovation/Development

\$550,000

Priority 2: Old Rucker park has been identified as the next neighborhood park scheduled for development. Funds are being requested for the development of a park master plan, construction drawings and the first phase of development which includes park entrance improvements, restroom facility, and parking.

Wills Park Equestrian Center Master Plan Buildout

\$4,825,000

Priority 3: This funding request includes the following Wills Park Equestrian Center improvements:

- Reroute the four (4) existing rings complete with new footings, fencing, and lighting.
- Construct a new 5th ring on the old maintenance barn site.
- Construct a new geo-grid parking lot in the southernmost vacant field to handle the increase in traffic from the new ring.
- Replace all existing barns with new structures (approximately 300 stalls).

Historic Preservation Initiative

\$60,000

Priority 2: This fund supports several initiatives to preserve the rich history of the City of Alpharetta

- Farmhouse property

This request is for funding of a master plan, along with the necessary permits for the Farmhouse property.

- Alpharetta Old Milton County Museum

This request is for upgrading the displays, artifacts, equipment, etc. and totals \$10,000 in 2021.

Cultural Services Plan

\$30,000

Priority 1: In 2018, Recreation, Parks and Cultural Services Master Plan recommended that Cultural Services develop a public art program to integrate art into all parks and public spaces in Alpharetta; create the Arts Center as a cultural hub; and create a Department-wide Program Plan. This Cultural Plan would be a yearlong planning effort, which includes in-depth research, engagement, analysis of City plans and collaboration with residents, artists, organizations, City Staff Departments and City Council / Leaders. Fulton County Arts & Culture is working with a consultant for an Arts & Culture Strategic Plan. To better collaborate and obtain funding, staff would like to have a Cultural Plan in place to follow on a City, County, and State level.

CAPITAL INITIATIVE REQUESTS

Big Creek Stream Bank Restoration

\$100,000

Priority 2: At the direction of the Director of Recreation, Parks and Cultural Services, this capital item is for construction projects repairing bank stabilization along the Brig Creek Greenway has been included as a separate non-recurring capital request. The projects listed here were identified in the FY 2018 Big Creek Erosion Study and were designed in FY 2019 and FY 2020. The FY 2021 funds are for the construction of a culvert replacement along the greenway trail south of Old Milton Parkway. This area has seen severe erosion and sediment deposition. The FY 2022 funds are earmarked for 3 project locations along the greenway near the YMCA north of Old Milton Parkway. In these areas the bank of Big Creek has been eroding away and threatens to impact the greenway trail.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

EXCERPT

CITYWIDE BUDGET SUMMARIES

Citywide Budget Summaries

Overview

The *Citywide Budget Summaries* section is intended to provide readers with an overall understanding of the city's fiscal year 2021 budget. The following schedules provide readers with revenue and expenditure summaries from several different perspectives including:

- **Citywide Budget Summary by Fund**

This section provides a summary/narrative of FY 2021 budget data by fund type (e.g. General Fund, Special Revenue Funds, etc.).

- **Citywide Budget Summary by Revenue Source**

This section provides a summary/narrative of FY 2021 budget data by revenue source (i.e. Property Taxes, Other Taxes, Charges for Services, etc.). Please refer to the specific Fund Summaries section (e.g. General Fund Summary, Special Revenue Fund Summaries, etc.) of this document for more detailed information about the city's various revenue sources.

- **Citywide Budget Summary by Department Expenditures**

This section provides a summary/narrative of FY 2021 budget data by department expenditures (e.g. City Administration, Public Safety, etc.). Please refer to the *Departmental Summaries* section of this document for more detailed information about each department's expenditures.

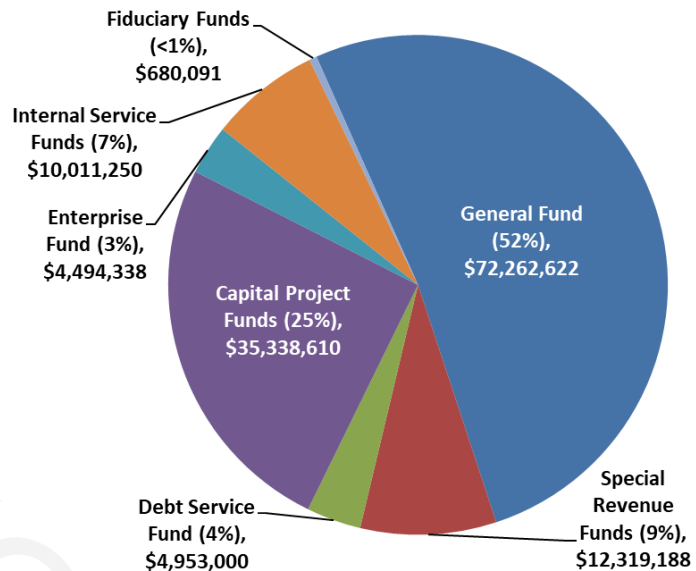
- **Citywide Budget Summary by Expenditure Category**

This section provides a summary/narrative of FY 2021 budget data by expenditure category (e.g. Personnel Services, Maintenance & Operations, etc.).

CITYWIDE BUDGET SUMMARIES

Summary by Fund Type

**FY 2021 Citywide Budget
totals \$140 Million**



The Fiscal Year 2021 budget for all funds totals \$140 million. The city budget includes appropriations for the following fund types:

General Fund: The city's General Fund is its largest fund and includes governmental activities such as police, fire, recreation, and other general governmental functions that are primarily funded with property taxes, utility taxes, franchise fees, and charges for services, such as recreation program fees.

Special Revenue Funds: These Funds are established to account for revenues that are restricted by statute, ordinance, or resolution for a specific purpose. The city currently utilizes the following special revenue funds: E-911 Fund; Impact Fee Fund; Drug Enforcement Agency Fund; Hotel/Motel Fund; and the Operating Grants Fund.

Debt Service Fund: This Fund is utilized to account for debt service requirements of the city's general government debt obligations.

Capital Project Funds: These Funds are used for various citywide capital projects. Projected

funding for FY 2021 is from fund balance, T-SPLOST collections, and transfers from other funds. Unspent appropriations from fiscal year 2020 will be re-appropriated to continue previously approved projects.

Enterprise Fund: This Fund is a self-supporting entity that derives its revenue primarily from charges levied on the users of its services, much like private enterprises. The city utilizes an enterprise fund to account for operations of its solid waste system.

Internal Service Fund: These Funds are used to accumulate and allocate costs internally among the city's various functions. The city utilizes a Risk Management Fund (administering general liability, automotive liability, workers' compensation and property insurance coverage) and Medical Insurance Fund (account for activity under the Minimum Premium Plan in accordance with GAAP).

Fiduciary Funds: These Funds are used to account for resources held for the benefit of parties outside the government and include the OPEB Funds.

CITYWIDE BUDGET SUMMARIES

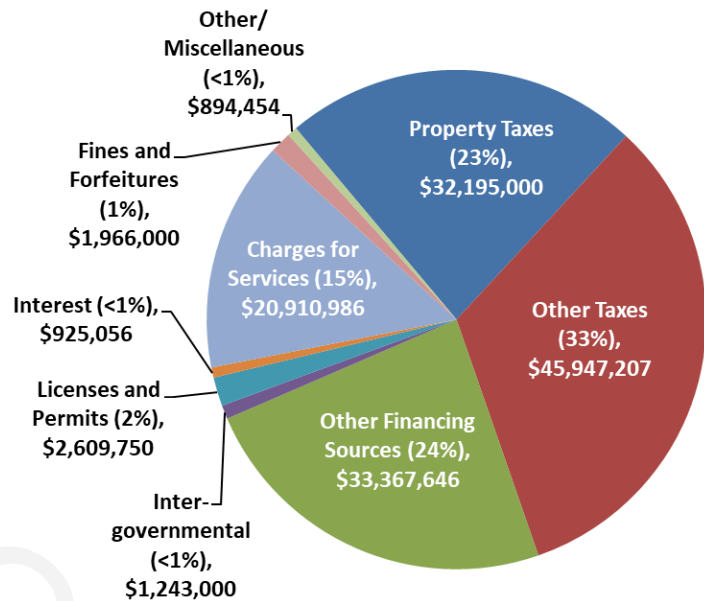
Summary by Fund

	Revenues	Expenditures	Balanced Budget
General Fund	\$ 72,262,622	\$ 72,262,622	√
Special Revenue Funds:			
E-911 Fund	\$ 4,276,568	\$ 4,276,568	√
Drug Enforcement Agency (DEA) Fund	315,282	315,282	√
Impact Fee Fund	925,000	925,000	√
Hotel/Motel Fund	6,802,338	6,802,338	√
	\$ 12,319,188	\$ 12,319,188	√
Debt Service Fund	\$ 4,953,000	\$ 4,953,000	√
Capital Project Funds:			
Capital Projects Fund	\$ 7,428,610	\$ 7,428,610	√
Stormwater Capital Fund	1,710,000	1,710,000	√
T-SPLOST Capital Fund	26,200,000	26,200,000	√
	\$ 35,338,610	\$ 35,338,610	√
Enterprise Fund:			
Solid Waste Fund	\$ 4,494,338	\$ 4,494,338	√
Internal Service Funds:			
Risk Management Fund	\$ 1,526,250	\$ 1,526,250	√
Medical Insurance Fund	8,485,000	8,485,000	√
	\$ 10,011,250	\$ 10,011,250	√
Fiduciary Funds:			
OPEB Health Benefit Fund	\$ 86,589	\$ 86,589	√
OPEB Reimbursement Benefit Fund	593,502	593,502	√
	\$ 680,091	\$ 680,091	√
Total	\$ 140,059,099	\$ 140,059,099	√

CITYWIDE BUDGET SUMMARIES

Summary by Revenue Source

**FY 2021 Citywide Budget
totals \$140 Million**



The chart above segments the FY 2021 budget by revenue source and includes the following:

Property Taxes: Ad Valorem tax on real/personal property owned within the city. The adopted millage rate for FY 2021 totals 5.750 mills and is composed of the following: Operating Millage Rate of 4.935 mills (used to fund general city operations and the recurring capital program); and a Debt Service Millage Rate of 0.815 mills (used to fund debt service on voter approved general obligation bonds).

Other Taxes: Includes local option sales taxes (i.e. LOST), T-SPLOST collections (transportation special purpose local option sales taxes), franchise fees (fees charged to utility companies operating within the city that allow for the use of public right-of-way), hotel/motel taxes, business and occupational taxes, etc.

Licenses and Permits: Includes building permit fees, occupancy permit fees, alcohol

beverage permit fees, development permits and related fees, etc.

Intergovernmental: Includes federal, state, and local grant funding as well as revenue sharing associated with intergovernmental agreements.

Charges for Services: Includes recreation user fees, planning and development fees, fire plan review fees, special event fees, solid waste fees, employer/employee premium fees; etc.

Fines and Forfeitures: Includes municipal court fines, code enforcement board fines, etc.

Interest: Includes investment earnings on city funds.

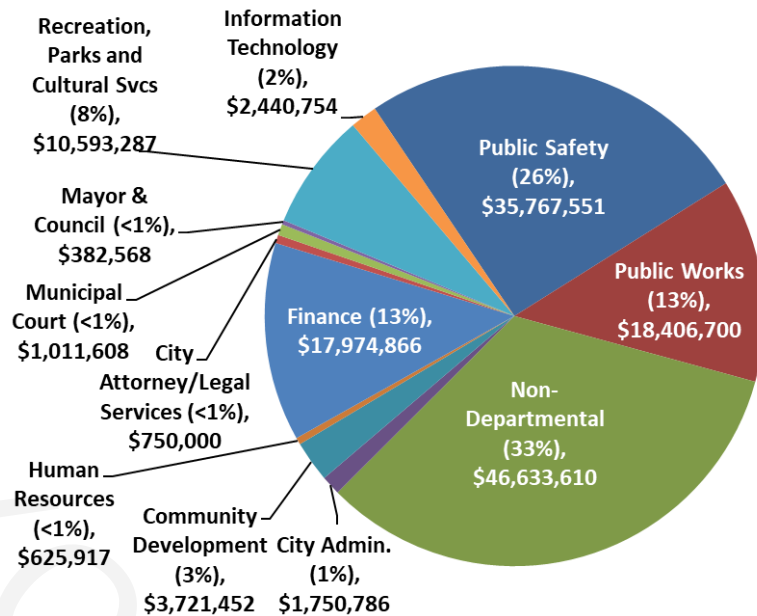
Other/Miscellaneous: Includes the sale of surplus assets, donations, and other miscellaneous revenues.

Other Financing Sources: Includes inter-fund transfers and budgeted fund balance.

CITYWIDE BUDGET SUMMARIES

Summary by Department Expenditures

**FY 2021 Citywide Budget
totals \$140 Million**



The chart above segments the FY 2021 budget by department/functional unit and includes the following:

Mayor and City Council

City Administration

Community Development

Public Works

Finance (includes general operations and activities associated with the Solid Waste Fund, Risk Management Fund, and Medical Insurance Fund)

Human Resources

Information Technology

Legal Services (City Attorney)

Municipal Court

Public Safety (includes general operations and activities associated with the DEA Fund and E-911 Fund)

Recreation, Parks and Cultural Services

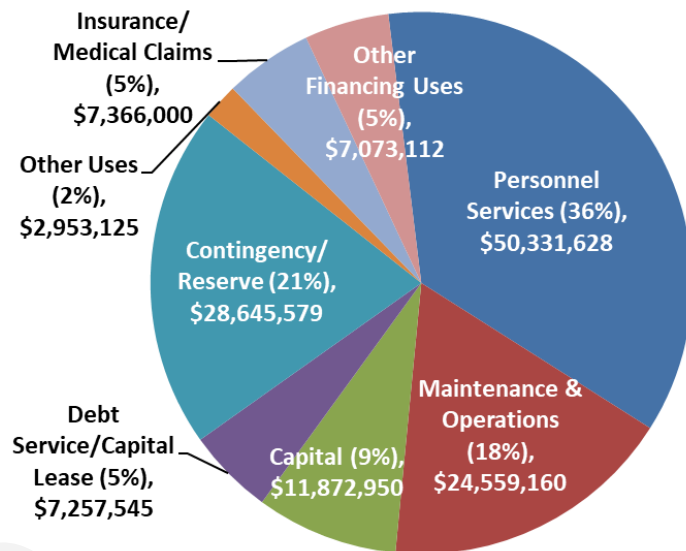
Non-Departmental (interfund transfers, contingency/reserves, Hotel/Motel Fund distributions, debt service, activities within the OPEB Funds, etc.)

Please refer to the *Departmental Summaries* section of this document for specific information on each department including mission, goals and objectives, financial summary, and performance measures.

CITYWIDE BUDGET SUMMARIES

Summary by Expenditure Category

**FY 2021 Citywide Budget
totals \$140 Million**



The chart above segments the FY 2021 budget by expenditure category and includes the following:

Personnel Services: Includes expenses for salaries, wages, and related employee benefits provided for all persons employed by the city whether on a full-time, part-time, temporary, or seasonal basis. Employee benefits include employer contribution for health insurance, pension, social security, workers compensation, other post-employment benefits, etc.

Maintenance and Operations: Includes expenses for goods and services associated with city's provision of services. Examples include professional fees, repair & maintenance, utilities, travel and training, etc.

Capital: Includes expenses for the acquisition of capital assets (e.g. building improvements, machinery and equipment, vehicle replacement/acquisition, etc.).

Debt Service: Includes expenses related to the repayment of the city's voter approved

debt obligations (e.g. principal and interest payments, debt service fees, etc.).

Insurance/Medical Claims: Includes an actuarially determined estimate for risk-management insurance claims and estimated medical claims under the city's Minimum Premium Plan. There is a grossing-up effect with the Medical Insurance Fund as the employer premium expenses are also reflected in the Operating Funds (e.g. General Fund, E911 Fund, etc.).

Other Uses: Includes Hotel/Motel Tax disbursements to the Alpharetta Convention & Visitors Bureau.

Contingency/Reserves: Includes General Fund contingency appropriations and reserve appropriations across multiple funds (Capital Projects Fund, Stormwater Capital Fund, T-SPLOST Fund, etc.).

Other Financing Uses: Includes interfund transfers for items such as grant matches, capital improvements, etc.

CITYWIDE BUDGET SUMMARIES

Consolidated Summary (Revenues by Source/Expenditures by Department)

	General Fund	Special Revenue Funds				Capital Project Funds				
		DEA Fund	E-911 Fund	Impact Fee Fund	Hotel/Motel Fund	Capital Projects Fund	Stormwater Capital Fund	T-SPLOST Capital Fund		
REVENUES:										
Property Taxes	\$ 27,242,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Option Sales Taxes/T-SPLOST	13,479,457	-	-	-	-	-	-	-	10,400,000	-
Other Taxes	15,317,750	-	-	-	-	6,750,000	-	-	-	-
Licenses and Permits	2,609,750	-	-	-	-	-	-	-	-	-
Intergovernmental Revenue	113,000	-	1,130,000	-	-	-	-	-	-	-
Charges for Services	3,320,800	-	3,120,000	-	-	-	-	-	-	-
Fines and Forfeitures	1,806,000	160,000	-	-	-	-	-	-	-	-
Interest Earnings	310,000	-	26,568	-	52,338	171,748	-	-	300,000	-
Other/Miscellaneous	243,363	-	-	-	-	-	-	-	-	-
subtotal	\$ 64,442,120	\$ 160,000	\$ 4,276,568	\$ -	\$ 6,802,338	\$ 171,748	\$ -	\$ -	\$ 10,700,000	-
Other Financing Sources										
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,156,862	\$ 1,385,000	\$ -	\$ -	-
Interfund Transfer from Hotel/Motel Fund	2,531,250	-	-	-	-	-	-	-	-	-
Budgeted Fund Balance	5,289,252	155,282	-	925,000	-	4,100,000	325,000	15,500,000	-	-
subtotal	\$ 7,820,502	\$ 155,282	\$ -	\$ 925,000	\$ -	\$ 7,256,862	\$ 1,710,000	\$ 15,500,000	-	-
Total Revenues	\$ 72,262,622	\$ 315,282	\$ 4,276,568	\$ 925,000	\$ 6,802,338	\$ 7,428,610	\$ 1,710,000	\$ 26,200,000	-	-
EXPENDITURES:										
Mayor and City Council	\$ 382,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
City Administration	1,663,286	-	-	-	-	87,500	-	-	-	-
Finance	3,469,278	-	-	-	-	-	-	-	-	-
Legal Services	750,000	-	-	-	-	-	-	-	-	-
Information Technology	2,140,754	-	-	-	-	300,000	-	-	-	-
Human Resources	625,917	-	-	-	-	-	-	-	-	-
Municipal Court	1,011,608	-	-	-	-	-	-	-	-	-
Public Safety	29,940,941	315,282	4,276,568	-	-	1,234,760	-	-	-	-
Public Works	8,921,460	-	-	-	-	3,775,240	1,710,000	4,000,000	-	-
Recreation, Parks and Cultural Services	9,915,787	-	-	-	-	677,500	-	-	-	-
Community Development	3,661,452	-	-	-	-	60,000	-	-	-	-
Non-Departmental	-	-	-	-	6,000	-	-	-	-	-
Insurance Premiums (Risk Fund)	720,250	-	-	-	-	-	-	-	-	-
Alpharetta Convention and Visitors Bureau	-	-	-	-	2,953,125	-	-	-	-	-
Debt Service (Principal and Interest)*	290,490	-	-	-	1,311,963	-	-	-	-	-
Contingency	700,000	-	-	-	-	-	-	-	-	-
Non-Allocated (Operating Initiatives)	276,000	-	-	-	-	-	-	-	-	-
Non-Allocated (Reserve)	2,314,579	-	-	-	-	-	-	-	-	-
Non-Allocated (Reserve); One-Time Usage	936,390	-	-	925,000	-	1,293,610	-	22,200,000	-	-
subtotal	\$ 67,720,760	\$ 315,282	\$ 4,276,568	\$ 925,000	\$ 4,271,088	\$ 7,428,610	\$ 1,710,000	\$ 26,200,000	-	-
Other Financing Uses										
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ 2,531,250	\$ -	\$ -	\$ -	\$ -	-
Interfund Transfer to Capital Funds	4,541,862	-	-	-	-	-	-	-	-	-
subtotal	\$ 4,541,862	\$ -	\$ -	\$ -	\$ 2,531,250	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 72,262,622	\$ 315,282	\$ 4,276,568	\$ 925,000	\$ 6,802,338	\$ 7,428,610	\$ 1,710,000	\$ 26,200,000	-	-

* Not including Capital Leases which are programmed into the appropriate Departmental budget above.

CITYWIDE BUDGET SUMMARIES

	Enterprise Fund		Internal Service Funds		Fiduciary Funds		
	Debt Service Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	OPEB Health Benefit Fund	OPEB Reimb. Fund	TOTAL
REVENUES:							
Property Taxes	\$ 4,953,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,195,000
Local Option Sales Taxes/T-SPLOST	-	-	-	-	-	-	23,879,457
Other Taxes	-	-	-	-	-	-	22,067,750
Licenses and Permits	-	-	-	-	-	-	2,609,750
Intergovernmental Revenue	-	-	-	-	-	-	1,243,000
Charges for Services	-	4,471,575	1,513,611	8,485,000	-	-	20,910,986
Fines and Forfeitures	-	-	-	-	-	-	1,966,000
Interest Earnings	-	22,763	12,639	-	10,000	19,000	925,056
Other/Miscellaneous	-	-	-	-	76,589	574,502	894,454
<i>subtotal</i>	\$ 4,953,000	\$ 4,494,338	\$ 1,526,250	\$ 8,485,000	\$ 86,589	\$ 593,502	\$ 106,691,453
Other Financing Sources							
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,541,862
Interfund Transfer from Hotel/Motel Fund	-	-	-	-	-	-	2,531,250
Budgeted Fund Balance	-	-	-	-	-	-	26,294,534
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,367,646
Total Revenues	\$ 4,953,000	\$ 4,494,338	\$ 1,526,250	\$ 8,485,000	\$ 86,589	\$ 593,502	\$ 140,059,099
EXPENDITURES:							
Mayor and City Council	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 382,568
City Administration	-	-	-	-	-	-	1,750,786
Finance	-	4,494,338	1,526,250	8,485,000	-	-	17,974,866
Legal Services	-	-	-	-	-	-	750,000
Information Technology	-	-	-	-	-	-	2,440,754
Human Resources	-	-	-	-	-	-	625,917
Municipal Court	-	-	-	-	-	-	1,011,608
Public Safety	-	-	-	-	-	-	35,767,551
Public Works	-	-	-	-	-	-	18,406,700
Recreation, Parks and Cultural Services	-	-	-	-	-	-	10,593,287
Community Development	-	-	-	-	-	-	3,721,452
Non-Departmental	15,860	-	-	-	86,589	593,502	701,951
Insurance Premiums (Risk Fund)	-	-	-	-	-	-	720,250
Alpharetta Convention and Visitors Bureau	-	-	-	-	-	-	2,953,125
Debt Service (Principal and Interest)*	4,937,140	-	-	-	-	-	6,539,593
Contingency	-	-	-	-	-	-	700,000
Non-Allocated (Operating Initiatives)	-	-	-	-	-	-	276,000
Non-Allocated (Reserve)	-	-	-	-	-	-	2,314,579
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	-	-	25,355,000
<i>subtotal</i>	\$ 4,953,000	\$ 4,494,338	\$ 1,526,250	\$ 8,485,000	\$ 86,589	\$ 593,502	\$ 132,985,987
Other Financing Uses							
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,531,250
Interfund Transfer to Capital Funds	-	-	-	-	-	-	4,541,862
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,073,112
Total Expenditures	\$ 4,953,000	\$ 4,494,338	\$ 1,526,250	\$ 8,485,000	\$ 86,589	\$ 593,502	\$ 140,059,099

* Not including Capital Leases which are programmed into the appropriate Departmental budget above.

CITYWIDE BUDGET SUMMARIES

Consolidated Summary (Revenues by Source/Expenditures by Category)

		Special Revenue Funds				Capital Project Funds			
	General Fund	DEA Fund	E-911 Fund	Impact Fee Fund	Hotel/Motel Fund	Capital Project Fund	Stormw ater Capital Fund	T-SPLOST Capital Fund	
REVENUES:									
Property Taxes	\$ 27,242,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Option Sales Taxes/T-SPLOST	13,479,457	-	-	-	-	-	-	10,400,000	
Other Taxes	15,317,750	-	-	-	6,750,000	-	-	-	
Licenses and Permits	2,609,750	-	-	-	-	-	-	-	
Intergovernmental Revenue	113,000	-	1,130,000	-	-	-	-	-	
Charges for Services	3,320,800	-	3,120,000	-	-	-	-	-	
Fines and Forfeitures	1,806,000	160,000	-	-	-	-	-	-	
Interest Earnings	310,000	-	26,568	-	52,338	171,748	-	300,000	
Other/Miscellaneous	243,363	-	-	-	-	-	-	-	
subtotal	\$ 64,442,120	\$ 160,000	\$ 4,276,568	\$ -	\$ 6,802,338	\$ 171,748	\$ -	\$ 10,700,000	
Other Financing Sources									
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,156,862	\$ 1,385,000	\$ -	
Interfund Transfer from Hotel/Motel Fund	2,531,250	-	-	-	-	-	-	-	
Budgeted Fund Balance	5,289,252	155,282	-	925,000	-	4,100,000	325,000	15,500,000	
subtotal	\$ 7,820,502	\$ 155,282	\$ -	\$ 925,000	\$ -	\$ 7,256,862	\$ 1,710,000	\$ 15,500,000	
Total Revenues	\$ 72,262,622	\$ 315,282	\$ 4,276,568	\$ 925,000	\$ 6,802,338	\$ 7,428,610	\$ 1,710,000	\$ 26,200,000	
EXPENDITURES:									
Personnel Services	\$ 46,380,941	\$ 315,282	\$ 2,908,468	\$ -	\$ -	\$ -	\$ -	\$ -	
Maintenance and Operations	16,153,236	-	1,291,322	-	6,000	-	-	-	
Capital	27,950	-	-	-	-	6,135,000	1,710,000	4,000,000	
Debt Service	931,664	-	76,778	-	1,311,963	-	-	-	
Other									
Insurance/Medical Claims	-	-	-	-	-	-	-	-	
Alpharetta Convention and Visitors Bureau	-	-	-	-	2,953,125	-	-	-	
Contingency	700,000	-	-	-	-	-	-	-	
Non-Allocated (Operating Initiatives)	276,000	-	-	-	-	-	-	-	
Non-Allocated (Reserve)	2,314,579	-	-	-	-	-	-	-	
Non-Allocated (Reserve); One-Time Usage	936,390	-	-	925,000	-	1,293,610	-	22,200,000	
subtotal	\$ 67,720,760	\$ 315,282	\$ 4,276,568	\$ 925,000	\$ 4,271,088	\$ 7,428,610	\$ 1,710,000	\$ 26,200,000	
Other Financing Uses									
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ 2,531,250	\$ -	\$ -	\$ -	
Interfund Transfer to Capital Funds	4,541,862	-	-	-	-	-	-	-	
subtotal	\$ 4,541,862	\$ -	\$ -	\$ -	\$ 2,531,250	\$ -	\$ -	\$ -	
Total Expenditures	\$ 72,262,622	\$ 315,282	\$ 4,276,568	\$ 925,000	\$ 6,802,338	\$ 7,428,610	\$ 1,710,000	\$ 26,200,000	

CITYWIDE BUDGET SUMMARIES

	Enterprise Fund		Internal Service Funds		Fiduciary Fund		
	Debt Service Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	OPEB Health Benefit Fund	OPEB Reimb. Fund	TOTAL
REVENUES:							
Property Taxes	\$ 4,953,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,195,000
Local Option Sales Taxes/T-SPLOST	-	-	-	-	-	-	23,879,457
Other Taxes	-	-	-	-	-	-	22,067,750
Licenses and Permits	-	-	-	-	-	-	2,609,750
Intergovernmental Revenue	-	-	-	-	-	-	1,243,000
Charges for Services	-	4,471,575	1,513,611	8,485,000	-	-	20,910,986
Fines and Forfeitures	-	-	-	-	-	-	1,966,000
Interest Earnings	-	22,763	12,639	-	10,000	19,000	925,056
Other/Miscellaneous	-	-	-	-	76,589	574,502	894,454
<i>subtotal</i>	\$ 4,953,000	\$ 4,494,338	\$ 1,526,250	\$ 8,485,000	\$ 86,589	\$ 593,502	\$ 106,691,453
Other Financing Sources							
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,541,862
Interfund Transfer from Hotel/Motel Fund	-	-	-	-	-	-	2,531,250
Budgeted Fund Balance	-	-	-	-	-	-	26,294,534
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,367,646
Total Revenues	\$ 4,953,000	\$ 4,494,338	\$ 1,526,250	\$ 8,485,000	\$ 86,589	\$ 593,502	\$ 140,059,099
EXPENDITURES:							
Personnel Services	\$ -	\$ 75,846	\$ -	\$ -	\$ 76,589	\$ 574,502	\$ 50,331,628
Maintenance and Operations	15,860	4,418,492	845,250	1,800,000	10,000	19,000	24,559,160
Capital	-	-	-	-	-	-	11,872,950
Debt Service	4,937,140	-	-	-	-	-	7,257,545
Other							
Insurance/Medical Claims	-	-	681,000	6,685,000	-	-	7,366,000
Alpharetta Convention and Visitors Bureau	-	-	-	-	-	-	2,953,125
Contingency	-	-	-	-	-	-	700,000
Non-Allocated (Operating Initiatives)	-	-	-	-	-	-	276,000
Non-Allocated (Reserve)	-	-	-	-	-	-	2,314,579
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	-	-	25,355,000
<i>subtotal</i>	\$ 4,953,000	\$ 4,494,338	\$ 1,526,250	\$ 8,485,000	\$ 86,589	\$ 593,502	\$ 132,985,987
Other Financing Uses							
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,531,250
Interfund Transfer to Capital Funds	-	-	-	-	-	-	4,541,862
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,073,112
Total Expenditures	\$ 4,953,000	\$ 4,494,338	\$ 1,526,250	\$ 8,485,000	\$ 86,589	\$ 593,502	\$ 140,059,099

CITYWIDE BUDGET SUMMARIES

Personnel Listing by Department

	Actual FY 2017	Actual FY 2018	Actual FY 2019	Actual FY 2020	Proposed FY 2021*	Variance
Detail by Department:						
General Fund						
Mayor & City Council	7.0	7.0	7.0	7.0	7.0	-
City Administration	10.0	10.0	8.0	7.0	7.0	-
Community Development	26.0	26.0	28.0	30.0	30.0	-
Public Works	52.0	52.0	52.0	52.0	52.0	-
Finance	21.5	21.5	21.5	21.5	21.5	-
Public Safety	219.0	221.0	221.0	223.5	223.5	-
Human Resources	2.0	2.0	3.0	3.0	3.0	-
Municipal Court	9.0	9.0	8.0	8.0	8.0	-
Recreation, Parks and Cultural Svcs	51.0	51.0	51.0	51.0	51.0	-
Information Technology	11.0	11.0	11.0	12.0	12.0	-
subtotal	408.5	410.5	410.5	415.0	415.0	-
E-911 Fund (Special Revenue Fund)						
Public Safety	29.0	29.0	29.0	32.0	32.0	-
Information Technology	1.0	1.0	1.0	1.0	1.0	-
subtotal	30.0	30.0	30.0	33.0	33.0	-
DEA Fund (Special Revenue Fund)						
Public Safety	3.0	3.0	3.0	3.0	3.0	-
Solid Waste Fund (Enterprise Fund)						
Finance	1.0	1.0	1.0	1.0	1.0	-
Full-Time-Equivalent (FTE) Positions	442.5	444.5	444.5	452.0	452.0	-

Notes:

- * Includes 6.5 full-time equivalent positions that are not funded but are part of the City's authorized work force. These positions will remain vacant pending a (1) justifiable needs assessment by City Administration and (2) identification of a sustainable funding source.

Frozen positions include:

<u>General Fund</u>	<u>Department</u>	<u>Full-time Equivalent</u>
Public Works Crew Leader	Public Works	1
Public Works Crew Leader	Public Works	1
Public Works Tech 1	Public Works	1
Civil Engineer	Public Works	1
Treasury Services Manager	Finance	1
Deputy Court Clerk III	Court	1
Parking Enforcement Officer	Public Safety	0.5
		<u>6.5</u>

GENERAL FUND SUMMARY

General Fund Summary

Overview

The *General Fund Summary* section is intended to provide readers with an overall understanding of the city's fiscal year 2021 General Fund budget. The following schedules provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **General Fund Summary**

This section provides a brief description of the General Fund as well as charts segmenting revenues by source (e.g. Property Taxes, Licenses & Permits, etc.) and expenditures by department (e.g. City Administration, Public Safety, etc.).

- **Statement of Budgetary Comparisons**

This statement provides a detailed comparison of revenues and expenditures for fiscal years 2020 and 2021. Revenues are presented by source and expenditures are presented by category (i.e. Personnel Services, Maintenance & Operations, Capital, etc.).

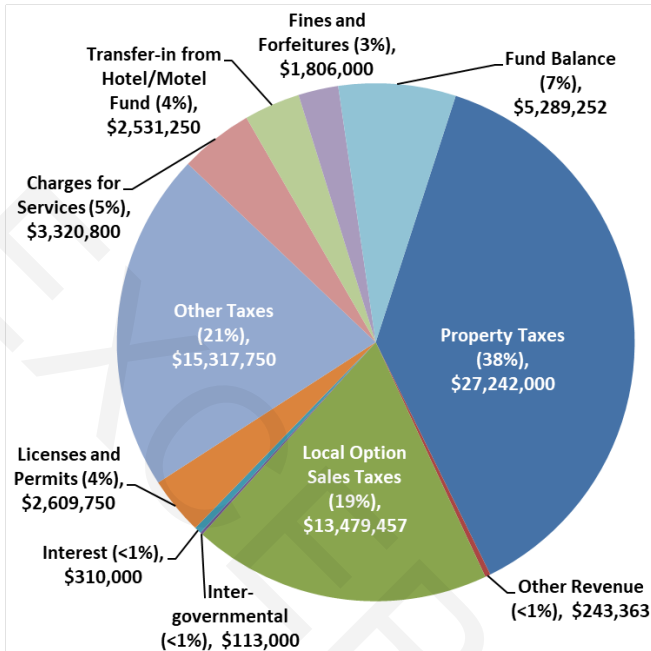
- **Budget Narrative**

This section provides a narrative of General Fund revenue and expenditure trends including historical information.

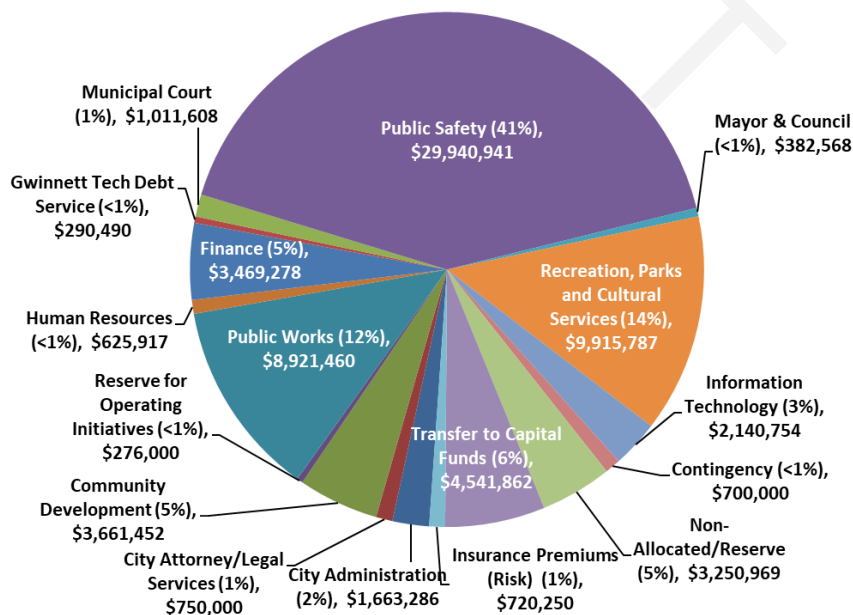
GENERAL FUND SUMMARY

The General Fund is the city's largest fund and includes governmental activities such as police, fire, recreation, and other general governmental functions that are primarily funded with property taxes, utility taxes, franchise fees, state shared revenues, and charges for services, such as recreation program fees.

Summary by Revenue Source



Summary by Department Expenditures



FY 2021 General Fund Budget

totals \$72 Million

GENERAL FUND SUMMARY

Statement of Budgetary Comparisons

	FY 2020 AMENDED BUDGET	FY 2021 RECOMMENDED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 23,605,000	\$ 25,350,000	\$ 1,745,000	7.4%
Motor Vehicle	95,000	75,000	(20,000)	-21.1%
Motor Vehicle Title Tax Fee	1,025,000	1,600,000	575,000	56.1%
Prior Year/Delinquent	282,000	217,000	(65,000)	-23.0%
Local Option Sales Tax	16,450,000	13,479,457	(2,970,543)	-18.1%
Other Taxes	15,685,214	15,317,750	(367,464)	-2.3%
Licenses & Permits	2,999,250	2,609,750	(389,500)	-13.0%
Intergovernmental	120,533	113,000	(7,533)	-6.2%
Charges for Services	4,244,669	3,320,800	(923,869)	-21.8%
Fines & Forfeitures	1,687,500	1,806,000	118,500	7.0%
Interest	200,000	310,000	110,000	55.0%
Other Revenues	284,407	243,363	(41,044)	-14.4%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	3,300,000	2,531,250	(768,750)	-23.3%
Total Operating Revenues	\$ 69,978,573	\$ 66,973,370	\$ (3,005,203)	-4.3%
Fund Balance Carryforward	7,537,018	5,289,252		
Total Revenues	\$ 77,515,591	\$ 72,262,622		
Expenditures (by Category):				
Personnel Services:				
Salaries	\$ 29,595,713	\$ 29,053,114	\$ (542,599)	-1.8%
Group Insurance	8,506,331	8,975,444	469,113	5.5%
Pension (Defined Benefit)	2,675,532	2,661,280	(14,252)	-0.5%
Pension (401A)	1,935,988	2,110,093	174,105	9.0%
Miscellaneous Benefits	3,667,377	3,581,010	(86,367)	-2.4%
subtotal	\$ 46,380,941	\$ 46,380,941	\$ -	0.0%
Maintenance and Operations:				
Professional Services	\$ 3,307,196	\$ 2,611,201	\$ (695,995)	-21.0%
Repair/Maintenance	1,680,807	1,595,100	(85,707)	-5.1%
Maintenance Contracts	2,568,307	2,666,813	98,506	3.8%
Professional Services (IT)	1,987,447	2,013,316	25,869	1.3%
General Supplies	1,020,002	917,020	(102,982)	-10.1%
Utilities	2,737,625	2,897,775	160,150	5.8%
Legal Services	750,000	750,000	-	0.0%
Insurance Premiums (Risk Fund)	667,500	720,250	52,750	7.9%
Miscellaneous	2,413,388	1,981,761	(431,627)	-17.9%
subtotal	\$ 17,132,272	\$ 16,153,236	\$ (979,036)	-5.7%
Capital/Lease:	\$ 677,420	\$ 669,124	\$ (8,296)	-1.2%
Other Uses:				
Contingency	\$ 685,000	\$ 700,000	\$ 15,000	2.2%
Gwinnett Tech Contribution (Debt Svc)	291,190	290,490	(700)	-0.2%
subtotal	\$ 976,190	\$ 990,490	\$ 14,300	1.5%
Total Operating Expenditures	\$ 65,166,823	\$ 64,193,791	\$ (973,032)	-1.5%
Non-Allocated/Reserve (Oper. Initiative)	32,500	276,000		
Non-Allocated/Reserve	-	2,314,579		
Non-Allocated/Reserve (One-Time Usage)	-	936,390		
Interfund Transfer (Capital/Grant Funds):				
Fund Balance	7,537,018	4,352,862		
Recurring Capital Program	4,779,250	189,000		
Total Expenditures	\$ 77,515,591	\$ 72,262,622		

Personnel (full-time-equivalent)* 415.0 415.0

* FY 2021 includes 6.5 full-time equivalent positions that are not funded but are part of the City's authorized workforce. These positions will remain vacant pending a (1) justifiable needs assessment by City Administration and (2) identification of a sustainable funding source.

GENERAL FUND SUMMARY

Budget Narrative

The City of Alpharetta, like many cities in our region and throughout the world, is currently facing fiscal challenges as a result of the COVID-19 pandemic and associated social distancing policies. Current challenges include declining business investment and operations (including closures), job losses, reduced consumer spending (e.g. local option sales tax collections) and declining consumer confidence in the economy, etc.

All of these factors have combined to limit revenue growth (e.g. Franchise Fees) and in many cases reduce revenues below prior-year levels (e.g. local option sales taxes, alcohol beverage excise taxes, licenses and permits, charges for services, etc.).

In response to the economic challenges, our businesses and citizens have tightened their budgets and are doing more with less. And so too shall the City of Alpharetta.

The City has been proactive in realigning its spending to match the current economic reality. Spending during FY 2020 has been limited to essential items only and vacancies are filled on a priority basis with an emphasis on public safety operations. Proactive fiscal management has positioned us to more effectively approach the challenges in the FY 2021 Budget resulting from COVID-19.

GENERAL FUND SUMMARY

Revenues

FY 2021 General Fund operating revenues are forecasted to contract by -4%, or -\$3 million, compared to Amended FY 2020. The following table compares major revenue categories within the General Fund:

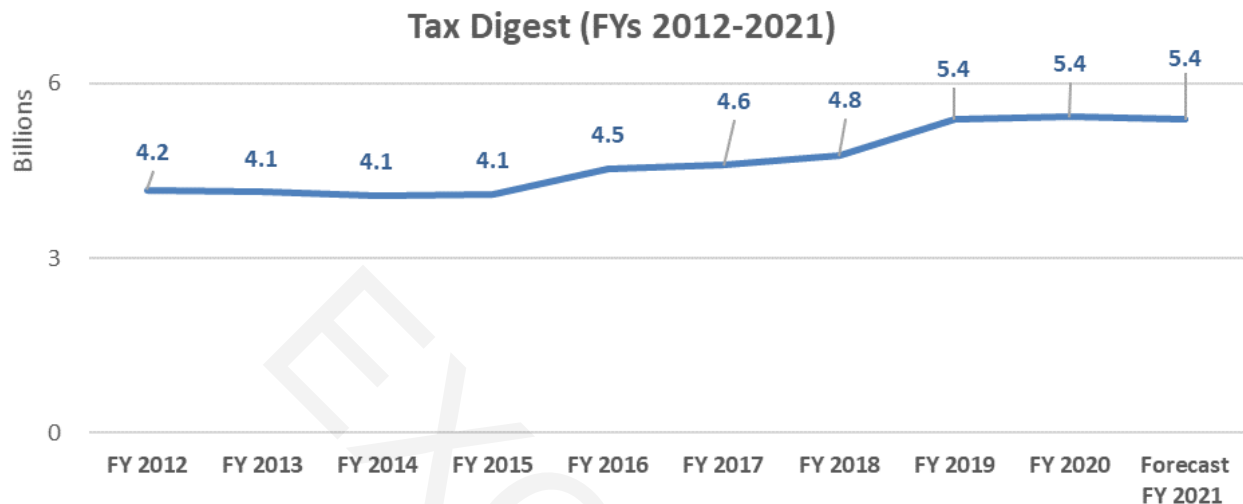
	FY 2020 AMENDED BUDGET	FY 2021 RECOMMENDED BUDGET	\$ Variance	% Variance
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Motor Vehicle Title Tax Fee	1,025,000	1,600,000	575,000	56.1%
Prior Year/Delinquent	282,000	217,000	(65,000)	-23.0%
Local Option Sales Tax	16,450,000	13,479,457	(2,970,543)	-18.1%
Other Taxes:				
Franchise Fees	6,570,000	6,675,000	105,000	1.6%
Insurance Premium Tax	4,200,000	4,350,000	150,000	3.6%
Alcohol Beverage Excise Tax	2,300,000	2,100,000	(200,000)	-8.7%
Other Taxes	2,615,214	2,192,750	(422,464)	-16.2%
Licenses & Permits	2,999,250	2,609,750	(389,500)	-13.0%
Intergovernmental	120,533	113,000	(7,533)	-6.2%
Charges for Services	4,244,669	3,320,800	(923,869)	-21.8%
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Fund Balance Carryforward	7,537,018	5,289,252		
Total Revenues	\$ 77,515,591	\$ 72,262,622		

Property and Motor Vehicle Taxes

Property taxes are calculated based on an assessed millage rate on real and personal property owned within the city. Real property consists of land, buildings, structures, and improvements affixed to land. Personal property includes machinery, equipment, inventory supplies, furniture, motor vehicles, boats, etc. The Fulton County Board of Assessors (the "BOA") determines the fair market value of property (i.e. tax digest) utilizing numerous analytical methods including comparative sales data. As of the date of this budget submission, the BOA has not provided the updated tax digest. As such, FY 2021 is based on a forecasted tax digest.

GENERAL FUND SUMMARY

The chart below illustrates the tax digest growth within the city for the last 9 years as provided by the BOA and a staff forecast for FY 2021. These figures are net of all exemptions (e.g. basic homestead and floating homestead exemptions).



As previously mentioned, FY's 2012-2020 represent tax digest valuations provided by the BOA. Property valuations have stagnated from a digest perspective over the last several years due to a combination of the following:

- FY 2020: Implementation of the floating homestead exemption;
- FY 2021: \$5,000 increase to the basic homestead exemption (\$40,000 to \$45,000);
- FY 2021: Removal of income restrictions for residents age 65 and older to qualify for the \$10,000 senior homestead exemption; and
- General tax digest appeal valuation adjustments.

As highlighted above, the tax digest is subject to tax appeal adjustments which reduce overall valuations. It is the City's practice to conservatively estimate appeal valuation adjustments as well as collectability when forecasting property tax collections for the upcoming budget year. Specifically, the city is estimating that the FY 2020 digest will be eroded through appeal reductions and minor collection losses and settle at \$5.2 billion. The tax digest for FY 2021 is forecasted to grow to \$5.4 billion through general tax base growth (2% residential, 4% commercial; \$74 million in new construction value-added) which is offset through the homestead exemptions (including the changes detailed above).

It should be noted that FY 2021 property valuations represent market conditions as of January 1, 2020. As such, the impact to the tax digest from COVID-19 will not be reflected until FY 2022.

GENERAL FUND SUMMARY

In conjunction with the annual budget process, the city adopts a millage rate to be applied to the tax digest in order to determine the taxroll value and, consequently, the property tax billings.

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service. The chart below illustrates the annual millage rates levied by the city for the last 9 years including the request for FY 2021.



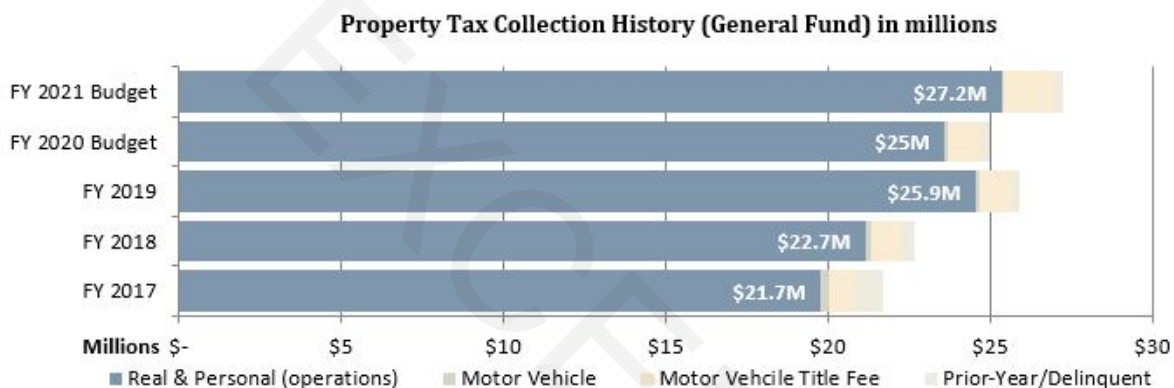
The FY 2021 Budget is based on maintenance of the city's millage rate at 5.750 mills.

- The portion of the millage rate funding debt service (Debt Service Fund) is estimated to decrease from 0.93 mills in FY 2020 to 0.815 mills in FY 2021. Estimated growth in the property tax digest, coupled with a recent refunding of the Series 2012 General Obligation Bonds to reflect lower market interest costs, allows for a reduction in the millage rate dedicated for debt service. The FY 2021 Budget proposes to program the debt service millage reduction into the General Fund. Homestead exemptions, with a few exceptions, are not applicable to the debt millage levy. As such, the revenue generation for a given millage levy will be different depending on the source (e.g. debt levy vs operating levy). Specifically, the shift of 0.115 mills will result in a loss of \$700,000 for the Debt Service Fund and a gain of \$600,000 for the General Fund.
- The portion of the millage rate funding operations and recurring capital investment (General Fund) is estimated to increase from 4.82 mills in FY 2020 to 4.935 mills in FY 2021. Property tax revenue forecasts for FY 2021 total \$25.4 million (excluding motor vehicle taxes) and includes \$600,000 from the debt service millage shift discussed above. Of this amount, \$189,000 is included for recurring capital initiatives, \$276,000 for targeted operational initiatives (please refer to the Operating Initiatives Request section of this document for detail of the requests), and a \$2.3 million non-allocated reserve.

GENERAL FUND SUMMARY

The property tax revenue estimates are net of the city's homestead exemptions which is estimated to save our homeowners around \$5 million annually. The main homestead components include the floating homestead exemption that caps the valuation growth of homesteaded properties at the lesser of 3% or CPI and the basic homestead exemption that lowers the taxable value of a homesteaded property by \$45,000 (includes a \$5,000 increase that goes into effect in FY 2021). The city's homestead exemptions go great lengths in keeping Alpharetta an affordable place to live and retire.

General Fund property taxes are budgeted at \$27 million in FY 2021 and represent approximately 38% of General Fund revenues. The chart below depicts a 5-year history of General Fund property tax collections by type.



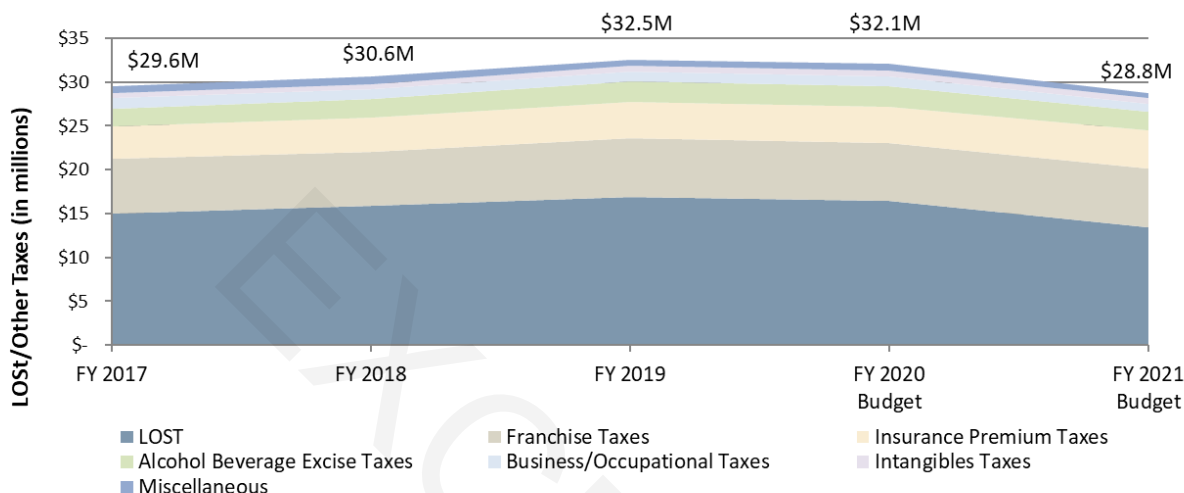
Motor vehicle taxes are experiencing declines due to House Bill 386 which phased out motor vehicle taxes on all vehicles titled on or after March 1, 2013. The city is still receiving motor vehicle taxes on vehicles titled before March 1, 2013 until the vehicle is sold/transferred. The city is forecasting motor vehicle revenues to be fully phased-out over the period ending in FY 2024. HB 386 created a Motor Vehicle Title Fee to partially offset the reduction in motor vehicle taxes. The Title Fee is shared between the State and local governments (county, city, and school boards). An increase of 56% is forecasted for FY 2021 for motor vehicle title fees from a budget-to-budget standpoint. However, multiple adjustments are reflected in the 2021 forecast including the following:

- Significant increase in the local share (from 51.5% to 65%) effective July 1, 2019;
- Reduction in the overall Title Fee from 7% to 6.6% on January 1, 2020; and
- Overall reduction in revenue collections due to COVID-19 and its impact on the economy.

GENERAL FUND SUMMARY

Other Taxes (including LOST)

Other taxes account for 40%, or \$29 million, of total General Fund revenue for FY 2021. Specifically, revenue sources within the Other Taxes category include Local Option Sales Taxes (“LOST”), Franchise Taxes, Insurance Premium Taxes, Alcohol Beverage Excise Taxes, etc. The chart below provides a 5-year history of Other Tax collections by type.



- **Local Option Sales Taxes (“LOST”):** This revenue source represents the city’s portion of the 7% sales and use tax collected in Fulton County (not counting T-SPLOST levy) and totals \$13.5 million for FY 2020.

Sales and use tax is collected by the retailer making sales of tangible personal property in Fulton County. LOST is reported and remitted to the Georgia Department of revenue each month for the previous month’s sales. The DOR calculates the distribution and remits the revenue to the city monthly.

The LOST is distributed to municipalities within Fulton County based on population. The rate of distribution is negotiated every 10-years after the decennial U.S. Census. Due to relative population growth (including annexations), the city received an increase in its proportionate distribution in 2013 to 5.84% of the amount shared by local governments (roughly 1% of the 7% sales and use tax levy).

A reduction of -18% is forecasted for FY 2021 from a budget-to-budget standpoint due to the forecasted impact of COVID-19 and associated social distancing policies and their economic impact. Market indicators highlight a contraction in business and consumer spending on taxable goods/services.

- **Franchise Taxes:** Several of the larger franchise agreements include the following: Georgia Power (electric/4% of taxable gross sales); Comcast (cable and communications/5% of gross receipts); BellSouth (communications/3% of gross

GENERAL FUND SUMMARY

receipts); etc.

Growth of 2% is forecasted for FY 2020 from a budget-to-budget standpoint. However, actual collections are estimated at \$6.7 million in FY 2020 which is essentially flat compared to FY 2021.

Franchise Fee revenue is sensitive to fluctuations in usage (e.g. cool summer significantly lessens the need for air conditioning and associated energy usage) and economic activity. COVID-19 and the associated social distancing policies are having a detrimental effect from a commercial perspective as business were shuttered and/or operating hours were lessened thereby impacting onsite energy usage. That said, the residential segment will provide growth in energy usage (and cable usage) as families work/attend school from home. Budgetary practice is to be conservative with forecasting these collections to insulate the operating budget from the associated short-term collection fluctuations inherent in this revenue source.

Collections from GA Power, the largest contributor of this revenue source (70% of total franchise fees), totaled \$4.8 million in FY 2020 and represents a \$26,517 increase over the prior year (\$4.7 million was collected in FY 2019). The budget forecast for FY 2021 totals \$4.7 million. The 2021 forecast represents a minor reduction compared to 2020 collections and reflects the impact of COVID-19 which is partially offset through approved rate increases by GA Power (average of 4% on 1/1/2020, 3% on 1/1/2021 and 5% on 1/1/2022).

Collections from cable franchise agreements represent the next largest source and are estimated to total \$950,000 in FY 2020. The budget forecast for FY 2021 totals \$925,000 and reflects a minor contraction due to COVID-19 and its economic impact. The city raised the Cable Franchise Fee from 3% to 5% effective January 1, 2019.

- **Insurance Premium Taxes:** This revenue source represents a percentage of insurers' gross direct premiums on life, accident, and sickness insurance policies written within the State and totals \$4.4 million in FY 2021. Growth of 4% is forecasted for FY 2021 from a budget-to-budget standpoint. However, actual collections during FY 2020 totaled \$4.4 million which is essentially flat with FY 2021.

Insurance premium tax is due on the first day of the calendar year and is collected directly by the city.

- **Alcohol Beverage Excise Taxes:** This revenue source represents taxes levied on dealers and wholesalers of alcoholic beverages within the city and totals \$2.1 million in FY 2021. A contraction of -9% is forecasted for FY 2021 from a budget-to-budget standpoint. COVID-19 and associated social distancing policies are materially impacting this revenue source (e.g. temporary closure of restaurants for in-person dining).

GENERAL FUND SUMMARY

Licenses & Permits

Licenses & permits account for 4%, or \$2.6 million, of total General Fund revenue for FY 2021. Licenses and permit revenues include alcoholic beverage permit fees, development permit and related fees, building permit fees, occupancy permit fees, sign permit fees, etc.

A contraction of -13% is forecasted for FY 2021 based on the economic impact of COVID-19 and associated social distancing policies. License and Permit revenue is cyclical and sensitive to fluctuations in the market (e.g. construction market, employment market, etc.) such as what is being experienced currently as part of COVID-19.

The largest revenue source is Building Permit Fees (\$1.6 million forecast for FY 2021; \$1.6 million estimated for FY 2020) which has experienced declining collections since the 2nd quarter of 2019.

Intergovernmental

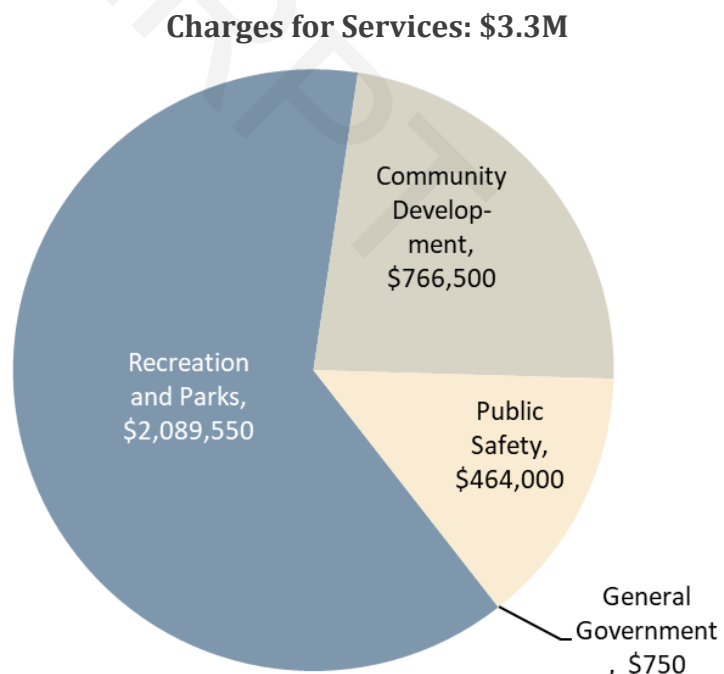
Intergovernmental sources account for <1%, or \$113,000, of total General Fund revenue for FY 2020. This revenue is primarily generated from Intergovernmental Agreements with the City of Milton related to the sharing of public safety capabilities as well as overtime reimbursement through the Federal HIDTA (High Intensity Drug Trafficking Area) program.

A decrease of -6% is forecasted for FY 2021 due primarily to one-time special event funding provided by the Alpharetta Convention & Visitors Bureau in FY 2020.

Charges for Services

Charges for services include user fees for community development (plan review, planning and development fees, etc.), public safety (plan review, police reports and services, etc.), recreation and parks (program and activity fees, etc.), and special events (Taste of Alpharetta event fees, etc.).

Charges for services account for 5%, or \$3.3 million, of total General Fund revenue. A contraction of -22% is forecasted for FY 2021 primarily due to COVID-19 and its impact on Recreation programs and activities (summer programs represent the largest revenue driver for our recreation program).



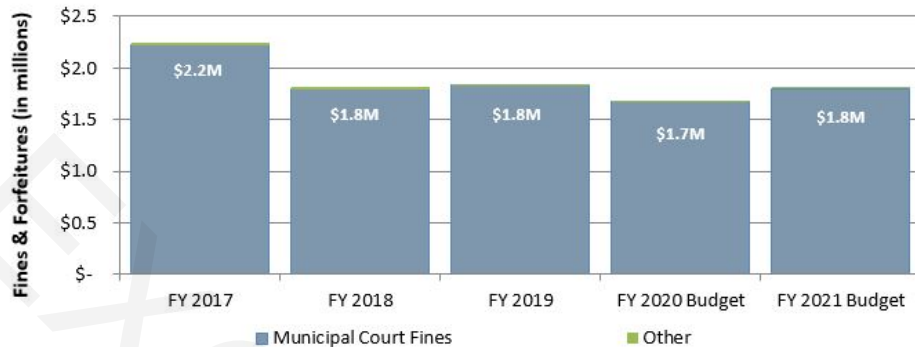
GENERAL FUND SUMMARY

Fines & Forfeitures

Fines & Forfeitures include municipal court fines, code enforcement, etc.

Fines & forfeitures account for 3%, or \$1.8 million, of total General Fund revenue for FY 2021. An increase of 7% is forecasted for FY 2020 from a budget-to-budget standpoint. However, actual collections are estimated at \$1.8 million in FY 2020 which equates to a revised growth rate of 2%. Prior to COVID-19, monthly growth of this revenue source exceeded 20%.

However, the impact from COVID-19 has been strong including a decline in citations coupled with Court facility closings which have resulted in a backup of court hearings.



Interest

Interest earnings account for <1%, or \$310,000, of total General Fund revenue for FY 2021. Increases are forecasted to more accurately reflect the earnings the city is currently receiving on its investments as governed by the city's investment management policy.

Other Financing Sources

Other Financing Sources account for 4%, or \$2.5 million, of total General Fund revenue for FY 2021 and consists of the city's share (40%) of the Hotel/Motel Tax. This revenue source is discussed in more detail within the *Special Revenue Fund Summaries* (Hotel/Motel Fund) section of this document.

Fund Balance

Carryforward fund balance accounts for 7%, or \$5.3 million, of total General Fund appropriations for FY 2021. Carryforward Fund Balance represents available cash in excess of the city's 21% emergency reserve.

It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time expenditures.

- \$7,289,252 Available Fund Balance as of June 30, 2019
- (2,000,000) FY 2020 Mid-Year Budget (capital investment)
- \$5,352,862 FY 2021 Funding for One-Time Usage

GENERAL FUND SUMMARY

Expenditures

Operating expenditures of the General Fund are forecasted to contract by -2% over FY 2020. The following table compares departmental appropriations within the General Fund:

Expenditures (by Department):	FY 2020 AMENDED BUDGET	FY 2021 RECOMMENDED BUDGET	\$ Variance	% Variance
Mayor and Council	\$ 382,496	\$ 382,568	\$ 72	0.0%
City Administration	2,029,672	1,663,286	(366,386)	-18.1%
Finance	3,608,890	3,469,278	(139,612)	-3.9%
Legal Services	750,000	750,000	-	0.0%
Information Technology	2,119,345	2,140,754	21,409	1.0%
Human Resources	643,973	625,917	(18,056)	-2.8%
Municipal Court	1,119,715	1,011,608	(108,107)	-9.7%
Public Safety	30,074,241	29,940,941	(133,300)	-0.4%
Public Works	8,956,657	8,921,460	(35,197)	-0.4%
Recreation, Parks & Cultural Services	10,372,634	9,915,787	(456,847)	-4.4%
Community Development	3,465,510	3,661,452	195,942	5.7%
Non-Departmental:				
Contingency	685,000	700,000	15,000	2.2%
Insurance Premiums (Risk Fund)	667,500	720,250	52,750	7.9%
Gwinnett Tech Contribution (Debt Svc)	291,190	290,490	(700)	-0.2%
Total Operating Expenditures	\$ 65,166,823	\$ 64,193,791	\$ (973,032)	-1.5%
Non-Allocated/Reserve (Oper. Initiative)	32,500	276,000		
Non-Allocated/Reserve	-	2,314,579		
Non-Allocated/Reserve (One-Time Usage)	-	936,390		
Interfund Transfer (Capital/Grant Funds):				
Fund Balance	7,537,018	4,352,862		
Recurring Capital Program	4,779,250	189,000		
Total Expenditures	\$ 77,515,591	\$ 72,262,622		

GENERAL FUND SUMMARY

The following table compares expenditure category appropriations within the General Fund:

	FY 2020 AMENDED BUDGET	FY 2021 RECOMMENDED BUDGET	\$ Variance	% Variance
Expenditures (by Category):				
Personnel Services:				
Salaries	\$ 29,595,713	\$ 29,053,114	\$ (542,599)	-1.8%
Group Insurance	8,506,331	8,975,444	469,113	5.5%
Pension (Defined Benefit)	2,675,532	2,661,280	(14,252)	-0.5%
Pension (401A)	1,935,988	2,110,093	174,105	9.0%
OPEB/Post Employment Healthcare	566,864	606,029	39,165	6.9%
Miscellaneous Benefits	3,100,513	2,974,981	(125,532)	-4.0%
<i>subtotal</i>	\$ 46,380,941	\$ 46,380,941	\$ -	0.0%
Maintenance and Operations:				
Professional Services	\$ 3,307,196	\$ 2,611,201	\$ (695,995)	-21.0%
Repair/Maintenance	1,680,807	1,595,100	(85,707)	-5.1%
Maintenance Contracts	2,568,307	2,666,813	98,506	3.8%
Professional Services (IT)	1,987,447	2,013,316	25,869	1.3%
General Supplies	1,020,002	917,020	(102,982)	-10.1%
Utilities	2,737,625	2,897,775	160,150	5.8%
Legal Services	750,000	750,000	-	0.0%
Insurance Premiums (Risk Fund)	667,500	720,250	52,750	7.9%
Miscellaneous	2,413,388	1,981,761	(431,627)	-17.9%
<i>subtotal</i>	\$ 17,132,272	\$ 16,153,236	\$ (979,036)	-5.7%
Capital/Lease:	\$ 677,420	\$ 669,124	\$ (8,296)	-1.2%
Other Uses:				
Contingency	\$ 685,000	\$ 700,000	\$ 15,000	2.2%
Gwinnett Tech Contribution (Debt Svc)	291,190	290,490	(700)	-0.2%
<i>subtotal</i>	\$ 976,190	\$ 990,490	\$ 14,300	1.5%
Total Operating Expenditures	\$ 65,166,823	\$ 64,193,791	\$ (973,032)	-1.5%
Non-Allocated/Reserve (Oper. Initiative)	32,500	276,000		
Non-Allocated/Reserve	-	2,314,579		
Non-Allocated/Reserve (One-Time Usage)	-	936,390		
Interfund Transfer (Capital/Grant Funds):				
Fund Balance	7,537,018	4,352,862		
Recurring Capital Program	4,779,250	189,000		
Total Expenditures	\$ 77,515,591	\$ 72,262,622		

GENERAL FUND SUMMARY

Meeting the Internal Needs of Operating Departments

Several of the major points of the FY 2021 Budget are as follows:

- Management of personnel and compensation program to align with current market environment:
 - Staffing level at 452 full-time equivalents “FTE” with the funding breakdown as follows:
 - 445.5 full-time equivalents (funded);
 - 6.5 full-time equivalents (unfunded; budgetary savings of \$460,000); positions to remain vacant pending an identified funding source and workload justification.
 - The performance-based merit program was suspended in FY 2020 due to COVID-19 and its estimated economic impacts and is also excluded from the base operational budget in 2021 (\$250,000 savings for the 2021 budget; 3-month impact). Continuation of this program is currently a recommended operating initiative (please refer to the *Operating Initiatives Request* section of this document for detail of the requests).
 - Note on compensation adjustment funding for FY 2021: Funding has been allocated to a reserve account within the General Fund to: (1) cover revenue deficiencies beyond what is currently forecasted for the 2021 budget; (2) provide flexibility for staff compensation adjustments (e.g. Evergreen Class & Compensation Study implementation⁵, one-time compensation payout⁶, etc.) for FY 2021 pending approval and an overall assessment of the city’s financial position by the Mayor and City Council; and (3) other items as determined by the Mayor and City Council.
- Material reduction (-6% or -\$1 million) in departmental maintenance and operations budgets (General Fund) including controls on non-essential spending.
 - Net reduction is in excess of -8% after adjusting for the growth drivers including utilities (6% growth or \$160,150 due to approved rate adjustments by multiple utility providers), risk insurance premiums (8% growth or \$52,750), and multiple items implemented during FY 2020 (+\$15,000 for office lease costs for the Special Investigations Unit, +\$50,000 for right-of-way maintenance for newly constructed streetscape improvements along Rucker

⁵ Preliminary cost estimates citywide total \$620,000 annually.

⁶ One-time compensation payout of \$1 million citywide approximates the standard performance-based merit program (3% pay adjustment on average).

GENERAL FUND SUMMARY

Road and Morris Road, +\$30,000 for janitorial and landscape maintenance services for new park spaces such as Windward, Rucker, etc.).

- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, police tasers, etc.) coupled with minor maintenance capital needs.
- \$276,000 is included for targeted operating initiatives (please refer to the Operating Initiatives Request section of this document for detail of the requests).
- \$2.3 million is included as a non-allocated reserve account to provide the City with additional flexibility to: (1) cover deficiencies in revenue forecasts beyond what is already programmed into the 2021 budget; (2) provide flexibility for staff compensation adjustments as approved by the Mayor and City Council; and (3) other items as determined by the Mayor and City Council.
 - The 2020 budget included \$4.8 million in appropriations within the General Fund budget to fund recurring capital initiatives (e.g. milling and resurfacing of city streets, traffic equipment replacement, fleet replacement, stormwater repair and maintenance, etc.). By programming the recurring capital program into the operating budget, the city is announcing to its citizens and stakeholders that capital investment in our roads and infrastructure is a priority that should be funded with certainty as opposed to relying on fund balance which may or may not be accumulated. However, due to the sudden impact of COVID-19 on forecasted revenues, operational funding from the General Fund for recurring capital was reduced to \$189,000 with an additional \$2.2 million utilized to further reduce the local option sales tax revenue estimate for 2021. The remaining recurring capital funding was reallocated to provide the funds for this \$2.3 million non-allocated appropriation.
- \$936,390 is included as a non-allocated reserve account to be used for one-time initiatives (non-recurring). The funding source for this line-item is available fund balance as of June 30, 2019. As this represents a one-time, non-recurring funding source, its uses will also need to be one-time (e.g. capital investment, one-time compensation payout, etc.).
- Funding from the General Fund which is available for immediate capital investment in 2021 includes the following:
 - \$4,352,862 Fund Balance for one-time capital;
 - \$ 189,000 Recurring Capital Contribution from the General Fund
 - \$4,541,862

The departmental budgets are detailed within the *Departmental Summaries* section of this document.

Motion (6/1/2020) - Council approved budget changes

#1 - General Fund Budget changes

	Total			
Revenue				
LOST	\$ (2,220,543)	Changes	Proposed	Revised
Event Cancellation/Scope Adj.	(36,950)	One-Time Comp Payout	\$ 936,390	\$ -
Total Revenue ADJ	\$ (2,257,493)	Class & Comp Adj	620,000	-
		Compensation Coverage	-	586,187
			\$ 1,556,390	\$ 586,187
Expenditures				Difference
Salaries	\$ (970,203)			
M&O				
Rec & Parks	\$ (290,709)	Changes	Revenue	Expense
General Government	(30,750)	Rec & Parks	\$ (36,950)	\$ (290,709)
Legal	(100,000)			Net
Mayor & Council	(12,800)			\$ (253,759)
	\$ (434,259)			
Non-Allocated		Non-Allocated Changes	Proposed	Revised
Revenue Coverage/Other	\$ (1,789,421)	Revenue Coverage/Other	\$ 4,104,000	\$ 2,314,579
One-Time Uses*	936,390	One-Time Uses*	-	936,390
	\$ (853,031)		\$ 4,104,000	\$ 3,250,969
Total Expenditure ADJ	\$ (2,257,493)			Difference

\$ Amt stated in
Council Motion

* Source of funding is Fund Balance and can only be used for one-time initiatives as it is not a stable recurring source of revenue.

#2 - Class & Comp stipulation.

Page 70 of budget:

Original: Implementation of Evergreen Class & Compensation Study findings totaling \$620,000 annually
Revised: Verbiage adjusted to explicitly state City Council approval required for compensation adjustments.

#3 - Capital changes.

		Capital Funds		
		From	To	Difference
page 26	Sidewalk Maintenance and Repair	\$ 150,000	\$ 100,000	\$ (50,000)
page 30	Greenway Repair & Maintenance	\$ 250,000	\$ 150,000	\$ (100,000)
page 30	Park Repairs/Improvements	\$ 100,000	\$ 80,000	\$ (20,000)
page 30	Park Enhancements	\$ 150,000	\$ 120,000	\$ (30,000)
page 33	Alpharetta Public Arts Initiative	\$ 42,500	\$ 30,000	\$ (12,500)
page 43	Historic Preservation Stories Project	\$ -	\$ 12,500	\$ 12,500
page 41-42	Flock License Plate Readers	\$ -	\$ 20,000	\$ 20,000
page 31	Stormwater Drainage Maintenance	\$ 150,000	\$ 120,000	\$ (30,000)
page 31	Stormwater Inspections	\$ 100,000	\$ 90,000	\$ (10,000)
page 23	Non-Allocated	\$ 1,073,610	\$ 1,293,610	\$ 220,000
				<u>\$ -</u>

Summary of 1st Reading Budget Changes
Line Item Worksheet

Department	Org	Org	Object	Object	Project	Operating Project	Before		After		Changes		
							Revenue	Expense	Revenue	Expense	Revenue	Expense	Net
Parks	Administration	10061100	Fuel	531270			\$ -	\$ 25,000	\$ -	\$ 20,000	\$ -	\$ (5,000)	\$ (5,000)
Parks	Adult Activity Center	10061450	Professional Services	521200	Senior Enrichment	RAA05	\$ -	\$ 16,000	\$ -	\$ 10,000	\$ -	\$ (6,000)	\$ (6,000)
Parks	Aquatics	10061240	Maintenance Contracts	523860			\$ -	\$ 43,000	\$ -	\$ 40,000	\$ -	\$ (3,000)	\$ (3,000)
Parks	Community Center	10061400	Professional Services	521200	Gymnastics	RCC01	\$ -	\$ 295,000	\$ -	\$ 285,000	\$ -	\$ (10,000)	\$ (10,000)
Parks	Community Services	10061900	Equipment Rental	522320	Brook St. Park Concert Series	RSE26	\$ -	\$ 400	\$ -	\$ 200	\$ -	\$ (200)	\$ (200)
Parks	Community Services	10061900	Printing/Binding	523400	Brook St. Park Concert Series	RSE26	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ -	\$ (1,000)	\$ (1,000)
Parks	Community Services	10061900	Professional Services	521200	Brook St. Park Concert Series	RSE26	\$ -	\$ 57,000	\$ -	\$ 28,500	\$ -	\$ (28,500)	\$ (28,500)
Parks	Community Services	10061900	Equipment Rental	522320	Food Trucks	RSE23	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ (3,000)	\$ (3,000)
Parks	Community Services	10061900	Food Trucks (charges for services)	347508	Food Trucks	RSE23	\$ 5,000	\$ -	\$ -	\$ -	\$ (5,000)	\$ -	\$ 5,000
Parks	Community Services	10061900	Food Trucks (sponsorships)	347509	Food Trucks	RSE23	\$ 10,000	\$ -	\$ -	\$ -	\$ (10,000)	\$ -	\$ 10,000
Parks	Community Services	10061900	General Supplies	531100	Food Trucks	RSE23	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ (1,000)	\$ (1,000)
Parks	Community Services	10061900	Printing/Binding	523400	Food Trucks	RSE23	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ (5,000)	\$ (5,000)
Parks	Community Services	10061900	Professional Services	521200	Food Trucks	RSE23	\$ -	\$ 43,900	\$ -	\$ -	\$ -	\$ (43,900)	\$ (43,900)
Parks	Community Services	10061900	Equipment Rental	522320	Grilling & Gridiron	RSE20	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ (300)	\$ (300)
Parks	Community Services	10061900	Advertising	523300	Marketing	RSE28	\$ -	\$ 41,053	\$ -	\$ 33,812	\$ -	\$ (7,241)	\$ (7,241)
Parks	Community Services	10061900	Equipment Rental	522320	Scarecrow Harvest	RSE02	\$ -	\$ 3,200	\$ -	\$ -	\$ -	\$ (3,200)	\$ (3,200)
Parks	Community Services	10061900	General Supplies	531100	Scarecrow Harvest	RSE02	\$ -	\$ 8,200	\$ -	\$ -	\$ -	\$ (8,200)	\$ (8,200)
Parks	Community Services	10061900	Printing/Binding	523400	Scarecrow Harvest	RSE02	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ (1,200)	\$ (1,200)
Parks	Community Services	10061900	Professional Services	521200	Scarecrow Harvest	RSE02	\$ -	\$ 25,500	\$ -	\$ -	\$ -	\$ (25,500)	\$ (25,500)
Parks	Community Services	10061900	Scarecrow Harvest (sponsorships)	347509	Scarecrow Harvest	RSE02	\$ 5,000	\$ -	\$ -	\$ -	\$ (5,000)	\$ -	\$ 5,000
Parks	Community Services	10061900	Equipment Rental	522320	Season of Celebration	RSE06	\$ -	\$ 13,300	\$ -	\$ 6,650	\$ -	\$ (6,650)	\$ (6,650)
Parks	Community Services	10061900	General Supplies	531100	Season of Celebration	RSE06	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ -	\$ (1,000)	\$ (1,000)
Parks	Community Services	10061900	Printing/Binding	523400	Season of Celebration	RSE06	\$ -	\$ 4,000	\$ -	\$ 2,000	\$ -	\$ (2,000)	\$ (2,000)
Parks	Community Services	10061900	Professional Services	521200	Season of Celebration	RSE06	\$ -	\$ 50,000	\$ -	\$ 25,001	\$ -	\$ (24,999)	\$ (24,999)
Parks	Community Services	10061900	Season of Celebration (sponsorships)	347509	Season of Celebration	RSE06	\$ 20,000	\$ -	\$ 10,000	\$ -	\$ (10,000)	\$ -	\$ 10,000
Parks	Community Services	10061900	Professional Services	521200	Taste of Alpharetta	RSE05	\$ -	\$ 147,325	\$ -	\$ 140,375	\$ -	\$ (6,950)	\$ (6,950)
Parks	Community Services	10061900	Taste of Alpharetta (charges for services)	347500	Taste of Alpharetta	RSE05	\$ 200,000	\$ -	\$ 193,050	\$ -	\$ (6,950)	\$ -	\$ 6,950
Parks	Cultural Arts	10061350	Professional Services	521200	Arts & History Supported Events	RCA03	\$ -	\$ 13,500	\$ -	\$ 10,000	\$ -	\$ (3,500)	\$ (3,500)
Parks	Cultural Arts	10061350	Professional Services	521200	Community Supported Arts Programs	RCA05	\$ -	\$ 74,500	\$ -	\$ 40,000	\$ -	\$ (34,500)	\$ (34,500)
Parks	Cultural Arts Center	10061360	Professional Services	521200	Art Programs	RCA08	\$ -	\$ 88,500	\$ -	\$ 80,000	\$ -	\$ (8,500)	\$ (8,500)
Parks	Cultural Arts Center	10061360	Advertising	523300	Special Event Gallery Shows	RCA10	\$ -	\$ 2,500	\$ -	\$ 1,000	\$ -	\$ (1,500)	\$ (1,500)
Parks	Cultural Arts Center	10061360	Professional Services	521200	Special Event Gallery Shows	RCA10	\$ -	\$ 7,500	\$ -	\$ 5,000	\$ -	\$ (2,500)	\$ (2,500)
Parks	Educational Farm	10061910	Equipment Rental	522320			\$ -	\$ 5,000	\$ -	\$ 3,250	\$ -	\$ (1,750)	\$ (1,750)
Parks	Educational Farm	10061910	General Supplies	531100			\$ -	\$ 21,950	\$ -	\$ 14,268	\$ -	\$ (7,682)	\$ (7,682)
Parks	Educational Farm	10061910	Professional Services	521200			\$ -	\$ 4,800	\$ -	\$ 3,120	\$ -	\$ (1,680)	\$ (1,680)
Parks	Educational Farm	10061910	Small Equipment	531600			\$ -	\$ 10,000	\$ -	\$ 6,500	\$ -	\$ (3,500)	\$ (3,500)
Parks	Equestrian Center	10061500	General Supplies	531100			\$ -	\$ 105,200	\$ -	\$ 100,000	\$ -	\$ (5,200)	\$ (5,200)
Parks	Equestrian Center	10061500	Maintenance Contracts	523860			\$ -	\$ 150,000	\$ -	\$ 145,000	\$ -	\$ (5,000)	\$ (5,000)
Parks	Health & Wellness	10061650	General Supplies	531100	Fitness Programs	RHW01	\$ -	\$ 6,000	\$ -	\$ 4,000	\$ -	\$ (2,000)	\$ (2,000)
Parks	Health & Wellness	10061650	Professional Services	521200	Fitness Programs	RHW01	\$ -	\$ 18,000	\$ -	\$ 15,000	\$ -	\$ (3,000)	\$ (3,000)
Parks	Northern District	10061750	Equipment Rental	522320			\$ -	\$ 7,000	\$ -	\$ 5,443	\$ -	\$ (1,557)	\$ (1,557)
Parks	Wills Park Rec Center	10061550	Professional Services	521200	Special Events	RWP00	\$ -	\$ 32,000	\$ -	\$ 17,000	\$ -	\$ (15,000)	\$ (15,000)
							\$ 240,000	\$ 1,333,828	\$ 203,050	\$ 1,043,119	\$ (36,950)	\$ (290,709)	\$ (253,759)
IT	IT	10017350	Travel	523500			\$ -	\$ 15,000	\$ -	\$ 10,000	\$ -	\$ (5,000)	\$ (5,000)
IT	IT	10017350	Professional Services	521200			\$ -	\$ 20,000	\$ -	\$ 10,000	\$ -	\$ (10,000)	\$ (10,000)
Finance	Accounting	10015120	Professional Services	521200	Audit	FAO00	\$ -	\$ 60,000	\$ -	\$ 50,000	\$ -	\$ (10,000)	\$ (10,000)
Finance	Financial Services	10015140	Professional Services	521200			\$ -	\$ 16,400	\$ -	\$ 10,650	\$ -	\$ (5,750)	\$ (5,750)
							\$ -	\$ 111,400	\$ -	\$ 80,650	\$ -	\$ (30,750)	\$ (30,750)
Legal	Legal	10016300	Professional Services	521200			\$ -	\$ 850,000	\$ -	\$ 750,000	\$ -	\$ (100,000)	\$ (100,000)

Summary of 1st Reading Budget Changes
Line Item Worksheet

						Before		After		Changes			
Department	Org	Org	Object	Object	Project	Operating Project	Revenue	Expense	Revenue	Expense	Revenue	Expense	Net
Mayor & Council	Mayor & Council	10011100	Professional Services	521200			\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ (5,000)	\$ (5,000)
Mayor & Council	Mayor & Council	10011100	Council Post 1 (discretionary account)	532310			\$ -	\$ 5,000	\$ -	\$ 4,000	\$ -	\$ (1,000)	\$ (1,000)
Mayor & Council	Mayor & Council	10011100	Council Post 2 (discretionary account)	532320			\$ -	\$ 5,000	\$ -	\$ 4,000	\$ -	\$ (1,000)	\$ (1,000)
Mayor & Council	Mayor & Council	10011100	Council Post 3 (discretionary account)	532330			\$ -	\$ 5,000	\$ -	\$ 4,000	\$ -	\$ (1,000)	\$ (1,000)
Mayor & Council	Mayor & Council	10011100	Council Post 4 (discretionary account)	532340			\$ -	\$ 5,000	\$ -	\$ 4,000	\$ -	\$ (1,000)	\$ (1,000)
Mayor & Council	Mayor & Council	10011100	Council Post 5 (discretionary account)	532350			\$ -	\$ 5,000	\$ -	\$ 4,000	\$ -	\$ (1,000)	\$ (1,000)
Mayor & Council	Mayor & Council	10011100	Council Post 6 (discretionary account)	532360			\$ -	\$ 5,000	\$ -	\$ 4,000	\$ -	\$ (1,000)	\$ (1,000)
Mayor & Council	Mayor & Council	10011100	Mayor (discretionary account)	532370			\$ -	\$ 9,000	\$ -	\$ 7,200	\$ -	\$ (1,800)	\$ (1,800)
							\$ -	\$ 44,000	\$ -	\$ 31,200	\$ -	\$ (12,800)	\$ (12,800)
											1st Reading M&O Motion	\$	(397,309)



City Council Meeting STAFF REPORT

Submitting Department: Council

Submitted By: Sam Thomas

Sponsored By: Mayor Pro Tem Mitchell & Council Member Richard

Meeting Date: June 15, 2020

I. AGENDA ITEM TITLE: CONSIDERATION OF AN ORDINANCE PROVIDING FOR REGULATIONS GOVERNING USE OF SKATEBOARDS WITHIN THE SKATEBOARD RESTRICTION ZONE
(2ND READING) (SPONSORED BY: MAYOR PRO TEM MITCHELL & COUNCIL MEMBER RICHARD)

II. RECOMMENDATION:

The recommendation is for Mayor and Council to approve an ordinance providing for regulations governing the use of skateboards within the proposed Skateboard Restriction Zone.

III. REPORT IN BRIEF:

As Alpharetta becomes a more pedestrian oriented environment, the City has increasingly received complaints from residents and visitors regarding safety hazards posed by individuals using skateboards on public streets, sidewalks, public parking lots, and/or in public parking garages. There is considerable concern for the safety of the general public and for those using these devices due to the potential for collisions with pedestrians or motor vehicles.

While the City has attempted to discourage such activity, especially in high-pedestrian and high-vehicular traffic areas, such efforts have garnered little cooperation or success. Lacking an established ordinance to enforce, law enforcement has not been able to further address the issue.

The proposed ordinance states that no person shall operate skateboards upon a public alley way, sidewalk, public parking lot, public parking garage or elevated surface (including rails, ramps, and steps) within the Skateboard Restriction Zone, as shown on the attached map.

IV. ALTERNATIVES:

V. ATTACHMENTS:

ORDINANCE PROVIDING FOR REGULATIONS GOVERNING USE OF SKATEBOARDS (06-05-2020 INCORPORATING RICHARD CHANGES; CLEAN)(3753152.1), ORDINANCE PROVIDING FOR REGULATIONS GOVERNING USE OF SKATEBOARDS (06-05-2020 INCORPORATING RICHARD CHANGES; REDLINED)(3753023.1), Skateboard Restriction Zone Map (002), Skateboard Restriction Zone Overlay Downtown Core (002), Pictures Submitted by Mayor Pro Tem Mitchell, Skateboarding Ordinance Public Comment from Sandra Hoffman May 20, 2020, Skateboarding Ordinance Email from Michael Cotsman June 4, 2020, Skateboarding Ordinance Public Comment from Linda Frost June 6, 2020

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA,
GEORGIA PROVIDING FOR REGULATIONS GOVERNING THE USE OF
SKATEBOARDS; TO PROVIDE FOR AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES**

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

WHEREAS, the City Council finds that skateboards and long boards are acceptable modes of transportation when operated safely. The City Council further finds that persons operating skateboards and long boards create the potential for property damage and personal injury to themselves and others, when their conduct is not regulated. The City Council finds these problems and concerns are most acute in the downtown area (hereinafter the "Skateboard Restriction Zone") or where such signs are posted because of heavy pedestrian and vehicular traffic and because the unique physical features in the Skateboard Restriction Zone are attractive to persons using skateboards and long boards; and

WHEREAS, the City Council has determined that it is appropriate from time to time to modify regulations to comport with current conditions; and

WHEREAS, the City Council desires to amend Chapter 30 (Offenses and Miscellaneous Provisions) of The Code of the City of Alpharetta, Georgia (the "Code") in order to modify and add certain provisions regulating the use of skateboards in public areas;

Section 1 of Amendment. Chapter 30 of the Code is hereby amended by adding the following Article III:

"ARTICLE III - Skateboards

Sec. 30-40. No person shall operate or propel skateboards or long boards (collectively "Skateboards") upon a public alley way, sidewalk, public parking lot, public parking garage or elevated surface (including rails, ramps, and steps) within the Skateboard Restriction Zone as shown on the map attached as Exhibit "A".

Sec. 30-41. Exception. Any minor twelve (12) years old or younger may operate Skateboards in the Skateboard Restriction Zone provided such minor is under the direct supervision of their

parent(s), guardian or other adult having custody or control of such minor.

Sec. 30-42. The Director of Public Safety and the Department of Engineering and Public Works, after approval of the City Administrator, are authorized to erect or have erected signs prohibiting skateboarding, roller skating or the operation of similar devices as provided in Sec. 30-40; provided, however, the absence of a sign shall not excuse a violation of this Ordinance.

Sec. 30-43. Any person violating any provision of this section is guilty of a violation of this Code and shall be punished as provided in this section; provided, however, that any offender under the age of seventeen (17) years shall be treated as provided by O.C.G.A. Title 15, Ch. 11 (O.C.G.A. § 15-11-1 et seq.). The parent of any child and the guardian of the person of any ward shall not knowingly, or through insufficient control, permit that child or ward to violate any provision of this section. The Department of Public Safety shall provide a written warning to the parent or guardian of a child who violates this section. If the child violates this section again within one (1) year of the warning, the parent or guardian shall be deemed to have authorized or permitted the child to commit such violation and shall be cited accordingly. The fine for a first violation of this section shall be \$100.00. Subsequent violations shall include a minimum fine of \$250.00 and maximum of \$500.00, and/or twenty (20) hours of community service.

Sec. 30-44. Nothing in this Ordinance shall be deemed to prohibit the City, in its sole discretion, to permit skateboarding in designated areas within a park."

Section 2 of Amendment. 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 of Amendment. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4 of Amendment. If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any

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

Section 5 of Amendment. This Ordinance shall become effective immediately upon adoption.

ADOPTED this _____ day of _____, 2020.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE OF ORDINANCE
PROVIDING FOR REGULATIONS GOVERNING USE OF SKATEBOARDS]

COUNCILMEMBERS

Jason Binder

Ben Burnett

John Hipes

Dan Merkel

Donald Mitchell

Karen Richard

(SEAL)

Attest:

Approved as to form and
legal sufficiency:

City Clerk

C. Sam Thomas, City Attorney

First Reading:_____

Second Reading:_____

Adopted:_____

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA,
GEORGIA PROVIDING FOR REGULATIONS GOVERNING THE USE OF
SKATEBOARDS ~~AND SIMILAR DEVICES~~; TO PROVIDE FOR
AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

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

WHEREAS, the City Council finds that skateboards, and long boards, ~~roller skates and inline skates~~ are acceptable modes of transportation when operated safely. The City Council further finds that persons operating skateboards, and long boards, ~~roller skates and inline skates~~ create the potential for property damage and personal injury to themselves and others, when their conduct is not regulated. The City Council finds these problems and concerns are most acute in the downtown ~~core district~~ area (hereinafter the "CoreSkateboard Restriction Zone") or where such signs are posted because of heavy pedestrian and vehicular traffic and because the unique physical features in the CoreSkateboard Restriction Zone are attractive to persons using skateboards, and long boards, ~~roller skates and inline skates~~; and

WHEREAS, the City Council has determined that it is appropriate from time to time to modify regulations to comport with current conditions; and

WHEREAS, the City Council desires to amend Chapter 30 (Offenses and Miscellaneous Provisions) of The Code of the City of Alpharetta, Georgia (the "Code") in order to modify and add certain provisions regulating the use of skateboards in public areas;

Section 1 of Amendment. Chapter 30 of the Code is hereby amended by adding the following Article III:

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Sec. 30-40. No person shall operate or propel skateboards, or long boards, ~~roller skates and inline skates or other similar devices~~ (collectively "Skateboards") upon a public alley way, sidewalk, public parking lot, public parking garage or elevated surface (including rails, ramps, and steps) within the CoreSkateboard Restriction Zone as shown on the map attached as Exhibit "A".

Sec. 30-41. Exception. Any minor twelve (12) years old or younger may operate Skateboards in the Skateboard Restriction Zone provided such minor is under the direct supervision of their parent(s), guardian or other adult having custody or control of such minor.

Sec. 30-4~~1~~2. The Director of Public Safety and the Department of Engineering and Public Works, after approval of the City Administrator, are authorized to erect or have erected signs prohibiting skateboarding, roller skating or the operation of similar devices as provided in Sec. 30-40; provided, however, the absence of a sign shall not excuse a violation of this Ordinance.

Sec. 30-4~~2~~3. Any person violating any provision of this section is guilty of a violation of this Code and shall be punished as provided in this section; provided, however, that any offender under the age of seventeen (17) years shall be treated as provided by O.C.G.A. Title 15, Ch. 11 (O.C.G.A. § 15-11-1 et seq.). The parent of any child and the guardian of the person of any ward shall not knowingly, or through insufficient control, permit that child or ward to violate any provision of this section. The Department of Public Safety shall provide a written warning to the parent or guardian of a child who violates this section. If the child violates this section again within one (1) year of the warning, the parent or guardian shall be deemed to have authorized or permitted the child to commit such violation and shall be cited accordingly. The fine for a first violation of this section shall be \$100.00. Subsequent violations shall include a minimum fine of \$250.00 and maximum of \$500.00, and/or twenty (20) hours of community service.

Sec. 30-4~~3~~4. Nothing in this Ordinance shall be deemed to prohibit the City, in its sole discretion, to permit skateboarding in designated areas within a park."

Section 2 of Amendment. 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 of Amendment. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4 of Amendment. If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5 of Amendment. This Ordinance shall become effective immediately upon adoption.

ADOPTED this _____ day of _____, 2020.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE OF ORDINANCE
PROVIDING FOR REGULATIONS GOVERNING USE OF SKATEBOARDS]

COUNCILMEMBERS

Jason Binder

Ben Burnett

John Hipes

Dan Merkel

Donald Mitchell

Karen Richard

(SEAL)

Attest:

Approved as to form and
legal sufficiency:

City Clerk

C. Sam Thomas, City Attorney

First Reading:_____

Second Reading:_____

Adopted:_____

| ~~3731456~~3753023



*Innovation Academy
(STEM School)*

School Dr.

Church St

Teasley Place

Milton Ave

Academy St

*Milton Ave.
Parking Deck*

Town Green

*City Center
Parking Deck*

Park Plaza

*Brooke St
Park*

Marietta St

Main St

Haynes Bridge Rd

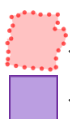
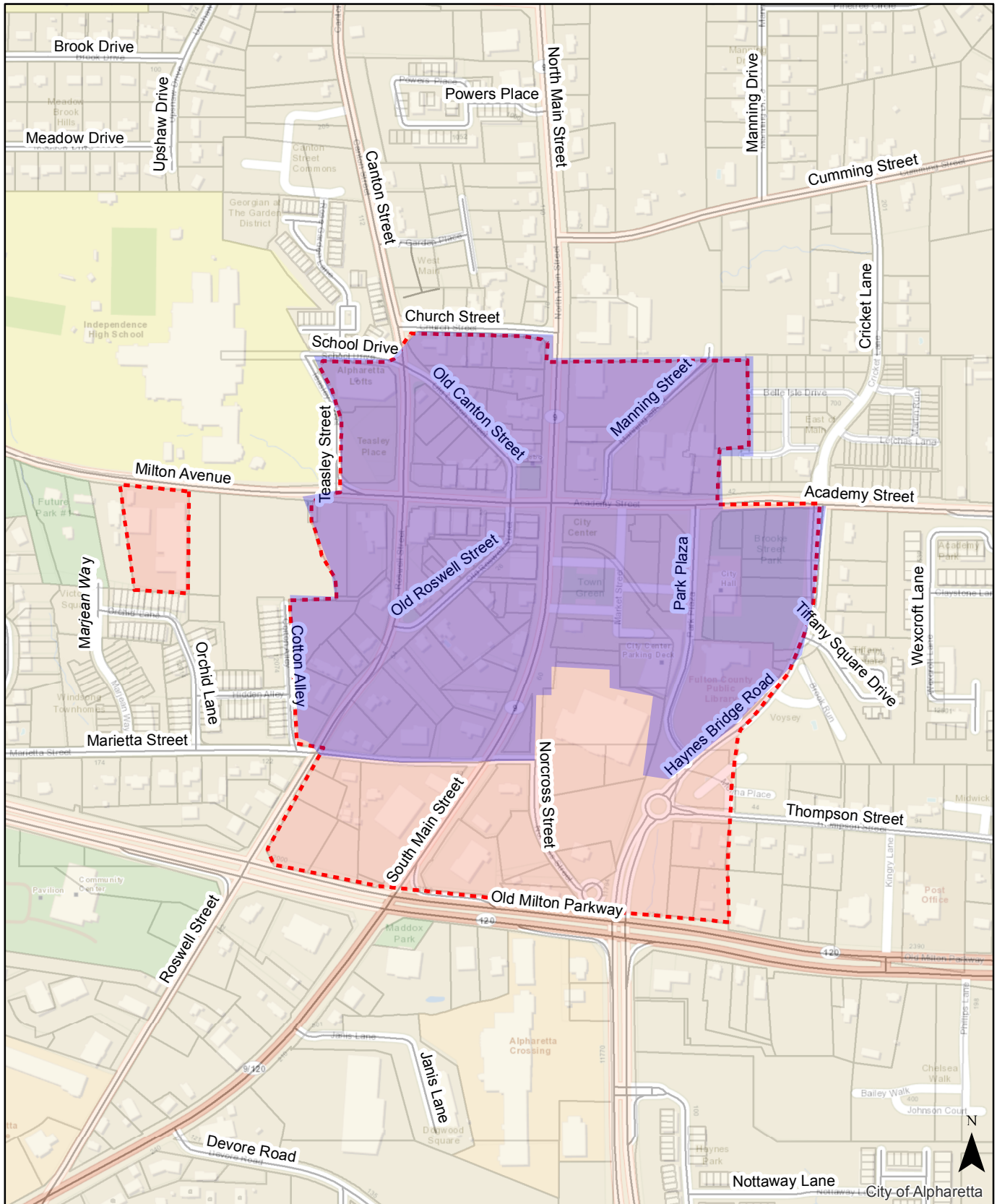
*Alpha Loop
Trailhead*

Skateboard Restriction Zone

*Public Sidewalks, Alleys, and Parking Lots
within Restriction Zone*

City of Alpharetta

Downtown Core District



Downtown Core District

Skateboard Restriction Zone

500

1,000

Feet











On May 20, 2020, at 11:42 AM, Hofmann Sandra

Dear City of Alpharetta Council and Mayor,

Why am I writing to you: In the interest of pedestrian safety I implore you to enact an ordinance banning the use of skateboards on all City sidewalks in the Downtown Alpharetta area (not a ban restricted to only City Center!) and include enforcement/fines as appropriate. City Parking Decks and driveways should be included in this ban.

Why I care: I am a twenty year home owner resident of Alpharetta with the last four years residing at Alpharetta Lofts 58 Canton Street where I am President of the Homeowners Association. Key to my desire to be in downtown Alpharetta was the vision ultimately represented in the "City of Alpharetta Downtown Master Plan" published in 2015. This strategy included a strong focus on walkability and improved pedestrian access specifically in the downtown area (reference figure 3.5 page 76). Being able to safely walk in my neighborhood and to the retail/restaurants is extremely important to me and to the homeowners I represent at Alpharetta Lofts. This ability to safely navigate the sidewalks of our downtown neighborhood has significantly and seriously deteriorated in the last two years and I am concerned.

What concerns me: Skateboarders have created an unacceptable pedestrian environment. Skateboarders, typically in groups of two to five youths, zoom down the sidewalks, jump onto planter edges, "ride the fence rails" around properties, and zip around parking garages and driveways (both public and private garages). This apparent disregard for pedestrians is extremely dangerous. Pedestrian safety is significantly at risk from skateboarders. Of course there are bikers, strollers and the occasional scooter that present a risk, but I've never had to leap out of the way of a stroller.

What's the risk: Pedestrian safety is at risk. My personal safety and health is at risk. I walk my two Yorkies on 4' leashes four or five times every day. At least once a day I am having to drag them out of the way of an approaching skateboarder who, based on my past experiences, will not slow down, nor make any attempt to avoid me. Indeed at least weekly I have had to dive for the safety of a tree planter, doorway or even the street to avoid a crash. My agility is not what it might have been when I was younger and at 68 years of age it means my ability to leap is limited! I do not feel safe on the sidewalks. As I watch the Innovation Academy nearing completion, I cringe to think of potential droves of skateboarders enjoying those extensive new sidewalks with the same sense of ownership they now show for the sidewalks out my front door. I've already been the victim of Alpharetta sidewalk dangers resulting in a seriously fractured knee, months of recovery and significant expenses. I am deeply concerned.

Recommendation: I believe the skateboarders need a separate, designated space where they can safely enjoy their sport and not endanger the public, especially pedestrians. I support skateboarders trying to enjoy the outdoors just like me and other pedestrians. Unfortunately their enjoyment curtails my enjoyment and endangers me and other pedestrians. The skateboarders would benefit from a space designed for them to safely enjoy their sport. That place is NOT public sidewalks. The sidewalks on Canton, Teasley and School are not nearly wide enough to accommodate both walkers and skateboarders at the same time. The increase in walkers, bikers and skateboarders during the pandemic has highlighted the safety issue and also made Social Distancing on our sidewalks impossible.

What about property damage: The City should already be aware that bricks in the sidewalk become chipped and dislodged. I've never seen the brick sidewalks undergoing any maintenance so I can only assume this damage is either expected, doesn't matter, or isn't budgeted for repair. What is more concerning to me is the *private property damage* skateboarders are guilty of creating. Planter edges are being knocked off, chipped, marked up by the skateboarders. Wrought iron railings along sidewalks are being scratched and gouged out by skateboarders. Even the private property posting of signage to prevent skateboarders is ignored. On numerous occasions I've pointed out the signs to skateboarders only to be dismissed by them with comments like "we aren't hurting anything" and "those signs aren't allowed." I've called public safety three or four times but usually they arrive after the skateboarders are gone. On one occasion an officer spoke with the skateboarders and they left on foot only to start back up when officer was gone.

What about the noise: Although the noise generated by skateboarders is a pain, it is not my primary concern. As Alpharetta Lofts and Teasley Place construction concluded, the cobblestone crossing on Canton Street was replaced with bricks because the noise generated by traffic over the cobblestones was outrageous. That was great and I thought my troubles were over. However, that noise pollution was nothing compared to the sound of multiple skateboarders traveling down the brick sidewalks. Urban noises like traffic, sirens, trash trucks, construction and festival music/crowds and so forth are generally of short term duration. My Yorkies and I endure those noises as being part of living in town. When the skateboards come through, back and forth at all hours, my pups go nuts from the noise. They don't bark at ANY of the other noises I referenced - only the clattering, jarring ,and grating noise of the skateboarders who typically have to shout to one another to be heard over the noise they are making.

Conclusion: After listening to the discussion at City Council, I feel it important to characterize my request: I don't want to live in a "Nanny State" nor do I feel that I'm living in a privileged or special interest neighborhood. I'm simply looking to the City of Alpharetta to deliver on a safe, walkable environment. I respectfully ask that you give consideration to my request. I appreciate the difficult tasks that you are presented with and am confident that you will make a decision in the best interest of your citizens specifically to enact an ordinance banning the use of skateboards on all City sidewalks in the Downtown Alpharetta area (not a ban restricted to only City Center!) and include enforcement/fines as appropriate. City Parking Decks and driveways should be included in this ban.

Please feel free to reach out to me if I can clarify or assist in any way.

Respectfully,

Sandra C. Hofmann

From: "COTSMAN, MICHAEL"

Date: June 4, 2020 at 11:40:59 AM EDT

To: "Gilvin, Jim" <jgilvin@alpharetta.ga.us>, "Mitchell, Donald" <dmitchell@alpharetta.ga.us>, "Burnett, Ben" <bburnett@alpharetta.ga.us>, "Richard, Karen" <krichard@alpharetta.ga.us>, "Hipes, John" <jhipes@alpharetta.ga.us>, "Binder, Jason" <jbinder@alpharetta.ga.us>, "Merkel, Dan" <dmerkel@alpharetta.ga.us>

Subject: Skateboarding

Dear Mayor and City Council Members,

My wife Storm, daughter Ashley and I attended last Monday's meeting to learn more about the proposed skateboarding ordinance. I truly enjoyed listening to each of your contributions regarding the budget and skateboarding issue. All of you brought up good points, and you make me proud to be an Alpharetta resident.

I didn't say much when I spoke about it, other than to encourage finding a compromise that meets somewhere in the middle – because I think that is what good politics strives to accomplish. I really liked what John Hipes had to say about protecting young people's existing rights (and incidentally, you were my daughter's favorite 😊). But I also heard what Donald Mitchell said about also protecting the rights of the elderly.

As far as I feel, I'd like to see the size of that map reduced to just the immediate city center area, and/or parking garages & pedestrian heavy areas. Like Dan Merkel intelligently stated, you can always add to it if needed, but it's hard to get it back once done. I think that is the most common sense and logical approach.

I hope you will consider reducing that map a bit. Thanks for listening, and thanks for your service to Alpharetta.

Sincerely,
Mike Cotsman

From: Linda Frost

Date: June 6, 2020 at 9:05:00 PM EDT

To: City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>

Subject: Skateboarding Downtown Alpharetta

Dear Sirs:

I live in Amorance in downtown Alpharetta. My apartment is on the 3rd floor over Kilwins Ice Cream Shop. I have lived here for a year and a half. I feel privileged to live in such a vibrant place.

I would like to request that you pass the skateboard ordinance which is now before the council. I have the following observations:

1. I have spoken to some of the boys who are skateboarding. They have been polite and listened to what I have had to say.
2. Skateboarding on Commerce Street and adjacent sidewalk, stair and curbs presents a safety hazard. From my apartment, which gives me a 180 degree view, I have seen the boarders lose control of their board, which hit a baby buggy, just miss pedestrians on several occasions and veer themselves into traffic. It is a bad accident waiting to happen.
3. Skateboarding in the parking garages is terrifying as car and boarder regularly have near misses.
4. Damage is being done to City and private property by the boards hitting the curbs, stair edges and railings. It is only a matter of time until broken concrete and bent rails are a safety hazard and require City funds to repair.
5. I have observed kids being dropped off to skateboard and other's driving their cars to skateboard. I question whether they are all neighborhood kids.
6. One young lady indicated the sound was not that bad. The acoustics of Commerce Street are unique. We live in an urban environment, we should expect the sound of voices, laughter, cars and music. All of that is covered by noise ordinances, if it becomes too loud. The clank of boards hitting their target, the clacking as they roll over the pedestrian strips is amplified by the sound going straight up, not be dispersed outwards, thereby causing a loud cacophony.
7. I have not been to previous meetings. I am a 72 year old woman, placing me in the vulnerable status during the Covid 19. Both meetings were to be open to the public through Zoom, neither time did Zoom work, making it difficult to have a true public hearing. I am writing this email in lieu of attending the next meeting, not because I do not want to be there, but I am still leary of group meetings.

PLEASE CONSIDER THIS A STRONG REQUEST TO PASS THE ORDINANCE AGAINST SKATEBOARDING IN THE DOWNTOWN AREA OF ALPHARETTA, AS WRITTEN. I cannot believe that the City wants to bear the responsibility and liability of the status quo.

Thank you,
Linda Frost



City Council Meeting STAFF REPORT

Submitting Department: Public Works

Submitted By:

Sponsored By:

Meeting Date: June 15, 2020

I. AGENDA ITEM TITLE: SAFETY ADDITION AT RUCKER AND CHARLOTTE

II. RECOMMENDATION:

Please approve funds not to exceed \$125,000 to C.W. Matthews Contracting for the fabrication, delivery, and installation of corr-tenn guardrail along the frontage of the Seasons at Creekside Subdivision and authorize the Mayor to execute all necessary documents.

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: \$125,000.00

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Rucker Road Impact Fee Account	\$125,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	\$0.00

IV. REPORT IN BRIEF:

Upon the direction of Mayor and Council earlier this year, Public Works has been working with design engineers on options regarding safety measures along the frontage of the Seasons at Creekside Subdivision. Multiple options were discussed and evaluated and based on timing, cost, and aesthetics. Based on these factors, the recommended approach is for a steel backed timber guardrail to be installed.

Public Works worked with the design firm AECOM to develop the specific location of the guardrail. The goal is for the guardrail to be located within the City's right of way. Based on locating the guardrail in the location depicted on the attached exhibits and locations of existing utilities, it appears there is enough room to keep the guardrail within the existing right of way.

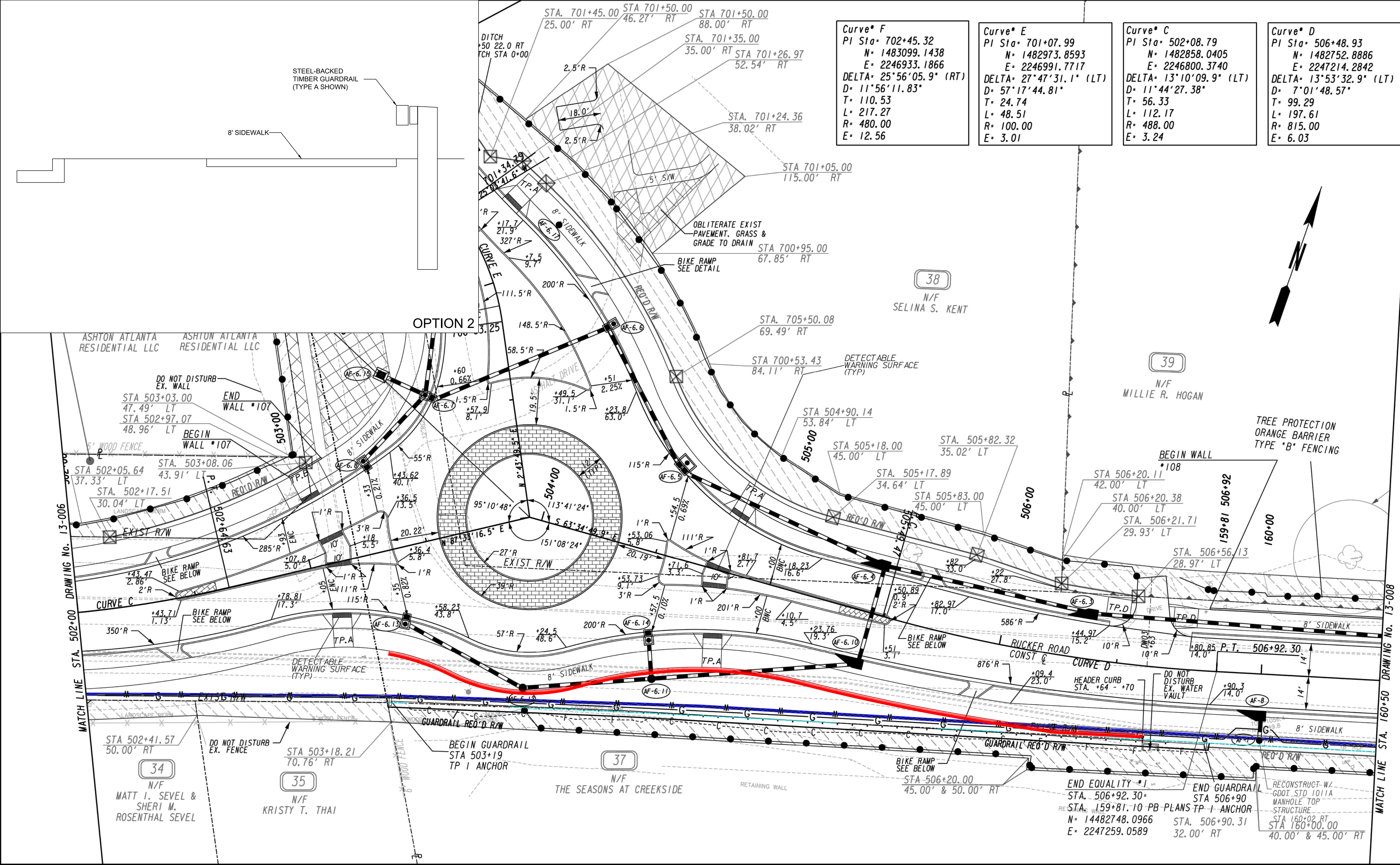
Working with the design team there are two options for placement of the guardrail, along the property line of the subdivision or following the curvature of the sidewalk. Both locations meet design standards. The guardrail following the curvature of the sidewalk is more difficult to install due to traversing over multiple underground utilities. Cost of the guardrail installed in this alignment is \$1250,000. The linear guardrail option is easier to install and delineates the property line of the subdivision. The cost of this option is \$105,000. The curved approach is more expensive due to crossing exiting utilities as well as the complexity of the design compared to a linear guardrail.

Based on conversations with the design team, it is recommended to install the curved guardrail. Though the curved guardrail is more expensive, this option provides the opportunity for additional landscape to be installed and maintained if the subdivision so desires. Thus, Public Works is recommending moving forward with the curved guardrail option. Both options will take approximately 6 weeks to complete, from design to fabrication, to construction.

V. ALTERNATIVES:

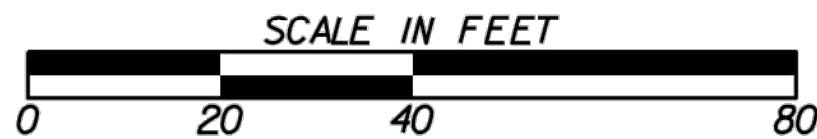
VI. ATTACHMENTS:

Guardrail - Curved, Guardrail - Linear, Corr-Tenn Guardrail Pictures



- EXISTING 12" DIP WATER LINE (APPROX. LOCATION)
- CORT-TENN STEEL-BACKED TIMBER GUARDRAIL
- EXISTING RIGHT OF WAY

AECOM



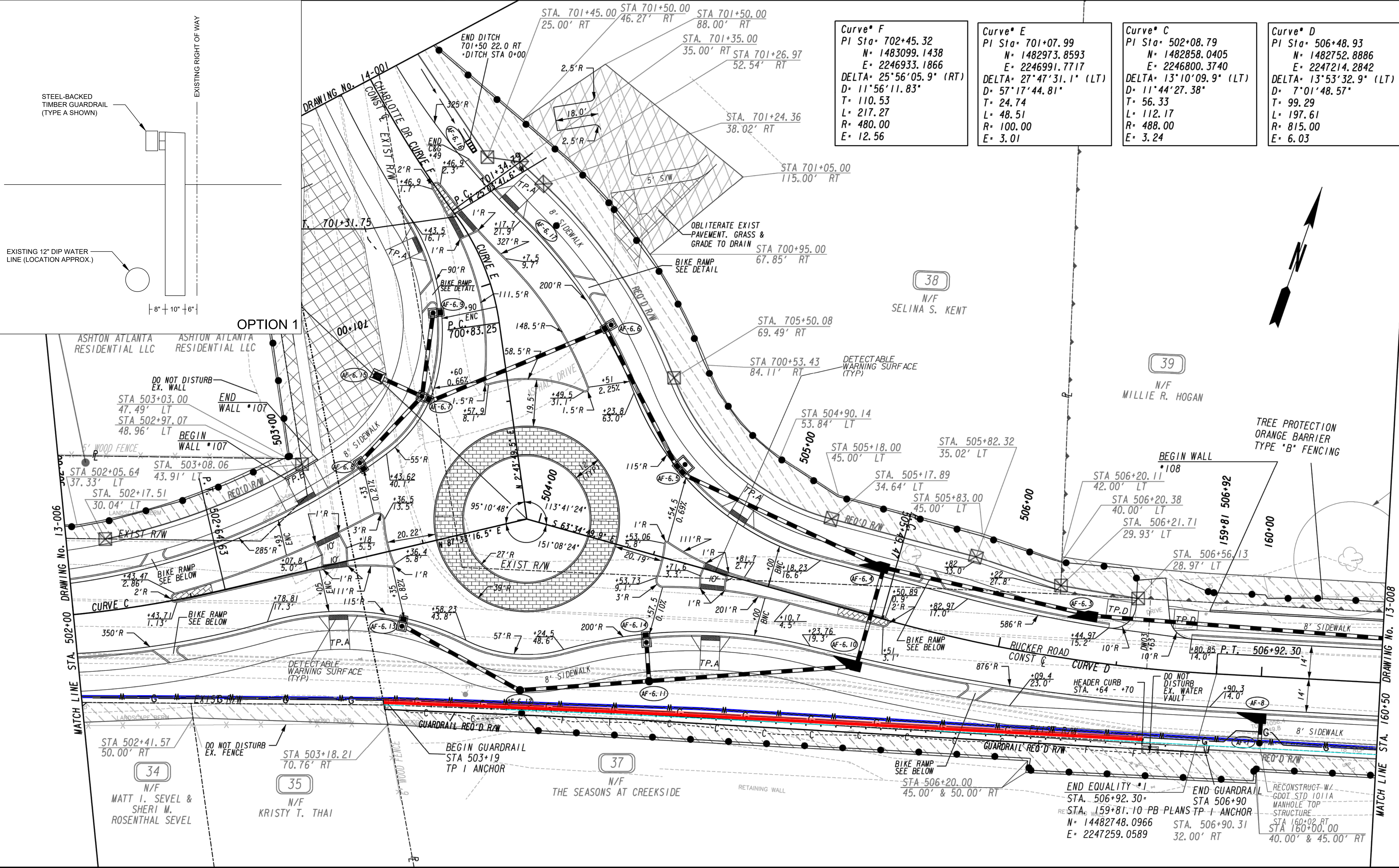
REVISION DATES

07/25/17		
08/08/17		
02/12/20		

CITY OF ALPHARETTA
DEPARTMENT OF PUBLIC WORKS
MAINLINE PLAN

RUCKER ROAD WIDENING

DRAWING No.
13-007



EXISTING 12" DIP WATER LINE (APPROX. LOCATION)

CORTENN STEEL-BACKED TIMBER GUARDRAIL

EXISTING RIGHT OF WAY

AECOM

SCALE IN FEET
0 20 40 80

REVISION DATES	
07/25/17	
08/08/17	
02/12/20	

CITY OF ALPHARETTA
DEPARTMENT OF PUBLIC WORKS
MAINLINE PLAN

RUCKER ROAD WIDENING

DRAWING No.
13-007



THE **COR-TENN** CO

**STEEL-BACKED
TIMBER GUARDRAIL
& FENCING**

STEEL-BACKED TIMBER GUARDRAIL SYSTEM

1. MERRITT PARKWAY SYSTEM

Originally designed by the State of Connecticut for the scenic Merritt Parkway, this barrier system is both appealing and strong. It is NCHRP report 350 test level III compliant and features a weathering steel post system for easier installation. Call the Cor-Tenn Company for details.

2. FEDERAL HIGHWAY STANDARD 617-60

This Federal Highway Administration designed barrier system is NCHRP Report 350 compliant for test level III. It features a massive timber post and rail design with A588 weathering steel backing plates and fasteners. Electronic drawings for this system can be found at www.wfl.fhwa.dot.gov/design/standard.html.

3. ROUND GLU-LAM BRIDGERAIL

Sturdy, yet easy on the eyes, Round Glu-Lam BridgeRail is stained to perfection to blend right in with gorgeous, natural surroundings and is reenforced by a steel plate recessed inside the wood.





CAPABILITIES

The Cor-Tenn Company has been involved in the advancement of steel-backed timber guardrail applications since 1991 when bids for the new timber guardrail designs were awarded to the Federal Highway Administration (FHWA) in the southeastern United States. Our extensive knowledge of key

components and our ability to translate FHWA and state D.O.T. specifications help keep our customers' projects problem-free and profitable. The Cor-Tenn team often serves as an intermediary between designers, engineers, inspectors, field superintendents and project managers.

MANUFACTURING

The Cor-Tenn Company manufactures complete timber guardrail systems and heavy timber fencing for customers across the United States. We fully fabricate our timbers using precision wood cutting equipment. Preservative treatments available include CCA/ACQ/ Copper AZOL and pentachlorophenol. Cor-Tenn also offers timber components for other applications using Southern Yellow Pine, Douglas Fir, Western Red Cedar, Oak and Locust woods.



COR-TENN CUSTOM BRIDGERAIL™



COR-TENN PARKRAIL™ AND MAXFENCE™

ParkRail is designed to give maximum curb side appeal. This rail is perfect for parking lot borders, people barriers, golf cart trails, bike paths and landscape aesthetics. A knock out look at a great price– **MaxFence equals MaxVisuals,**

MaxStrength and MaxLife. These heavy duty fences are designed with even the busiest person in mind. They are well constructed and require minimal maintenance and repair. Wove wire centers sold separately.



803 NORTH CENTRAL STREET KNOXVILLE, TN 37917 P: 865.637.6929 www.cor-tenn.com



QUALITY



Steel-backed Timber Guardrail
(CT-15 / Merritt Parkway, New Canaan, CT.)





City Council Meeting STAFF REPORT

Submitting Department: Public Works

Submitted By:

Sponsored By:

Meeting Date: June 15, 2020

I. AGENDA ITEM TITLE: GA 400 EXPRESS LANES CONSTRUCTION MOU WITH GDOT

II. RECOMMENDATION:

Please approve the MOU for construction associated with the GA 400 Express Lanes with the Georgia Department of Transportation, allocate no greater than \$4.84M for the cost associated with the bridge aesthetics, and authorize the Mayor to execute all necessary documents.

III. REPORT IN BRIEF:

The Georgia Department of Transportation (GDOT) has started their procurement process for construction of the GA Express Lanes (EL) project from the North Springs MARTA Station to north of McFarland Road. Over the past several months the City has been working with Kimley Horn on the aesthetic elements of the three Bridges over GA 400, Kimball Bridge, Webb Bridge, and Tradewinds. Additionally, the City and GDOT have been working together regarding the construction cost associated with the aesthetic treatments.

The GA-400 EL project is a Design Build Finance Maintain (DBFM) project and GDOT's process for this type of project is for GDOT and the local Agency to execute a MOU acknowledging and agreeing to the basic scope of work and the associated cost between the local and GDOT. Regarding this specific project, GDOT and the City are agreeing the City will be funding the aesthetic elements of the three bridges as per the designs previously approved by Mayor and Council. Additionally, GDOT is agreeing to widen both Webb Bridge (WBR) and Kimball Bridge Road (KBR) bridges from 2 lanes to 4 lanes. The Tradewinds Bridge will have a lane in each direction as well as turning lanes as one approaches the entrance lanes to the Express Lanes. All three bridges will have sidewalks on both sides of the bridges. Outside of the funds the City will provide to GDOT for the aesthetic treatments of the bridges, the City is also agreeing to the maintenance responsibilities of landscape and maintenance of the aesthetic elements of the bridges.

Once the MOU has been executed and the final design elements for the bridges included in the procurement documents for GDOT, the City and GDOT will start working on an Inter-Governmental Agreement (IGA). This agreement will provide detailed specifics regarding payment, schedule, etc...The IGA may also go into detail regarding construction phasing. For example, which bridge will be replaced first, both KBR and WBR bridges shall not be replaced at the same time.

Public Works has been working with the City's Consultant, Kimley Horn, developing a construction cost estimate. The City's construction cost estimate of \$3.7M includes a 20% contingency. Comparing this cost to GDOT's cost estimate, there is a delta of \$1.14M. The difference primarily equates to the fact GDOT added a 20% cost escalation figure and a contingency of 30%. Though the construction costs estimate between the two agencies is similar in value, the added escalation figure and increase percentage in contingency is the difference.

IV. ALTERNATIVES:

V. ATTACHMENTS:

0001757_GDOT_COA_Alpharetta_MOU_clean(V4)_2020-06-08, Kimball Bridge Graphic Images 2020_06_04, Tradewinds Bridge Graphic Images 2020_06_04, Webb Bridge Graphic Images 2020_06_04

MEMORANDUM OF UNDERSTANDING
By and Between
GEORGIA DEPARTMENT OF TRANSPORTATION
And
CITY OF ALPHARETTA
Regarding

**PI #0001757, CONSTRUCTION OF NORTHBOUND AND SOUTHBOUND EXPRESS
LANES ALONG SR 400 BETWEEN NORTH SPRINGS MARTA STATION
(FULTON COUNTY) AND SR 400/MCFARLAND PARKWAY INTERCHANGE
(FORSYTH COUNTY)**

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is made and entered into this ____ day of _____, 2020, by and between the Georgia Department of Transportation (“GDOT”), a department within the executive branch of government of the State of Georgia, whose address is 600 W. Peachtree Street, NW, Atlanta, Georgia 30308, and the City of Alpharetta (“COA”), a body corporate and politic of the State of Georgia, whose address is 2 Park Plaza, Alpharetta, Georgia 30009, hereinafter sometimes collectively referred to as the “Party” or “Parties.”

WHEREAS, COA has expressed to GDOT a desire that certain improvements to the Kimball Bridge Road over State Route (“SR”) 400, Webb Bridge Road over SR 400 and the intersection and bridge at Tradewinds Parkway (the “BRIDGES”) be included in the SR 400 Express Lanes Project, PI #0001757, (hereinafter referred to as the “PROJECT”); and

WHEREAS, COA has also expressed to GDOT a desire to incorporate certain aesthetics enhancements on the BRIDGES; and

WHEREAS, the PROJECT includes the design of and construction along State Route (“SR”) 400 of two new express lanes in each direction between the Metropolitan Atlanta Rapid Transit Authority (“MARTA”) North Springs Station and McGinnis Ferry Road and one express lane in each direction from McGinnis Ferry Road to the project terminus north of McFarland Parkway; and

WHEREAS, GDOT has agreed to fund the design and widening of the overpasses from two lanes to four lanes at Kimball Bridge Road and Webb Bridge Road as well design and construction of a Single Point Urban Interstate Direct Access Ramp as an express lane access point (interchange) from Tradewinds Parkway to SR 400, and the COA has relied upon such representation; and

WHEREAS, COA has represented to GDOT that it has committed funding toward all costs associated with the installation of aesthetic improvements, including hardscape and other aesthetic enhancements, (hereinafter referred to as “Aesthetic Enhancements Features”) to the BRIDGES in the amount of Four Million Eight Hundred Forty Thousand Dollars (\$4,840,000.00), as indicated in Exhibit A; and

WHEREAS, GDOT has commenced the conceptual design for the PROJECT in conjunction with the environmental process, as well as the procurement of the developer for the PROJECT; and

WHEREAS, the PROJECT will be delivered through a Public-Private Partnership (“P3”) and, as

such, the selected developer will enter into a project agreement with the State Road and Tollway Authority (“SRTA”) (with GDOT designated by SRTA to serve as agent and manager for the PROJECT) (the “Project Agreement”), and will be responsible for the final design and construction of the PROJECT; and

WHEREAS, GDOT has determined that it is appropriate to coordinate with COA to determine the specific improvements for the Aesthetic Enhancements Features requested by COA to the BRIDGES at this stage in the procurement planning process for the PROJECT; and

WHEREAS, COA has represented that it will submit to GDOT its plans for the Aesthetic Enhancements Features it desires by the end of June 2020, and GDOT has relied upon such commitment; and

WHEREAS, the Parties understand and agree that they will endeavor to enter into an intergovernmental agreement finalizing their respective rights, responsibilities and obligations concerning the proposed improvements to the BRIDGES and future maintenance of the Aesthetic Enhancement Features after COA has submitted its plans for the Aesthetic Enhancements Features (the “Project IGA”), and that time is of the essence.

NOW THEREFORE, GDOT and COA, governmental entities of the State of Georgia, pursuant to the provisions of Article IX, Section III, Paragraph I(a) of the Constitution of 1983, are authorized to enter into this MOU, and in consideration of the mutual promises made and of the benefits to flow from one to the other, GDOT and COA hereby agree as follows:

The above “Whereas” clauses are hereby incorporated by reference as though fully set forth herein.

A. GDOT Responsibilities:

GDOT agrees to:

1. Through the P3 procurement process, select a developer whose responsibilities will include the final design and construction activities of the PROJECT.
2. Coordinate opportunities for COA to provide advice and input related to COA’s requested Aesthetic Enhancements Features to the BRIDGES during the P3 procurement process.
3. Serve as SRTA’s agent and manager for the PROJECT and, as such, provide PROJECT oversight and administration.
4. Provide COA’s plans for Aesthetic Enhancements Features to each proposer for the PROJECT as part of the contractual requirements if such plans have been approved by GDOT, subject to COA’s timely completion and submittal of the same to GDOT.
5. Promote cooperation and coordination by the selected developer with COA to effectuate the inclusion of Aesthetic Enhancements Features to the BRIDGES contained in COA’s aesthetic plan. COA acknowledges that the final PROJECT design will be the responsibility of the selected developer.
6. Facilitate coordination between the selected developer for the PROJECT and COA to take into consideration future GDOT and COA transportation projects located within the PROJECT area.

B. **COA Responsibilities:**

COA agrees to:

1. Submit for GDOT approval the Aesthetic Enhancements Features plans for the BRIDGES, including projected costs, by the end of June 2020. COA understands and agrees that any proposed improvements in the plan that fall outside of the scope of the PROJECT will not be considered. GDOT shall be the sole adjudicator of whether a proposed improvement is outside of the scope of the PROJECT.
2. Contribute funding to the PROJECT in the amount of Four Million Eight Hundred Forty Thousand Dollars (\$4,840,000.00).
3. Comply with the GDOT Policy 6755-9, Policy for Landscaping and Enhancements on GDOT Right of Way in the development of Aesthetic Enhancements Features plans for the BRIDGES. GDOT Policy 6755-9 can be located at the following website:
<http://mydocs.dot.ga.gov/info/gdotpubs/Publications/6755-9.pdf>.
4. Upon PROJECT completion, assume responsibility for and bear all costs associated with all maintenance of the Aesthetic Enhancements Features of the BRIDGES, including but not limited to sidewalks, hardscape, landscaping, lighting systems and other aesthetic features, pursuant to the Project IGA and any related permits necessary to assume this responsibility.
5. In the event additional enhancements and/or features within the PROJECT limits are desired by COA and approved by GDOT during the course of the PROJECT, after COA has submitted and GDOT has approved its plans for Aesthetic Enhancements Features and after COA and GDOT have entered into the PROJECT IGA, COA shall be responsible for all costs associated with such additional enhancements features. Any additional enhancements and/or features that may be mutually agreed upon between the Parties at a later date and all associated costs shall be memorialized in accordance with GDOT's encroachment permit process.

- C. **Commencement Date and Term.** The responsibilities set out in this MOU shall commence on the ___ day of _____, 2020 (hereinafter referred to as the "Commencement Date") and shall continue for fifty (50) years from the Commencement Date.
- D. **Funding.** The COA shall remit payment to GDOT, or its designee, in an amount not to exceed Four Million Eight Hundred Forty Thousand Dollars (\$4,840,000.00) prior to the execution of the project agreement but in no case shall such remittance be any later than June 30, 2021.
- E. **Termination.** Either Party may terminate this MOU only for cause or upon the mutual consent of the Parties.
- F. **Amendments.** This MOU may not be amended except by mutual consent in writing by the Parties.
- G. **Assignment.** This MOU shall not be assigned by any party to any other person or entity whatsoever unless agreed to by the Parties.
- H. **Notices.** Any notices, requests, demands and other communications which may be required hereunder shall be in writing and shall either be mailed or transmitted by either first class United

States certified mail, return receipt requested; delivery by carrier or personally delivered to the appropriate party; or facsimile transmission, immediately followed by a telephone call to confirm delivery to:

Georgia Department of Transportation
600 W. Peachtree Street, NW
Atlanta, Georgia 30308
ATTN: Chief Engineer

with a copy to:

Georgia Department of Transportation
600 W. Peachtree Street, NW
Atlanta, Georgia 30308
ATTN: General Counsel

The City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
ATTN: Robert J. Regus, City Manager

The date on which such notice is delivered will be deemed the date thereof. Either party may from time to time, by five (5) days' prior notice to the other party in writing, specify a different address to which notices will be sent. Rejection or refusal to accept a notice or inability to deliver a notice because of a changed address of which no notice was given will be deemed a delivery of the notice on the date when postmarked.

- I. **Interpretation.** The Parties stipulate that for good business reasons, each party has determined to negotiate, and each party has had significant voice in the preparation of this MOU. Should any provision of this MOU require judicial interpretation, it is agreed that the Court interpreting or construing it shall not construe the MOU more strictly against either party because it drafted a particular provision, or the provision was for the party's benefit, or the party enjoyed a superior bargaining position.
- J. **No Third Party Beneficiaries.** Nothing contained herein shall be construed as conferring upon or giving to any person, other than the Parties hereto, any rights or benefits under or by reason of this MOU.
- K. **Risk Allocation.** Each party shall conduct its own functions under this MOU in accord with state law at its sole cost, risk and responsibility.
- L. **Severability.** If any provision of this MOU is determined to be invalid or unenforceable, the remaining provisions shall remain in force and unaffected to the fullest extent permitted by law and regulation.
- M. **Execution Counterparts.** This MOU may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.
- N. **Captions.** The captions or headings in this MOU are for convenience only and in no way define, limit or describe the scope or intent of any provisions of this MOU.

- O. **Governing Law.** This MOU is made and entered into in Fulton County, Georgia, and shall be governed and construed under the laws of the State of Georgia. The sole and exclusive venue for the enforcement of this MOU, or any right or obligation hereunder, by either Party shall be the Superior Court of Fulton County, Georgia.
- P. **Authority/Signature.** The individual signing this MOU on behalf of each Party represents that (s)he has the actual authority to sign this MOU on behalf of such Party, and to bind such Party to the terms and conditions of this MOU.
- Q. **Complete Agreement.** This MOU constitutes the entire understanding between the Parties with respect to the subject matter; all prior agreements, representations, statements, negotiations and undertakings are superseded hereby.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the Parties hereto.

IN WITNESS WHEREOF, said Parties have hereunto set their hand and affixed their seals the day and year above first written.

**GEORGIA DEPARTMENT OF
TRANSPORTATION**

BY: _____ (Seal)
Commissioner

ATTEST:

Treasurer

CITY OF ALPHARETTA

BY: _____ (Seal)
Name: _____
Title: _____

This MOU approved by City of Alpharetta, this
_____ day of _____, 20__.

ATTEST:

BY: _____
Name: _____
Title: _____

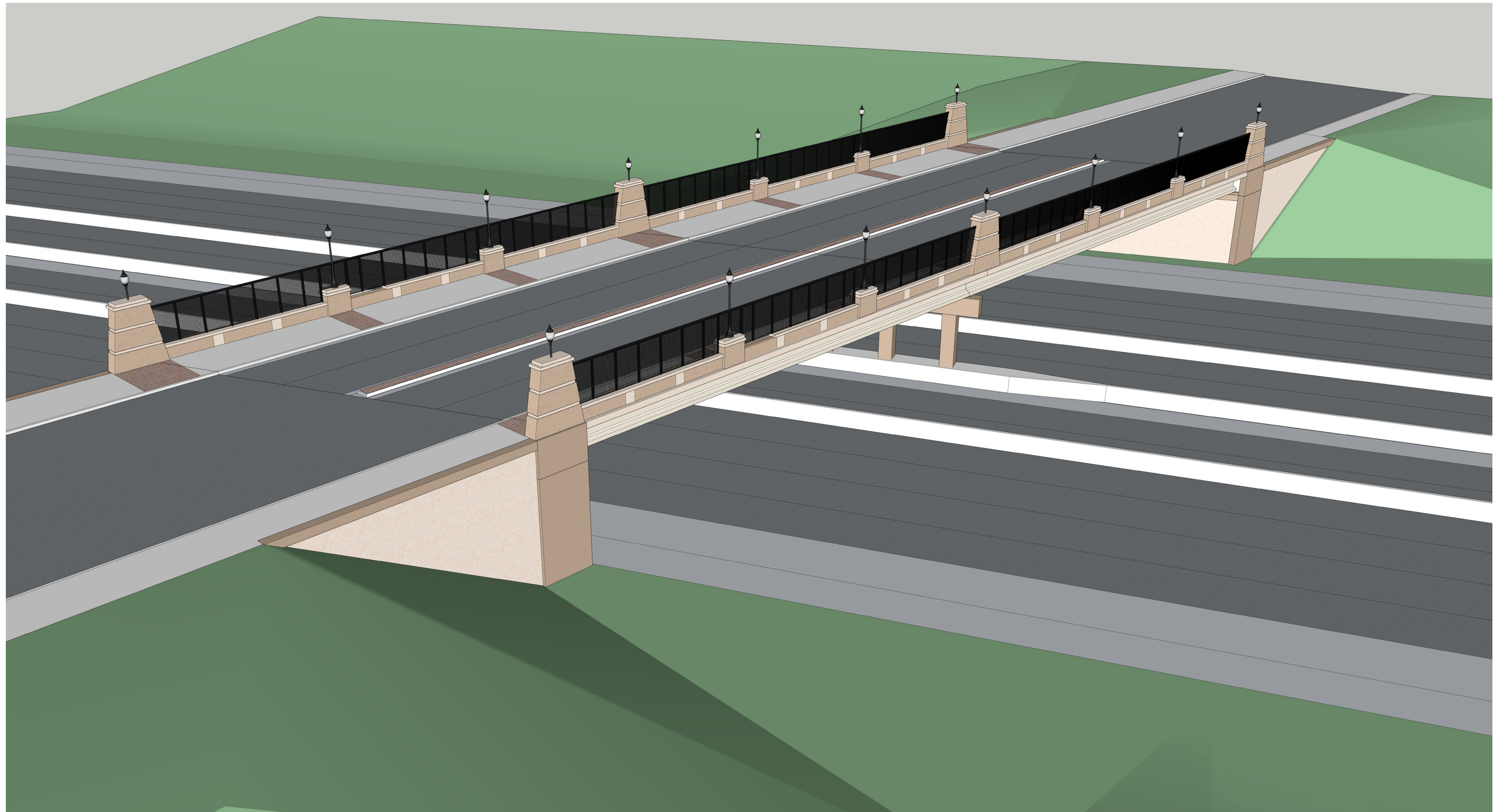
FEIN: _____

EXHIBIT A

CONSTRUCTION ESTIMATE

	Kimball Bridge	Webb Bridge	Tradewinds	Total
Construction Cost	\$770,302	\$1,032,725	\$1,131,373	\$2,934,400
General Conditions & QA	\$7,703	\$10,327	\$11,314	\$29,344
Bonding/Insurance	\$23,109	\$30,982	\$33,941	\$88,032
Final Design	\$15,406	\$20,655	\$22,627	\$58,688
Developer Contingency	\$293,072	\$392,915	\$430,447	\$1,116,434
Developer Escalation	\$160,388	\$215,028	\$235,567	\$610,983
Developer Total	\$1,269,980	\$1,702,632	\$1,865,269	\$4,837,881*

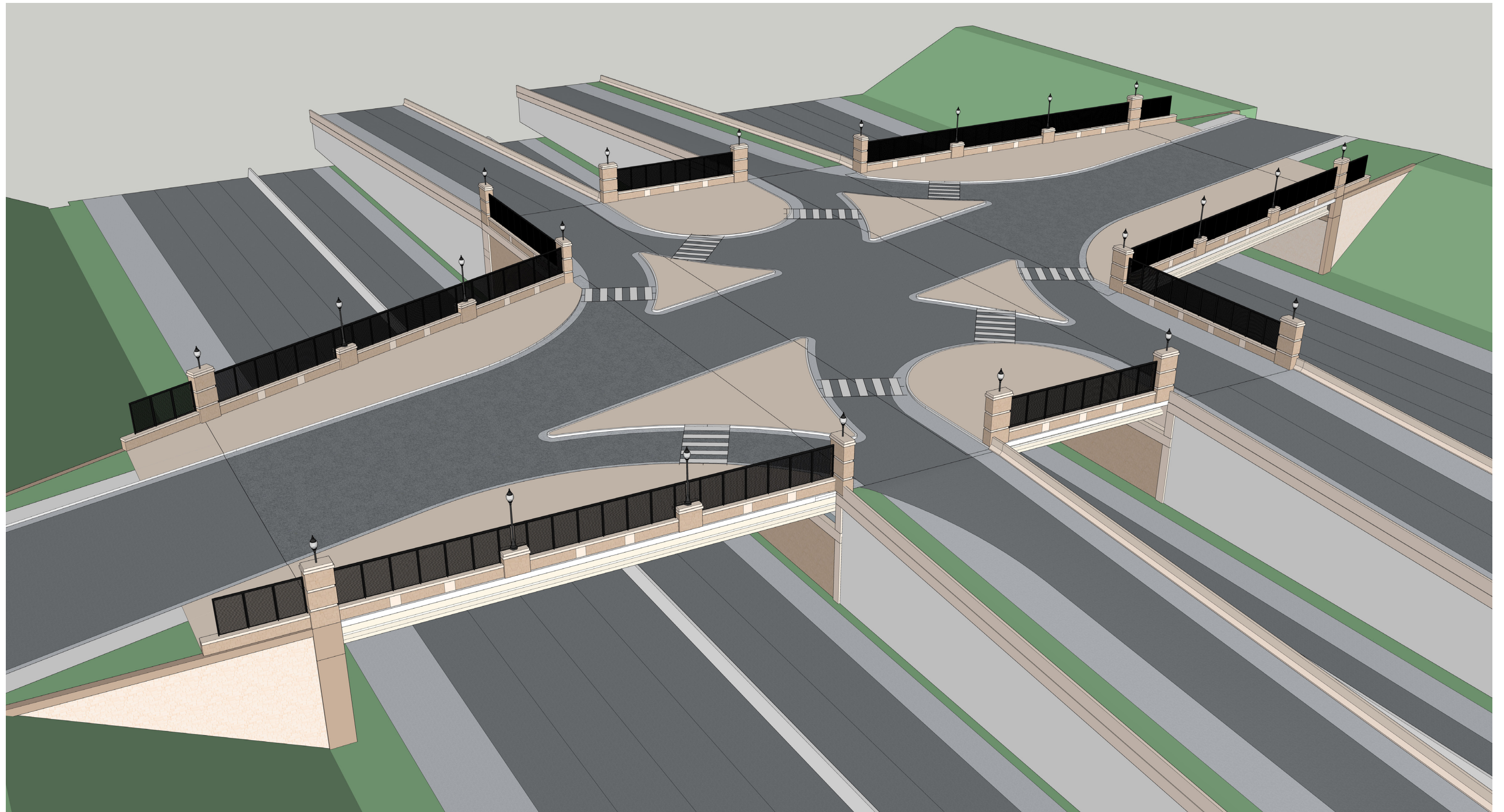
* Amount rounded to \$4,840,000.00



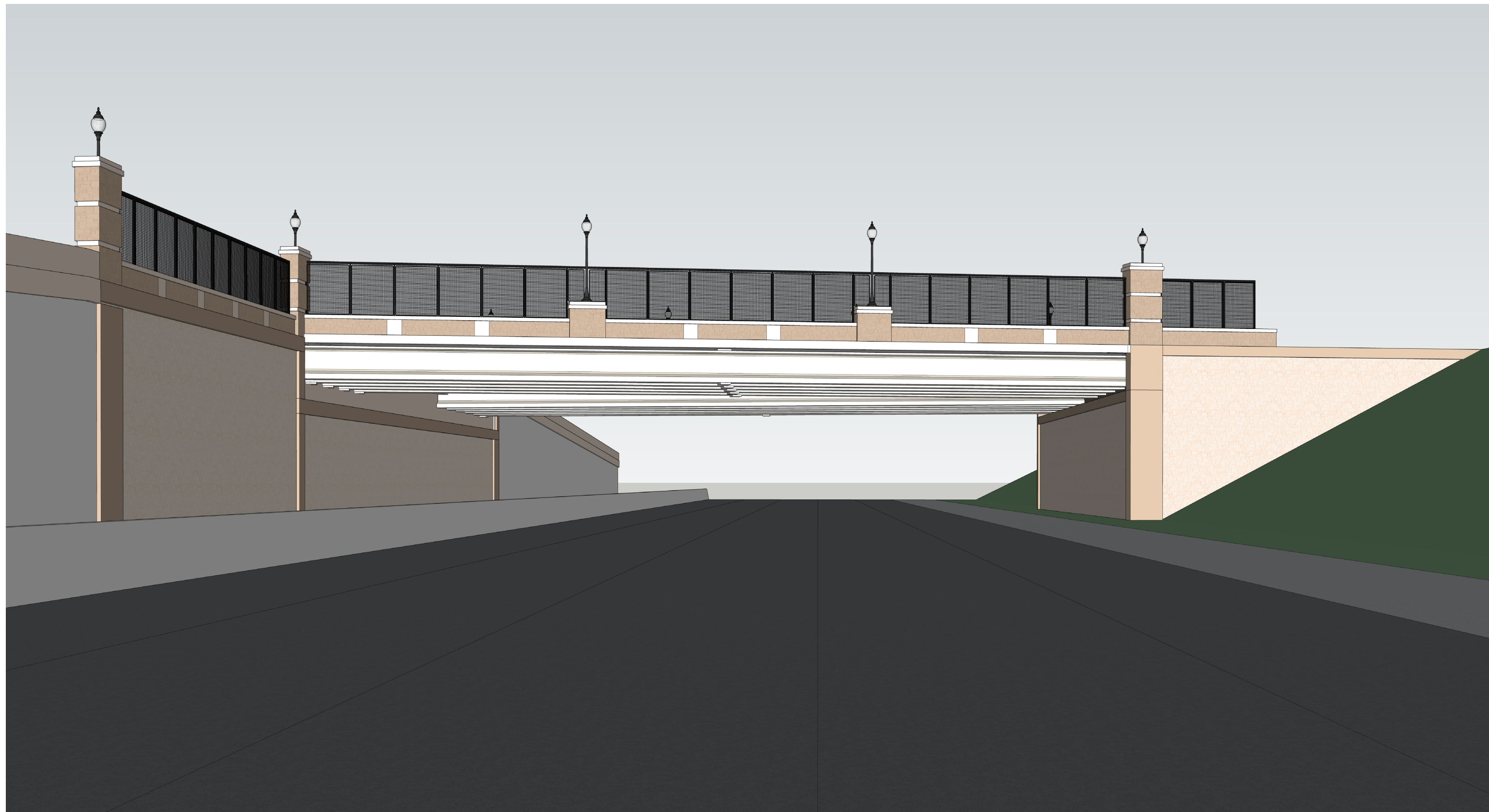
CONCEPT DESIGN *KIMBALL BRIDGE*



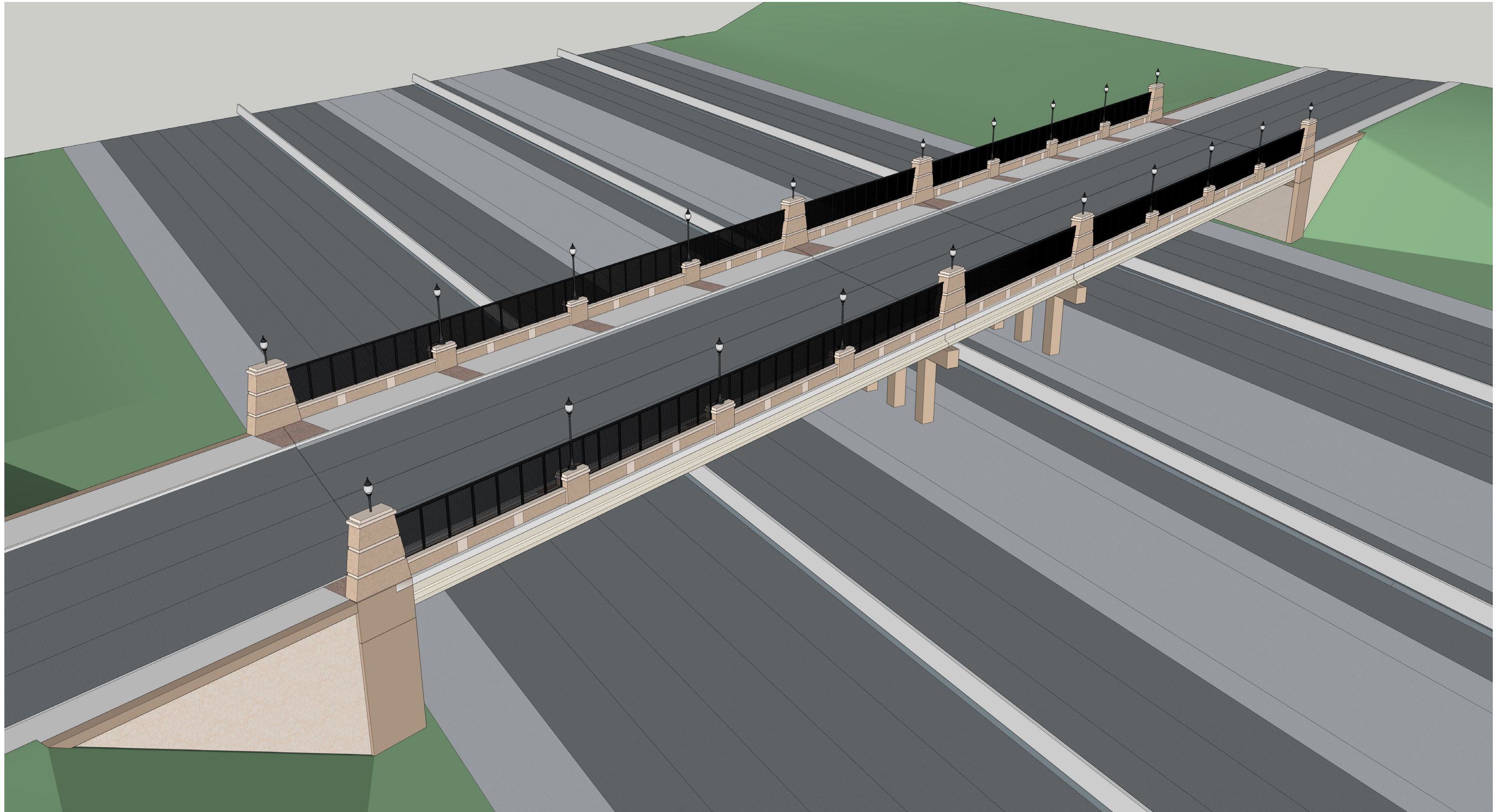
CONCEPT DESIGN *KIMBALL BRIDGE*



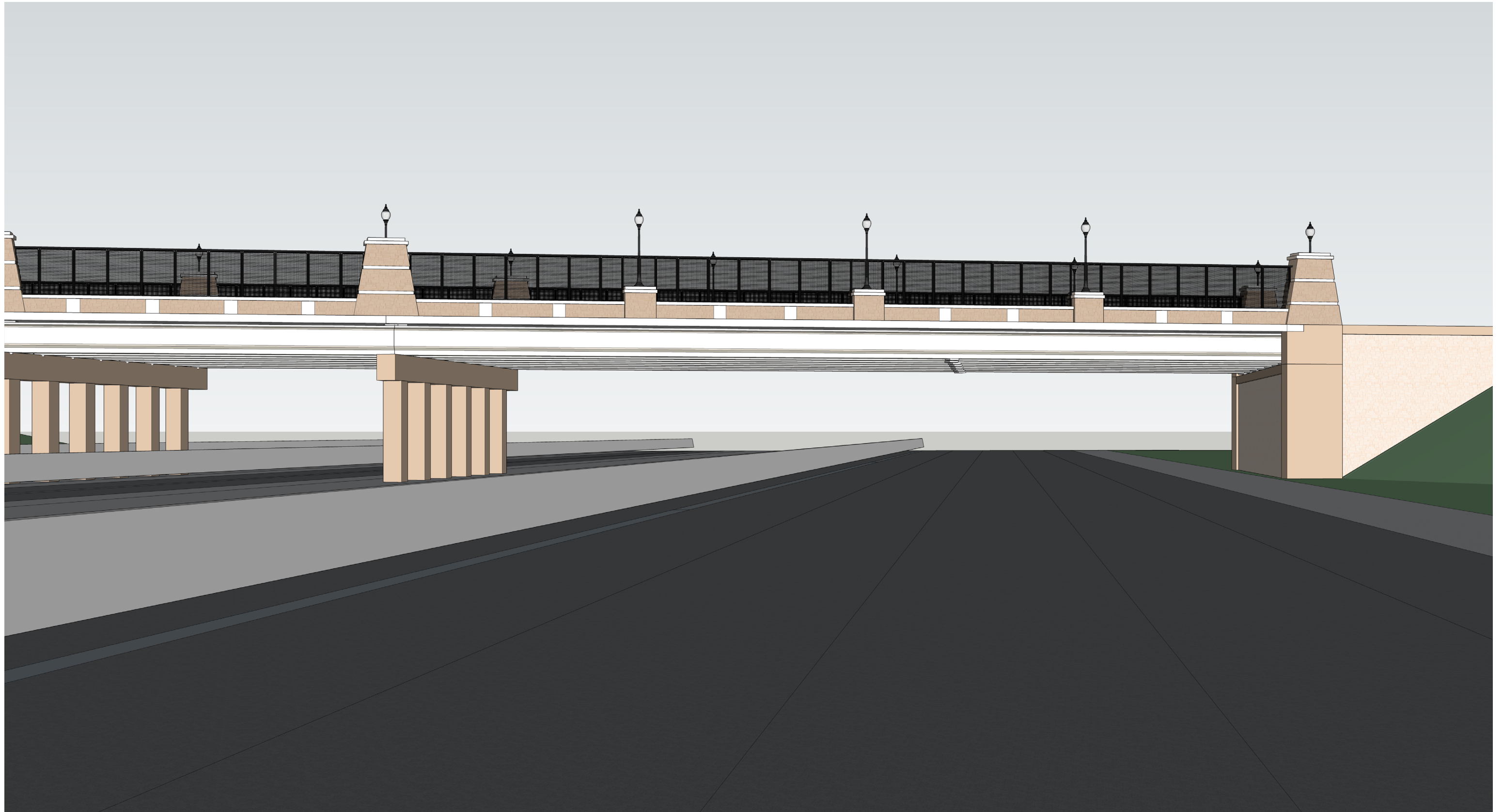
CONCEPT DESIGN *TRADEWINDS BRIDGE*



CONCEPT DESIGN *TRADEWINDS BRIDGE*



CONCEPT DESIGN *WEBB BRIDGE*



CONCEPT DESIGN *WEBB BRIDGE*



City Council Meeting STAFF REPORT

Submitting Department: Public Works

Submitted By: Arash Moradkhani

Sponsored By:

Meeting Date: June 15, 2020

I. AGENDA ITEM TITLE: GA-400 EXPRESS LANES UTILITY COORDINATION MOU WITH THE GDOT

II. RECOMMENDATION:

Please approve the "Design Build Finance Maintain (DBFM) Memorandum of Understanding" with the GDOT and authorize the Mayor to execute all necessary documents.

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: N/A

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The conventional Georgia Department of Transportation (GDOT) project does not provide utility Memorandum of Understanding (MOUs), and the cost responsibility of relocating utilities is based on the Utility Owners prior rights. The GA-400 Express Lanes (EL) project is a Design Build Finance Maintain (DBFM) project and a MOU must be executed identifying who is responsible for utility relocation.

The attached MOU is associated with the GA-400 EL project and specifically refers to utility relocation at conflict points such as at Kimball Bridge Road, Webb Bridge Road, and Tradewinds Parkway. In order for the Developer to prepare their bid documents, the developer needs to know who is responsible for the design, construction, and materials for the cost of any utilities to be relocated. If any required utility relocation is included in the contract through a MOU with GDOT, the City would not have to pay for any of design, construction, and materials costs.

Public Works recommends the responsibility to design, construct, and coordinate any City owned utilities (traffic signal fiber and stormwater) to be at the expense of the developer and not the City of Alpharetta. Refer to item 4b -option 2, of the attached MOU.

Overall goal of the utility MOU is to speed up construction by allowing utility relocation to be included in the Developer's bid. The MOU allows potential bidders to determine what their responsibilities are as related to utility relocation design, construction, and material cost.

V. ALTERNATIVES:

VI. ATTACHMENTS:

0001757_MOU_Uilities_ City Of Alpharetta

Georgia DOT Project: SR 400 Managed Lanes
GDOT P.I. 0001757

DESIGN BUILD FINANCE MAINTAIN (DBFM) MEMORANDUM OF UNDERSTANDING

Between the
Georgia Department of Transportation (hereinafter DEPARTMENT)
And
City of Alpharetta (hereinafter OWNER)

Whereas the DEPARTMENT proposes to undertake a Design Build Finance Maintain (DBFM) Project, hereinafter referred to as the PROJECT to construct Express Lanes along SR 400 (PI 0001757) in Fulton and Forsyth County, Georgia by contract as authorized by O.C.G.A. § 32-2-81; and,

Whereas the DEPARTMENT will accomplish the PROJECT through a DEVELOPER including a combination of contractors, design consultants (or design consultant team), and other entities working together to design and build the PROJECT, hereinafter referred to as DEVELOPER; and the utility owner hereinafter referred to as the OWNER, and

Whereas, pursuant to O.C.G.A. § 32-6-170(b), the DEPARTMENT has made a Public Interest Determination (PID) for this PROJECT, all costs of relocation, protection, or adjustment shall be borne by the DEVELOPER where DEVELOPER AND OWNER enter into an agreement Master Utility Adjustment Agreement (MUAA) which will allow DEVELOPER to accelerate completion of any relocation, protection, or adjustment by shifting responsibility for such costs as long as the OWNER has either prior rights or agrees to include any relocation, removal, protection or adjustment into the PROJECT with the use of OWNER pre-approved list of design consultants and contractors; and

Whereas, the DEPARTMENT and pursuant to the Design-Build Finance Maintain (DBFM) Agreement is authorized to pay or participate in the payment of the costs of design, relocation, protection, or adjustment of OWNER'S facilities where the DEPARTMENT has made the determination that (i) such payments are in the best interest of the public and necessary in order to expedite the staging of the PROJECT; and (ii) the costs of the design, removal, relocation, protection, or adjustment of such facilities are included as part of the Contract between the DEPARTMENT and the DEVELOPER for the PROJECT; and

Whereas, time is of the essence in the completion of DEVELOPER's duties under the Contract, DEVELOPER shall enter into a Master Utility Adjustment Agreement (MUAA), acceptable in form and terms to both the DEVELOPER and OWNER, with OWNER to provide for timely completion of any removal, relocation, protection, or adjustment.

1. Project Location Description

The DBFM Project's location is described as follows and further depicted and described in attached Exhibit A, "Proposed Construction Limits Exhibit":

Facility (Interstate or Highway No.)	From (Milepost/Crossroad)	TO
a. State Route 400/US 19; fr. MARTA N. Springs Sta. (MM9) to .9 Miles N. of McFarland Pkwy. (MM23)		
b. _____	_____	_____
c. _____	_____	_____

2. Type of Utility

OWNER has the following Utility Facilities which may need to be adjusted or relocated as a result of the proposed Contract:

Type of facility or facilities of OWNER:

- ☐ Domestic water mains and distribution lines and associated appurtenances
- ☒ Sanitary Sewer facilities and/or Storm Drainage System
- ☐ Electrical Distribution (overhead and underground) wires, poles, etc.
- ☐ Electrical Transmission (overhead and underground) wires, poles, etc.
- ☐ Natural Gas Distribution Facilities (underground)
- ☐ Natural Gas Transmission Facilities (underground)
- ☐ Petroleum Pipeline (underground)
- ☒ Telecommunications facilities and equipment
- ☐ Cable TV facilities
- ☐ Street Lighting
- ☐ Internet Data Service
- ☐ Other Facilities (Description) [Click or tap here to enter text.](#)

3. New Utility Facilities Proposed (Betterment)

OWNER desires the following to be installed (at its own expense) as new additional facilities within the PROJECT.

Insert here or attach a detailed description of proposed new additional utility installations:

[Click or tap here to enter text.](#)

[Click or tap here to enter text.](#)

[Click or tap here to enter text.](#)

[Click or tap here to enter text.](#)

4. Assignment of Responsibilities for Design and Construction

This MEMORANDUM OF UNDERSTANDING and the following shall serve only as a basis for assignment of responsibilities and costs for DEVELOPER to enter into a Master Utility Adjustment

Agreement (MUAA) with OWNER after the Contract is awarded to DEVELOPER by the DEPARTMENT. For a DBFM project implementation, the DEPARTMENT will not have in its possession exact costing plans to be utilized to determine exact locations of the removal, relocation, protection, or adjustment. However, Overhead/Subsurface Utility Engineering (SUE) investigations plans exist providing the best information and signifying the layout of known existing facilities at the time of the distribution of this MOU. Please use these plans for developing the final determination of services as indicated below. The DEVELOPER's plans will be provided to the OWNER after the PROJECT is awarded by the DEPARTMENT which shall be used as the final basis for the MUAA. Betterment costs will be the OWNER's responsibility.

NOTE: When the Utility Owner allows the relocation work to be included in the contract, all material cost and labor will be paid for by the DEVELOPER, excluding betterment.

OWNER hereby makes the following commitments with regard to the PROJECT:

- 4A. OWNER, at the DEVELOPER'S cost through a MUAA/MUAAA, will provide the following services for the properties for which it has established prior rights (Check to signify):

Design ☐

Construction ☐

- 4B. OWNER, at the DEVELOPER'S cost, will allow any removal, relocation, protection, adjustment and/or design of its facilities to be placed into the DEPARTMENT'S contract for the following services (Regardless of Prior Rights) pursuant to O.C.G.A. § 32-6-170(b). The DEVELOPER will add the removal, relocation, protection, materials, adjustment and/or design cost, excluding betterment, to the overall PROJECT's cost. (Check to signify):

Option 1: Work to be performed by the OWNER's pre-approved Design Consultants and/or Contractors at the DEVELOPER'S cost.

Design ☐

Construction ☐

Option 2: Work to be performed by the DEVELOPER at the DEVELOPER'S cost (Check to signify):

Design ☒

Construction ☒

If both are checked, please leave page 10 blank.

As per this section, all work necessary for the removal, relocation, protection, or adjustment of the described utilities in accordance with the plans when approved shall be included in the PROJECT contract and accomplished by the DEVELOPER except as follows (Check none or list any work items to be performed by the OWNER)

None ☒

Excluded Items Click or tap here to enter text.
Click or tap here to enter text.
Click or tap here to enter text.

Comments:

4C. OWNER, at OWNER'S cost, will provide the following services (Check to signify):

Design ☐

Construction ☐

If construction under item 4C is selected, please fill out exhibit B.

The following is hereby mutually agreed to and understood by both parties:

1. The DEPARTMENT shall require the DEVELOPER to coordinate reviews of the utility relocation information and obtain acceptance from the OWNER and DEPARTMENT when required. If the preliminary plans indicate that no conflict exists, and the OWNER concurs with this information, the OWNER shall provide a letter of "no conflict", and submit a GUPS No Conflict permit.
2. Any OWNER claiming the existence of a prior right with the respect to a Utility Adjustment shall be responsible and have the burden of establishing such claim. In such case, the OWNER shall be required to provide the DEVELOPER with all supporting documentation to substantiate its prior right claim with respect to a Utility Adjustment. In the event the DEVELOPER and the OWNER are unable to reach an agreement with respect to a prior right claim within 30 days from the OWNER's submission to the DEVELOPER of the supporting documentation, then the DEVELOPER shall submit such information to the DEPARTMENT for the DEPARTMENT's determination of the existence of the OWNER's prior right. Any such determination by the DEPARTMENT will be made within 60 days of the receipt of the DEVELOPER'S submission.
3. If the OWNER chooses to perform their own relocations and the OWNER holds no property interest as stated above; the OWNER shall confirm in writing to the DEVELOPER that the OWNER will relocate its own facilities at no cost to the DEVELOPER or the DEPARTMENT.
4. All construction engineering and contract supervision shall be the responsibility of the DEVELOPER to ensure that all utility work included in the contract is accomplished with the contract's plans and specifications. The DEPARTMENT shall cause the DEVELOPER to consult with the OWNER before authorizing any changes or deviations which affect the OWNER's facilities.
5. For Utility work included in the contract, the OWNER shall ensure that the construction and installation of the OWNER's facilities are performed by an OWNER pre-approved contractor. For utility work included in the contract, the OWNER or OWNER's consultant shall have the right to visit and inspect the work at any time and advise the DEVELOPER and the DEPARTMENT of any observed discrepancies or potential issues. The DEPARTMENT shall cause the DEVELOPER to notify the OWNER when all utility work is completed and ready for final inspection by the OWNER.

6. Upon Maintenance Acceptance or Final Acceptance of the utility work included in the contract and upon certification by the DEPARTMENT'S project manager and the OWNER that the work has been completed in accordance with the plans and specifications, the OWNER will accept the adjusted, relocated, and additional facilities and will thereafter operate and maintain said facilities located within the PROJECT right of way subject to the DEPARTMENT'S Utility Accommodations Policy and Standards Manual (UAM), current edition" and any agreements in effect without further cost to the DEPARTMENT or it's DEVELOPER. Final acceptance of the utility relocation work is accomplished by the execution of the Utility Facility Relocation Acceptance Form. The DEVELOPER shall provide the OWNER with a complete set of "As-Built Plans" for review and approval reflecting the relocation work performed by the DEVELOPER. Upon completion of the Utility Facility Relocation Acceptance Form and the exchange of the final OWNER approved "As-Built Plans", the OWNER will operate and maintain the installed facilities going forward based on the date of execution of the Utility Facility Relocation Acceptance Form by the DEPARTMENT.
7. For the purpose of utility coordination, relocation and reimbursement matters, the OWNER shall cooperate with the DEVELOPER in the same manner as if coordinating directly with the DEPARTMENT in accordance with the laws of the State of Georgia, the DEPARTMENT'S "Utility Accommodation Policy and Standards Manual, current edition" and any agreements in effect between the DEPARTMENT and OWNER. The OWNER agrees to cooperate in good faith with the DEVELOPER and to respond to all reasonable requests for information or meetings required to reach a resolution of any disputed items.
8. All Utility work included in the PROJECT's contract and Utility work completed by the OWNER that is reimbursed by the DEVELOPER through an agreement shall be in accordance with the BUY AMERICA requirements of the Federal regulations (23 U.S.C. 313 and 23 CFR 635.410) all manufacturing processes for steel and iron products or predominantly of steel or iron furnished for permanent incorporation into the work on this project shall occur in the United States. The only exception to this requirement is the production of pig iron and the processing, pelletizing and reduction of iron ore, which may occur in another country. Other than their exceptions, all melting, rolling, extruding, machining, bending, grinding, drilling, coating, etc. must occur in the United States.
 - a. Products of steel include, but are not limited to, such products as structural steel piles, reinforcing steel, structural plate, steel culverts, and guardrail steel supports for signs, signals and luminaires. Products of iron include, but are not limited to, such products as cast iron frames and grates and ductile iron pipe. Coatings include, but are not limited to, the applications of epoxy, galvanizing and paint. The coating material is not limited to this clause, only the application process.
 - b. A Certificate of Compliance shall be furnished for steel and iron products as part of the backup information with the billing. The form for this certification entitled "Buy America Certificate of Compliance" is attached to this agreement as "Exhibit A." Records to be maintained by the Developer for this certification shall include a signed mill test report and a signed certification by each supplier, distributor, fabricator, and manufacturer that has handled the steel or iron product affirming that every process, including the application of a coating, performed on the steel or iron product has been carried out in the United States of America, except as allowed by this Section. The lack of these certifications will be justification for rejection of the steel and/or iron product or nonpayment of the work.

- c. The requirements of said law and regulations do not prevent the use of miscellaneous steel or iron components, subcomponents and hardware necessary to encase, assemble and construct the above products, manufactured products that are not predominantly steel or iron or a minimal use of foreign steel and iron materials if the cost of such materials used does not exceed one-tenth of one percent (0.1%) of the total contract price or \$2,500.00, whichever is greater.

This Memorandum of Understanding will be incorporated into the DBFM Project Contract by reference or Exhibit.

APPROVED FOR OWNER BY:

(Signature)

Click or tap to enter a date.

(Date)

Click or tap here to enter text.

(Printed Name and Title)

APPROVED FOR DEPARTMENT BY:

(Signature)

Click or tap to enter a date.

(Date)

STATE UTILITIES ENGINEER

EXHIBIT A Project Map

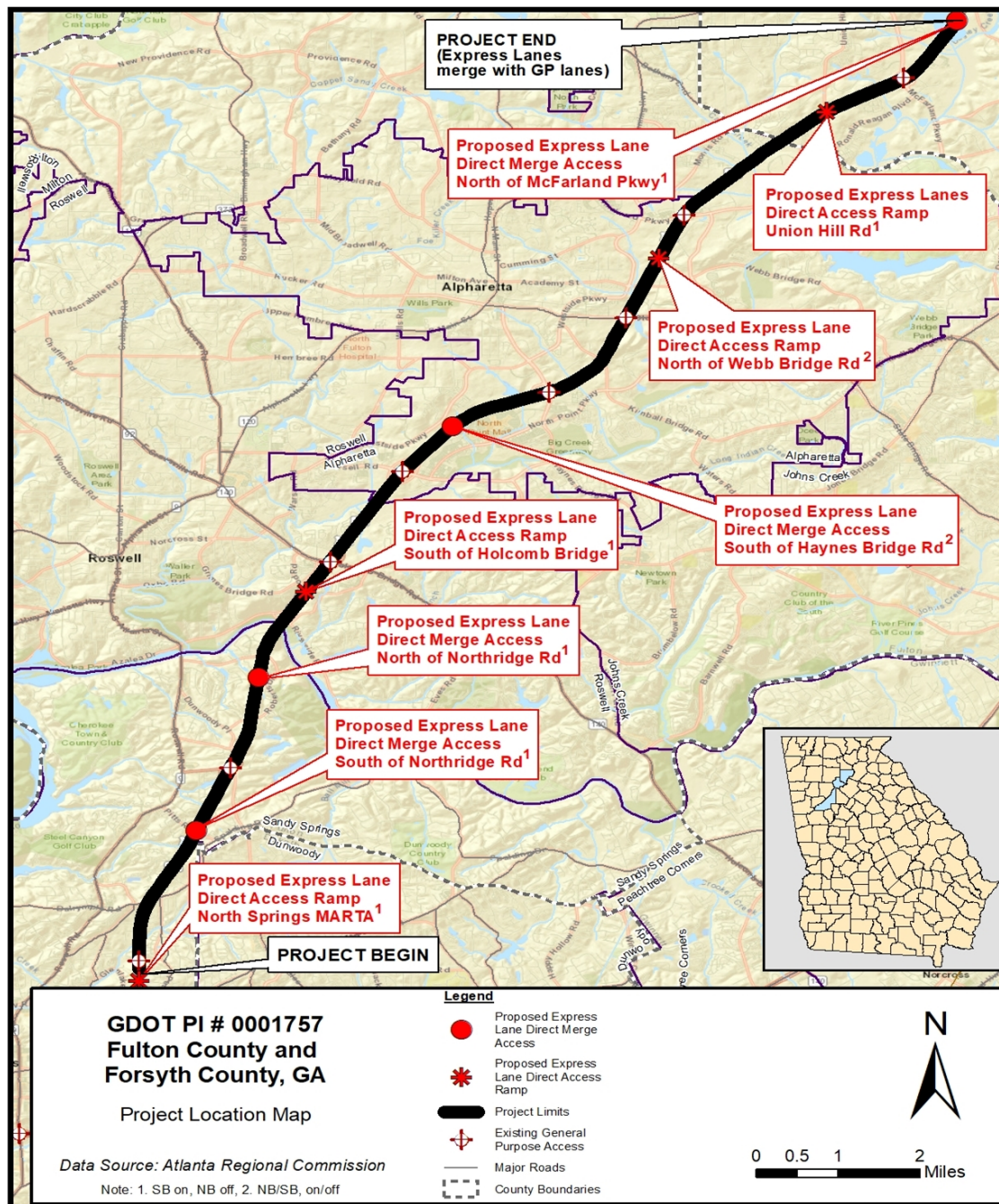


EXHIBIT B

OWNER MANAGED UTILITY ADJUSTMENT FACILITIES (At Owners costs)

Facility Description and Location:

- 1.** Click or tap here to enter text.
- 2.** Click or tap here to enter text.
- 3.** Click or tap here to enter text.
- 4.** Click or tap here to enter text.
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- 6.** Click or tap here to enter text.
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- 18.** Click or tap here to enter text.
- 19.** Click or tap here to enter text.

20. Click or tap here to enter text.

EXHIBIT C

UTILITY OWNER PRE-APPROVED CONTRACTOR/CONSULTANT LIST

Pre-Approved Contractor List

Company Name Click or tap here to enter text.

Address Click or tap here to enter text.

Phone Click or tap here to enter text.

Contact Person Click or tap here to enter text.

E-Mail Click or tap here to enter text.

Company Name Click or tap here to enter text.

Address Click or tap here to enter text.

Phone Click or tap here to enter text.

Contact Person Click or tap here to enter text.

E-Mail Click or tap here to enter text.

Company Name Click or tap here to enter text.

Address Click or tap here to enter text.

Phone Click or tap here to enter text.

Contact Person Click or tap here to enter text.

E-Mail Click or tap here to enter text.

Pre-Approved Design Consultant List

Company Name Click or tap here to enter text.

Address Click or tap here to enter text.

Phone Click or tap here to enter text.

Contact Person Click or tap here to enter text.

E-Mail Click or tap here to enter text.

Company Name Click or tap here to enter text.

Address Click or tap here to enter text.

Phone Click or tap here to enter text.

Contact Person Click or tap here to enter text.

E-Mail Click or tap here to enter text.

Company Name Click or tap here to enter text.

Address Click or tap here to enter text.

Phone Click or tap here to enter text.

Contact Person Click or tap here to enter text.

E-Mail Click or tap here to enter text.



City Council Meeting STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Sponsored By: N/A
Meeting Date: June 15, 2020

I. AGENDA ITEM TITLE: WINDWARD PARKWAY TSPLOST IMPROVEMENTS, ITB 20-016

II. RECOMMENDATION:

Please award ITB 20-016 to Sol Construction, LLC for the construction of the Windward Parkway TSPLOST Improvements project in the amount of \$2,134,834.40 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: \$2,134,834.40

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Windward Pkwy East Imp (33541100-541410-C1934)	\$1,110,891.14
Windward Pkwy West Imp (33541100-541410-C1935)	\$1,023,943.26
Roadway Improvements (33541100-541410)	(\$2,134,834.40)

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	\$0.00
N/A	\$0.00
N/A	\$0.00

IV. REPORT IN BRIEF:

The award of this bid is for the construction of the Windward Parkway TSPLOST Improvements project. Included within the scope of this project is both the Windward Parkway Eastbound Improvements and Windward Parkway Westbound Improvements.

The Windward Parkway Eastbound Improvements will include the installation of a third travel lane from Westside Parkway to the southbound Georgia 400 on-ramp. All travel lanes will be 11' wide. A 4' bike lane and a 6' wide sidewalk will also be installed along the same stretch of Windward Parkway. The typical section will match that of the "Windward Parkway Triple Left-Turn Lane at Georgia 400 Interchange" project currently under construction on the opposite side of Windward Parkway.

The Windward Parkway Westbound Improvements will include the installation of a third travel lane from North Point Parkway to the northbound Georgia 400 on-ramp. All travel lanes will be 11' wide. A 4' bike lane and a 6' wide sidewalk will also be installed along the same stretch of Windward Parkway. The typical section will match and tie to that of the "Windward Parkway Triple Left-Turn Lane at Georgia 400 Interchange" project currently under construction. Also included in the project scope is the lengthening of the existing dual left-turn lanes from westbound Windward Parkway to southbound North Point Parkway by approximately 500 linear feet.

Plans and specifications for this project were prepared by Tetra Tech's design team with program management oversight provided by Atkins. The project advertised for competitive bids during April and May 2020. Bids for the project were received on May 14, 2020 and the City received a total of ten bids from the following:

Sol Construction, LLC	\$2,134,834.40
Vertical Earth, Inc.	\$2,255,093.88
Summit Construction & Development, LLC	\$2,294,328.40
CMEC, LLC	\$2,488,128.24
Excellere Construction, LLC	\$2,589,000.00
Precision 2000, Inc.	\$2,647,959.58
Ohmshiv Construction, LLC	\$2,673,317.31
CMES, LLC	\$2,681,660.00
BRTU Construction, LLC	\$2,772,548.10
Lewallen Construction Company, Inc.	\$3,424,077.40

The apparent low bidder, Sol Construction, LLC, is an experienced contractor which has worked on several projects with similar elements in Georgia for multiple governmental agencies including DeKalb County, the City of Cumming, and the City of Peachtree Corners. The contacted references stated that Sol Construction, LLC provided reliable work on time and within budget and would utilize their services again. Additionally, Sol Construction, LLC was awarded and completed the City's Fiscal Year 2017 Bond Sidewalks - Phase 4 project which included construction of sidewalks along Morris Road and North Point Parkway. Sol Construction, LLC demonstrated an exceptional level of communication, performance, professionalism and workmanship on said project

Staff met with representatives of Sol Construction, LLC on May 21, 2020 to review the scope of work and the City's expectations. Sol Construction, LLC assured Staff that they could complete the project for the bid amount and within the allocated time frame. Thus, staff determined Sol Construction, LLC to be the lowest responsive and responsible bidder.

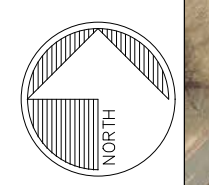
Once a contract with Sol Construction, LLC has been finalized and executed, construction may begin immediately. The anticipated completion date for the project is no more than 365 days from notice to proceed.

V. ALTERNATIVES:

None.

VI. ATTACHMENTS:

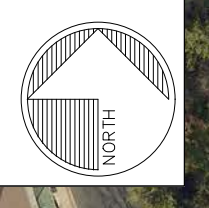
Windward TSPLOST Improvements Exhibit



WINDWARD PARKWAY IMPROVEMENTS

WESTSIDE PARKWAY TO GEORGIA 400

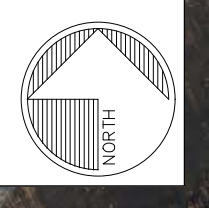
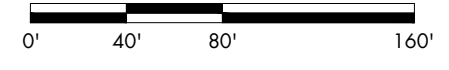
FEBRUARY 24, 2020



WINDWARD PARKWAY IMPROVEMENTS

GEORGIA 400 TO NORTH POINT PARKWAY

FEBRUARY 24, 2020



PROPOSED TSPLOST IMPROVEMENTS

IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION



City Council Meeting STAFF REPORT

Submitting Department: Economic Development

Submitted By: Matthew Thomas

Sponsored By:

Meeting Date: June 15, 2020

I. AGENDA ITEM TITLE: NORTH POINT OPPORTUNITY ZONE APPLICATION

II. RECOMMENDATION:

This item is presented for discussion and information purposes only. No formal action is requested at this time.

III. REPORT IN BRIEF:

The Opportunity Zone is Georgia's maximum job tax credit of \$3,500 per created job. Local governments undertaking redevelopment and revitalization efforts can apply.

This workshop item seeks to share information on the steps necessary to apply for an Opportunity Zone for the North Point area revitalization, which portions of the corridor are eligible for the incentive, and gather Council thoughts on how to best proceed.

IV. ALTERNATIVES:

V. ATTACHMENTS:

OZ Regulations, Urban Redevelopment Law, Opportunity Zone Overview

RULES
OF
DEPARTMENT OF COMMUNITY AFFAIRS
110-24 OPPORTUNITY ZONE JOB TAX CREDIT PROGRAM
CHAPTER 110-24-1
OPPORTUNITY ZONE JOB TAX CREDIT PROGRAM REGULATIONS
TABLE OF CONTENTS

110-24-1-.01 Program Description, General Guidance, and Definitions
110-24-1-.02 Threshold Criteria for Boundaries and Designation
110-24-1-.03 Application for Designation
110-24-1-.04 Policies, Procedures, Limitations, Reporting and Adjustment of Boundaries
110-24-1-.05 Opportunity Zone Tax Credit

110-24-1-.01 Program Description, General Guidance, and Definitions

(1) As described within the State’s Job Tax Credit Program at O.C.G.A. § 48-7-40.1(c)(4), a provision exists to assist less developed areas which is to be generally referred to herein as the “Opportunity Zone Job Tax Credit Program”.

(2) The Opportunity Zone designation criteria require the targeting of areas that display “Pervasive Poverty, Underdevelopment, General Distress, and Blight”. The designation criteria are met by the targeting of poverty areas that are in decline, suffering from disinvestment and are in need of redevelopment and revitalization. Specifically, such areas must be in an eligible census block group and contain parcels meeting the designation criteria of O.C.G.A. § 48-7-40.1(c)(4) as well as one of the required local redevelopment initiatives as described in the Georgia Urban Redevelopment Law at O.C.G.A. § 36-61 or the Enterprise Employment Act at O.C.G.A. § 36-88.

(3) For areas that meet the overall criteria of the Opportunity Zone Job Tax Credit Program, the commissioner of community affairs may designate as an “Opportunity Zone” a group of parcels within an area that meets the criteria under 110-24-1-.02 herein.

(4) Within areas designated as an Opportunity Zone under this Chapter, the state will allow enhanced Job Tax Credits which include the following benefits: a \$3,500 tax credit per eligible new job created (as defined in O.C.G.A. § 48-7-40.1(e)), the use of the tax credit against 100 percent of Georgia income tax liability and payroll withholding, the use of the credit by any lawful business, and a job creation threshold of two jobs.

(5) Definitions.

(a) “Adjacent to” means adjoining or abutting.

(b) The Designation Criteria and associated factors shall generally be defined as follows:

1. “Areas Displaying Pervasive Poverty” shall be defined as census block groups with 15% or greater poverty and any “adjacent to” census block groups as determined from data in the most current United States decennial census.

2. “Underdevelopment” shall generally be defined as areas where appropriate data indicates a lack of development activities as evidenced through higher vacancy rates along with data indicating that business license fees, building permits, development fees, or other similar measures of business activity in the nominated area are significantly lower than the activity within the local governing body's jurisdiction as a whole. Underdevelopment must be supported by appropriate data as detailed under 110-24-1-.03(4)(b).

3. “General Distress” shall generally be defined as adverse conditions within the nominated area other than those of Underdevelopment. Examples of such adverse conditions include, but are not limited to, higher than average unemployment, a high incidence of crime or code enforcement actions, a higher than average number of abandoned, deteriorated or dilapidated structures, deteriorated infrastructure, and substantial population decline. General Distress must be supported by appropriate data as detailed under 110-24-1-.03(4)(b).

4. “Blight” shall generally be defined as the conditions described for “slum area” pursuant to the Urban Redevelopment Law at O.C.G.A. § 36-61-2(18) and/or the conditions described for “blighted or distressed area” pursuant to the Redevelopment Powers Law at O.C.G.A. § 36-44-3(7)(A).

110-24-1-.02 Threshold Criteria for Boundaries and Designation

(1) Boundaries of an Opportunity Zone must be wholly contained within Areas Displaying Pervasive Poverty, Underdevelopment, General Distress and Blight.

(2) Boundaries of an Opportunity Zone shall generally follow the center line of streets and/or the boundaries of property tax parcels as described within 110-24-1-.03(5).

(a) Property tax parcels that meet the designation criteria of 110-24-1-.02(1) and of 110-24-1-.02(3) except for being separated from an eligible block group by road, road right of way, rail, creek, river, or other easement may also be included within the boundaries of an Opportunity Zone.

(b) In the event a property tax parcel crosses jurisdictional lines, then the parcel shall be includable in the proposed Opportunity Zone boundary of the jurisdiction requesting the designation as long as there is written notice given to all affected jurisdictions at least thirty (30) days prior to the application being submitted to DCA..

(3) Boundaries of an Opportunity Zone must also be wholly contained within either the boundaries of a state enterprise zone designated pursuant to Chapter 88 of Title 36 of the Georgia Code or within the boundaries of a redevelopment area that has been adopted pursuant to Chapter 61 of Title 36 of the Georgia Code or may include all or part of both an enterprise zone and a redevelopment area.

(4) Boundaries of an Opportunity Zone must also be wholly contained within areas that, in the opinion of the commissioner of community affairs and as supported through appropriate documentation as described within 110-24-1-.03 herein, display Pervasive Poverty, Underdevelopment, General Distress, and Blight. Such designation shall not include areas deemed to be environmentally sensitive or unfit for development.

110-24-1-.03 Application for Designation

(1) Eligible applicants are general-purpose local governments (cities, counties, consolidated governments, or a combination thereof).

(2) Cover Letter

(a) A cover letter to the commissioner of community affairs requesting designation must be prepared and signed by an authorized representative of the local government applying for an Opportunity Zone. In the case of a jointly designated enterprise zone that includes multiple local government incentives, a cover letter must be executed by an authorized representative of each applicable local government.

(3) Ordinances, Plans, and Policies

(a) Applicants must submit to the commissioner of community affairs documentation of enterprise zones and/or urban redevelopment areas overlapping any portion of the proposed Opportunity Zone, specifically: 1. a certified copy of all applicable enterprise zone ordinances, resolutions, and amendments; and 2. all of the local government's resolutions establishing an urban redevelopment area(s), including urban redevelopment plan(s), with amendments and related resolutions.

(b) A certification from the local government's attorney that the enterprise zone ordinances, resolutions and policies and/or the authorizing resolutions for the urban redevelopment plan were adopted in accordance with applicable law and applicable public hearing requirements must be submitted to the commissioner of community affairs. In the case of a zone or redevelopment plan that includes multiple local governments, the local government attorney in each jurisdiction must execute a certification.

(4) Pervasive Poverty, Underdevelopment, General Distress, and Blight Designation Criteria

(a) Documentation submitted with the request for designation must include the following:

1. A table in a format to be provided by the Department which includes a description of each property tax parcel within the proposed zone to include the parcel number, current tax value, acreage, type of use and notation with regards to the condition of the parcel pursuant to the applicable Designation Criteria.
2. A representative sampling of photographic documentation keyed to parcels within the proposed zone.
3. Data to document Underdevelopment, General Distress and Blight as described in subsection (4)(b) of this section.

(b) Additional documentation to substantiate Underdevelopment and General Distress shall (where applicable and to the extent data is available) include:

1. Unemployment rate information for the previous five years for areas incorporating the proposed zone compared to the jurisdiction or county as a whole.
2. Building permit information for the previous three years for parcels within the proposed zone compared to the jurisdiction as a whole.
3. Business license information for the previous three years for parcels within the proposed zone compared to the jurisdiction as a whole.
4. Vacancy rate estimates for the previous three years for parcels within the proposed zone compared to the jurisdiction as a whole.
5. Code enforcement actions for the previous three years for parcels within the proposed zone compared to the jurisdiction as a whole.
6. Crime rate information (i.e. crime per 1,000) for the previous three years for the proposed zone compared to the jurisdiction as a whole;
7. Information on the number of abandoned, obsolete, deteriorated or dilapidated structures within the proposed zone at the time of application.
8. Information on the extent of deteriorated infrastructure within the proposed zone at the time of application; and
9. Newspaper documentation of issues and undertakings within the proposed zone.

(c) Prior Redevelopment Activities for Pervasive Poverty Areas -- within Areas Displaying Pervasive Poverty, certain previously redeveloped parcels may be considered for inclusion within the proposed zone where:

1. the parcel(s) are clearly documented to have met the Designation Criteria not more than two years prior to the submission of the application; and
2. the parcel(s) were redeveloped pursuant to a local government's redevelopment initiative authorized pursuant to Title 36 of the Official Code of Georgia; and
3. the parcel(s) owners have or will undertake actions to make investments and create employment opportunities on the parcel(s); and
4. the local government(s) applying for the designation certify in writing that the provisions of 110-24-1-.03 (4)(c) are met ; and
5. (reserved).

(5) Maps -- Digital maps must be submitted with the Opportunity Zone designation request and meet the specifications outlined within this regulation.

(a) Mapping specifications -- Submissions shall contain maps detailing the proposed Opportunity Zone in digital GIS file format (i.e. shapefiles or geodatabase feature classes) on a compact disk or digital video disk. Map submissions may also be made via Internet file transfer programs as provided by the Department. The digital maps should include individual boundary polygons as listed below:

1. Proposed Opportunity Zone boundary map, where the boundary follows along the center line of streets and/or the parcel boundaries;
2. An Urban Redevelopment Plan boundary map (if applicable);

3. A State Enterprise Zone boundary map (if applicable); and
4. A map of the parcel boundaries within the proposed Opportunity Zone, which includes an attribute documenting the tax identification number of the parcels within the file.

(b) For all maps noted above: shapefiles should include a projection file (.PRJ) defining the map projection; geodatabase feature classes should contain metadata defining the map projection.

(6) Other information may be required at the discretion of the commissioner of community affairs.

110-24-1-.04 Policies, Procedures, Limitations, Reporting and Adjustment of Boundaries

(1) Applications for Opportunity Zones may be submitted at any time.

(2) A local government may have any number of Opportunity Zones unless otherwise limited by law or these regulations.

(3) A business may qualify for the Opportunity Zone credit without qualifying for benefits under a State Enterprise Zone or Urban Redevelopment Plan.

(4) State Enterprise Zones cited for the purpose of application to the commissioner of community affairs for the creation of an Opportunity Zone must be active, bona fide State Enterprise Zones that are currently offering incentives to enterprise zone businesses.

(5) Opportunity Zones will exist for a period of 10 years from the date of designation or for the life of the related State Enterprise Zones and Urban Redevelopment Plans, whichever is shorter. Opportunity Zones may be renewed by the commissioner of community affairs at the end of 10 years. The Opportunity Zones may be revoked should the documentation used to designate the Zone be determined to be fraudulent.

(6) Reporting

(a) On an annual basis on or by January 31st and in a format to be provided by the department, the local government shall report to the department the Opportunity Zone's activity for the most recent available year as follows:

1. A narrative description of the local government actions undertaken within the Opportunity Zone for the preceding year. The local government may use the potential actions listed at 110-24-1-.03 (4)(b) for purposes of the report.
2. The total of the tax values of the parcels within the proposed zone for the preceding year.
3. The total of the tax value for the applicant's total property tax digest for the preceding year.

(b) On a periodic basis, but at least every five (5) years in a format to be provided by the department, the local government shall report to the department the Opportunity Zone's activity for the most recent available year as follows:

1. A table detailing a description of each parcel within the designated zone to include the parcel number, current tax value, acreage, type of use and notation with regards to the condition of the parcel pursuant to the Designation Criteria.

(7) Adjustment of Opportunity Zone Boundaries

(a) Opportunity Zone boundaries may be adjusted by the commissioner of community affairs to correct errors or when it is determined that the documentation used to designate the boundaries was incorrect.

(b) When a local government has an area designated as an Opportunity Zone and determines during the term of the Opportunity Zone designation that a minor parcel or minor parcels should be added to the existing designated area, then the local government may request the boundaries be adjusted by the commissioner of community affairs. The parcel(s) to be included within the boundaries must fall within the existing Urban Redevelopment Plan and/or State Enterprise Zone boundary and meet the Designation Criteria for the Opportunity Zone.

(c) When a local government submits a request for a change in the designated Opportunity Zone boundary, and such change includes an amendment to the original Urban Redevelopment Plan or State Enterprise Zone under which the area was originally designated, then any changes to the Opportunity Zone boundary will be subject to the same expiration date as the original designation. In order for a government to establish a new eligibility period for designating an Opportunity Zone area, the newly designated area must fall under a new Urban Redevelopment Plan or State Enterprise Zone as a stand-alone plan that does not include the area already designated.

110-24-1-.05 Opportunity Zone Tax Credit

(1) For eligible businesses within a currently designated Opportunity Zone, tax credits may be earned in accordance with O.C.G.A. §48-7-40.1 and the accompanying regulations. Nothing in this regulation shall be construed as authorization for businesses to claim multiple job tax credits for the same jobs. By way of further explanation, no business may add credits for the same jobs by qualifying simultaneously under the various provisions of O.C.G.A. §§ 48-7-40 and 48-7-40.1. Thus businesses may only claim the credit for jobs created under either the county tier program or the Opportunity Zone program, but not both programs.

(2) All applicable laws and regulations of the Job Tax Credit Program (see O.C.G.A. § 48-7-40.1 and Rules Chapter 110-9-1) must be met before a business may earn Opportunity Zone credits.

(3) Before claiming Opportunity Zone tax credits, a business must apply for a certification that the business location where jobs are being created is within a currently designated Opportunity Zone.

- (a) The business' application must contain the business' address and parcel number. If requested, the business will supply geographic coordinates to assist in verifying the location within an Opportunity Zone.
 - (b) The business must file the certification with the local jurisdiction's contact person for the Opportunity Zone. The local jurisdiction must then certify that the business location is within the Opportunity Zone, that the business meets all applicable local ordinances and licensing standards, and that the State Enterprise Zone or Urban Redevelopment Plan is active and making demonstrated progress towards its redevelopment objective.
 - (c) The certification must then be forwarded to the department of community affairs for acknowledgement.
 - (d) Once certified and acknowledged, a copy will be provided back to the business, the local jurisdiction and the department of revenue.
- (4) These regulations shall be applicable to all taxable years beginning on or after January 1, 2010 unless otherwise required by law. Businesses may earn Opportunity Zone tax credits for tax years beginning on or after January 1st of the year in which an Opportunity Zone designation is approved by the department of community affairs and provided the business has received a valid certification that the business location is within the designated Opportunity Zone.

(Authority O.C.G.A. § 48-7-40.1; § 50-8-5(b)(2); and § 50-8-11)

TITLE 36. LOCAL GOVERNMENT
PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS
CHAPTER 61. URBAN REDEVELOPMENT

*** Current through the 2009 Regular Session ***

§ 36-61-1. Short title

This chapter shall be known and may be cited as the "Urban Redevelopment Law."

HISTORY: Ga. L. 1955, p. 354, § 1.

§ 36-61-2. Definitions

As used in this chapter, the term:

(1) "Agency" or "urban redevelopment agency" means a public agency created by Code Section 36-61-18.

(2) "Area of operation" means the area within the corporate limits of the municipality or county and the area within five miles of such limits, except that it shall not include any area which lies within the territorial boundaries of another incorporated municipality or another county unless a resolution is adopted by the governing body of such other municipality or county declaring a need therefor.

(3) "Board" or "commission" means a board, commission, department, division, office, body, or other unit of the municipality or county.

(4) "Bonds" means any bonds (including refunding bonds), notes, interim certificates, certificates of indebtedness, debentures, or other obligations.

(5) "Clerk" means the clerk or other official of the municipality or county who is the custodian of the official records of such municipality or county.

(6) "County" means any county in this state.

(7) "Downtown development authority" means an authority created pursuant to Chapter 42 of this title.

(8) "Federal government" means the United States of America or any agency or instrumentality, corporate or otherwise, of the United States of America.

(9) "Housing authority" means a housing authority created by and established pursuant to Article 1 of Chapter 3 of Title 8, the "Housing Authorities Law."

(10) "Local governing body" means the council or other legislative body charged with governing the municipality and the board of commissioners or governing authority of the county.

(11) "Mayor" means the mayor of a municipality or other officer or body having the duties customarily imposed upon the executive head of a municipality.

(12) "Municipality" means any incorporated city or town in the state.

(13) "Obligee" includes any bondholder, agents, or trustees for any bondholders, or any lessor demising to the municipality or county property used in connection with an urban redevelopment project, or any assignee or assignees of such lessor's interest or any part thereof, and the federal government when it is a party to any contract with the municipality or county.

(14) "Person" means any individual, firm, partnership, corporation, company, association, joint-stock association, or body politic and includes any trustee, receiver, assignee, or other person acting in a similar representative capacity.

(15) "Public body" means the state or any municipality, county, board, commission, authority, district, housing authority, urban redevelopment agency, or other subdivision or public body of the state.

(16) "Real property" includes all lands, including improvements and fixtures thereon and property of any nature appurtenant thereto or used in connection therewith, and every estate, interest, right, and use, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage, or otherwise.

(17) "Rehabilitation" or "conservation" may include the restoration and redevelopment of a slum area or portion thereof, in accordance with an urban redevelopment plan, by:

(A) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements;

(B) Acquisition of real property and rehabilitation or demolition and removal of buildings and improvements thereon where necessary to eliminate unhealthful, unsanitary, or unsafe conditions, to lessen density, to reduce traffic hazards, to eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of slums or deterioration, or to provide land for needed public facilities;

(C) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban redevelopment provisions of this chapter; and

(D) The disposition of any property acquired in such urban redevelopment area, including sale, initial leasing or retention by the municipality or county itself, at its fair value for uses in accordance with the urban redevelopment plan.

(18) "Slum area" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare. "Slum area" also means an area which by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions;

deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; by having development impaired by airport or transportation noise or by other environmental hazards; or any combination of such factors substantially impairs or arrests the sound growth of a municipality or county, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

(19) "Slum clearance and redevelopment" may include:

(A) Acquisition of a slum area or portion thereof;

(B) Rehabilitation or demolition and removal of buildings and improvements;

(C) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban redevelopment provisions of this chapter in accordance with the urban redevelopment plan; and

(D) Making the land available for development or redevelopment by private enterprise or public agencies (including sale, initial leasing, or retention by the municipality or county itself) at its fair value for uses in accordance with the urban redevelopment plan.

(20) "Urban redevelopment area" means a slum area which the local governing body designates as appropriate for an urban redevelopment project.

(21) "Urban redevelopment plan" means a plan, as it exists from time to time, for an urban redevelopment project, which plan shall:

(A) Conform to the general plan for the municipality or county as a whole; and

(B) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban redevelopment area; zoning and planning changes, if any; land uses; maximum densities; building requirements; and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

(22) "Urban redevelopment project" may include undertakings or activities of a municipality or county in an urban redevelopment area for the elimination and for the prevention of the development or spread of slums and may involve slum clearance and redevelopment in an urban redevelopment area, rehabilitation or conservation in an urban redevelopment area, or any combination or part thereof, in accordance with an urban redevelopment plan. Although the power of eminent domain may not be exercised for such purposes, such undertakings or activities may include:

(A) Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting of lands and highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a

blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing and related facilities and uses designed for, and limited primarily to, families and individuals of low or moderate income; and

(B) Construction of foundations and platforms necessary for the provision of air rights sites of housing and related facilities and uses designed for, and limited primarily to, families and individuals of low or moderate income or construction of foundations necessary for the provision of air rights sites for development of nonresidential facilities.

HISTORY: Ga. L. 1955, p. 354, § 19; Ga. L. 1963, p. 644, § 1; Ga. L. 1971, p. 445, §§ 3-5; Ga. L. 1976, p. 946, §§ 2, 3; Ga. L. 1982, p. 3, § 36; Ga. L. 1992, p. 2533, §§ 11, 12.

§ 36-61-3. Legislative findings and declaration of necessity

(a) It is found and declared that there exist in municipalities and counties of this state slum areas, as defined in paragraph (18) of Code Section 36-61-2, which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of this state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities and counties, retards the provision of housing accommodations, aggravates traffic problems, and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums is a matter of state policy and state concern, in order that the state and its municipalities and counties shall not continue to be endangered by areas which are local centers of disease, promote juvenile delinquency, and, while contributing little to the tax income of the state and its municipalities and counties, consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

(b) It is further found and declared that certain slum areas or portions thereof may require acquisition, clearance, and disposition, subject to use restrictions, as provided in this chapter, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that the other areas or portions thereof, through the means provided in this chapter, may be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated in subsection (a) of this Code section may be eliminated, remedied, or prevented and that, to the extent that is feasible, salvable slum areas should be conserved and rehabilitated through voluntary action and the regulatory process.

(c) It is further found and declared that the powers conferred by this chapter are for public uses and purposes for which public money may be expended and the power of eminent domain may be exercised. The necessity, in the public interest, for the provisions enacted in this chapter is declared as a matter of legislative determination.

HISTORY: Ga. L. 1955, p. 354, § 2; Ga. L. 1993, p. 91, § 36.

§ 36-61-3.1. "Public use" defined; eminent domain to be exercised solely for public use

(a) As used in this Code section, the term "public use" shall have the meaning specified in Code Section 22-1-1.

(b) Any exercise of the power of eminent domain under this chapter must:

(1) Be for a public use; and

(2) Be approved by resolution of the governing body of the municipality or county in conformity with the procedures specified in Code Section 22-1-10.

HISTORY: Code 1981, § 36-61-3.1, enacted by Ga. L. 2006, p. 39, § 22/HB 1313.

§ 36-61-4. Encouragement of private enterprise

A municipality or county, to the greatest extent it determines to be feasible in carrying out the provisions of this chapter, shall afford maximum opportunity, consistent with the sound needs of the municipality or county as a whole, to the rehabilitation or redevelopment of the urban redevelopment area by private enterprise. A municipality or county shall give consideration to this objective in exercising its powers under this chapter, including: the formulation of a workable program; the approval of urban redevelopment plans consistent with the general plan for the municipality or county; the adoption and enforcement of ordinances as provided for in Code Section 36-61-11; the exercise of its zoning powers; the enforcement of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements; the disposition of any property acquired; and the provision of necessary public improvements.

HISTORY: Ga. L. 1955, p. 354, § 3.

§ 36-61-5. Resolution of necessity prerequisite to exercise of powers

No municipality or county shall exercise any of the powers conferred upon municipalities and counties by this chapter until after its local governing body has adopted a resolution finding that:

(1) One or more slum areas exist in such municipality or county; and

(2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the municipality or county.

HISTORY: Ga. L. 1955, p. 354, § 5.

§ 36-61-6. Formulation of workable program

For the purposes of this chapter, a municipality or county may formulate a workable program for utilizing appropriate private and public resources including those specified in Code Section 36-61-11, to eliminate and prevent the development or spread of slums, to encourage needed urban rehabilitation, to provide for the redevelopment of slum areas, or to undertake such of the aforesaid activities or such

other feasible municipal or county activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of slums into areas of the municipality or county which are free from slums, through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of slum areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements, encouraging voluntary rehabilitation, and compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of slum areas or portions thereof.

HISTORY: Ga. L. 1955, p. 354, § 4.

§ 36-61-7. Preparation of redevelopment plan; approval; modification; effect of approval

(a) A municipality or county shall not approve an urban redevelopment plan for an urban redevelopment area unless the governing body, by resolution, has determined such area to be a slum area and designated such area as appropriate for an urban redevelopment project. Authority is vested in every municipality and county to prepare, to adopt, and to revise, from time to time, a general plan for the physical development of the municipality or county as a whole (giving due regard to the environs and metropolitan surroundings), to establish and maintain a planning commission for such purpose and related municipal and county planning activities, and to make available and to appropriate the necessary funds therefor. A municipality or county shall not acquire real property for an urban redevelopment project unless the local governing body has approved the urban redevelopment plan in accordance with subsection (d) of this Code section.

(b) The municipality or county may itself prepare or cause to be prepared an urban redevelopment plan; alternatively, any person or agency, public or private, may submit a plan to a municipality or county.

(c) The local governing body of the municipality or county shall hold or shall cause some agency of the municipality or county to hold a public hearing on an urban redevelopment plan or a substantial modification of an approved urban redevelopment plan, after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the municipality or county. The notice shall describe the time, date, place, and purpose of the hearing, shall generally identify the urban redevelopment area covered by the plan, and shall outline the general scope of the urban redevelopment project under consideration.

(d) Following such hearing, the local governing body may approve an urban redevelopment plan if it finds that:

(1) A feasible method exists for the relocation of families who will be displaced from the urban redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

(2) The urban redevelopment plan conforms to the general plan of the municipality or county as a whole; and

(3) The urban redevelopment plan will afford maximum opportunity, consistent

with the sound needs of the municipality or county as a whole, for the rehabilitation or redevelopment of the urban redevelopment area by private enterprise.

(e) An urban redevelopment plan may be modified at any time, provided that, if modified after the lease or sale by the municipality or county of real property in the urban redevelopment project area, such modification shall be subject to such rights at law or in equity as a lessee or purchaser or his successor or successors in interest may be entitled to assert. Any proposed modification which will substantially change the urban redevelopment plan as previously approved by the local governing body shall be subject to the requirements of this Code section, including the requirement of a public hearing, before it may be approved.

(f) Upon the approval of an urban redevelopment plan by a municipality or county, the provisions of the plan with respect to the future use and building requirements applicable to the property covered by the plan shall be controlling with respect thereto.

HISTORY: Ga. L. 1955, p. 354, § 6; Ga. L. 1982, p. 3, § 36.

§ 36-61-8. Powers of municipalities and counties generally

Every municipality and every county shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this chapter, including the following powers in addition to others granted in this chapter:

(1) To undertake and carry out urban redevelopment projects within its area of operation; to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this chapter; and to disseminate slum clearance and urban redevelopment information;

(2) To provide, to arrange, or to contract for the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with an urban redevelopment project and to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements, provided that neither the municipality or county itself nor an urban redevelopment agency or housing authority or downtown development authority acting pursuant to an election under Code Section 36-61-17 shall provide, install, or construct any public utility of the same kind or character as an existing utility operating in the municipality or county if such existing utility is providing reasonably adequate and proper service, as determined by the Public Service Commission; and to agree to any conditions that it may deem reasonable and appropriate attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or to compliance with labor standards in the undertaking or carrying out of an urban redevelopment project, and to include, in any contract let in connection with such a project, provisions to fulfill such conditions as it may deem reasonable and appropriate;

(3) Within its area of operation, to enter upon any building or property in any urban redevelopment area in order to make surveys, appraisals, soundings, or test borings, and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted; to acquire, by purchase, lease, option, gift, grant, bequest, devise, or otherwise, any real property (or personal property for its administrative purposes) together with any improvements thereon;

to hold, improve, clear, or prepare for redevelopment any such property; to mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property; to insure or provide for the insurance of any real or personal property or operations of the municipality or county against any risks or hazards, and to pay premiums on any such insurance; and to enter into any contracts necessary to effectuate the purposes of this chapter; provided, however, that no statutory provision with respect to the acquisition, clearance, or disposition of property by public bodies shall restrict a municipality or county or other public body exercising powers under this chapter in the exercise of such functions with respect to an urban redevelopment project, unless the General Assembly shall specifically so state;

(4) To invest any urban redevelopment project funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control; and to redeem such bonds as have been issued pursuant to Code Section 36-61-12 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled;

(5) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the federal government, the state, county, or other public body, or from any sources, public or private, for the purposes of this chapter, and to give such security as may be required and to enter into and carry out contracts in connection therewith. A municipality or county may include in any contract for financial assistance with the federal government for an urban redevelopment project such conditions imposed pursuant to federal law as the municipality or county may deem reasonable and appropriate and which are not inconsistent with the purposes of this chapter;

(6) Within their area of operation, to make or have made all plans necessary to the carrying out of the purposes of this chapter and to contract with any person, public or private, in making and carrying out such plans and to adopt or approve, modify, and amend such plans. Such plans may include, without limitation:

(A) A general plan for the locality as a whole;

(B) Urban redevelopment plans;

(C) Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements, to include but not to be limited to making loans and grants from funds received from the federal government, as well as from funds received from the repayment of such loans and interest thereon, to persons, public or private, owning private housing for the purpose of financing the rehabilitation of such housing;

(D) Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements; and

(E) Appraisals, title searches, surveys, studies, and other preliminary plans and work necessary to prepare for the undertaking of urban redevelopment projects.

The municipality or county is authorized to develop, test, and report methods and

techniques and to carry out demonstrations and other activities for the prevention and elimination of slums and to apply for, accept, and utilize grants of funds from the federal government for such purposes;

(7) To prepare plans and provide reasonable assistance for the relocation of families displaced from an urban redevelopment area, to the extent essential for acquiring possession of and clearing such area or parts thereof to permit the carrying out of the urban redevelopment project;

(8) To appropriate such funds and make such expenditures as may be necessary to carry out the purposes of this chapter and to levy taxes and assessments for such purposes; to close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places; to plan or replan, zone, or rezone any part of the municipality or county or make exceptions from building regulations; and to enter into agreements, under Code Section 36-61-17, with a housing authority, a downtown development authority, or an urban redevelopment agency vested with urban redevelopment project powers, which agreements may extend for up to 50 years respecting action to be taken by such municipality or county pursuant to any of the powers granted by this chapter. The reasonable costs of removing, relocating, and rearranging public utility facilities within urban renewal areas may constitute a cost of carrying out the purposes of this chapter, and every municipality and county may, in their discretion, pay such reasonable costs or any portion thereof;

(9) Within their areas of operation, to organize, coordinate, and direct the administration of the provisions of this chapter as they apply to such municipality or county, in order that the objective of remedying slums and preventing the causes thereof within the municipality or county may be most effectively promoted and achieved, and to establish such new office or offices of the municipality or county or to reorganize existing offices in order to carry out such purpose most effectively.

(10) To exercise all or any part or combination of powers granted in this Code section.

HISTORY: Ga. L. 1955, p. 354, § 7; Ga. L. 1963, p. 644, § 2; Ga. L. 1976, p. 946, § 1; Ga. L. 1992, p. 2533, § 13.

§ 36-61-9. Power of eminent domain; conditions; title acquired

(a) Except as otherwise provided in subsection (c) of this Code section, a municipality or county shall have the right to acquire, by exercise of the power of eminent domain, any real property which it may deem necessary for its purposes under this chapter, after the adoption by it of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes. A municipality or county may exercise the power of eminent domain in the manner provided in Title 22; or it may exercise the power of eminent domain in the manner provided by any other applicable statutory provisions for the exercise of the power of eminent domain. Property already devoted to a public use may be acquired, provided that no real property belonging to the municipality, the county, the state, or any political subdivision thereof may be acquired without its consent.

(b) Whenever condemnation proceedings are instituted and carried on by a municipality or county in accordance with subsection (a) of this Code section or through any other method of condemnation provided by law, upon the payment by

the municipality or county seeking condemnation of the amount of the award and final judgment on appeal the municipality or county shall become vested with a fee simple indefeasible title to the property to which the condemnation proceedings relate. Such payment may be offset in whole or in part by the amount of any municipal or county tax liens on the condemned property and by any existing special assessments tax liens on the condemned property, including without limitation education or special district taxes collected by the municipality or county; provided, however, that any such setoff shall be subject to any existing tax liens having higher priority pursuant to Code Section 48-2-56 and to the interest in the condemned property of any known beneficiary of a year's support pursuant to Code Section 53-5-2 of the "Pre-1998 Probate Code," if applicable, or Code Sections 53-3-1, 53-3-2, 53-3-4, 53-3-5, and 53-3-7 of the "Revised Probate Code of 1998"; provided, further, that where the condemned property is subject to a valid deed to secure debt, such setoff shall only be allowed for tax liens which arose as a result of an assessment against such property. It is declared to be necessary, to enable such municipalities and counties to exercise their powers under this Code section, that upon the condemnation proceedings being had, the municipalities and counties shall become vested with fee simple indefeasible title to the property involved in the proceedings.

(c) Unless the property is to be acquired for the purpose of devoting it to a public use, a municipality or county may not acquire real property through the exercise of the power of eminent domain pursuant to subsection (a) of this Code section until the following conditions and requirements have been met:

(1) The municipality or county which adopted the urban redevelopment plan has approved a resolution authorizing the exercise of the power of eminent domain by the agency to acquire the property;

(2) The municipality or county shall, in writing, notify the owner of the real property proposed to be acquired of the planned rehabilitation of the property as set forth in the urban redevelopment plan for the urban redevelopment area wherein the property is located;

(3) Within 30 days after being so notified, the owner of the property shall have the option of notifying the municipality or county, in writing, of his willingness and intention to rehabilitate and maintain the property in accordance with the urban redevelopment plan. In the event of multiple ownership of the property, unanimous agreement by the owners shall be required; and the failure of any one owner to notify the municipality or county, within the time limitation specified in this paragraph, of his willingness and intention to rehabilitate and maintain the property in accordance with the urban redevelopment plan shall be deemed to be a failure to exercise the option provided in this paragraph; and

(4) The owner of the property may execute an agreement with the municipality or county to rehabilitate the property in accordance with the urban redevelopment plan. Any such agreement shall be as the municipality or county deems necessary and appropriate as to form and content; in connection therewith, the municipality or county shall have the right to require sufficient performance, payment, and completion bonds. In the event that any such owner, at any time, fails to comply with or defaults in the performance of the provisions of the agreement, such property shall no longer be subject to the agreement, the option provided by paragraph (3) of this subsection shall no longer apply, and the property may be

acquired by the municipality or county by purchase or through the exercise of the power of eminent domain. In the alternative, the municipality or county may either specifically enforce the agreement, exercise any rights under any bonds which may have been required, and obtain any other legal or equitable relief as may be available to the municipality or county or, if the owner fails to exercise the option to rehabilitate the property or defaults on the agreement to rehabilitate the property, the municipality or county may implement those portions of the urban development plan with respect to such property to the extent the municipality or county deems necessary and the costs of implementing such plan shall be a lien against the property enforceable in the same manner as tax liens.

HISTORY: Ga. L. 1955, p. 354, § 8; Ga. L. 1971, p. 445, §§ 1, 2; Ga. L. 1982, p. 3, § 36; Ga. L. 1992, p. 6, § 36; Ga. L. 1992, p. 2533, § 14; Ga. L. 1994, p. 877, § 1; Ga. L. 1998, p. 128, § 36.

§ 36-61-10. Disposal of property in redevelopment area generally; notice and bidding procedures; exchange with veterans' organization; temporary operation of property

(a) A municipality or county may sell, lease, or otherwise transfer real property in an urban redevelopment area or any interest therein acquired by it and may enter into contracts with respect thereto, for residential, recreational, commercial, industrial, or other uses or for public use; or the municipality or county may retain such property or interest for public use, in accordance with the urban redevelopment plan, subject to such covenants, conditions, and restrictions, including covenants running with the land and including the incorporation by reference therein of the provisions of an urban redevelopment plan or any part thereof, as it may deem to be in the public interest or necessary or desirable to assist in preventing the development or spread of future slums or to otherwise carry out the purposes of this chapter. Such sale, lease, other transfer, or retention and any agreement relating thereto may be made only after the approval of the urban redevelopment plan by the local governing body. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the urban redevelopment plan and may be obligated to comply with such other requirements as the municipality or county may determine to be in the public interest, including the obligation to begin within a reasonable time any improvements on the real property required by the urban redevelopment plan. Such real property or interest shall be sold, leased, otherwise transferred, or retained at not less than its fair value for uses in accordance with the urban redevelopment plan. In determining the fair value of real property for uses in accordance with the urban redevelopment plan, a municipality or county shall take into account and give consideration to the uses provided in such plan; the restrictions upon and the covenants, conditions, and obligations assumed by the purchaser or lessee or by the municipality or county retaining the property; and the objectives of such plan for the prevention of the recurrence of slum areas. The municipality or county in any instrument of conveyance to a private purchaser or lessee may provide that such purchaser or lessee shall be without power to sell, lease, or otherwise transfer the real property without the prior written consent of the municipality or county until he has completed the construction of any and all improvements which he has obligated himself to construct thereon. Real property acquired by a municipality or county which, in accordance with the provisions of the urban redevelopment plan, is to be transferred shall be transferred as rapidly as feasible in the public interest consistent with the carrying out of the provisions of the urban redevelopment plan. The

inclusion in any such contract or conveyance to a purchaser or lessee of any such covenants, restrictions, or conditions, including the incorporation by reference therein of the provisions of an urban redevelopment plan or any part thereof, shall not prevent the filing of the contract or conveyance in the land records of the county in such manner as to afford actual or constructive notice thereof.

(b) (1) A municipality or county may dispose of real property in an urban redevelopment area to private persons only under such reasonable competitive bidding procedures as it shall prescribe or as are provided in this subsection. A municipality or county, by public notice by publication once each week for two consecutive weeks in a newspaper having a general circulation in the community, prior to the execution of any contract to sell, lease, or otherwise transfer real property and prior to the delivery of any instrument of conveyance with respect thereto under this Code section, may invite proposals from and make available all pertinent information to private redevelopers or any persons interested in undertaking to redevelop or rehabilitate an urban redevelopment area or any part thereof. The notice shall identify the area or portion thereof and shall state that such further information as is available may be obtained at such office as shall be designated in the notice. The municipality or county shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out and may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by the municipality or county in the urban redevelopment area. The municipality or county may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this chapter. The municipality or county may execute contracts in accordance with subsection (a) of this Code section and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contracts.

(2) Notwithstanding the provisions or requirements of this Code section, any municipality or county may exchange real property or land, whether vacant or improved, in any urban redevelopment area for real property or land, whether vacant or improved, owned by any post, barracks, encampment, chapter, subsidiary, or any other division or unit of any veterans' organization chartered by the United States Congress, provided such real property or land was owned by the veterans' organization on March 6, 1962, and, provided, further, that the municipality or county owning such urban redevelopment area desires to obtain the real property or land owned by the veterans' organization for civic improvements, including, but not limited to, the building of art theaters, stadiums, parks, playgrounds, auditoriums, civic theaters, and performing arts theaters.

(c) A municipality or county may temporarily operate and maintain real property acquired in an urban redevelopment area, pending the disposition of the property for redevelopment, without regard to subsection (a) of this Code section, for such uses and purposes as may be deemed desirable, even if such uses and purposes are not in conformity with the urban redevelopment plan.

HISTORY: Ga. L. 1955, p. 354, § 9; Ga. L. 1962, p. 702, § 1.

§ 36-61-11. Repair, closing, and demolition of dwellings unfit for human habitation

Any municipality or county may, by ordinance, require the repair, closing, or

demolition of dwellings or other structures intended for human habitation which are, as defined in the ordinance, unfit for human habitation or which may imperil the health, safety, or morals of the occupants thereof or of surrounding areas. Such ordinances may include the following:

(1) Definition of the construction, condition, facilities, ventilation, and other conditions which shall render such structures unfit for human habitation or a nuisance;

(2) Designation of a public official or officials with authority to enforce such ordinances and establishment of procedures therefor;

(3) Provision for the enforcement of such ordinances by the municipal court of the municipality, as defined in Code Section 41-2-5, which may include provision for the abatement thereof as nuisances, as provided in such Code section; and

(4) Provision for the posting of notices on dwellings and other structures intended for human habitation, indicating the actions taken by enforcement officials or the court with respect thereto, and the fixing of penalties for the defacing, destruction, or removal of such notices; provided, however, that no such notice shall be posted on any property then designated by proper governmental authority for acquisition by eminent domain.

HISTORY: Ga. L. 1955, p. 354, § 18; Ga. L. 1960, p. 1052, § 1; Ga. L. 1987, p. 3, § 36.

§ 36-61-12. Issuance of bonds; payment; tax exemption; form; terms; sale; signatures; negotiability; effect of recitation on bonds

(a) A municipality or county shall have power to issue bonds, in its discretion, from time to time, to finance the undertaking of any urban redevelopment project under this chapter, including, without limiting the generality thereof, the payment of principal and interest upon any advances for surveys and plans for urban redevelopment projects and shall also have power to issue refunding bonds for the payment of retirement of such bonds previously issued by it. Such bonds shall be made payable, as to both principal and interest, solely from the income, proceeds, revenues, and funds of the municipality or county derived from or held in connection with its undertaking and carrying out of urban redevelopment projects under this chapter; provided, however, that payment of such bonds, both as to principal and interest, may be further secured by a pledge of any loan, grant, or contribution from the federal government or other source, in aid of any urban redevelopment projects of the municipality or county under this chapter, and by a mortgage of any such urban redevelopment projects or any part thereof, title to which is in the municipality or county.

(b) Bonds issued under this Code section shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction and shall not be subject to the provisions of any other law or charter relating to the authorization, issuance, or sale of bonds. Bonds issued under this chapter are declared to be issued for an essential public and governmental purpose and, together with interest thereon and income therefrom, shall be exempted from all taxes.

(c) Bonds issued under this Code section shall be authorized by resolution or

ordinance of the local governing body. They may be issued in one or more series and shall bear such date or dates, be payable upon demand or mature at such time or times, bear interest at such rate or rates, be in such denomination or denominations, be in such form either coupon or registered, carry such conversion or registration privileges, have such rank or priority, be executed in such manner, be payable in such medium of payment, at such place or places, be subject to such terms of redemption (with or without premium), be secured in such manner, and have such other characteristics as may be provided by the resolution of the local governing body or by the trust indenture or mortgage issued pursuant thereto.

(d) Such bonds may be sold at not less than par at public sales held after notice published prior to such sales in a newspaper having a general circulation in the area of operation and in such other medium of publication as the municipality or county may determine or may be exchanged for other bonds on the basis of par. Such bonds may be sold to the federal government or to an institution insured by an agency of the federal government at private sale at not less than par and, in the event that less than all of the authorized principal amount of such bonds is sold to the federal government or to an institution insured by an agency of the federal government, the balance may be sold at private sale at not less than par at an interest cost to the municipality or county, such cost not to exceed the interest cost to the municipality or county of the portion of the bonds sold to the federal government or to an institution insured by an agency of the federal government.

(e) If any of the public officials of the municipality or county whose signatures appear on any bonds or coupons issued under this chapter cease to be such officials before the delivery of the bonds, such signatures, nevertheless, shall be valid and sufficient for all purposes, the same as if the officials had remained in office until the delivery. Any provision of any law to the contrary notwithstanding, any bonds issued pursuant to this chapter shall be fully negotiable.

(f) In any suit, action, or proceeding involving the validity or enforceability of any bond issued under this chapter or the security therefor, any such bond reciting in substance that it has been issued by the municipality or county in connection with an urban redevelopment project, as defined in paragraph (22) of Code Section 36-61-2, shall be conclusively deemed to have been issued for such purpose and such project shall be conclusively deemed to have been planned, located, and carried out in accordance with this chapter.

(g) Any urban redevelopment agency or housing authority which a municipality or county has elected to exercise powers under Code Section 36-61-17 may also issue bonds, as provided in this Code section, in the same manner as a municipality or county, except that such bonds shall be authorized and the terms and conditions thereof shall be prescribed by the commissioners of such urban redevelopment agency or housing authority in lieu of the local governing body.

HISTORY: Ga. L. 1955, p. 354, § 10; Ga. L. 1970, p. 115, § 1; Ga. L. 1980, p. 1352, § 1; Ga. L. 1982, p. 3, § 36; Ga. L. 1993, p. 91, § 36.

§ 36-61-13. Bonds declared legal investments

All banks, trust companies, bankers, savings banks and institutions, building and loan associations, savings and loan associations, investment companies, and other persons carrying on a banking or investment business; all insurance companies,

insurance associations, and other persons carrying on an insurance business; and all executors, administrators, curators, trustees, and other fiduciaries may legally invest any sinking funds, moneys, or other funds belonging to them or within their control in any bonds or other obligations issued by a municipality or county pursuant to this chapter or by any urban redevelopment agency or housing authority vested with urban redevelopment project powers under Code Section 36-61-17, provided that such bonds and other obligations shall be secured by an agreement between the issuer and the federal government, in which the issuer agrees to borrow from the federal government and the federal government agrees to lend to the issuer, prior to the maturity of the bonds or other obligations, moneys in an amount which (together with any other moneys irrevocably committed to the payment of interest on the bonds or other obligations) will suffice to pay the principal of the bonds or other obligations with interest to maturity thereon, which moneys under the terms of the agreement are required to be used for the purpose of paying the principal of and the interest on the bonds or other obligations at their maturity. Such bonds and other obligations shall be authorized security for all public deposits. It is the purpose of this Code section to authorize any persons, political subdivisions, and officers, public or private, to use any funds owned or controlled by them for the purchase of any such bonds or other obligations. Nothing contained in this Code section with regard to legal investments shall be construed as relieving any person of any duty of exercising reasonable care in selecting securities.

HISTORY: Ga. L. 1955, p. 354, § 11.

§ 36-61-14. Exemption of property from execution, levy, and sale; tax exemption

(a) All property of a municipality or county, including funds owned or held by it for the purposes of this chapter, shall be exempt from levy and sale by virtue of an execution, and no execution or other judicial process shall issue against the same, nor shall judgment against a municipality or county be a charge or lien upon such property; provided, however, that this Code section shall not apply to or limit the right of obligees to pursue any remedies for the enforcement of any pledge or lien given pursuant to this chapter by a municipality or county on its rents, fees, grants, or revenues from urban redevelopment projects.

(b) The property of a municipality or county, acquired or held for the purpose of this chapter, is declared to be public property used for essential public and governmental purposes and such property shall be exempt from all taxes of the municipality, the county, the state, or any political subdivision thereof. Such tax exemption shall terminate when the municipality or county sells, leases, or otherwise disposes of property in an urban redevelopment area to a purchaser or lessee who or which is not a public body.

HISTORY: Ga. L. 1955, p. 354, § 12.

§ 36-61-15. Presumption as to title of purchaser of property from municipality or county

Any instrument executed by a municipality or county and purporting to convey any right, title, or interest in any property under this chapter shall be conclusively presumed to have been executed in compliance with this chapter insofar as title or other interest of any bona fide purchasers, lessees, or transferees of such property is

concerned.

HISTORY: Ga. L. 1955, p. 354, § 14.

§ 36-61-16. Assistance by public bodies generally; powers of public bodies; powers of municipalities and counties

(a) For the purpose of aiding in the planning, undertaking, or carrying out of an urban redevelopment project located within the area in which it is authorized to act, any public body, upon such terms, with or without consideration, as it may determine, may:

(1) Dedicate, sell, convey, or lease any of its interest in any property or grant easements, licenses, or other rights or privileges therein to a municipality or county;

(2) Incur the entire expense of any public improvements made by such public body in exercising the powers granted in this Code section;

(3) Do any and all things necessary to aid or cooperate in the planning or carrying out of an urban redevelopment plan;

(4) Lend, grant, or contribute funds to a municipality or county;

(5) Enter into agreements (which may extend over any period, notwithstanding any provision or rule of law to the contrary) with a municipality or county or other public body respecting action to be taken pursuant to any of the powers granted by this chapter, including the furnishing of funds or other assistance in connection with an urban redevelopment project; and

(6) Cause public buildings and public facilities, including parks, playgrounds, recreational, community, education, water, sewer, or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished; furnish, dedicate, close, vacate, pave, install, grade, regrade, plan, or replan streets, roads, sidewalks, ways, or other places; plan, replan, zone, or rezone any part of the public body or make exceptions from building regulations; and cause administrative and other services to be furnished to the municipality or county.

If at any time title to or possession of any urban redevelopment project is held by any public body or governmental agency, other than the municipality or county, which is authorized by law to engage in the undertaking, carrying out, or administration of urban redevelopment projects, including any agency or instrumentality of the United States of America, the provisions of the agreements referred to in this subsection shall inure to the benefit of and may be enforced by such public body or governmental agency. As used in this subsection, the terms "municipality" and "county" shall also include an urban redevelopment agency or a housing authority vested with all of the urban redevelopment project powers pursuant to Code Section 36-61-17.

(b) Any sale, conveyance, lease, or agreement provided for in this Code section may be made by a public body without appraisal, public notice, advertisement, or public bidding.

(c) For the purpose of aiding in the planning, undertaking, or carrying out of an

urban redevelopment project of an urban redevelopment agency or a housing authority under this chapter, a municipality or county may, in addition to their other powers and upon such terms, with or without consideration, as they may determine, do and perform any or all of the actions or things which, by subsection (a) of this Code section, a public body is authorized to do or perform, including the furnishing of financial and other assistance.

(d) For the purposes of this Code section or for the purpose of aiding in the planning, undertaking, or carrying out of an urban redevelopment project of a municipality or county, such municipality or county may, in addition to any authority to issue bonds pursuant to Code Section 36-61-12, issue and sell its general obligation bonds. Any bonds issued by a municipality or county pursuant to this Code section shall be issued in the manner and within the limitations prescribed by the laws of this state for the issuance and authorization of bonds by such municipality and county for public purposes generally.

HISTORY: Ga. L. 1955, p. 354, § 13; Ga. L. 1982, p. 3, § 36.

§ 36-61-17. Exercise of redevelopment powers by municipalities and counties; delegation to redevelopment agency or housing authority

(a) A municipality or county may itself exercise its "urban redevelopment project powers," as defined in subsection (b) of this Code section, or may, if the local governing body by resolution determines such action to be in the public interest, elect to have such powers exercised by the urban redevelopment agency created by Code Section 36-61-18 or by a housing authority, if one exists or is subsequently established in the community, or by an existing or subsequently established downtown development authority. In the event that the local governing body makes such determination, the urban redevelopment agency or the housing authority or downtown development authority, as the case may be, shall be vested with all of the "urban redevelopment project powers" of the municipality or county conferred in this chapter, in the same manner as though all such powers were conferred on the agency or authority instead of the municipality or county; and any public body may cooperate with the urban redevelopment agency or housing authority or the downtown development authority to the same extent that it could cooperate with the municipality or county itself if the municipality or county were exercising its urban redevelopment project powers. If the local governing body does not elect to make such determination, the municipality or county in its discretion may exercise its urban redevelopment project powers through a board or commissioner or through such officers of the municipality or county as the local governing body may by resolution determine.

(b) As used in this Code section, the term "urban redevelopment project powers" shall include all of the rights, powers, functions, duties, privileges, immunities, and exemptions granted to a municipality or county under this chapter, except the following:

- (1) The power to determine an area to be a slum area and to designate such area as appropriate for an urban redevelopment project;
- (2) The power to approve and amend urban redevelopment plans;
- (3) The power to establish a general plan for the locality as a whole;

- (4) The power to formulate a workable program under Code Section 36-61-6;
- (5) The powers, duties, and functions referred to in Code Section 36-61-11;
- (6) The power to make the determinations and findings provided for in Code Section 36-61-4, Code Section 36-61-5, and subsection (d) of Code Section 36-61-7;
- (7) The power to issue general obligation bonds; and
- (8) The power to appropriate funds, to levy taxes and assessments, and to exercise other powers provided for in paragraph (8) of Code Section 36-61-8.

HISTORY: Ga. L. 1955, p. 354, § 16; Ga. L. 1982, p. 3, § 36; Ga. L. 1987, p. 3, § 36; Ga. L. 1992, p. 2533, § 15.

§ 36-61-18. Creation of agency; appointment of board of commissioners; compensation, term, and certificate; annual report; removal of commissioners

- (a) There is created in each municipality and in each county a public body corporate and politic to be known as the "urban redevelopment agency" of the municipality or county. Such agency shall not transact any business or exercise its powers under this Code section until or unless the local governing body has made the finding prescribed in Code Section 36-61-5 and has elected to have the urban redevelopment project powers exercised by an urban redevelopment agency as provided in Code Section 36-61-17.
- (b) If the urban redevelopment agency is authorized to transact business and exercise powers under this Code section, the mayor, by and with the advice and consent of the local governing body, or the board of commissioners or other governing body of the county shall appoint a board of commissioners of the urban redevelopment agency, which shall consist of such number of commissioners, with such terms of office, as shall be determined by the local governing body. If the governing body of a municipality designates members of a downtown development authority as an urban redevelopment agency, the method of appointment, number of commissioners, and terms of office shall be in conformity with the requirements of Code Section 36-42-4.
- (c) A commissioner shall receive no compensation for his services but shall be entitled to the necessary expenses, including traveling expenses, incurred in the discharge of his duties. Each commissioner shall hold office until his successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk of the municipality or county and such certificate shall be conclusive evidence of the due and proper appointment of such commissioner.
- (d) The powers of an urban redevelopment agency shall be exercised by the commissioners thereof. A majority of the commissioners shall constitute a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners present, unless in any case the bylaws require a larger number. Any person may be appointed as commissioner if he resides within the area

of operation of the agency, which shall be coterminous with the area of operation of the municipality or county, and is otherwise eligible for such appointments under this chapter.

(e) The mayor or the board of commissioners or other governing body of the county shall designate a chairman and vice-chairman from among the commissioners. An agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it may require and may determine their qualifications, duties, and compensation. For such legal service as it may require, an agency may employ or retain its own counsel and legal staff. An agency authorized to transact business and exercise powers under this chapter shall file with the local governing body, on or before March 31 of each year, a report of its activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expense as of the end of such calendar year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the municipality or county and that the report is available for inspection during business hours in the office of the city or county clerk and in the office of the agency.

(f) For inefficiency, neglect of duty, or misconduct in office, a commissioner may be removed, but only after a hearing. He shall be given a copy of the charges at least ten days prior to such hearing and shall have an opportunity to be heard in person or by counsel.

HISTORY: Ga. L. 1955, p. 354, § 16; Ga. L. 1992, p. 2533, § 16.

§ 36-61-19. Interest by public official or employee or employee of redevelopment agency in redevelopment project or property; disclosure; eligibility of commissioners and officers of housing authorities for other office

(a) No public official or employee of a municipality or county or of a board or commission thereof and no commissioner or employee of a housing authority or urban redevelopment agency which has been vested by a municipality or county with urban redevelopment project powers under Code Section 36-61-17 shall voluntarily acquire any interest, direct or indirect, in any urban redevelopment project of such municipality or county or in any property included or planned to be included in any such urban redevelopment project or in any contract or proposed contract in connection with such urban redevelopment project. Where such acquisition is not voluntary, the interest acquired shall be immediately disclosed in writing to the local governing body and such disclosure shall be entered upon the minutes of the governing body. If any such official, commissioner, or employee presently owns or controls, or owned or controlled within the preceding two years, any interest, direct or indirect, in any property which he knows is included or planned to be included in an urban redevelopment project, he shall immediately disclose this in writing to the local governing body, and such disclosure shall be entered upon the minutes of the governing body; any such official, commissioner, or employee shall not participate in any action by the municipality or county or a board or commission thereof, the housing authority, or the urban redevelopment agency affecting such property. Any disclosure required to be made by this Code section to the local governing body shall concurrently be made to a housing authority or urban redevelopment agency which has been vested with urban redevelopment project powers by the municipality or

county pursuant to Code Section 36-61-17.

(b) Except for directors of a downtown development authority designated as an urban redevelopment agency pursuant to this chapter, no commissioner or other officer of any housing authority, urban redevelopment agency, board, or commission exercising powers pursuant to this chapter shall hold any other public office under the municipality or county other than his commissionership or office with respect to such housing authority, urban redevelopment agency, board, or commission.

(c) Any violation of this Code section shall constitute misconduct in office.

HISTORY: Ga. L. 1955, p. 354, § 17; Ga. L. 1992, p. 2533, § 17.



Opportunity Zone: North Point Mall

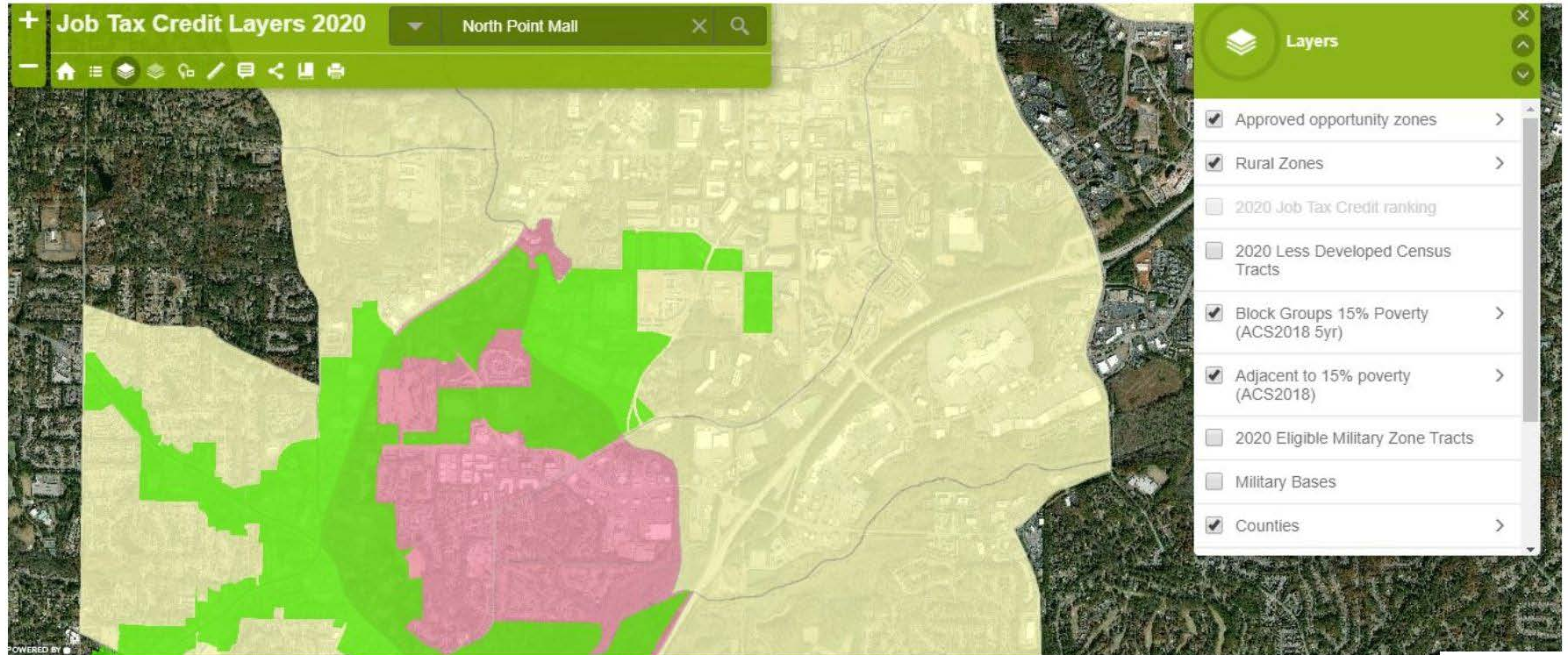
About the program & criteria for consideration

Application Workshop

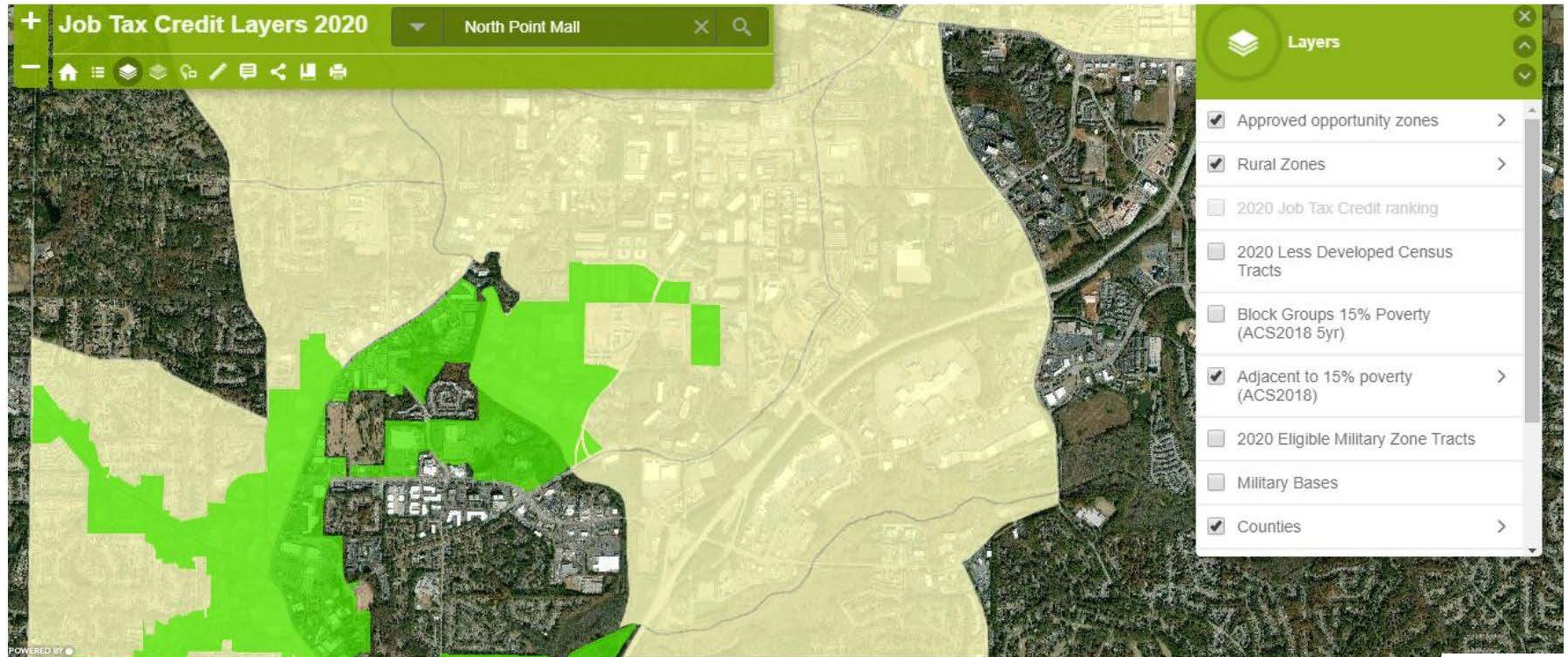
North Point Opportunity Zone



Block Groups 15% Poverty



Adjacent to 15% Poverty



About Opportunity Zones

Created by the Tax Cuts and Jobs Act, Opportunity Zones (OZs) are defined as “economically-distressed communities where new investments, under certain conditions, may be eligible for preferential tax treatment.”

Steps to Apply for the Opportunity Zone

Urban Redevelopment Plans & City Interest

The Urban Redevelopment Plan can also help address the City's desires for the following projects

- Public green spaces
- Vacant properties
- Sidewalks
- Safer sidewalks and streets
- Attracting development
- Creatively funding public facilities and infrastructure
- Reusing obsolete facilities



