



City Council Meeting JULY 19, 2021

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE TO THE FLAG**
- IV. PRESENTATIONS & PROCLAMATIONS**
 - A. Tech Alpharetta Graduate Recognition**
 - B. Proclamation: DeVry University 90th Anniversary**
- V. CONSENT AGENDA**
 - A. Council Meeting Minutes (Meeting of 6/28/2021)**
 - B. Financial Management Report: Month Ending May 31, 2021**
 - C. Alcoholic Beverage License Applications**
 - 1. PH-21-AB-18 Branch & Barrel, LLC
d/b/a Branch & Barrel
4100 Avalon Boulevard
Alpharetta, GA 30009

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

Owners: Sean Hyslop & Steve Hogan
Registered Agent: Roger Santi
 - 2. PH-21-AB-19 Another Broken Egg of Alpharetta, LLC
d/b/a Another Broken Egg Cafe
4075 Old Milton Parkway, Suite 1
Alpharetta, GA 30005

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

Owner: Another Broken Egg of Alpharetta, LLC
Registered Agent: Henry M. Feinstein

3. PH-21-AB-20 CUN Alpharetta, Inc.
d/b/a Curry Up Now
24 South Main Street, Suite 2A
Alpharetta, GA 30009

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

Owner: CUN Alpharetta, Inc.
Registered Agent: Sandeep Sunner

VI. PUBLIC HEARING

A. CU-21-06 The Parish Anglican Church / Kalen Center

Consideration of a conditional use to allow a 'Church, Synagogue' for The Parish Anglican Church in an existing space at the Kalen Center. The property is located at 201 Vaughan Drive and is legally described as being located in Land Lot 1124, 2nd District, 2nd Section, Fulton County, Georgia.

B. PH-21-13 UDC Text Amendments - Supplementary Regulations Accessory Backyard Chickens Located in Residential Zoning Districts (First Reading)

Consideration of a text amendment to Unified Development Code (UDC) Subsection 2.3.3(C) Uses Customarily Accessory to Dwellings Located in Residential Zoning Districts, to add regulations allowing backyard chickens as an accessory use on minimum one (1) acre properties.

VII. NEW BUSINESS

A. Providence Road Sidewalk Mayfield to Bates

B. Microsoft Azure Cloud Infrastructure as a Service (IaaS) - Change Order

C. Alpharetta Jobs Creation Grant Program

D. Intergovernmental Agreement: Lease of Certain Property to Alpharetta Development Authority

VIII. WORKSHOP

A. Big Creek Greenway/Union Hill Park Connection

IX. PUBLIC COMMENT

X. REPORTS

XI. ADJOURNMENT TO EXECUTIVE SESSION



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: July 19, 2021

I. AGENDA ITEM TITLE: TECH ALPHARETTA GRADUATE RECOGNITION

II. RECOMMENDATION:

This presentation does not require a formal vote.

III. REPORT IN BRIEF:

Recognition of recent Tech Alpharetta graduate company Veryable.

IV. ALTERNATIVES:

V. ATTACHMENTS:



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: July 19, 2021

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 6/28/2021)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Council Meeting Minutes Draft 6-28-2021



City Council Meeting
June 28, 2021
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**

- Mayor Jim Gilvin
- Mayor Pro Tem Donald F. Mitchell
- Jason Binder
- Ben Burnett
- John Hipes
- Dan Merkel
- Karen Richard

- **Staff**

- Bob Regus, City Administrator
- Sam Thomas, City Attorney
- James Drinkard, Asst. City Administrator
- Erin Cobb, City Clerk
- Kathi Cook, Director of Community Development
- Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- Trent Lindgren, Major - Police Operations
- Jonathan Hickel, Master Police Officer

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 6/21/2021)

- ❖ Mayor Pro Tem Mitchell offered a motion to approve the consent agenda
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously (7-0)

V. PUBLIC HEARING

A. Z-20-05/CU-20-09/V-20-14 Alcovy Condominiums 82/92 Thompson Street

DEFERRED: This item has been deferred by the applicant and will not be heard until December. The item will be neither heard nor discussed during this evening's meeting.

B. CU-21-06 The Parish Anglican Church / Kalen Center

DEFERRED: This item has been deferred by the applicant and will not be heard until July 19, 2021. The item will be neither heard nor discussed during this evening's meeting.

C. E-21-02 Taffer's Tavern Sign Exception

DEFERRED: This item has been deferred by staff. The item will be neither heard nor discussed during this evening's meeting.

D. Z-21-05/V-21-13 Morrison Park/The Mix

DEFERRED: This item has been deferred by the applicant and will not be heard until August 02, 2021. The item will be neither heard nor discussed during this evening's meeting.

VI. OLD BUSINESS

A. Ordinance: Calling of an Election to Determine the Issuance or Non-Issuance of City of Alpharetta General Obligation Bonds in the Principal Amount of \$29,500,000 (2nd Reading)

- City Attorney, Sam Thomas, came forward to present this item.
- The recommendation is to approve an ordinance to regulate and provide for the calling of an election to determine the issuance or non-issuance of general obligation bonds in the amount of \$29,500,000 for the purpose of acquisition, construction and renovations for parks, recreation and cultural facilities, multi-use paths, sidewalks, and greenways.
- The City of Alpharetta's Mayor and Council has determined it to be in the best interests of the citizens of the City to incur bonded indebtedness in the aggregate principal amount of \$29,500,000.00 for the following purposes: (1) acquisition,

construction, and renovations for parks, recreation and cultural facilities, multi-use paths, sidewalks, and greenways; and (2) paying the costs and expenses related to such bonded indebtedness. The City will provide Alpharetta voters the opportunity to vote for or against the issuance of the bonds by placing this question on the ballot for the November 2, 2021 Election.

- The ordinance was approved for its first reading during the June 21st Regular City Council Meeting.
- The ordinance was amended since the first reading to include the project list in the ballot verbiage.
- City Attorney, Sam Thomas, read the ordinance aloud.
- ❖ Council Member Binder offered a motion to approve an ordinance to regulate and provide for the calling of an election to determine the issuance or non-issuance of general obligation bonds in the amount of \$29,500,000 for the purpose of acquisition, construction and renovations for parks, recreation and cultural facilities, multi-use paths, sidewalks, and greenways
 - 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. Ordinance: Calling The City Of Alpharetta General Election (2nd Reading)

- City Clerk, Erin Cobb, came forward to present this item.
- Staff is recommending that Council approve an ordinance to call the City of Alpharetta's 2021 General Election, provide publication of the election, establish the candidate qualification period and fees, and establish the voter registration cut-off date.
- The Georgia Election Code requires that when a municipality authorizes their County to conduct their election, the municipality shall by Ordinance, authorize such an action. This Ordinance serves to meet that statute requirement and in addition provides the following:
 - 1.) Calls the Alpharetta General Election
 - 2.) Provides Publication and Notice of the Alpharetta General Election
 - 3.) Provides notification of the candidate qualification period and reaffirms the associated fees
 - 4.) Provides notice of voter registration deadline for the Alpharetta General Election
- This ordinance was approved for its first reading during the June 21st Regular City Council Meeting.
- City Attorney, Sam Thomas, read the ordinance aloud.

- ❖ Council Member Binder offered a motion to approve an ordinance to call the City of Alpharetta's 2021 General Election, provide publication of the election, establish the candidate qualification period and fees, and establish the voter registration cut-off date
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously (7-0)

C. Ordinance: Amending Chapter 4 (Alcoholic Beverages) of the City Code to add a Non-Conforming Premises Provision (2nd Reading) - Sponsored By: Council Members Merkel & Hipes

- City Attorney, Sam Thomas, came forward to present this item.
- The recommendation is for Council to approve an ordinance to amend Chapter 4 (Alcoholic Beverages) of the City Code to add a non-conforming premises provision; to provide for an effective date; to repeal conflicting ordinances; and for other purposes.
- This ordinance was approved for its first reading during the June 21st Regular City Council Meeting.
- There was a minor change since the first reading to clarify language that may cause confusion, although the overall purpose of the ordinance has not changed.
- City Attorney, Sam Thomas, read the ordinance aloud.
- ❖ Council Member Hipes offered a motion to approve an ordinance to amend Chapter 4 (Alcoholic Beverages) of the City Code to add a non-conforming premises provision; to provide for an effective date; to repeal conflicting ordinances; and for other purposes
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (7-0)

VII. NEW BUSINESS

A. Public Safety Portable Radio Replacement (Capital Lease)

- Public Safety Department's Major Lindgren came forward to present this item.
- Officer Hickel came forward to discuss the technology associated with the radios.
- Staff is recommending that Mayor and Council approve acquisition of 200 replacement Motorola APXNext portable radios through Motorola Solutions, Inc. under a lease-purchase agreement with a total cost of \$1,582,043.12 (principal and interest); and adopt the attached Resolution authorizing the Mayor to execute an equipment lease-purchase agreement, and all associated documents, with Motorola Solutions, Inc. for the purposes of financing the APXNext portable radio replacements.

- The department's current portable radio (APX6000-AN model) carried by Police, Fire and 911 staff is considered "End of Life" by Motorola, for parts and software support. These radios entered service in early 2015 and are incurring increasing maintenance costs, and sometimes outright replacement, due to their age and condition.
- Public Safety Technology Division staff have identified the Motorola APXNext Radio as the replacement for the APX6000. The APXNext has several technology enhancements that will benefit users in the field to include LTE cellular backup to provide over the air programming and firmware updates, geo-location, and supplementing radio tower coverage to reduce "out of range" instances inside of buildings and while outside radio tower coverage areas. New battery technology allows greater capacity in a smaller size and redesigned shoulder mics take advantage of multiple microphones and advancements in noise reduction for clearer communications.
- The proposal includes one hundred fifty (150) APXNext Radios for Police, Admin, and 911 staff and fifty (50) APXNext XE (eXtreme Environment) Radios for Fire. Extra batteries, charger banks, shoulder mics, antennas, and other accessories and replacement parts are included in the price, as well as a KVL5000 device, which allows advanced encryption keys to be loaded into the radios for our SWAT and undercover units to work with other jurisdictions on their encrypted channels.
- The APXNext Radios have bundled subscription services to take advantage of new technology. These services are included in year one, and will renew in years two through seven, except for Accidental Damage, which is included for three years and will renew at slightly increasing rates in years four through seven.
- Subscription Services:
 - Accidental Damage coverage (3 Year included in price)
 - Smart Programming (Update, patch, and deploy software over the air through LTE)
 - Smart Connect (LTE Subscription Service – Motorola handles LTE Carrier contracts)
 - Smart Locate (Geo Locating Feature)
 - Smart Mapping Radio/PC (Use map on Radio to see other Radios in your vicinity)
- Based on our history with the APX6000 Radio, we expect to place these devices in service for seven (7) years or more before replacement. The APXNext was launched in 2020, so we are early in the product cycle. Full accidental damage coverage should mitigate all expensive repairs during the same period.
- Funding for this initiative was approved as part of the 2022 budget (911 Fund). A simplified cost structure is below:

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Device Cost	\$226,006.16	\$226,006.16	\$226,006.16	\$226,006.16	\$226,006.16	\$226,006.16	\$226,006.16
Service Cost	\$0.00	\$71,200.00	\$71,200.00	\$128,680.00	\$128,680.00	\$138,400.00	\$138,400.00
Total	\$226,006.16	\$297,206.16	\$297,206.16	\$354,686.16	\$354,686.16	\$364,406.16	\$364,406.16

- Motorola is providing financing for the base device and accessory cost (\$1,565,704.05), with years one through five at zero interest, and years six and seven at 2.49% interest. The financing cost is \$16,339.07 (total principal and interest cost = \$1,582,043.12). The base device pricing above also includes a trade in credit of \$50,000 for two hundred (200) of our existing APX6000 Radios. Motorola is offering an additional incentive of \$20,000 in accessories and training if a signed purchase

contract can be completed by July 2, 2021. Motorola is the sole source provider of radio technology through the North Fulton Regional Radio System Authority.

- City Attorney, Sam Thomas, read the resolution aloud.
- **Public Comment:** No Public Comment
- ❖ Council Member Hipes offered a motion to approve acquisition of 200 replacement Motorola APXNext portable radios through Motorola Solutions, Inc. under a lease-purchase agreement with a total cost of \$1,582,043.12 (principal and interest); and adopt a Resolution authorizing the Mayor to execute an equipment lease-purchase agreement, and all associated documents, with Motorola Solutions, Inc. for the purposes of financing the APXNext portable radio replacements
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (7-0)

B. Memorandum Of Understanding With City Of Milton: Summer Camp Cooperation

- City Administrator, Bob Regus, came forward to present this item.
- Staff is recommending that Mayor and Council approve the Memorandum of Understanding between the City of Alpharetta, Georgia and the City of Milton, Georgia for Summer Camp Cooperation; and authorize the Mayor to execute all necessary documents.
- During the June 21, 2021 City Council Meeting, the City Administrator were tasked to negotiate a Memorandum of Understanding with the City of Milton whereby certain non-resident fees associated with participation in special needs summer camps would be waived for citizens of each City. That cooperative agreement is now being submitted for consideration by City Council.
- **Public Comment:** No Public Comment
- ❖ Council Member Richard offered a motion to approve the Memorandum of Understanding between the City of Alpharetta, Georgia and the City of Milton, Georgia for Summer Camp Cooperation; and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously (7-0)

VIII. PUBLIC COMMENT

- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, GA, 30009, came forward in support of an ordinance amendment regarding alcoholic beverage licenses and elected officials. This item was heard during the June 21st City Council Meeting but did not pass.

IX. REPORTS

- Council Member Merkel announced the following upcoming events:
 - Ribbon cutting for the Greenway at Union Hill Park
 - Town Green will be open next week
 - Fireworks on July 4th at Wills Park

X. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Binder offered a motion to adjourn into Executive Session
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously (7-0)
- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting into Executive Session at 7:02 P.M.

Respectfully submitted,

A handwritten signature in dark ink that reads "Erin Cobb". The signature is written in a cursive, flowing style.

Erin Cobb, City Clerk



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Sponsored By:

Meeting Date: July 19, 2021

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING MAY 31, 2021

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending May 31, 2021 (period 11 of Fiscal Year 2021).

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 (May 2021)

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
May 31, 2021
(period 11 of 12 – unaudited)**

Financial Management Reports

Fiscal Year 2021

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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: JULY 19, 2021

RE: FINANCIAL MANAGEMENT REPORTS AS OF MAY 31, 2021

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending May 31, 2021.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2021 revenues are budgeted at \$67 million (net of Carryforward Fund Balance totaling \$5 million). As of May 31, 2021, actual revenue collections total 100% or \$67 million.

Collection trends indicate a net gain over budget of \$5 million with the detail as follows:

• Property Taxes (current):	\$ 950,000
• Motor Vehicle Title Tax:	1,000,000
• LOST:	2,870,543
• Building Permit Fees:	421,207
• Court/Traffic Fines:	562,591
• Intangibles Tax:	500,000
• Hotel Taxes:	(1,218,750)
• Recreation/Special Event Fees:	(240,101)
• Franchise Taxes:	(174,738)
• Other:	<u>415,073</u>
Estimated Gain:	\$ 5,085,825

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

Property tax collections through May total \$26 million and represent a growth of 7% over FY 2020 collections for the same period.

Motor Vehicle Title Tax collections is trending 35% higher than FY 2020 (pre-COVID). Collection estimates for FY 2021 total \$2.6 million which is \$1 million greater than budget.

Local Option Sales Tax collections is trending 2% higher (overall) than FY 2020 (\$16 million was collected in FY 2020; but was running at a \$17.4 million trend pre-COVID). The year-to-date collection trend is stronger than the 2021 budget forecasted. Specifically, current collection estimates for FY 2021 total \$16.4 million which is \$2.9 million greater than budget.

Building Permit Fee collections is trending -1% lower than FY 2020 (pre-COVID). Collection estimates for FY 2021 total \$2 million which is \$421,207 greater than budget.

Court/Traffic Fine collections includes Court Fines and School Zone Camera citations. Court Fines is trending -19% lower than FY 2020 (\$1.7 million was collected in FY 2020) and is estimated to total \$1.4 million in 2021 which is -\$432,187 less than budget. Offsetting the loss in Court Fine collections is un-budgeted School Zone Camera citations which are estimated to total \$1 million in 2021.

Intangible Tax collections is trending 60% higher than FY 2020 and is estimated to total \$1 million in FY 2021 which is \$500,000 greater than budget. Main driver is residential real estate sales activity.

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

Recreation/Special Event Fee collections were acutely impacted by the COVID-19 pandemic. All areas of recreation programming are impacted (to varying degrees) including Aquatics, Community Center, Wills Park Recreation Center, Senior Center, Arts Center, Equestrian Center, etc. Most recently, the cancellation of the Taste of Alpharetta resulted in revenue reductions compared to budget but it's important to note that the City experienced similar expense reductions due to the cancellation.

Franchise Tax collections are estimated to total \$6.5 million in FY 2021, which represents a reduction of \$174,738 compared to budget. Collections in FY 2020 totaled \$6.9 million. The reduction in FY 2021 is due primarily to estimated disbursements from GA Power (largest provider) that represent an -11% decline compared to FY 2020 (\$4.2 million in 2020 vs. \$3.7 million in 2021). Driver is COVID-19's effect on the economy including commercial businesses.

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 May 31, 2021, city departments (not including General Government¹) have encumbered and expensed 84%, or \$54 million, of their FY 2021 budget appropriations.

Contingency: The General Fund contingency balance totals \$667,492.

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

Special Revenue Funds (large funds only)

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

Hotel/Motel Fund: FY 2021 revenues are budgeted at \$6.8 million (net of carryforward fund balance totaling \$2 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$2.9 million); Facilities (18.75% and a portion of the carryforward fund balance detailed above; \$1.3 million for debt service on the Series 2016 Convention Center Bonds, and \$949,239 for eligible initiatives such as Equestrian Center and Wills Park Master Plan Improvements); and the city (37.5% or \$2.5 million).

Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$1 million (funded in prior years and represents the remaining portion of the carryforward fund balance figure referenced above). This reserve figure has dipped below the \$1.5 million target level due to the impact of the COVID-19 pandemic on the hospitality industry and will be replenished once revenues within the Fund strengthen.

Hotel tax collections is trending -55% lower than FY 2020. However, collection activity for May is materially improved compared to last year with growth exceeding 30%. Current forecast trends indicate collections in FY 2021 totaling \$3.5 million which is -\$3.3 million less than budget. This forecast assumes a combination of strong revenue growth thru year-end (compared to the pandemic shut-down period and several months following). The impact to the General Fund totals -\$1.2 million and the impact to the Facilities (debt service reserve) totals -\$609,375 (covered thru the debt service reserve).

E-911 Fund: FY 2021 revenues are budgeted at \$4.3 million (net of carryforward fund balance totaling \$1.3 million for capital initiatives and reserve balances in excess of the 21% Emergency Reserve target). As of May 31, 2021, the city has collected 78% or \$3.3 million.

Expenditures/encumbrances during the same time period total \$3.7 million.

Debt Service Fund

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

FY 2021 revenues are budgeted at \$5 million (net of carryforward fund balance totaling \$640,099). As of May 31, 2021, actual revenue totaled in excess of 100% of budget.

Grant Funds

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

Operating Grant Fund (Fund 220): Available funding totals \$153,606 and represents unencumbered/unspent project appropriations of \$69,523 and a non-allocated reserve for future projects (including grant matches) of \$84,083.

Capital Grants Fund (Fund 340): Available funding totals \$2 million and primarily represents unencumbered/unspent capital project appropriations.

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 \$11.8 million and represents unencumbered/unspent capital project appropriations of \$4.5 million, non-allocated reserve (including grant matches) of \$3.4 million, and a reserve totaling \$3.9 million representing proceeds recaptured from the recent Conference Center Hotel sale.

Stormwater Capital Fund (Fund 302): Available funding totals \$531,322 and represents unencumbered/unspent capital project appropriations of \$459,320 and a non-allocated reserve for future capital project appropriations of \$72,002.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals \$2.6 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 million.

Enterprise Fund

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

Solid Waste Fund: FY 2021 revenues are budgeted at \$4.5 million (net of carryforward fund balance totaling \$183,032 constituting reserve balances in excess of the 21% Emergency Reserve designation).

As of May 31, 2021, the city has collected \$5.7 million, which represents the 1st-4th quarter billings, associated investment earnings, and the 1st quarter advanced billing for FY 2022 (\$1.2 million). During the year-end close process, the 1st quarter advanced billing will be accrued to FY 2022. After adjusting for the FY 2022 advanced billing, FY 2021 revenues total \$4.5 million. Expenditures/encumbrances during the same time period total \$4.5 million.

The city was notified by its private hauler that rates to the city were increasing 25% on April 1, 2020. To offset this cost increase, the city is utilizing reserves within the Solid Waste Fund (covering the majority of increased costs this fiscal year) and increasing rates to customers effective July 1, 2021. As a parallel process to these rate adjustments, the city has issued an RFP for private sanitation hauler services to ensure continued excellent service to our customers at a competitive price.

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 May 31, 2021 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: Jim Gilvin	\$ 7,200	\$ 3,074	\$ 4,126
Post #1: Donald Mitchell	\$ 4,000	\$ 278	\$ 3,722
Post #2: Ben Burnett	\$ 4,000	\$ 977	\$ 3,023
Post #3: Karen Richard	\$ 4,000	\$ 1,737	\$ 2,263
Post #4: John Hipes	\$ 4,000	\$ 1,431	\$ 2,569
Post #5: Jason Binder	\$ 4,000	\$ 713	\$ 3,287
Post #6: Dan Merkel	\$ 4,000	\$ 1,940	\$ 2,060

Development Authority² (Component Reporting Unit)

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

As of May 31, 2021, the Development Authority has \$193,271 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
 As of May 31, 2021

	Current Fiscal Year					Prior Fiscal Year		
	2021 Budget	2021 YTD	% Collected	2021 Estimated	Variance	2020 Actual	2020 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 25,350,000	\$ 26,229,802	103.5%	\$ 26,300,000	\$ 950,000	\$ 24,803,627	\$ 24,582,578	99.1%
Delinquent	217,000	217,931	100.4%	217,931	931	518,103	308,125	59.5%
Motor Vehicle Tax	75,000	73,229	97.6%	80,118	5,118	104,406	86,160	82.5%
Motor Vehicle Title Fee	1,600,000	2,212,193	138.3%	2,600,000	1,000,000	1,875,801	1,642,507	87.6%
Local Option Sales Tax	13,479,457	13,839,917	102.7%	16,350,000	2,870,543	15,991,131	13,635,786	85.3%
Franchise Tax	6,675,000	6,025,058	90.3%	6,500,262	(174,738)	6,880,108	6,333,988	92.1%
Insurance Premium Tax	4,589,200	4,608,513	100.4%	4,608,513	19,313	4,368,841	4,368,841	100.0%
Alcohol Beverage Excise Tax	2,100,000	1,854,390	88.3%	2,100,000	-	2,199,245	1,838,040	83.6%
Building Permit Fees	1,550,000	1,816,706	117.2%	1,971,207	421,207	2,130,275	1,835,823	86.2%
Business and Occupational Tax	925,000	1,088,434	117.7%	1,129,781	204,781	1,153,937	1,151,053	99.8%
Court/Traffic Fines	1,804,000	2,131,430	118.2%	2,366,591	562,591	1,720,381	1,643,212	95.5%
Recreation/Special Event Fees	2,136,855	1,662,230	77.8%	1,896,754	(240,101)	2,321,103	2,237,188	96.4%
Hotel/Motel Tax (City portion)	2,531,250	1,052,898	41.6%	1,312,500	(1,218,750)	2,502,036	2,332,347	93.2%
subtotal	\$ 63,032,762	\$ 62,812,730	99.7%	\$ 67,433,659	\$ 4,400,897	\$ 66,568,994	\$ 61,995,647	93.1%
Other Revenues	4,394,221	4,578,060	104.2%	5,079,149	684,928	5,318,155	4,781,380	89.9%
Total Revenues	\$ 67,426,983	\$ 67,390,790	99.9%	\$ 72,512,808	\$ 5,085,825	\$ 71,887,149	\$ 66,777,026	92.9%
Carryforward Fund Balance	5,289,252							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Department
As of May 31, 2021

Expenditures by Department:

	Current Fiscal Year						Prior Fiscal Year		
	2021 Budget	2021 Encumbrances	2021 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2020 Exp. (Total)	2020 Exp. (YTD)	% Exp.
Mayor & Council	\$ 382,505	\$ 1,214	\$ 324,173	\$ 57,118	85.1%	84.8%	\$ 366,417	\$ 331,852	90.6%
City Administration	1,288,313	13,182	1,151,549	123,583	90.4%	89.4%	1,661,974	1,520,003	91.5%
Finance	3,541,567	25,973	3,006,299	509,296	85.6%	84.9%	3,394,381	3,013,031	88.8%
City Attorney	750,000	-	247,363	502,637	33.0%	33.0%	882,013	488,778	55.4%
Information Technology	2,194,661	37,555	1,810,577	346,529	84.2%	82.5%	1,994,728	1,757,946	88.1%
Human Resources	647,529	20,410	465,220	161,899	75.0%	71.8%	554,384	494,981	89.3%
Municipal Court	1,042,645	41,357	813,718	187,570	82.0%	78.0%	889,434	791,331	89.0%
Public Safety	30,723,868	268,151	26,458,375	3,997,342	87.0%	86.1%	28,854,870	25,633,531	88.8%
Public Works	9,046,380	234,057	7,373,325	1,438,998	84.1%	81.5%	8,352,910	7,228,732	86.5%
Recreation, Parks & Cultural Svcs	10,088,483	517,427	7,402,198	2,168,858	78.5%	73.4%	9,419,744	8,265,375	87.7%
Community Development	4,190,713	58,718	3,460,809	671,186	84.0%	82.6%	3,377,666	3,010,067	89.1%
subtotal	\$ 63,896,664	\$ 1,218,044	\$ 52,513,606	\$ 10,165,014	84.1%	82.2%	\$ 59,748,521	\$ 52,535,626	87.9%
General Government:									
Insurance Premiums (Risk)	\$ 720,250	\$ -	\$ 660,229	\$ 60,021	91.7%	91.7%	\$ 667,500	\$ 611,875	91.7%
Gwinnett Tech Bond P&I	290,490	-	290,490	-	100.0%	100.0%	291,190	291,190	100.0%
Transfer(s) to other Funds	4,541,862	-	4,163,374	378,489	91.7%	91.7%	12,316,268	9,456,579	76.8%
Contingency	700,000	1,875	30,633	667,492	4.6%	4.4%	31,388	16,832	53.6%
Oper. Initiatives Reserve	-	-	-	-	-	-	32,500	24,375	75.0%
Non-Allocated	1,880,579	-	-	1,880,579	0.0%	0.0%	-	-	-
Non-Allocated (one-time)	686,390	-	-	686,390	0.0%	0.0%	-	-	-
subtotal	\$ 8,819,571	\$ 1,875	\$ 5,144,726	\$ 3,672,970	58.4%	58.3%	\$ 13,338,846	\$ 10,400,851	78.0%
Total Expenditures	\$ 72,716,235	\$ 1,219,919	\$ 57,658,332	\$ 13,837,984	81.0%	79.3%	\$ 73,087,367	\$ 62,936,477	86.1%



CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
As of May 31, 2021

Current Fiscal Year									Prior Fiscal Year		
	2021 Budget	2021 Encumbrances	2021 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.			2020 Exp. (Total)	2020 Exp. (YTD)	% Exp.
Expenditures by Category:											
Salaries & Benefits:											
(1) Regular Salaries	\$ 28,027,250	\$ -	\$ 23,627,927	\$ 4,399,323	84.3%	84.3%			\$ 26,275,884	\$ 23,016,166	87.6%
Overtime	1,919,681	-	1,590,985	328,696	82.9%	82.9%			1,952,854	1,658,899	84.9%
Group Insurance	9,005,901	-	7,621,424	1,384,477	84.6%	84.6%			8,059,466	7,110,722	88.2%
FICA and Social Security	2,218,207	-	1,824,726	393,481	82.3%	82.3%			2,047,760	1,791,134	87.5%
Defined Benefit Pension	2,675,532	-	2,675,532	-	100.0%	100.0%			2,675,532	2,675,532	100.0%
401(A) Retirement/Match	2,281,755	-	2,106,937	174,818	92.3%	92.3%			2,124,889	1,953,419	91.9%
(2) Other	1,425,033	-	1,342,597	82,436	94.2%	94.2%			1,444,811	1,374,577	95.1%
subtotal	\$ 47,553,359	\$ -	\$ 40,790,128	\$ 6,763,231	85.8%	85.8%			\$ 44,581,196	\$ 39,580,450	88.8%
Maintenance & Operations:											
Professional Services	\$ 2,589,251	\$ 372,817	\$ 1,614,371	\$ 602,063	76.7%	62.3%			\$ 2,548,712	\$ 2,377,734	93.3%
Legal Services	750,000	-	247,363	502,637	33.0%	33.0%			882,013	488,778	55.4%
Vehicle Fuel/Maintenance	885,263	-	667,386	217,877	75.4%	75.4%			874,863	733,220	83.8%
Maintenance Contracts	2,851,016	395,686	2,178,441	276,889	90.3%	76.4%			2,319,305	1,898,705	81.9%
IT Professional Services	2,064,884	160,309	1,690,010	214,565	89.6%	81.8%			1,697,959	1,547,844	91.2%
General Supplies	974,619	53,270	626,970	294,379	69.8%	64.3%			975,468	835,484	85.6%
Utilities	2,899,660	-	2,335,722	563,938	80.6%	80.6%			2,656,359	2,229,531	83.9%
Insurance Premiums (Risk)	720,250	-	660,229	60,021	91.7%	91.7%			667,500	611,875	91.7%
Other	2,720,764	235,961	1,755,844	728,959	73.2%	64.5%			2,514,496	2,172,685	86.4%
subtotal	\$ 16,455,707	\$ 1,218,044	\$ 11,776,337	\$ 3,461,327	79.0%	71.6%			\$ 15,136,674	\$ 12,895,854	85.2%
Capital:											
OSSI/Fire Truck Leases	\$ 582,974	\$ -	\$ 582,963	\$ 11	100.0%	100.0%			\$ 631,280	\$ 631,280	100.0%
Other	24,874	-	24,407	467	98.1%	98.1%			66,872	39,917	59.7%
subtotal	\$ 607,848	\$ -	\$ 607,370	\$ 478	99.9%	99.9%			\$ 698,152	\$ 671,197	96.1%
General Government:											
Gwinnett Tech Bond P&I	\$ 290,490	\$ -	\$ 290,490	\$ -	100.0%	100.0%			\$ 291,190	\$ 291,190	100.0%
Transfer(s) to other Funds	4,541,862	-	4,163,374	378,489	91.7%	91.7%			12,316,268	9,456,579	76.8%
Contingency	700,000	1,875	30,633	667,492	4.6%	4.4%			31,388	16,832	53.6%
Oper. Initiatives Reserve	-	-	-	-	-	-			32,500	24,375	75.0%
Non-Allocated	1,880,579	-	-	1,880,579	0.0%	0.0%			-	-	-
Non-Allocated (one-time)	686,390	-	-	686,390	0.0%	0.0%			-	-	-
subtotal	\$ 8,099,321	\$ 1,875	\$ 4,484,497	\$ 3,612,949	55.4%	55.4%			\$ 12,671,346	\$ 9,788,976	77.3%
Total Expenditures	\$ 72,716,235	\$ 1,219,919	\$ 57,658,332	\$ 13,837,984	81.0%	79.3%			\$ 73,087,367	\$ 62,936,477	86.1%

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 May 31, 2021

			Project Snapshot: FY2013 - FY2020		FY 2021					
Account #	Project		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenues										
City Administration										
22013230-371000	C2100	MURAL ART PROJECT	\$ 6,140	\$ 6,140	\$ -	\$ -	\$ -	\$ -		\$ -
subtotal					\$ -	\$ -	\$ -	\$ -		\$ -
Public Safety										
22031150-331110	C1730	2017 BULLETPROOF VEST (DOJ)	\$ 13,179	\$ 12,462	\$ -	\$ 717	\$ 717	\$ -		\$ 717
22031150-331110	C1831	2018 BULLETPROOF VEST (DOJ)	15,375	1,514	-	13,861	13,861	5,800		8,061
22031150-331110	C2018	2019 BULLETPROOF VEST (DOJ)	19,187	-	-	19,187	19,187	-		19,187
22031150-371000	C2041	TOP DOG PRIZE	10,000	10,000	-	-	-	-		-
22031150-371000	C2045	2019 HOMELAND SECURITY GRANT	22,656	-	-	22,656	22,656	-		22,656
22031150-371000	C2047	FIRE SPRINKLER COALITION	500	500	-	-	-	-		-
subtotal					\$ -	\$ 56,421	\$ 56,421	\$ 5,800		\$ 50,621
Recreation, Parks & Cultural Services										
22061150-371000	C1930	GRPA CONTRIBUTION	1,000	1,000	\$ -	\$ -	\$ -	\$ -		\$ -
22061150-336000	C2013	2019 CAMP HAPPY HEARTS	11,250	11,250	-	-	-	-		-
22061150-336000	C2056	2020 FC ARTS & CULTURE	12,100	-	-	12,100	12,100	12,100	-	-
22061150-371000	C2056	MUSIC MATCH APPLICATION	-	-	-	-	-	975	-	(975)
22061150-371000	C2103	HBD PODCAST REIMBURSEMENT	8,000	-	-	8,000	8,000	8,000	-	-
subtotal					-	20,100	20,100	21,075		(975)
Community Development										
22074150-371000	C2016	ARBOR DAY GRANT (PRIVATE DONATION)	2,775	2,095	\$ -	\$ 680	\$ 680	\$ -		\$ 680
subtotal					\$ -	\$ 680	\$ 680	\$ -		\$ 680
General Government										
22090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 37		\$ (37)
22090200-363000		UNREALIZED GAIN/LOSS			-	-	-	167		(167)
22090200-395000		CARRYFORWARD FUND BALANCE			-	147,257	147,257			
subtotal					\$ -	\$ 147,257	\$ 147,257	\$ 204		\$ (204)
Total					\$ -	\$ 224,458	\$ 224,458	\$ 27,079		\$ 50,122
Expenditures										
City Administration										
22013230-521200	C2100	MURAL ART PROJECT	\$ 6,140	\$ -	\$ -	\$ 6,140	\$ 6,140	\$ -	\$ -	\$ 6,140
subtotal					\$ -	\$ 6,140	\$ 6,140	\$ -	\$ -	\$ 6,140



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of May 31, 2021

			Project Snapshot: FY2013 - FY2020		FY 2021						Available Budget
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances		
Account #	Project										
Public Safety											
22031150-542100	C1617	2015/16 BULLETPROOF VEST (DOJ)	\$ 68,400	\$ 68,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
22031150-542100	C1730	2017 BULLETPROOF VEST (DOJ)	26,357	24,925	-	1,432	1,432	-	-	1,432	
22031150-542100	C1831	2018 BULLETPROOF VEST (DOJ)	30,750	5,113	-	25,637	25,637	11,562	-	14,075	
22031150-542100	C2018	2019 BULLETPROOF VEST (DOJ)	38,374	-	-	38,374	38,374	4,061	-	34,313	
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	22,107	-	549	
22031150-531100	C2047	FIRE SPRINKLER COALITION	500	-	-	500	500	350	-	150	
		subtotal			\$ -	\$ 98,599	\$ 98,599	\$ 48,080	\$ -	\$ 50,519	
Recreation, Parks & Cultural Services											
22061150-521200	C1930	PROFESSIONAL SERVICES (GRPA)	\$ 950	\$ 330	\$ -	\$ 620	\$ 620	\$ 473	\$ -	\$ 147	
22061150-523400	C1930	PRINTING & BINDING (GRPA)	50	-	-	50	50	-	-	50	
22061150-531000	C2013	2019 CAMP HAPPY HEARTS	11,250	1,650	-	9,600	9,600	2,200	-	7,400	
22061150-531100	C2056	FC ARTS & CULTURE	12,100	-	-	12,100	12,100	12,100	-	-	
22061150-531100	C2101	SPECIAL NEEDS EXPO / EVENT	1,018	-	-	1,018	1,018	-	-	1,018	
22061150-531100	C2102	FULTON GOLDEN GAMES	3,630	-	-	3,630	3,630	-	-	3,630	
22061150-521200	C2103	HBD PODCAST	8,000	-	-	8,000	8,000	8,000	-	-	
		subtotal			\$ -	\$ 35,018	\$ 35,018	\$ 22,773	\$ -	\$ 12,245	
Community Development											
22074150-531100	C2016	ARBOR DAY GRANT (PRIVATE DONATION)	2,776	2,158	\$ -	\$ 618	\$ 618	\$ -	\$ -	\$ 618	
		subtotal			\$ -	\$ 618	\$ 618	\$ -	\$ -	\$ 618	
Non-Allocated											
22090200-579000		CONTINGENCY			\$ -	\$ 43,678	\$ 43,678	\$ -	\$ -	\$ 43,678	
22090200-579011		MATCH (GRANTS UNDER REVIEW)			-	40,405	40,405	-	-	40,405	
		subtotal			\$ -	\$ 84,083	\$ 84,083	\$ -	\$ -	\$ 84,083	
		Total			\$ -	\$ 224,458	\$ 224,458	\$ 70,852	\$ -	\$ 153,606	

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 May 31, 2021

			Project Snapshot: FY2013 - FY2020		FY 2021					
Account #	Project		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Public Works										
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)	\$ 4,601,781	\$ 4,027,837	\$ -	\$ 573,944	\$ 573,944	\$ 573,944		\$ 0
34041100-331350	C1927	WINDWARD TRIPLE LEFTS (GDOT-FED)	2,069,960	580,355	-	1,489,605	1,489,605	1,406,595		83,010
34041100-334350	C1927	WINDWARD TRIPLE LEFTS (GTIB-NFCID)	1,696,365	941,793	-	754,572	754,572	416,867		337,705
subtotal					\$ -	\$ 2,818,121	\$ 2,818,121	\$ 2,397,406		\$ 420,715
Community Development										
34074150-334310	C2017	NORTHPOINT FEASIBILITY STUDY	120,000	53,000	\$ -	\$ 67,000	\$ 67,000	\$ 67,000		\$ 0
34074150-331350	C2107	NORTH POINT PKWY IMP	1,600,000	-	\$ -	1,600,000	1,600,000	-		1,600,000
subtotal					\$ -	\$ 1,667,000	\$ 1,667,000	\$ 67,000		\$ 1,600,000
General Government										
34090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	38		\$ (38)
34090200-363000		UNREALIZED GAIN/LOSS			-	-	-	(435)		435
34090200-395000		CARRYFORWARD FUND BALANCE			-	56,445	56,445			
subtotal					\$ -	\$ 56,445	\$ 56,445	\$ (397)		\$ 397
Total					\$ -	\$ 4,541,566	\$ 4,541,566	\$ 2,464,009		\$ 2,021,112
Expenditures										
Public Safety										
34031150-521200	C2043	ASSIST FIREFIGHTERS GRANT	3,000	1,500	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ 1,500
Public Works										
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)	4,601,781	4,027,837	\$ -	\$ 573,944	\$ 573,944	\$ 573,944	\$ -	\$ 0
34041100-541410	C1927	WINDWARD TRIPLE LEFTS	3,766,322	1,886,528	-	1,879,794	1,879,794	1,658,108	221,685	1
subtotal					\$ -	\$ 2,453,738	\$ 2,453,738	\$ 2,232,052	\$ 221,685	\$ 1
Community Development										
34074150-521200	C2017	NORTHPOINT FEASIBILITY STUDY	150,000	66,250	\$ -	\$ 83,750	\$ 83,750	\$ 83,750	\$ -	\$ 0
34074150-541410	C2107	NORTH POINT PKWY IMP	2,000,000	-	-	2,000,000	2,000,000	-	-	2,000,000
subtotal					\$ -	\$ 2,083,750	\$ 2,083,750	\$ 83,750	\$ -	\$ 2,000,000
Non-Allocated										
34090200-579000		CONTINGENCY			\$ -	\$ 2,578	\$ 2,578	\$ -	\$ -	\$ 2,578
subtotal					\$ -	\$ 2,578	\$ 2,578	\$ -	\$ -	\$ 2,578
Total					\$ -	\$ 4,541,566	\$ 4,541,566	\$ 2,315,802	\$ 221,685	\$ 2,004,079



CAPITAL PROJECT FUNDS

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of May 31, 2021

Account #Project			Project Snapshot: FY2013 - FY2020		FY 2021					Available Budget
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue										
30113230-336000	C0924	ECONOMIC DEVELOPMENT PLAN	\$ 37,500	\$ -	\$ -	\$ 37,500	\$ 37,500	\$ -		\$ 37,500
30113230-371000	C1618	CONFERENCE CENTER HOTEL RECAPTURE	3,991,179	-	-	3,991,179	3,991,179	3,991,179		-
30131150-395000	C1241	CAPITAL LEASE - FIRE TRUCK	1,311,250	-	-	1,311,250	1,311,250	1,311,250		-
30141100-371000	C1008	CEMETERY MAINTENANCE DONATION	5,000	-	-	5,000	5,000	5,000		-
30141100-336000	C1410	RUCKER RD WATERLINE	1,782,351	1,391,214	-	391,137	391,137	68,631		322,506
30141100-336000	C1702	KIMBALL BR RD IMPROVEMENTS	6,133,354	-	-	6,133,354	6,133,354	5,420,386		712,968
30141100-371000	C1712	ALPHALOOP (AVALON)	1,016,944	1,016,944	-	-	-	-		-
30141100-371001	C1712	ALPHALOOP (CID)	250,001	225,902	-	24,099	24,099	24,098		1
30141100-336000	C1714	BETHANY/MID BROADWELL ROUNDABOUT	292,195	-	-	292,195	292,195	177,811		114,384
30141100-336000	C1715	BETHANY/MAYFIELD ROUNDABOUT	436,492	-	-	436,492	436,492	312,326		124,166
30141100-336000	C1927	WINDWARD TRIPLE LEFTS (FC WATER)	490,517	405,906	-	84,611	84,611	30,659		53,952
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	188,463	-	311,538	311,538	112,514		199,024
30141100-336000	C1928	RUCKER ROAD - ROSWELL CONTRIBUTION	2,905,158	276,867	-	2,628,291	2,628,291	1,975,947		652,344
30141100-371001	C1934	WINDWARD PKWY EAST IMPROVEMENT	11,884	-	-	11,884	11,884	11,884		-
30141100-371000	C1935	DEVELOPER CONTRIBUTION (WINDWARD)	293,900	-	-	293,900	293,900	293,900		(0)
30141100-371001	C1935	WINDWARD PKWY WEST IMPROVEMENT	11,852	-	-	11,852	11,852	11,852		-
30141100-371000	C2113	ENCORE GREENWAY GATEWAY	230,000	-	-	230,000	230,000	-		230,000
30161150-371001	C1708	NORTH FULTON CID GREENWAY FENCE	100,000	-	-	100,000	100,000	100,000		-
30161150-371000	C1911	EQUESTRIAN CENTER	37,810	37,810	-	-	-	-		-
30161150-371000	C1926	NORTHSIDE MOU (PARKS)	120,000	80,000	-	40,000	40,000	40,000		-
30161150-371000	C1929	COMM AG PROGRAM	22,958	12,564	-	10,394	10,394	10,963		(569)
30161150-371000	C2021	RESURGENS FOUNDATION	35,000	35,000	-	-	-	-		-
30174150-371000	C0019	DOWNTOWN PARKING FUND	138,500	-	-	138,500	138,500	138,500		-
30174150-337000	C0910	TREE REPLACEMENT FUND (CONTRIBUTION)	199,700	133,400	-	66,300	66,300	66,450		(150)
30176100-371000	C1712	ALPHALOOP (ABC)	689,187	439,981	-	249,206	249,206	-		249,206
subtotal					\$ -	\$ 16,958,819	\$ 16,958,819	\$ 14,103,349		\$ 2,855,470



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			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Account #	Project									
Non-Departmental										
30190200-395000	CARRYFORWARD FUND BALANCE				\$ 4,100,000	\$ 3,142,750	\$ 7,242,750			
30190200-337000	C2042	CARES ACT REIMBURSEMENT			-	2,804,182	2,804,182	2,804,182		(0)
30190200-391100	TRANSFER-IN FROM THE GENERAL FUND (MATCH)				3,156,862	-	3,156,862	2,893,790		263,072
30190200-363000	UNREALIZED GAIN/LOSS INV				-	-	-	2,686		(2,686)
30190200-361000	INTEREST EARNINGS				171,748	-	171,748	3,354		168,394
	subtotal				\$ 7,428,610	\$ 5,946,932	\$ 13,375,542	\$ 5,704,012		\$ 428,780
	Total				\$ 7,428,610	\$ 22,905,751	\$30,334,361	\$ 19,807,361		\$ 3,284,250
Expenditures										
Administration										
30113230-544100	C0924	ECONOMIC DEVELOPMENT PLAN	\$ 81,390	\$ 35,000	\$ -	\$ 46,390	\$ 46,390	\$ 2,500	\$ 43,890	\$ -
30113230-544100	C1300	CITY ECON DEVELOPMENT TOOLKIT	289,510	194,510	87,500	7,500	95,000	7,500	-	87,500
30113230-544200	C1527	VETERANS MEMORIAL	105,599	75,806	-	29,793	29,793	-	-	29,793
30113230-544100	C1618	CONFERENCE CENTER HOTEL RECAPTURE	72,755	-	-	72,755	72,755	72,754	-	1
30113230-544100	C2105	BUSINESS RECOVERY PROGRAM	150,000	-	-	150,000	150,000	50,000	-	100,000
30113230-544100	C2106	VULNERABLE POPULATION PROGRAM	280,000	-	-	280,000	280,000	269,337	10,663	-
30113230-544200	C2109	LAND SALE	-	-	-	-	-	28,294	-	(28,294)
	subtotal				\$ 87,500	\$ 586,438	\$ 673,938	\$ 430,385	\$ 54,553	\$ 189,000
Finance										
30115150-542400	C1141	TYLER ERP SYSTEM	344,043	333,542	\$ -	\$ 10,501	\$ 10,501	\$ 700	\$ 6,750	\$ 3,051
	subtotal				\$ -	\$ 10,501	\$ 10,501	\$ 700	\$ 6,750	\$ 3,051
Information Technology										
30117400-542400	C0900	CISCO DATA NETWORK	\$ 300,001	\$ 169,666	\$ -	\$ 130,335	\$ 130,335	\$ -	\$ 16,000	\$ 114,335
30117400-542400	C1000	GIS AERIAL MAPPING	50,001	26,962	-	23,039	23,039	8,000	800	14,239
30117400-542400	C1103	NETWORK AND VOIP	167,678	132,053	-	35,625	35,625	-	-	35,625
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,002	483,768	-	26,234	26,234	-	-	26,234
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	2,562,368	2,085,151	300,000	177,217	477,217	50,053	174,024	253,141
30117400-542400	C1400	PW DATA CTR SERVER REPLACEMENT	417,503	350,627	-	66,876	66,876	56,280	-	10,596



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30117400-542400	C1615 APP/DESKTOP VIRTUALIZATION	400,145	99,804	-	300,341	300,341	3,945	-	296,396
30117400-544200	C2112 IT ASSESSMENT	50,000	-	-	50,000	50,000	-	48,995	1,005
	subtotal			\$ 300,000	\$ 809,667	\$ 1,109,667	\$ 118,279	\$ 239,819	\$ 751,570
Municipal Court									
30126550-542400	C1222 RECORDS MANAGEMENT	\$ 39,600	\$ -	\$ -	\$ 39,600	\$ 39,600	\$ 7,280	\$ 32,320	\$ -
	subtotal			\$ -	\$ 39,600	\$ 39,600	\$ 7,280	\$ 32,320	\$ -
Public Safety									
30131150-542200	C1202 FLEET REPLACEMENT	\$ 6,236,893	\$ 5,397,783	\$ 465,000	\$ 374,110	\$ 839,110	\$ 447,061	\$ 291,414	\$ 100,635
30131150-542400	C1205 SEC CAMERA SY	77,170	75,000	-	2,170	2,170	-	-	2,170
30131150-541300	C1229 PS ROOF REPAIR	706,583	425,936	300,000	(19,353)	280,647	-	210,734	69,913
30131150-542200	C1241 FLEET - FIRE TRUCK	1,311,250	-	-	1,311,250	1,311,250	1,311,250	-	-
30131150-542100	C1401 PS EQUIPMENT REPLACEMENT	1,071,722	810,446	217,250	44,026	261,276	182,074	52,887	26,314
30131150-541300	C1706 RAPSTC IMPROVEMENTS	492,531	173,695	-	318,836	318,836	-	102,143	216,693
30131150-542200	C1810 NEW FLEET	54,250	41,347	-	12,903	12,903	12,903	-	-
30131150-544200	C2006 HAZMAT TRUCK AND TRAILER	94,250	393	-	93,857	93,857	93,536	-	321
30131150-542100	C2019 SCBA REPLACEMENTS (LEASE)	-	-	100,000	(100,000)	-	-	-	-
30131150-581200	C2019 SCBA CAPITAL LEASE PRINCIPLE	95,520	-	-	95,520	95,520	95,520	-	(0)
30131150-582200	C2019 SCBA CAPITAL LEASE INTEREST	4,480	-	-	4,480	4,480	4,480	-	0
30131150-542400	C2052 SECURITY SYSTEM REFRESH	132,510	2,002	132,510	(2,002)	130,508	3,315	121,366	5,827
30131150-542100	C2055 LICENSE PLATE READER PROGRAM	20,000	-	20,000	-	20,000	-	-	20,000
	subtotal			\$ 1,234,760	\$ 2,135,797	\$ 3,370,557	\$ 2,150,140	\$ 778,544	\$ 441,873
Public Works									
30141100-541410	C0041 TRAFFIC SIGNAL INTERCONNECT	\$ 279,779	\$ 188,097	\$ -	\$ 91,682	\$ 91,682	\$ 42,568	\$ 38,093	\$ 11,021
30141100-541410	C0042 STREET LIGHTING	16,832	13,667	-	3,165	3,165	3,165	-	-
30141100-541200	C0910 TREE REPLACEMENT FUND	1,358,550	777,754	-	580,796	580,796	147,921	178,149	254,725
30141100-541200	C1008 CEMETERY AUTHORITY-MAINTENANCE	472,228	164,887	-	307,341	307,341	16,644	15,417	275,280
30141100-541410	C1207 BRIDGE MAINTENANCE	269,608	-	-	269,608	269,608	-	-	269,608
30141100-541410	C1208 MAST ARM MAINTENANCE	537,396	502,396	35,000	-	35,000	18,600	16,400	-
30141100-541410	C1215 STRIPING & SIGNAGE	1,598,588	1,381,070	200,000	17,518	217,518	111,886	57,899	47,733
30141100-541410	C1217 TRAFFIC CALMING & INTERSECTION IMP	378,584	303,584	75,000	-	75,000	19,973	4,925	50,102



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30141100-541410	C1218 TRAFFIC SIGNAL SYSTEM MAINTENANCE	604,267	480,066	100,000	24,201	124,201	72,180	6,100	45,921
30141100-541410	C1219 MILLING AND RESURFACING	20,950,572	17,332,346	2,317,740	1,300,486	3,618,226	1,403,102	1,747,923	467,201
30141100-541410	C1220 TRAFFIC CONTROL EQUIPMENT	787,490	662,326	100,000	25,164	125,164	71,112	39,074	14,979
30141100-541410	C1221 DESIGN SERVICES	793,299	660,764	37,500	95,035	132,535	80,311	19,518	32,706
30141100-542200	C1223 FLEET REPLACEMENT	1,069,452	1,069,452	-	-	-	-	-	-
30141100-541200	C1302 TREE PLANTING & LANDSCAPING IMP	857,770	738,797	100,000	18,973	118,973	51,488	14,386	53,099
30141100-541410	C1407 MINOR INTERSECTION UPGRADES	112,168	109,166	-	3,002	3,002	-	2,988	14
30141100-541410	C1410 RUCKER RD CORRIDOR IMPROVEMENTS	2,580,880	2,348,851	-	232,029	232,029	10,405	219,748	1,876
30141100-541420	C1512 SIDEWALK IMPROVEMENTS	829,802	716,116	-	113,686	113,686	-	113,686	-
30141100-541410	C1702 KIMBALL BR RD IMPROVEMENTS	6,133,354	2,490,038	-	3,643,316	3,643,316	3,600,917	42,399	-
30141100-541300	C1704 WEST PARKING GARAGE	7,414,474	7,404,252	-	10,222	10,222	-	3,374	6,848
30141100-541420	C1712 ALPHALOOP	1,345,313	760,080	-	585,233	585,233	165,452	74,946	344,835
30141100-541410	C1714 BETHANY/MID BROADWELL ROUNDABOUT	292,195	93,708	-	198,487	198,487	100,593	97,894	0
30141100-541410	C1715 BETHANY/MAYFIELD ROUNDABOUT	436,492	261,993	-	174,499	174,499	51,083	123,416	0
30141100-541420	C1801 SIDEWALK MAINTENANCE/REPAIR	600,001	425,729	100,000	74,272	174,272	87,674	50,291	36,307
30141100-542100	C1802 PW EQUIPMENT REPLACEMENT	96,372	-	-	96,372	96,372	62,107	-	34,265
30141100-541410	C1901 TRAFFIC RESPONSIVE SYSTEM MAINT	200,000	23,047	100,000	76,953	176,953	9,454	51,787	115,712
30141100-541300	C1902 FIRE STATION RENOVATIONS	375,001	208,480	125,000	41,521	166,521	10,543	155,978	-
30141100-541300	C1904 PW HQ RENOVATIONS	128,036	47,351	50,000	30,685	80,685	64,787	4,892	11,006
30141100-541300	C1905 GYM RENOVATIONS	24,369	24,369	-	-	-	-	-	-
30141100-541300	C1906 CITY HALL RENOVATIONS	12,490	1,600	-	10,890	10,890	-	10,890	-
30141100-541410	C1918 PEDESTRIAN SAFETY STUDY	296,115	271,545	-	24,570	24,570	-	-	24,570
30141100-541410	C1927 WINDWARD TRIPLE LEFT	1,150,654	623,844	-	526,810	526,810	113,325	412,468	1,017
30141100-541410	C1928 RUCKER RD - ROSWELL CONTRIBUTION	2,905,158	968,325	-	1,936,833	1,936,833	1,381,009	555,824	-
30141100-541410	C1934 WINDWARD PKWY EAST IMPROVEMENTS	11,884	-	-	11,884	11,884	-	11,884	-
30141100-541410	C1935 WINDWARD PKWY WEST IMPROVEMENTS	305,752	-	-	305,752	305,752	-	305,752	-
30141100-541300	C2003 HVAC REPLACEMENTS	135,001	69,925	60,000	5,076	65,076	-	-	65,076
30141100-541300	C2004 GENERATOR REPLACEMENTS	195,075	93,069	100,000	2,006	102,006	94,128	-	7,878
30141100-542400	C2026 TCC HARDWARE/SOFTWARE	60,000	49,626	-	10,374	10,374	-	-	10,374
30141100-541410	C2027 N/S BROAD ST TO ONE-WAY	40,000	27,021	-	12,979	12,979	-	-	12,979



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30141100-541410	C2028 LILLY GARDEN EXT	13,434	10,283	-	3,151	3,151	-	-	3,151
30141100-541410	C2029 MARIETTA ST HAWK	200,001	429	-	199,572	199,572	181,345	-	18,227
30141100-541410	C2048 STREETLIGHT MAINTENANCE	109,078	-	80,000	29,078	109,078	43,905	7,216	57,957
30141100-542400	C2049 TRAFFIC CONTROL CTR MAINTENANCE	60,000	-	60,000	-	60,000	31,228	-	28,772
30141100-541500	C2050 REC FACILITY MAINTENANCE	60,000	-	60,000	-	60,000	9,895	9,500	40,605
30141100-541500	C2051 FOUNTAIN MAINTENANCE	-	-	50,000	(50,000)	-	-	-	-
30141100-541300	C2053 PARKING GARAGE MAINTENANCE	20,350	-	25,000	(4,650)	20,350	20,050	300	-
30141100-541410	C2113 ENCORE GREENWAY GATEWAY	230,000	-	-	230,000	230,000	-	230,000	-
	subtotal			\$ 3,775,240	\$ 11,268,571	\$ 15,043,811	\$ 8,076,848	\$ 4,623,116	\$ 2,343,847
Recreation, Parks & Cultural Services									
30161150-541500	C1221 DESIGN SERVICES	\$ 182,000	\$ 160,750	\$ 20,000	\$ 1,250	\$ 21,250	\$ 4,150	\$ 17,100	\$ -
30161150-541300	C1229 REPAIR/REPLACEMENT	25,000	-	-	25,000	25,000	24,308	-	693
30161150-542100	C1402 RP EQUIPMENT REPLACEMENT	578,058	473,058	105,000	-	105,000	-	59,687	45,313
30161150-541500	C1520 WILLS PARK TENNIS CT RESURFACE	60,000	-	60,000	-	60,000	-	28,493	31,507
30161150-541500	C1614 THE STORIES PROJECT	37,500	25,000	12,500	-	12,500	-	-	12,500
30161150-541510	C1636 GREENWAY REPAIR AND MAINTENANCE	502,169	154,051	150,000	198,118	348,118	185,787	31,186	131,145
30161150-541300	C1708 GREENWAY EXT TO FORSYTH COUNTY	246,126	17,777	-	228,349	228,349	171,366	56,763	220
30161150-541500	C1804 PARK REPAIRS/IMPROVEMENTS	395,876	315,876	80,000	-	80,000	69,772	5,270	4,959
30161150-541500	C1806 PARKS PLAYGROUND EQUIPMENT	240,720	140,720	100,000	-	100,000	-	70,000	30,000
30161150-544100	C1807 PUBLIC ARTS PROGRAM	200,000	144,500	30,000	25,500	55,500	9,000	25,500	21,000
30161150-531600	C1834 NUTCRACKER PROGRAM	31,500	29,706	-	1,794	1,794	-	1,794	-
30161150-541500	C1911 EQUESTRIAN CENTER	37,810	3,185	-	34,625	34,625	34,625	-	-
30161150-541500	C1920 PARK DEVELOPMENT	566,308	353,046	-	213,262	213,262	176,998	26,747	9,518
30161150-541500	C1926 NORTHSIDE MOU (PARKS)	120,000	40,000	-	80,000	80,000	70,721	-	9,279
30161150-541500	C1929 COMMUNITY AGRICULTURE PROGRAM	22,960	5,528	-	17,432	17,432	9,407	-	8,025
30161150-541500	C2010 PARK ENHANCEMENTS	300,000	141,567	120,000	38,433	158,433	129,271	26,042	3,120
30161150-541500	RESURGENS FOUNDATION-PLAYGROUND	35,000	-	-	35,000	35,000	35,000	-	-



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30161150-541500	C2030 TOWN GREEN IMPROVEMENTS	5,841	5,841	-	-	-	-	-	-
30161150-541500	C2031 INNOVATION ACADEMY IGA	250,000	-	-	250,000	250,000	100,714	113,053	36,233
30161150-541500	C2051 FOUNTAIN MAINTENANCE	50,000	-	-	50,000	50,000	21,069	-	28,931
30161150-541500	C2110 TOWN GREEN TURF	126,823	-	-	126,823	126,823	-	126,823	-
	subtotal			\$ 677,500	\$ 1,325,586	\$ 2,003,086	\$ 1,042,187	\$ 588,458	\$ 372,441
Community Development									
30174150-544100	C0019 DOWNTOWN PARKING FUND	\$ 576,749	\$ 297,748	\$ -	\$ 279,001	\$ 279,001	\$ -	\$ -	\$ 279,001
30174150-544200	C1129 COMPREHENSIVE PLAN UPDATE	30,000	-	30,000	-	30,000	19,515	-	10,485
30174150-542200	C1433 FLEET REPLACEMENT	280,328	279,436	-	892	892	-	-	892
30174150-541410	C1603 DESIGN SERVICES	376,003	282,853	30,000	63,150	93,150	11,823	42,364	38,964
30174150-541300	C1824 OFFICE BUILDOUT (CITY HALL)	168,002	99,260	-	68,742	68,742	65,182	-	3,560
30174150-541410	C1917 MILTON AVE. CONCEPT DESIGN	36,425	33,226	-	3,199	3,199	-	-	3,199
30174150-541410	NORTH POINT PARKWAY IMPROVEMENTS	78,500	-	-	78,500	78,500	10,486	68,014	-
30174150-542400	C2111 COMMUNITY DEVELOPMENT EQUIPMENT	21,000	-	-	21,000	21,000	1,978	-	19,022
	subtotal			\$ 60,000	\$ 514,484	\$ 574,484	\$ 108,983	\$ 110,378	\$ 355,123
Alpharetta Business Community Sidewalk Projects									
30176100-541420	C1712 ALPHALOOP	\$ 689,188	\$ 526,635	\$ -	\$ 162,553	\$ 162,553	\$ 154,365	\$ 2,418	\$ 5,770
	subtotal			\$ -	\$ 162,553	\$ 162,553	\$ 154,365	\$ 2,418	\$ 5,770
Non-Departmental									
30190200-579000	NON-ALLOCATED			\$ 1,293,610	\$ 1,995,630	\$ 3,289,240	\$ 5,723	\$ -	\$ 3,283,517
30190200-579011	MATCH (GRANTS UNDER REVIEW)			-	116,000	116,000	-	-	116,000
30190200-521200	PROFESSIONAL SERVICES			-	22,500	22,500	-	22,500	-
30190200-579000	C1618 RESERVE FOR CONFERENCE CENTER HOTEL RECAPTURE			-	3,918,424	3,918,424	-	-	3,918,424
	subtotal			\$ 1,293,610	\$ 6,052,554	\$ 7,346,164	\$ 5,723	\$ 22,500	\$ 7,317,941
	Total			\$ 7,428,610	\$ 22,905,751	\$ 30,334,361	\$ 12,094,891	\$ 6,458,856	\$ 11,780,614



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		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue									
Public Works									
30241100-343900 C2020	CITY CENTER DRAINAGE MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 751	\$ -	\$ (751)
	subtotal			\$ -	\$ -	\$ -	\$ 751	\$ -	\$ (751)
Non-Departmental									
30290200-361000	INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 308		\$ (308)
30290200-363000	UNREALIZED GAIN/LOSS INV			-	-	-	975		(975)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			1,385,000	-	1,385,000	1,038,750		346,250
30290200-395000	CARRYFORWARD FUND BALANCE			325,000	1,190,835	1,515,835			
	subtotal			\$ 1,710,000	\$ 1,190,835	\$ 2,900,835	\$ 1,040,033	\$ -	\$ 344,967
	Total			\$ 1,710,000	\$ 1,190,835	\$ 2,900,835	\$ 1,040,783	\$ -	\$ 344,217
Expenditures									
Public Works									
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	\$ 651,906	\$ 351,073	\$ 120,000	\$ 180,833	\$ 300,833	\$ 107,367	\$ 161,033	\$ 32,434
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	6,749,214	4,489,805	1,500,000	759,409	2,259,409	821,042	1,049,923	388,444
30241100-541430 C1503	STORMWATER STUDIES	300,001	177,387	-	122,614	122,614	8,250	87,880	26,484
30241100-541430 C1604	STORMWATER INSPECTIONS	424,055	299,234	90,000	34,821	124,821	79,690	45,131	-
30261150-541430 C1919	WILLS PARK STREAM RESTORATION	28,370	7,214	-	21,156	21,156	-	9,198	11,959
	subtotal			\$ 1,710,000	\$ 1,118,833	\$ 2,828,833	\$ 1,016,349	\$ 1,353,164	\$ 459,320
Non-Departmental									
30290200-579000	NON-ALLOCATED			\$ -	\$ 72,002	\$ 72,002	\$ -	\$ -	\$ 72,002
	subtotal			\$ -	\$ 72,002	\$ 72,002	\$ -	\$ -	\$ 72,002
	Total			\$ 1,710,000	\$ 1,190,835	\$ 2,900,835	\$ 1,016,349	\$ 1,353,164	\$ 531,322



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)
 As of May 31, 2021

			Project Snapshot: FY2017 - FY2020		FY 2021						
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Account #	Project										
Revenue											
Non-Departmental											
31790200-395000	CARRYFORWARD FUND BALANCE				\$ -	\$ 20,825,345	\$ 20,825,345				
31790200-389000	MISCELLANEOUS REVENUS				-	108,000	108,000	-		108,000	
31790200-361000	INTEREST EARNINGS				-	-	-	15,702		(15,702)	
	Total				\$ -	\$ 20,933,345	\$20,933,345	\$ 15,702		\$ 92,298	
Expenditures											
31741100-541410	C1410	RUCKER RD CORRIDOR	14,849,966	13,478,711	\$ -	\$ 1,371,255	\$ 1,371,255	\$ 1,040,511	\$ 330,744	\$ 1	
31741100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	3,400,000	417,200	-	2,982,800	2,982,800	787,404	-	2,195,396	
31741100-541410	C1702	KIMBALL BR RD IMPROVEMENTS	9,847,283	1,730,129	-	8,117,154	8,117,154	3,450,273	4,627,559	39,322	
31741100-541420	C1712	ALPHALOOP	500,001	219,671	-	280,330	280,330	69,050	42,482	168,798	
31741100-541420	C1715	BETHANY/MAYFIELD ROUNDABOUT	403,154	153,154	-	250,000	250,000	149,792	100,208	-	
31741100-541420	C1826	SPRUELL CIRCLE SIDEWALK	308,628	8,704	-	299,924	299,924	224,116	75,808	-	
31741100-541420	C1829	PROVIDENCE AREA SIDEWALKS	1,023,621	721,557	-	302,064	302,064	21,878	276,077	4,109	
31741100-541420	C1925	MORRISON PARKWAY SIDEWALKS	921,834	324,795	-	597,039	597,039	328,510	239,154	29,375	
31761150-541500	C1424	WILLS PARK POOL EXPANSION	6,807	-	-	6,807	6,807	6,807	-	0	
31761150-541500	C1611	ARTS CENTER	2,769	-	-	2,769	2,769	2,768	-	1	
31761150-541300	C1708	GREENWAY EXT TO FORSYTH	9,788,177	4,183,547	-	5,604,630	5,604,630	5,410,594	193,948	88	
31761150-541300	C1709	EASTSIDE COMMUNITY CTR	2,509,795	1,578,856	-	930,939	930,939	706,462	224,476	1	
31741100-579000	PW RESERVE		105,539	-	-	105,539	105,539	-	-	105,539	
31761150-579000	PARKS RESERVE		82,095	-	-	82,095	82,095	-	-	82,095	
	Total				\$ -	\$ 20,933,345	\$20,933,345	\$ 12,198,164	\$ 6,110,456	\$ 2,624,725	



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
 As of May 31, 2021

Account #	Project	Project Snapshot: FY2017 - FY2020		FY 2021					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue									
Non-Departmental									
33590200-395000	CARRYFORWARD FUND BALANCE			\$ 15,500,000	\$ 12,497,504	\$ 27,997,504			
33590200-313400	TSPLOST			10,400,000	-	10,400,000	9,935,429		464,571
33541100-361000	INTEREST EARNINGS			300,000	-	300,000	22,418		277,582
	Total			\$ 26,200,000	\$ 12,497,504	\$ 38,697,504	\$ 9,957,846		\$ 742,154
Expenditures									
33541100-541410	ROADWAY IMPROVEMENTS	\$ 121,980	\$ -	\$ -	\$ 121,980	\$ 121,980	\$ 95,990	\$ 25,990	\$ -
33541100-541410	C1631 MCGINNIS RD IGA (FORSYTH)	5,400,000	-	-	5,400,000	5,400,000	69,300	-	5,330,700
33541100-541410	C1638 ACADEMY ST/WEBB BR RD OP IMP	400,556	392,988	-	7,568	7,568	-	-	7,568
33541100-541410	C1713 KIMBALL BR RD OP IMPROVEMENTS	1,359,741	285,276	-	1,074,465	1,074,465	542,991	486,063	45,410
	BETHANY RD @ MID BROADWELL RD								
33541100-541410	C1714 RD	1,247,354	704,124	-	543,230	543,230	469,853	73,377	0
33541100-541410	C1715 BETHANY RD @ MAYFIELD RD	1,768,505	1,190,990	-	577,515	577,515	458,305	110,786	8,424
33541100-541410	C1716 MORRIS RD OPERATIONAL IMP	3,215,477	3,200,576	-	14,901	14,901	14,900	-	1
33541100-541410	C1717 OLD MILTON PKWY CAPACITY IMP	3,579,474	777,152	-	2,802,322	2,802,322	316,677	2,485,644	1
33541100-541410	C1800 HAYNES BRIDGE RD IMP	264,103	59,075	-	205,028	205,028	1,125	203,903	0
33541100-541410	C1932 ACADEMY ST IMPROVEMENTS	289,576	270,397	-	19,179	19,179	5,093	14,085	1
33541100-541410	C1933 WEBB BRIDGE RD IMPROVEMENTS	876,396	453,495	-	422,901	422,901	185,636	237,264	1
	WINDWARD PKWY EAST IMPROVEMENTS								
33541100-541410	C1934 WINDWARD PKWY WEST IMPROVEMENTS	1,615,348	353,144	2,000,000	(737,796)	1,262,204	400,334	861,358	513
	WINDWARD PKWY WEST IMPROVEMENTS								
33541100-541410	C1935	996,284	240,675	2,000,000	(1,244,391)	755,609	334,869	402,765	17,975
33541100-541410	C2054 GA 400 BRIDGES (WEBB; KIMBALL)	4,841,200	-	-	4,841,200	4,841,200	692,629	4,148,571	-
33541100-541410	C2104 WEBB BR RD (NPP TO GREENWAY)	692,508	-	-	692,508	692,508	97,270	595,238	-
33541100-541410	C2113 ENCORE GREENWAY GATEWAY GREENWAY EXTENSION TO FORSYTH	230,000	-	-	230,000	230,000	-	230,000	-
33561150-541300	C1708	1,000,000	-	-	1,000,000	1,000,000	-	1,000,000	-
33590200-579000	CONTINGENCY			22,200,000	(3,473,106)	18,726,894	-	-	18,726,894
	Total			\$ 26,200,000	\$ 12,497,504	\$ 38,697,504	\$ 3,684,972	\$ 10,875,043	\$ 24,137,489



SPECIAL REVENUE FUNDS WITH CAPITAL PROJECTS

Revenue & Expenditure Report



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
 As of May 31, 2021

		Project Snapshot: FY2013 - FY2020		FY 2020					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project								
Revenue									
DEA									
21031110-351300	CONFISCATION/FEDERAL SEIZURE	3,070,422	2,910,422	\$ 160,000	\$ -	\$ 160,000	\$ 39,189		\$ 120,811
21031110-361000	INTEREST EARNINGS	7,153	7,153	-	-	-	1,091		(1,091)
21031110-395000	CARRYFORWARD FUND BALANCE	217,543	-	155,282	62,261	217,543	-		217,543
	Total			\$ 315,282	\$ 62,261	\$ 377,543	\$ 40,280		\$ 337,263
Expenditures									
DEA									
21031110-51*	PERSONNEL SERVICES	2,088,883	1,773,601	\$ 315,282	\$ -	\$ 315,282	\$ 172,207	\$ -	\$ 143,075
21031110-579007	NEXT YEAR BUDGET RESERVE	62,261	-	-	62,261	62,261	-	-	62,261
	Total			\$ 315,282	\$ 62,261	\$ 377,543	\$ 172,207	\$ -	\$ 205,336



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
State Confiscated Assets Fund (Fund 211; life-to-date for active projects)
 As of May 31, 2021

Account #	Project	Project Snapshot: FY2019 - FY2020		FY 2020					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue									
State									
21131120-351301	CONFISCATION/STATE SEIZURE	185,585	80,455	\$ -	\$ 105,130	\$ 105,130	\$ 196,145		\$ (91,015)
21131120-391210	TRANSFER IN/DEA FUND	-	-	-	-	-	-		-
21131120-395000	CARRYFORWARD FUND BALANCE	48,941	-	-	48,941	48,941			
	subtotal			\$ -	\$ 154,071	\$ 154,071	\$ 196,145		\$ (91,015)
	Total			\$ -	\$ 154,071	\$ 154,071	\$ 196,145		\$ (91,015)
Expenditures									
State									
21131120-532400	NON-RECURRING EXPENSES	212,360	58,289	\$ -	\$ 154,071	\$ 154,071	\$ 108,911	\$ -	\$ 45,160
	subtotal			\$ -	\$ 154,071	\$ 154,071	\$ 108,911	\$ -	\$ 45,160
	Total			\$ -	\$ 154,071	\$ 154,071	\$ 108,911	\$ -	\$ 45,160



CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of May 31, 2021

			Project Snapshot: FY2013 - FY2020		FY 2021					Available Budget
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Account #	Project									
Revenue										
27074110-341321	IMPACT FEES STREETS & HIGHWAYS		1,946,913	1,946,913	\$ -	\$ -	\$ -	\$ 502,786		\$ (502,786)
27074110-341323	IMPACT FEES RECREATION & PARKS		5,030,727	4,285,727	-	745,000	745,000	1,380,322		(635,322)
27074110-341324	IMPACT FEES PUBLIC SAFETY		838,767	838,767	-	-	-	72,754		(72,754)
	subtotal				\$ -	\$ 745,000	\$ 745,000	\$ 1,955,862		\$ (1,210,862)
Non-Departmental										
27074110-395000	CARRYFORWARD FUND BALANCE		3,258,304	-	\$ 925,000	\$ 2,333,304	\$ 3,258,304			
27074110-363000	UNREALIZED GAIN/LOSS				-	-	-	1,870		(1,870)
27074110-361000	INTEREST EARNINGS		228,571	228,571	-	-	-	622		(622)
	subtotal				\$ 925,000	\$ 2,333,304	\$ 3,258,304	\$ 2,492		\$ (2,492)
	Total				\$ 925,000	\$ 3,078,304	\$ 4,003,304	\$ 1,958,355		\$ (1,213,355)
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	580,668	\$ -	\$ 569,332	569,332	\$ 197,328	\$ 101,087	\$ 270,917
27041100-541410	C1723	TEASLEY ST IMPROVEMENTS	56,925	38,125	-	18,800	18,800	-	-	18,800
27041100-541410	C2012	HOPEWELL/VAUGHAN ROUNDABOUT	28,205	16,553	-	11,652	11,652	-	11,652	-
	subtotal				\$ -	\$ 599,784	\$ 599,784	\$ 197,328	\$ 112,739	\$ 289,717
Recreation, Parks & Cultural Services										
27061150-541200	C1708	GREENWAY EXT TO FORSYTH	1,251,402	-	\$ -	\$ 1,251,402	\$ 1,251,402	\$ 15,758	\$ 1,235,644	\$ -
27061150-541500	C1920	PARK DEVELOPMENT	433,693	420,993	-	12,700	12,700	12,700	-	-
27061150-541500	C2110	TOWN GREEN TURF	33,177	-	-	33,177	33,177	-	33,177	-
	subtotal				\$ -	\$ 1,297,279	\$ 1,297,279	\$ 28,458	\$ 1,268,821	\$ -



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of May 31, 2021

		Project Snapshot: FY2013 - FY2020		FY 2021					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project								
Non-Departmental									
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			\$ 925,000	\$ 115,262	\$ 1,040,262	\$ -	\$ -	\$ 1,040,262
27074110-579002	NON-ALLOCATED RECREATION & PARKS			-	284,643	284,643	-	-	284,643
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			-	125,586	125,586	-	-	125,586
27041100-579011	MATCH (GRANTS UNDER REVIEW)			-	500,000	500,000	-	-	500,000
	subtotal			\$ 925,000	\$ 1,025,491	\$ 1,950,491	\$ -	\$ -	\$ 1,950,491
	Total			\$ 925,000	\$ 3,078,304	\$ 4,003,304	\$ 381,536	\$ 1,381,560	\$ 2,240,208



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of May 31, 2021

Account #		Project	Project Snapshot: FY2013 - FY2020		FY 2021					Available Budget
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue										
27590150-314100		HOTEL/MOTEL TAXES	56,242,688	49,492,688	\$ 6,750,000	\$ -	\$ 6,750,000	\$ 2,799,507		\$ 3,950,493
27590150-319201		PENALTY/INTEREST HOTEL/MOTEL TAXES	5,777	5,777	-	-	-	12,124		(12,124)
27590150-363000		UNREALIZED GAIN/LOSS			-	-	-	1,164		(1,164)
27590150-361000		INTEREST EARNINGS	52,338	-	52,338	-	52,338	367		51,971
		subtotal			\$ 6,802,338	\$ -	\$ 6,802,338	\$ 2,813,161		\$ 3,989,177
Non-Departmental										
27590150-395000		CARRYFORWARD FUND BALANCE	1,966,633	-	\$ -	\$ 1,966,633	\$ 1,966,633			
		subtotal			\$ -	\$ 1,966,633	\$ 1,966,633	\$ -		\$ -
		Total			\$ 6,802,338	\$ 1,966,633	\$ 8,768,971	\$ 2,813,161		\$ 3,989,177
Expenditures										
Alpharetta Convention & Visitors Bureau										
27590150-572002		ALPHA CONV & VISITORS BUREAU DISTRIBUTION	24,440,415	21,487,290	\$ 2,953,125	\$ -	\$ 2,953,125	\$ 1,228,381	\$ -	\$ 1,724,744
		subtotal			\$ 2,953,125	\$ -	\$ 2,953,125	\$ 1,228,381	\$ -	\$ 1,724,744
City/Other										
27590150-521200		PROFESSIONAL SERVICES	24,990	18,990	\$ 6,000	\$ -	\$ 6,000	\$ 4,125	\$ -	\$ 1,875
27590150-579006		DEBT SERVICE RESERVE	1,017,394	-	-	1,017,394	1,017,394	-	-	1,017,394
27590150-611100		CITY OF ALPHARETTA DISTRIBUTION	21,347,639	18,816,389	2,531,250	-	2,531,250	822,064	-	1,709,186
		subtotal			\$ 2,537,250	\$ 1,017,394	\$ 3,554,644	\$ 826,189	\$ -	\$ 2,728,455
Tourism Product Development										
27590150-541500	C1911	EQUESTRIAN CENTER	250,000	3,185	\$ -	\$ 246,815	\$ 246,815	\$ 34,625	\$ -	\$ 212,190
27590450-541500	C2011	WILLS PARK MASTER PLAN	850,001	147,577	-	702,424	702,424	35,592	7,270	659,562
27590151-581100	D1600	PRINCIPAL (2016 CONF CTR BOND)	940,000	400,000	540,000	-	540,000	540,000	-	-
27590151-582100	D1600	INTEREST PAYMENT (2016 CONF CTR BOND)	3,883,480	3,111,517	771,963	-	771,963	771,963	-	1
		subtotal			\$ 1,311,963	\$ 949,239	\$ 2,261,202	\$ 1,382,180	\$ 7,270	\$ 871,753
		Total			\$ 6,802,338	\$ 1,966,633	\$ 8,768,971	\$ 3,436,749	\$ 7,270	\$ 5,324,952



OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended May 31, 2021

Vendor	Description	Department	\$ Amount
Ace American Insurance Company	Workers Comp Claim	Risk Management	\$ 8,920.85
Ace Cutting Equipment & Supply Inc	Traffic Signal System Maintenance	Public Works	\$ 9,598.00
Advanced Data Solutions Inc	Record Management	Municipal Courts	\$ 5,180.00
AFLAC	Premium Payment	Finance	\$ 9,219.56
Alpharetta Convention & Visitors Bureau	Hotel/Motel Occupancy Tax Allocation	Finance	\$ 182,145.89
American Facility Services Inc	Janitorial Services	Public Works	\$ 10,437.01
American Facility Services Inc	Janitorial Services	Rec., Parks & Cultural Svcs	\$ 6,845.00
AT&T/Bellsouth @ 85 Annex	Telephone Service	Information Technology	\$ 10,888.37
AT&T/Bellsouth @ 85 Annex	Telephone Service	Information Technology	\$ 5,630.24
AT&T/Bellsouth @ 85 Annex	Telephone Service	Information Technology	\$ 5,551.72
AT&T/Bellsouth @ 85 Annex	Telephone Service	Information Technology	\$ 28,651.53
Atkins North America Inc	Greenway Extension to Forsyth and Webb Bridge Road Improvement	Public Works	\$ 29,175.40
Atkins North America Inc	Road Improvements	Public Works	\$ 43,820.06
Atlanta Pyrotechnics Int'l Inc	Deposit on Firework's Display	Rec., Parks & Cultural Svcs	\$ 15,000.00
Bartow Paving Company Inc	Milling and Resurfacing	Public Works	\$ 411,390.57
Bartow Paving Company Inc	Milling and Resurfacing	Public Works	\$ 169,756.90
Blue Force Gear Inc	Employee Training	Public Safety	\$ 6,000.00
Butch Thompson Enterprises Inc	Lynne Circle	Public Works	\$ 84,176.00
Capital City Electrical Services LLC	Streetlight Maintenance	Public Works	\$ 11,786.71
Carl Black Buick GMC LLC	Vehicle Repair & Maintenance	Public Safety	\$ 6,286.50
Challenger Teamwear LLC	Sport Team Uniforms	Rec., Parks & Cultural Svcs	\$ 11,630.72
CMES Inc	Bethany Roundabouts	Public Works	\$ 14,070.87
CMES Inc	Kimball Bridge Road Improvements	Public Works	\$ 864,690.28
Comfort By Design (EFT)	Facility Units Maintenance and Repair	Public Works	\$ 9,704.77
Comfort By Design (EFT)	Facility Units Maintenance and Repair	Public Works	\$ 5,450.40
Comfort By Design (EFT)	Facility Units Maintenance and Repair	Public Works	\$ 15,183.88
Comfort By Design (EFT)	Facility Units Maintenance and Repair	Public Works	\$ 12,721.00
Crabapple Turf Management Inc	Innovation Academy IGA and Park Enhancements	Rec., Parks & Cultural Svcs	\$ 5,212.80
Dana Safety Supply Inc	Claim and Fleet Replacement	Various	\$ 37,442.42
Douglas Bartlett Enterprises LLC	Spring Soccer Classes	Rec., Parks & Cultural Svcs	\$ 5,100.00
Ed Castro Landscape Inc	Ground Maintenance and Repairs	Rec., Parks & Cultural Svcs	\$ 11,738.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended May 31, 2021

Vendor	Description	Department	\$ Amount
Ed Castro Landscape Inc	Ground Maintenance and Repairs	Rec., Parks & Cultural Svcs	\$ 8,035.58
Electro-Mech Scoreboard Co	Scoreboard	Rec., Parks & Cultural Svcs	\$ 8,573.20
Energy Systems Southeast LLC (EFT)	Generator Replacements	Public Works	\$ 90,913.00
Engineering Services and Products Co	Northside MOU	Rec., Parks & Cultural Svcs	\$ 12,925.92
Fulton County Board of Education	Fuel Payment	Finance	\$ 38,626.48
Fulton County-Dept of Finance	Water Bills	Finance	\$ 6,657.91
Georgia Dept of Transportation	GA400 Bridges	Public Works	\$ 691,428.57
Georgia Power Co	Power Bills	Finance	\$ 163,722.47
Georgia Power Co	Power Bills	Finance	\$ 5,877.66
Georgia Superior Court Clerks	April 2021 State Reports	Municipal Courts	\$ 22,729.10
Global Knowledge Training LLC	Employee Training	Rec., Parks & Cultural Svcs	\$ 9,999.00
Greater North Fulton	Summer Soiree Gala Sponsorship	Community Development	\$ 5,000.00
Greentree Shavings LLC	Premium Flakes	Rec., Parks & Cultural Svcs	\$ 5,740.00
Greentree Shavings LLC	Premium Flakes	Rec., Parks & Cultural Svcs	\$ 5,740.00
Hasley Recreation Inc	Benches	Public Works	\$ 15,939.00
Holland & Knight LLP	Conference Center Hotel Recapture	City Administration	\$ 9,726.50
Home by Dark Productions LLC	Performance Fees	Rec., Parks & Cultural Svcs	\$ 30,000.00
Jace Chandler & Associates Inc	Traffic Signal Interconn	Public Works	\$ 18,830.00
Jamie C Gessner	Tennis Instructor	Rec., Parks & Cultural Svcs	\$ 6,202.74
Jason Moody	Providence and Charlotte Sidewalks	Public Works	\$ 10,250.00
Jones Contracting Group LLC	Innovation Academy IGA	Rec., Parks & Cultural Svcs	\$ 8,490.00
LD Gymnastics Inc	Gymnastic Instructor	Rec., Parks & Cultural Svcs	\$ 14,625.15
MAS Onsite Services LLC	Wills Park Equestrian Stall Cleaning	Rec., Parks & Cultural Svcs	\$ 6,213.87
Meer Electrical Contractors Inc	Electrical Services	Various	\$ 9,996.77
Meer Electrical Contractors Inc	Electrical Services	Rec., Parks & Cultural Svcs	\$ 7,144.31
Peace Officers Annuity & Benefit Fund of Georgia	April 2021 State Reports	Municipal Courts	\$ 5,288.25
Petracore Design LLC	Sitefinity Upgrade	City Administration	\$ 6,000.00
Pipeline Video Inspection LLC	Pipeline Equipment Maintenance	Public Works	\$ 9,022.50
Pitney Bowes Inc	Postage Meter Refill	City Administration	\$ 5,017.00
Pond & Company	Webb Bridge Road Improvement and Park Development	Various	\$ 20,952.50
Republic Services Inc	Waste Management	Finance	\$ 6,237.18



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended May 31, 2021

Vendor	Description	Department	\$ Amount
Republic Services Inc	Waste Services	Finance	\$ 447,202.79
Ruppert Landscape	Landscape Maintenance	Public Works	\$ 47,040.51
Ruppert Landscape	Landscape Maintenance	Public Works	\$ 33,228.84
Ruppert Landscape	Tree Replacement	Public Works	\$ 22,513.00
Russell Landscape LLC	Landscape Maintenance	Public Works	\$ 17,026.16
Savatree LLC	Ground Maintenance and Repairs	Rec., Parks & Cultural Svcs	\$ 11,122.50
Sawnee Electric Membership Corp	Electrical Services	Finance	\$ 32,561.61
Sellier Design Inc	Advertising	Community Development	\$ 10,000.00
SHI International Corp	Azure Cloud	Information Technology	\$ 14,498.40
SOL Construction LLC	Windward Parkway Improvement	Public Works	\$ 110,173.46
SOL Construction LLC	Windward Parkway Improvements	Public Works	\$ 130,586.33
Steele & Associates Inc	Park Development	Public Works	\$ 12,611.00
SunTrust P-Card (wire)	Procurement Card Payment	Finance	\$ 127,275.66
SunTrust P-Card (wire)	E-Payables Payment	Finance	\$ 26,723.19
Sustainable Water Planning & Engineering	Stormwater Inspections	Public Works	\$ 28,068.00
Tech Alpharetta Inc	ATC Operational Funds	Development Authority	\$ 7,916.68
Ten 8 Fire & Safety Equipment of Georgia	Vehicle Repair & Maintenance	Public Safety	\$ 5,302.19
Terramark Land Surveying Inc	Road Improvements	Public Works	\$ 9,698.60
The Cincinnati Life Insurance Company	Premium Payment for Employee Life Insurance	Finance	\$ 5,383.44
The FA Bartlett Tree Expert Company	Tree and Shrub Removal	Public Works	\$ 11,010.00
Tioman Construction	Rucker Road Corridor	Public Works	\$ 6,290.00
TPG Development LLC	Refund - Release Tree Bond	Community Development	\$ 51,000.00
TPG Development LLC	Refund - Release Performance Cash Bond	Community Development	\$ 160,000.00
Tri Scapes Inc	Ground Maintenance and Repairs	Rec., Parks & Cultural Svcs	\$ 23,655.24
Veristor Systems Inc	Onboarding Fee	Information Technology	\$ 12,500.00
Veristor Systems Inc	Network Managed Services	Information Technology	\$ 5,071.50
Wade Ford Inc	Vehicle Replacement	Public Safety	\$ 101,900.00



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 May 31, 2021

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
21000539	American Facility Services Inc	Rec, Park & Cultural Services	\$ 5,480.00	Cleaning of the Arts Center and Log Cabin
21000540	Savatree LLC	Rec, Park & Cultural Services	\$ 8,913.75	Tree removal services at the Log Cabin
21000541	Atlanta Pyrotechnics International Inc	Rec, Park & Cultural Services	\$ 30,000.00	July 4th fireworks
21000543	Jace Chandler & Associates Inc	Public Works	\$ 18,830.00	(14) Portable traffic analyzers
21000547	Comfort by Design	Public Works	\$ 10,600.78	HVAC unit for Crabapple large gym
21000549	PB Parent LLC	Public Works	\$ 6,950.00	Annual inspections of fire sprinkler systems and fire hydrants at various city facilities
21000551	Temple Inc	Public Works	\$ 8,454.00	(3) AI Glance Pre-emption Intersection Systems
21000554	Home by Dark Productions LLC	Rec, Park & Cultural Services	\$ 30,000.00	Musical production services for summer concert series
21000557	Horse & Plow Landscape and Construction LLC	Rec, Park & Cultural Services	\$ 9,941.75	Preston Ridge Community Center kitchen buildout
21000559	Strategic Government Resources	Human Resources	\$ 22,500.00	Executive recruitment services for Director of Economic Development
21000561	Five Oak Fence Co Inc	Rec, Park & Cultural Services	\$ 12,597.00	Fence installation around home stadium stands at Innovation Academy
21000562	Trevor Etchison	Public Works	\$ 9,495.49	Fence installation, maintenance, and repair around Public Safety generator
21000564	United Sports of America Inc	Rec, Park & Cultural Services	\$ 28,493.00	Wills Park tennis court resurfacing and crack repairs
21000567	RG Beck AZ Inc	Public Safety	\$ 22,861.59	Replacement of SWAT ballistic vest panels and plates
21000568	Tri Scapes Inc	Rec, Park & Cultural Services	\$ 10,995.00	Replenishment of drainage gravel under home stands at Innovation Academy stadium
21000572	Ten 8 Fire & Safety Equipment of Georgia	Public Safety	\$ 5,302.19	Vehicle repairs to FD2799
21000573	Safety Penn Training LLC	Rec, Park & Cultural Services	\$ 13,100.00	Lifeguard training and swim lesson instructor for June 2021
21000575	Repro Products Inc	Public Safety	\$ 14,750.00	Plotter printer for public safety
21000577	Schnabel Inc	Public Works	\$ 23,250.00	Subsurface exploration and geotechnical evaluation of Windward Lake Dam
21000578	KF Armory LLC	Public Safety	\$ 12,010.40	Ballistic helmets for SWAT
21000580	Mason Tractor Co Inc	Rec, Park & Cultural Services	\$ 40,262.99	(1) Kubota MH060HD Tractor
21000586	Tri Scapes Inc	Rec, Park & Cultural Services	\$ 30,000.00	Re-grade and sod upper ball field at Innovation Academy
21000588	University of Georgia Research Foundation Inc	Public Safety	\$ 6,479.00	Promotional testing services



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended May 31, 2021

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	20-119 RFP	Municipal Court	ePayment Provider Services	1/23/2020	7	9/2/2020	Government Window, LLC	\$ -	1		
	20-114 RFP	Rec/Parks	Stage, Sound, Lighting and Production Services	2/20/2020	3				4		
	20-122 RFP	Finance	Pension Investment Advisor	7/16/2020	14	9/2/2020	AmRET	\$ 66,000.00	2		
	21-101 RFP	Public Works	City Streetlight, Inspection, Maintenance, and Installation	8/13/2020	2	10/5/2020	Capital City Electrical Services, LLC	\$ 80,000.00	3	10/12/2020	21000246
21-001		Rec/Parks	Pine Shavings for Equestrian Center	9/24/2020	1	10/19/2020	B & T Shavings, Inc.	\$ 85,000.00	3	10/27/2020	21000267
	21-1001 RFQ	Com Dev	North Point PKWY LID Streetscape Enhancements and Streets Upgrade Project Design	11/19/2020	6	n/a	Shortlisted to five teams for RFP		5		
	21-102 RFP	Information Technology	Microsoft Intune Configuration and Deployment	11/19/2020	6	Cancelled			4		
21-003		Public Works	FY21 Milling & Resurfacing & Pavement Preservation	12/10/2020	8	1/11/2021	Bartow Paving Company, Inc.	\$ 2,258,294.97		1/28/2021	21000379
	21-103 RFP	Public Works	City Hall HVAC Purification	12/3/2020	2	Cancelled			4		
21-004		Administration	Sale of City Owned Real Property at Roswell Street and Marietta Street Intersection	3/25/2021		Cancelled			4		
21-005		Administration	Sale of City Owned Real Property at Old Milton Parkway	3/25/2021		Cancelled			4		
21-006		Public Works	FY21 Fire Station Renovations	3/18/2021	3	4/5/2021	Harmon Solutions LLC	\$ 158,641.00			
21-007		Administration	Sale of City Owned Real Property at Kimball Bridge Road at Westside Parkway	4/1/2021		Cancelled			4		
21-008		Administration	Sale of City Owned Real Property near Haynes Bridge Road and Greenway	4/8/2021	1						
	21-106	Com Dev	On-Call Classical/Historical Architectural Design Review	3/25/2021	8	5/13/2021	TreanorHL, Inc.				
	21-107	Rec/Parks	North Park Playground Replacement	3/25/2021	7	5/3/2021	Dominica Recreation, Inc (PlayCore Wisconsin DBA GameTime)	\$ 70,000.00		5/6/2021	21000548
21-002		Rec/Parks	Wills Park Maintenance Facility	4/12/2021		Cancelled			4		
	21-108	Rec/Parks	Design-Build Artificial Turf for Town Green at City Center	4/14/2021	3	4/19/2021	Sprinturf, LLC	\$ 168,000.00		5/4/2021	21000542
	21-104	Com Dev	NPP LID Streetscape Enhancements-Upgrade Design	4/22/2021	5				5		
21-009		Public Works	Webb Bridge Road TSPLOST Improvements Phase 1	4/22/2021	3	5/17/2021	Excellere Construction LLC	\$ 874,800.00			
21-010		Public Works	Street Sweeping	5/6/2021	3	6/3/2021	Watt Commercial Sweeping, Inc.				
	21-109	Rec/Parks	Wills Park Equestrian Center Arena	6/10/2021		Cancelled			4		



CITY OF ALPHARETTA
 Financial Management Reports
Bid/RFP Status
 for the month ended May 31, 2021

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	21-110	Public Works	Design/Build Pedestrian Scramble @ Intersection Milton Ave/Canton St/ Roswell St	5/11/2021	3	6/7/2021	Brooks-Berry-Haynie & Associates, Inc.	\$ 103,160.00			
	21-105	Finance	City Residential Curbside Solid Waste & Recycling Collection Services	7/9/2021							
	21-111	Information Technology	City /Council AV System Replacement, Support & Maintenance	6/24/2021							
	21-112	Public Works	Storm Pipe Lining Services	6/17/2021							
	21-113	Public Works	Generator Inspection & Maintenance	5/20/2021	5						

Notes:

- 1 No cost to the City. Completely user funded for Municipal Court fines.
- 2 Award by Pension Board. Award amount is estimated annual amount
- 3 Annual not-to-exceed award amount
- 4 Cancelled
- 5 Open only to five shortlisted from RFQ 21-1001



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OTHER REPORTS

GAAP Financial Statements

**City of Alpharetta
Balance Sheet
Governmental Funds
May 31, 2021**

	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	\$ 37,356,950	\$ 15,238,698	\$ 720,094	\$ 9,534,292	\$ 34,491,269	\$ 14,171,819	\$ 111,513,122
Receivables (net of allowance for uncollectibles)							
Taxes Receivable							
Property Taxes	483,540	-	-	-	-	87,435	570,975
Other Taxes	-	-	-	-	-	3,891	3,891
Interest	-	-	-	-	-	-	-
Accounts	338,231	-	-	-	-	-	338,231
Due from Other Funds	1,672,220	-	-	-	-	-	1,672,220
Prepaid Items	-	-	-	-	-	-	-
Intergovernmental Receivable	111,868	143,554	199,026	-	843	14,238	469,530
Cash - Restricted	-	321,016	-	-	-	-	321,016
Total Assets	39,962,809	15,703,267	919,120	9,534,292	34,492,112	14,277,383	114,888,984
LIABILITIES AND FUND BALANCES							
Liabilities							
Current							
Accounts Payable	570,319	94,661	-	-	974	3,603	669,558
Retainage Payable	-	507,256	57,394	922,512	178,314	6,164	1,671,640
Intergovernmental Payable	-	-	199,026	-	42,591	689	242,307
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-
Payroll Payable	358,860	-	-	-	-	28,072	386,932
Due to Other Funds	-	-	457,794	-	-	-	457,794
Deferred Revenue	944,202	143,554	-	-	843	3,434,661	4,523,260
Unearned Revenue	1,590,452	-	-	-	-	-	1,590,452
Teen Driving/Donation	-	-	-	-	-	-	-
T.A.D Payment to County	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Non-Current							
Unclaimed Property	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-
Total Liabilities	3,463,833	745,471	714,215	922,512	222,722	3,473,190	9,541,943
Fund Balances:							
Restricted for:							
Capital Projects	-	-	204,906	8,611,780	34,269,390	4,836,050	47,922,125
Law Enforcement	-	-	-	-	-	212,684	212,684
Emergency Telephone Activities	-	-	-	-	-	1,922,933	1,922,933
Grant Projects	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	844,920	844,920
Promotion of Tourism	-	-	-	-	-	1,343,496	1,343,496
Assigned for:							
Grant Projects	-	-	-	-	-	103,508	103,508
Capital Projects	-	14,957,797	-	-	-	-	14,957,797
2021 Fiscal year Expenditures	5,289,252	-	-	-	-	-	5,289,252
Unassigned	31,209,724	-	-	-	-	1,540,603	32,750,326
Total Fund Balances	36,498,976	14,957,797	204,906	8,611,780	34,269,390	10,804,193	105,347,041
Total Liabilities and Fund Balances	\$ 39,962,809	\$ 15,703,267	\$ 919,120	\$ 9,534,292	\$ 34,492,112	\$ 14,277,383	\$ 114,888,984

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended May 31, 2021

	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	\$ 26,430,616	\$ -	\$ -	\$ -	\$ -	\$ 2,811,630	\$ 29,242,246
Local Option Sales Tax	13,839,917	-	-	-	-	5,139,597	18,979,514
Transportation SPLOST	-	-	-	-	9,935,429	-	9,935,429
Other Taxes	17,615,000	-	-	-	-	3,343,562	20,958,561
Licenses and permits	2,156,966	-	-	-	-	1,955,862	4,112,828
Intergovernmental	172,230	10,856,392	2,464,405	-	-	235,730	13,728,757
Charges for services	3,643,069	-	-	-	-	17,900	3,660,969
Impact Fees	-	-	-	-	-	8,975	8,975
Fines/Forfeitures	2,155,605	-	-	-	-	10,451	2,166,057
Investment earnings	113,222	8,627	(144)	16,052	23,476	766	161,999
Contributions and Donations	-	4,479,530	-	-	-	-	4,479,530
Misc Revenue	-	-	-	-	-	-	-
Other	159,094	260,348	-	-	-	-	419,441
Total revenues	66,285,718	15,604,896	2,464,262	16,052	9,958,905	13,524,474	107,854,307
EXPENDITURES							
Current:							
Unallocated	-	-	-	-	-	1,228,381	1,228,381
General government	7,794,541	556,643	-	-	-	10,725	8,361,909
Public safety	26,354,646	2,150,140	-	-	-	4,158,776	32,663,563
Public works	7,362,149	8,076,848	2,232,052	6,102,987	3,687,020	1,213,677	28,674,732
Economic and community development	3,455,219	108,983	83,750	-	-	-	3,647,952
Alpharetta Business Community	-	154,365	-	-	-	-	154,365
Culture and recreation	7,413,739	1,042,187	-	6,126,631	-	121,447	14,704,004
Contingency	30,633	5,723	-	-	-	-	36,356
Debt service:							
Principal	195,000	-	-	-	-	2,890,000	3,085,000
Interest	95,490	-	-	-	-	3,359,102	3,454,592
Other Costs	660,229	-	-	-	-	-	660,229
Bond issuance costs	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-
Total expenditures	53,361,646	12,094,890	2,315,802	12,229,617	3,687,020	12,982,108	96,671,084
Excess (deficiency) of revenues over (under) expenditures	12,924,072	3,510,006	148,460	(12,213,566)	6,271,885	542,365	11,183,223
OTHER FINANCING SOURCES (USES)							
Transfers in	1,052,898	2,893,790	-	-	-	-	3,946,688
Transfers out	(4,163,374)	-	-	-	-	216,686	(3,946,688)
Loan Proceeds	-	-	-	-	-	-	-
Capital Leases	-	1,311,250	-	-	-	-	1,311,250
Sale of capital assets	59,327	-	-	-	-	-	59,327
Sale of non-capital assets	3	-	-	-	-	-	3
Land Sale	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
Total other financing sources and (uses)	(3,051,146)	4,205,040	-	-	-	216,686	1,370,580
Net change in fund balances	9,872,926	7,715,046	148,460	(12,213,566)	6,271,885	759,051	12,553,803
Fund balances - beginning	26,626,049	7,242,751	56,446	20,825,345	27,997,505	10,045,141	92,793,237
Fund balances - ending	\$ 36,498,976	\$ 14,957,797	\$ 204,906	\$ 8,611,780	\$ 34,269,390	\$ 10,804,193	\$ 105,347,041

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2021

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 25,597,000	26,430,616	\$ 833,616
Local Option Sales Tax	13,479,457	13,839,917	360,460
Other Taxes	17,201,950	17,615,000	413,050
Licenses and Permits	1,938,250	2,156,966	218,716
Intergovernmental	219,000	172,230	(46,770)
Charges for Service	4,086,605	3,643,069	(443,536)
Fines/Forfeitures	1,806,000	2,155,605	349,605
Investment Earnings	310,000	113,222	(196,778)
Contributions and Donations	-	-	-
Other	167,471	159,094	(8,377)
Total revenues	<u>64,805,733</u>	<u>66,285,718</u>	<u>1,479,985</u>
EXPENDITURES			
Current:			
General government			
City Administration	1,288,313	1,160,231	128,082
Finance	3,541,567	3,025,434	516,133
Human Resources	647,529	483,866	163,663
Legal	750,000	247,363	502,637
Mayor and Council	382,505	325,610	56,895
Municipal Court	1,042,645	853,483	189,162
Information Technology	2,194,661	1,838,243	356,418
Insurance Premiums	720,250	660,229	60,021
Contingency/OP Onitiative Reserve	700,000	32,508	667,492
Non-Allocated	2,566,969	-	2,566,969
Total general government	<u>11,267,470</u>	<u>8,626,968</u>	<u>2,640,502</u>
Public Safety	30,723,868	26,622,798	4,101,070
Public works	9,046,380	7,596,206	1,450,174
Economic and community development	4,190,713	3,513,937	676,776
Culture and recreation	10,088,483	7,931,166	2,157,317
Debt Service			
Principal	195,000	195,000	-
Interest	95,490	95,490	-
Total expenditures	<u>65,607,404</u>	<u>54,581,564</u>	<u>11,025,840</u>
Excess (Deficiency) of revenues over expenditures	<u>(801,671)</u>	<u>11,704,154</u>	<u>12,505,825</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	2,531,250	1,052,898	(1,478,352)
Transfers out	(4,541,862)	(4,163,374)	378,489
Capital leases	-	-	-
Land Sale	-	-	-
Sale of capital assets	85,000	59,327	(25,673)
Sale of non-capital assets	5,000	3	(4,997)
Total other financing sources and uses	<u>(1,920,612)</u>	<u>(3,051,146)</u>	<u>(1,130,534)</u>
Net change in fund balances	<u>(2,722,283)</u>	<u>8,653,008</u>	<u>11,375,291</u>
Fund balances - beginning		26,626,049	
Fund balances - ending		<u>35,279,057</u>	
Adjustments to GAAP basis:			
Encumbrances		1,219,919	
Misc adj		-	
Fund balances-ending		<u>36,498,976</u>	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2021

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 12,874,062	10,856,392	\$ (2,017,670)
Contributions & Donations	4,728,179	4,479,530	(248,649)
Misc Revenue	-	0	
Investment earnings	171,748	8,627	(163,121)
Land/Building Sale	-	0	-
Other	849,510	260,348	(589,162)
Total revenues	<u>18,623,499</u>	<u>15,604,896</u>	<u>(3,018,603)</u>
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	673,938	484,938	189,000
Finance	10,501	7,450	3,051
Information Technology	1,109,667	358,097	751,570
Municipal Court	39,600	39,600	-
Contingency	7,346,164	28,223	7,317,941
Total general government	<u>9,179,870</u>	<u>918,308</u>	<u>8,261,562</u>
Public Safety	3,370,557	2,928,684	441,873
Engineering & Public Works	15,043,811	12,699,964	2,343,847
Alpharetta Business Community	162,553	156,783	5,770
Economic and community development	574,484	219,362	355,123
Culture and recreation	2,003,086	1,630,645	372,441
Total Capital Outlay	<u>30,334,361</u>	<u>18,553,746</u>	<u>11,780,615</u>
Excess (Deficiency) revenue over expenditures	<u>(11,710,862)</u>	<u>(2,948,850)</u>	<u>8,762,012</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	3,156,862	2,893,790	(263,072)
Capital leases	1,311,250	1,311,250	-
Budgeted Fund Balance	-	0	-
Total other financing sources and uses	<u>4,468,112</u>	<u>4,205,040</u>	<u>(263,072)</u>
Net change in fund balances	<u>(7,242,750)</u>	<u>1,256,190</u>	<u>8,498,940</u>
Fund balances - beginning		7,242,751	
Fund balances - ending		8,498,941	
Adjustments to GAAP basis:			
Encumbrances		6,458,856	
Misc adj-			
Fund balances-ending		14,957,797	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 4,485,121	\$ 2,464,405	\$ (2,020,716)
Contributions & Donations	-	-	-
Interest Earnings	-	(144)	(144)
Total	4,485,121	2,464,262	(2,020,859)
Expenditures:			
Public Safety	1,500	-	1,500
General Government	2,578	-	2,578
Community Development	2,083,750	83,750	2,000,000
Public Works	2,453,738	2,453,737	1
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	4,541,566	2,537,487	2,004,079
Excess (Deficiency) revenue over expenditures	(56,445)	(73,225)	(16,780)
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	-	-	-
Net change in fund balance	(56,445)	(73,225)	(16,780)
Fund balance - beginning		56,446	
Fund balance - ending		\$ (16,779)	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		221,685	
Fund balances - ending		\$ 204,906	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2021

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Bond Proceeds	\$ -	\$ -	\$ -
Premium on Bond Proceeds	-	\$ -	-
Land/Building Sale	-	\$ -	-
Misc Revenue	108,000	\$ -	(108,000)
Investment Earnings	-	\$ 16,052	16,052
Total revenues	108,000	\$ 16,052	(91,948)
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	\$ -	-
Public Works	14,306,105	\$ 11,795,018	2,511,087
Recreation & Parks	6,627,240	\$ 6,545,055	82,185
Total general government	20,933,345	\$ 18,340,073	2,593,272
City Administration			
Public Safety	-	\$ -	-
Excess (Deficiency) of Revenues Over expenditures	(20,825,345)	\$ (18,324,021)	2,501,324
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	\$ -	-
Operating Transfers Out			
Total other financing sources (uses)	-	\$ -	-
Net change in fund balances	(20,825,345)	\$ (18,324,021)	2,501,324
Fund balances - beginning			
		\$ 20,825,345	
Fund balances - ending			
		<u>\$ 2,501,324</u>	
Adjustments to GAAP basis:			
Encumbrances		\$ 6,110,456	
Fund balances-ending			
		<u><u>\$ 8,611,780</u></u>	



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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 May 31, 2021

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Transportation Special Purpose Local Option Sales Tax	\$ 10,400,000	\$ 9,935,429	\$ (464,571)
Investment Earnings	300,000	23,476	(276,524)
Total revenues	10,700,000	9,958,905	(741,095)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	18,970,610	13,562,062	5,408,548
Recreation & Parks	1,000,000	1,000,000	-
Total general government	19,970,610	14,562,062	5,408,548
City Administration			-
Public Safety			
Contingency	18,726,894	-	18,726,894
Excess (Deficiency) of Revenues			-
Over expenditures	(9,270,610)	(4,603,157)	4,667,453
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(9,270,610)	(4,603,157)	4,667,453
Fund balances - beginning		27,997,505	
Fund balances - ending		\$ 23,394,347	
Adjustments to GAAP basis:			
Encumbrances		10,875,043	
Fund balances-ending		\$ 34,269,390	

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
May 31, 2021

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 827,363
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>827,363</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>827,363</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	\$ -
Claims Payables	1,057,843
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	-
Current Liabilities Payable from Restricted Assets:	-
Total Current Liabilities Payable from Restricted Assets	<u>1,057,843</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>1,057,843</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	-
Total Net Assets	<u>(230,481)</u>
Total Liabilities & Net Assets	<u>\$ 827,363</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 May 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ -	\$ -
Employer Medical Contribution	7,700,000	6,734,677	(965,323)
Employee Medical Contribution	785,000	522,220	(262,780)
Interest	-	806	806
Total revenues	8,485,000	7,257,702	(1,227,298)
EXPENDITURES			
Medical Premiums	1,800,000	1,683,004	116,996
Medical Claims	6,685,000	5,807,629	877,371
Contingency	2,449	-	2,449
Total expenditures	8,487,449	7,490,633	996,816
Excess (Deficiency) of Revenues Over expenditures	(2,449)	(232,930)	(230,481)
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(2,449)	(232,930)	(230,481)
Fund balances - beginning		2,450	
Fund balances - ending		\$ (230,481)	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		\$ (230,481)	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
May 31, 2021

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,801,811
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	1,292,424
Prepaid Insurance Expenses	-
Total Current Assets	<u>3,094,235</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>3,094,235</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	-
Payroll Liabilities	677
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	997
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>1,674</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>1,674</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	3,092,561
Total Net Assets	<u>3,092,561</u>
Total Liabilities & Net Assets	<u>\$ 3,094,235</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended May 31, 2021

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 5,745,644
Misc Revenue	
Total operating revenues	<u>5,745,644</u>
Operating expenses:	
Administration	4,522,409
Non-departmental	-
Total operating expenses	<u>4,522,409</u>
Operating Gain (loss)	1,223,235
Non-operating revenues (expenses):	
Investment earnings	<u>2,201</u>
Total non-operating revenue (expenses)	<u>2,201</u>
Income (loss) before transfers	1,225,436
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	1,225,436
Total net assets-beginning	<u>1,147,523</u>
Total net assets-ending (net of encumbrances)	<u>2,372,960</u>
Adjustments to GAAP basis:	
Encumbrances	719,601
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 3,092,561</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
May 31, 2021

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,937,386
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>1,937,386</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,937,386</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	-
Claims Payables	421,627
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	<u>421,627</u>
Current Liabilities Payable from Restricted Assets:	
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	410,797
Total Noncurrent Liabilities	<u>410,797</u>
Total Liabilities	<u>832,424</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,104,962
Total Net Assets	<u>1,104,962</u>

Total Liabilities & Net Assets	<u>\$ 1,937,386</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 May 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 12,639	\$ 1,707	\$ (10,932)
Charges for Service	793,361	1,387,477	594,116
Insurance Premium Funding	720,250	-	(720,250)
Insurance Proceeds	-	31,512	31,512
Total revenues	1,526,250	1,420,696	(105,554)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	125,000	81,927	43,073
Auto Liability	180,432	180,432	-
Property & Equipment Liability	120,976	120,976	-
Fine Art Liability	3,201	3,201	-
General Liability	65,324	65,324	-
Law Enforcement Liability	86,256	86,256	0
Public Entity Liability	73,360	73,360	0
Workers Comp Excess Liability	110,462	110,462	-
Employee Benefits Liability	-	-	-
Criminal Liability	3,386	3,386	-
Cyber Liability	32,823	32,822	1
Umbrella Liability	65,677	65,677	-
Medical Services	10,000	3,437	6,563
Claims/Judgements	-	-	-
Claims/Vehicle	119,945	102,421	17,524
Claims/Property/Equip	125,000	119,947	5,053
Claims/General Liability	27,000	5,904	21,096
Claims/Law Enf Liability	15,000	17,209	(2,209)
Claims/Public Entity Liability	-	1,348	(1,348)
Claims/Workers Comp	448,353	389,478	58,875
Contingency	1,058,868	-	1,058,868
Total expenditures	2,671,063	1,463,566	1,207,497
Excess (Deficiency) of Revenues Over expenditures	(1,144,813)	(42,869)	1,101,944
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(1,144,813)	(42,869)	1,101,944

Fund balances - beginning	1,144,813
Fund balances - ending	\$ 1,101,944
Adjustments to GAAP basis:	
Encumbrances	3,018
Misc adj	-
Fund balances-ending	\$ 1,104,962

City of Alpharetta
Statement of Net Position
OPEB Health Fund
May 31, 2021

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ -
Investments	1,971,584
Accrued Income	5,019
Accounts Receivables (net of allowance for uncollectibles)	1,125
Total Assets	<u>1,977,728</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	344
Due to Other Funds	80,866
Total Current Liabilities	<u>81,210</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>81,210</u>
NET ASSETS	
Net Assets held in trust for pension benefits	1,896,518
Total Net Assets	<u>1,896,518</u>
Total Liabilities & Net Assets	<u><u>\$ 1,977,728</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Health Fund
For the Period Ended May 31, 2021

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 76,589
Employee Contribution	-
Total Contribution	<u>76,589</u>
Investment Income	123,536
Net appreciation in FMV	264,271
Accrued Interest & Dividends	5,019
Interest and Dividends	<u>28,260</u>
Total Investment Income	<u>421,086</u>
Total Additions (Deductions)	<u><u>497,675</u></u>
Deductions:	
Benefits payments	-
Professional Fees	-
Manager Fees	-
Consulting Fees	2,796
Agent Custody Fees-ADR	<u>487</u>
Total deductions	<u>3,282</u>
Net Increase (Decrease)	<u><u>494,393</u></u>
OTHER FINANCING SOURCES (USES)	
Transfers in/out	-
Net Assets held in trust for OPEB benefits	
Beginning of year	1,402,125
Total net assets	<u><u>\$ 1,896,518</u></u>

City of Alpharetta
Statement of Net Position
OPEB Reimbursement Fund
May 31, 2021

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	(26,419)
Investments	4,117,837
Accrued Income	10,488
Accounts Receivables (net of allowance for uncollectibles)	2,476
Total Assets	<u>4,104,382</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	731
Due to Other Funds	983
Total Current Liabilities	<u>1,714</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>1,714</u>
NET ASSETS	
Net Assets held in trust for OPEB benefits	<u>4,102,667</u>
Total Net Assets	<u>4,102,667</u>
Total Liabilities & Net Assets	<u>\$ 4,104,382</u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Reimbursement Fund
For the Period Ended May 31, 2021

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 574,502
Employee Contribution	
Total Contribution	<u>574,502</u>
Investment Income	230,546
Net appreciation in FMV	558,604
Accrued Interest & Dividends	10,488
Interest and Dividends	<u>57,897</u>
Total Investment Income	<u>857,535</u>
Total Additions (Deductions)	<u>1,432,037</u>
Deductions:	
Benefits payments	26,123
Professional Fees	296
Manager Fees	-
Consulting Fees	5,481
Agent Custody Fees-ADR	<u>1,002</u>
Total deductions	<u>32,902</u>
Net Increase (Decrease)	<u>1,399,136</u>
OTHER FINANCING SOURCES (USES)	
Transfers in	-
Net Assets held in trust for OPEB benefits	
Beginning of year	2,703,532
Total net assets	<u>\$ 4,102,667</u>

City of Alpharetta
Statement of Net Position
Pension Trust Fund
May 31, 2021

	<u>Pension Trust Fund</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ (5,147)
Investments	95,524,504
Accrued Income	228,137
Accounts Receivables (net of allowance for uncollectibles)	54,581
Total Assets	<u>95,802,075</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	17,328
Accrued Income	
Due to Other Funds	16,138
Total Current Liabilities	<u>33,466</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>33,466</u>
NET ASSETS	
Net Assets held in trust for pension benefits	95,768,609
Total Net Assets	<u>95,768,609</u>
Total Liabilities & Net Assets	<u><u>\$ 95,802,075</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended May 31, 2021

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,779,221
Employee Contribution	271,867
Total Contribution	<u>3,051,088</u>
Investment Gain/Losses	5,558,508
Net appreciation in FMV	13,474,809
Interest	1,444,165
Accrued Interest & Dividends	228,137
Other Receipts	-
Total Investment Income	<u>20,705,619</u>
Total Additions (Deductions)	<u>23,756,706</u>
Deductions:	
Benefits payments	2,967,068
Custodial Fees	
Administrative Fees	54,870
Legal Fees	2,993
Manager Fees	-
Consulting Fees	160,873
Agent Custody Fees-ADR	23,158
	-
Total deductions	<u>3,208,961</u>
Net Increase (Decrease)	<u>20,547,745</u>
Net Assets held in trust for pension benefits	
Beginning of year	75,220,864
Total net assets	<u>\$ 95,768,609</u>

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
May 31, 2021

	Special Revenue									Total Non-major
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911	American Rescue ACT	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS										
Cash / Cash Equivalents / Investments	\$ 1,339,604	\$ 4,842,214	\$ 89,178	\$ 127,068	\$ 103,508	\$ 1,951,735	\$ 3,322,256	\$ 855,653	\$ 1,540,603	\$ 14,171,819
Taxes Receivable	3,891	-	-	-	-	-	-	-	-	3,891
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	87,435	-	87,435
Intergovernmental Receivable	-	-	-	-	14,238	-	-	-	-	14,238
Due From Other Funds	-	-	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	1,343,496	4,842,214	89,178	127,068	117,746	1,951,735	3,322,256	943,088	1,540,603	14,277,383
LIABILITIES										
Accounts Payable	-	-	-	-	-	3,603	-	-	-	3,603
Retainage Payable	-	6,164	-	-	-	-	-	-	-	6,164
Intergovernmental Payable	-	-	689	-	-	-	-	-	-	689
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	2,873	-	-	25,199	-	-	-	28,072
Due to Other Fund	-	-	-	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	14,238	-	3,322,256	98,168	-	3,434,661
Unearned Revenue	-	-	-	-	-	-	-	-	-	-
Total Liabilities	-	6,164	3,562	-	14,238	28,802	3,322,256	98,168	-	3,473,190
FUND BALANCES										
Restricted:										
Capital Projects	-	4,836,050	-	-	-	-	-	-	-	4,836,050
Law Enforcement	-	-	85,616	127,068	-	-	-	-	-	212,684
Promotion of Tourism	1,343,496	-	-	-	-	-	-	-	-	1,343,496
Emergency Telephone Activities	-	-	-	-	-	1,922,933	-	-	-	1,922,933
Debt Service	-	-	-	-	-	-	-	844,920	-	844,920
Assigned for: Grant Projects	-	-	-	-	-	-	-	-	-	-
Grant Projects	-	-	-	-	103,508	-	-	-	-	103,508
Unassigned:	-	-	-	-	-	-	-	-	1,540,603	1,540,603
Total Fund Balances	1,343,496	4,836,050	85,616	127,068	103,508	1,922,933	-	844,920	1,540,603	10,804,193
Total Liabilities and Fund Balances	\$ 1,343,496	\$ 4,842,214	\$ 89,178	\$ 127,068	\$ 117,746	\$ 1,951,735	\$ 3,322,256	\$ 943,088	\$ 1,540,603	\$ 14,277,383

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended May 31, 2021

	Special Revenue									Total Non-major
	Hotel Motel	Impact Fee	Confiscated Assets	State Confiscated Assets	Grant Operations	E911 Fund	American Rescue Act	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:										
Hotel Motel Tax	\$ 2,811,630	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -	\$ 2,811,630
Property tax	-	-	-		-	-	-	5,139,597	-	5,139,597
Charges for Service	-	-	-		-	3,343,562	-	-	-	3,343,562
Impact Fees	-	1,955,862	-		-	-	-	-	-	1,955,862
Forfeiture Income	-	-	39,189	196,541	-	-	-	-	-	235,730
Intergovernmental	-	-	-		17,900	-	-	-	-	17,900
Contributions & Donations	-	-	-		8,975	-	-	-	-	8,975
Investment Earnings	1,981	3,418	1,091		228	1,270	-	847	1,616	10,451
Other	-	-	-		-	-	-	15	751	766
Total revenues	2,813,611	1,959,281	40,280	196,541	27,103	3,344,832	-	5,140,459	2,367	13,524,474
EXPENDITURES:										
Tourism	1,228,381	-	-		-	-	-	-	-	1,228,381
Community Development	-	-	-		-	-	-	-	-	-
Culture/Recreation	70,217	28,458	-		22,773	-	-	-	-	121,447
Public Safety	-	155,750	172,207	118,415	48,080	3,664,324	-	-	-	4,158,776
Public Works	-	197,328	-		-	-	-	-	1,016,349	1,213,677
General Government	4,125	-	-		-	-	-	6,600	-	10,725
Debt Service:	-	-	-		-	-	-	-	-	-
Principal	540,000	-	-		-	-	-	2,350,000	-	2,890,000
Interest	771,963	-	-		-	-	-	2,587,139	-	3,359,102
Bond Issuance Costs	-	-	-		-	-	-	-	-	-
Total expenditures	2,614,685	381,536	172,207	118,415	70,852	3,664,324	-	4,943,739	1,016,349	12,982,108
Excess (deficiency) of revenues over expenditures	198,926	1,577,745	(131,927)	78,126	(43,749)	(319,493)		196,720	(1,013,982)	542,365
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	(822,064)	-	-		-	-		-	1,038,750	216,686
Budgeted Fund Balance:	-	-	-		-	-		-	-	-
Total other financing sources and (uses)	(822,064)	-	-	-	-	-	-	-	1,038,750	216,686
Net change in fund balances	(623,138)	1,577,745	(131,927)	78,126	(43,749)	(319,493)	-	196,720	24,768	759,051
Fund balances - beginning	1,966,634	3,258,305	217,543	48,942	147,257	2,242,426	-	648,200	1,515,835	10,045,141
Fund balances - ending	\$ 1,343,496	\$ 4,836,050	\$ 85,616	\$ 127,068	\$ 103,508	\$ 1,922,933	\$ -	\$ 844,920	\$ 1,540,603	\$ 10,804,193

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ 745,000	\$ 1,955,862	\$ 1,210,862
Investment Earnings	-	3,418	3,418
Total Revenues	745,000	1,959,281	1,214,281
EXPENDITURES:			
Public Safety	155,750	155,750	-
Public Works	1,099,784	310,068	789,717
Recreation & Parks	1,297,279	1,297,279	-
Community Development	1,450,491	-	1,450,491
General Government	-	-	-
Total expenditures	4,003,304	1,763,097	2,240,208
Excess (deficiency) of revenues over expenditures	(3,258,304)	196,184	(3,454,488)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(3,258,304)	196,184	(3,454,488)
Fund balances - beginning		3,258,305	
Fund balances - ending		\$ 3,454,489	
Encumbrances		1,381,560	
Fund balances - ending		\$ 4,836,050	

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 6,750,000	\$ 2,811,630	\$ (3,938,370)
Transfers In	-	-	-
Misc Revenue	-	-	-
Investment Earnings	52,338	1,981	(50,357)
Total revenues	6,802,338	2,813,611	(3,988,727)
EXPENDITURES:			
Professional Services	6,000	4,125	1,875
Recreation Improvements	949,239	77,487	871,752
Alpharetta Convention & Visitor's Bureau	2,953,125	1,228,381	1,724,744
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,017,394	-	1,017,394
Bond Principal	540,000	540,000	-
Bond Interest	771,963	771,963	1
Contingency	-	-	-
Total Expenditures	6,237,721	2,621,955	3,615,766
Excess of revenues over expenditures	564,617	191,656	(372,961)
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,531,250)	(822,064)	1,709,186
Total other financing sources and uses	(2,531,250)	(822,064)	1,709,186
Net change in fund balances	(1,966,633)	(630,408)	1,336,225
Fund balances - beginning		\$ 1,966,634	
Fund balances - ending		\$ 1,336,226	
Enbumbances		\$ 7,270	
		-	
Fund balances - ending		\$ 1,343,496	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ 160,000	\$ 39,189	\$ (120,811)
Investment Earnings	-	1,091	1,091
Intergovernmental	-	-	-
Misc Revenue	-	-	-
Total Revenues	160,000	40,280	(119,720)
EXPENDITURES:			
Public Safety	377,543	172,207	205,336
Non-Departmental	-	-	-
Total expenditures	377,543	172,207	205,336
Excess (deficiency) of revenues over expenditures	(217,543)	(131,927)	85,616
OTHER FINANCING SOURCES (USES):			
Transfer In	-	-	-
Transfer Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(217,543)	(131,927)	85,616
Fund balances - beginning		217,543	
Fund balances - ending		\$ 85,616	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		\$ 85,616	

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 May 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ 105,130	\$ 196,541	\$ 91,411
Investment Earnings	-	-	-
Intergovernmental	-	-	-
Misc Revenue	-	-	-
Total Revenues	105,130	196,541	91,411
EXPENDITURES:			
Public Safety	154,071	118,415	35,656
Non-Departmental	-	-	-
Total expenditures	154,071	118,415	35,656
Excess (deficiency) of revenues over expenditures	(48,941)	78,126	127,067
OTHER FINANCING SOURCES (USES):			
Transfer In	-	-	-
Transfer Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(48,941)	78,126	127,067
Fund balances - beginning		48,942	
Fund balances - ending		\$ 127,068	
Adjustments to GAAP basis:			
Encumbrances		-	-
Fund balances - ending		\$ 127,068	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 68,521	\$ 17,900	(50,621)
Contributions & Donations	8,680	8,975	295
Sponsorships	-	-	-
Interest Earnings	-	228	228
Transfers in	-	-	-
Contingencies	-	-	-
Total	<u>77,201</u>	<u>27,103</u>	<u>(50,098)</u>
EXPENDITURES:			
City Admin	6,140	-	6,140
Community Development	618	-	618
Engineering/Public Works	-	-	-
Public Safety	98,599	48,080	50,519
Recreation & Parks	35,018	22,773	12,245
Contingencies	43,678	-	43,678
Match	40,405	-	40,405
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	<u>224,458</u>	<u>70,852</u>	<u>153,606</u>
Excess (deficiency) of revenues over expenditures	<u>(147,257)</u>	<u>(43,749)</u>	<u>103,508</u>
OTHER FINANCING SOURCES (USES):			
	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(147,257)</u>	<u>(43,749)</u>	<u>103,508</u>
Fund balance - beginning		<u>147,257</u>	
Fund balance - ending		<u>\$ 103,508</u>	
Adjustments to GAAP basis:			
Encumbrances		-	
Fund balances - ending		<u>\$ 103,508</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 May 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 4,250,000	\$ 3,343,562	\$ (906,438)
Capital Lease			-
Investment Earnings	26,568	1,270	(25,298)
Total Revenues	<u>4,276,568</u>	<u>3,344,832</u>	<u>(931,736)</u>
EXPENDITURES:			
Public Safety	<u>5,618,993</u>	<u>3,732,019</u>	<u>1,886,974</u>
Total expenditures	<u>5,618,993</u>	<u>3,732,019</u>	<u>1,886,974</u>
Excess (deficiency) of revenues over expenditures	<u>(1,342,425)</u>	<u>(387,187)</u>	<u>955,238</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>(1,342,425)</u>	<u>(387,187)</u>	<u>955,238</u>
Fund balances - beginning		<u>2,242,426</u>	
Fund balances - ending		<u>\$ 1,855,238</u>	
Adjustments to GAAP basis:			
Encumbrances		67,695	
Fund balances - ending		<u>\$ 1,922,933</u>	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 4,953,000	\$ 5,139,597	\$ 186,597
Misc Revenue		15	15
Investment earnings	-	847	847
Total revenues	<u>4,953,000</u>	<u>5,140,459</u>	<u>187,459</u>
EXPENDITURES:			
Current:			
General government			
Finance			-
Professional Services	15,860	6,600	9,260
Total general government	<u>15,860</u>	<u>6,600</u>	<u>9,260</u>
Debt Service:			
Principal	2,350,000	2,350,000	-
Interest	2,587,140	2,587,138	2
Contingency	648,199	-	648,199
Bond issuance costs	-	-	-
Payments to be Refunded Bond Escrow	-	-	-
Total debt service	<u>5,585,339</u>	<u>4,937,138</u>	<u>648,201</u>
Total expenditures	<u>5,601,199</u>	<u>4,943,738</u>	<u>657,461</u>
Excess (Deficiency) of revenues over expendit	<u>(648,199)</u>	<u>196,721</u>	<u>844,920</u>
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>
	<u>(648,199)</u>	<u>196,721</u>	<u>844,920</u>
Fund balances - beginning		<u>648,200</u>	
Fund balances - ending		<u>\$ 844,920</u>	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended May 31, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	\$ -	\$ 751	\$ 751
Investment Earnings	-	1,616	1,616
Total Revenues	-	2,367	2,367
EXPENDITURES:			
Public Works	2,807,677	2,360,315	447,362
Recreation & Parks	21,156	9,198	11,959
Contingency	72,002	0	72,002
Total expenditures	2,900,835	2,369,513	531,323
Excess (deficiency) of revenues over expenditures	(2,900,835)	(2,367,146)	533,689
OTHER FINANCING SOURCES (USES):			
Transfers In	1,385,000	1,038,750	(346,250)
Transfers Out	-	-	-
Total other financing sources and uses	1,385,000	1,038,750	(346,250)
Net change in fund balances	(1,515,835)	(1,328,396)	187,439
Fund balances - beginning		1,515,835	
Fund balances - ending		\$ 187,439	
Adjustments to GAAP basis:			
Encumbrances		1,353,164	
Fund balances - ending		\$ 1,540,603	

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of May 31, 2021

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ 138,282	\$ 138,781	\$ -	\$ (499)
99575100-361000	Investment Earnings	-	1,196	-	(1,196)
99575100-389000	Miscellaneous Revenue	-	-	-	-
99575100-371000-C1532	ATC Operational Funding (COA)	95,000	95,000	-	-
99575100-381000-C1535	Innovation Center Operations (ATC)	18,800	15,155	-	3,645
	subtotal	\$ 252,082	\$ 250,132	\$ -	\$ 1,950
(1) 99575100-395000	Carryforward Fund Balance	\$ 145,783	\$ -	\$ -	\$ 145,783
	subtotal	\$ 145,783	\$ -	\$ -	\$ 145,783
	Total	\$ 397,865	\$ 250,132	\$ -	\$ 147,733
Expenditures					
99575100-571000-C1403	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-544100-C1532	ATC Operational Funds	95,000	95,000	-	-
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
99575100-573000	Donation	4,200	4,200	-	-
	subtotal	\$ 190,148	\$ 99,200	\$ -	\$ 90,948
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 7,500	\$ 2,665	\$ -	\$ 4,835
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	1,100	872	-	228
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	200	212	-	(12)
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	4,500	3,938	-	562
99575100-531230-C1535	Innovation Center Operations (Electricity)	5,500	4,810	-	690
	subtotal	\$ 18,800	\$ 12,497	\$ -	\$ 6,303
99575100-579000	Reserve	\$ 188,917	\$ -	\$ -	\$ 188,917
	Total	\$ 397,865	\$ 111,697	\$ -	\$ 286,168

(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 May 31, 2021

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 145,783		
Revenues collected to date			250,132		
Expenditures incurred to date			(111,697)		
Fund Balance (current)			\$ 284,219		
Forecasted revenue collections			-		
Fund Balance (forecasted)			\$ 284,219		
Allocation of Forecasted Fund Balance:					
Spendable (available for investment by the Board)			\$ 193,271		
Non-Spendable (unspent/remaining project allocations)			90,948		
			\$ 284,219		



GAAP Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
May 31, 2021

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 285,310
Investments	828
Receivables	-
Restricted Cash for Bond Issuance Costs	-

Total Assets 286,138

LIABILITIES

Current Liabilities:

Accounts Payable	1,813
Deferred Revenue	
Due to Other Funds	106
Total Current Liabilities	<u>1,919</u>

Current Liabilities Payable from Restricted Assets:

-
-

Total Current Liabilities Payable from Restricted Assets

Noncurrent Liabilities:

-
-
1,919

Total Noncurrent Liabilities

Total Liabilities

Fund Balance

Restricted	90,948
Unassigned	193,271
Total Fund Balance	<u>284,219</u>

Total Liabilities & Fund Balance \$ 286,138

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended May 31, 2021

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 15,155
State Grant	-
Fees	138,781
Contributions & Donations	95,000
Miscellaneous Income-Interest	1,196
Miscellaneous Revenue	<u>-</u>
Total Revenues	<u>250,132</u>
Expenditures	
Economic Development	95,000
Maintenance Contracts	2,665
Donation to private source	4,200
Utilities - Miscellaneous	9,832
Debt Service:	
Principal	-
Interest	<u>-</u>
Total Expenditures	<u>111,697</u>
Excess (deficiency) of revenues over (under) expenditures	138,435
Other Financing Sources (Uses)	
Sale of capital assets	<u>-</u>
Net Change in Fund Balances	138,435
Fund Balance, Beginning of Year	<u>145,783</u>
Encumbrances	
Fund Balance, End of Year	<u>284,219</u>





City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: July 19, 2021

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

7-1-21 PH minutes



**CITY OF ALPHARETTA
PUBLIC HEARING
LIQUOR LICENSE**

DATE: July 1, 2021
TIME: 2:00 P.M.
LOCATION: <https://zoom.us/j/94326446970>

Official Minutes

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

I. CALL TO ORDER: City Clerk Erin Cobb called the meeting to order at 2:06 P.M

II. LICENSE APPLICATIONS:

1. PH-21-AB-18 Branch & Barrel, LLC
 d/b/a Branch & Barrel
 4100 Avalon Boulevard
 Alpharetta, GA 30009

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

 Owners: Sean Hyslop & Steve Hogan
 Registered Agent: Roger Santi

RoseMary Cumberland, financial manager residing at 144 Ridgewood Drive, Woodstock, GA 30188 was present on the call. Steve Hogan, co-owner of Branch & Barrel and residing at 230 Edwards Brook Ct, Canton, GA 30115 was also present on the call.

Steve Hogan is one of the original owners. His co-owner stepped down and now Sean Hyslop is co-owner. They are wanting to obtain a new permit reflecting the

change in ownership. Branch & Barrel has been open since 2015 and is a whiskey bar and restaurant. Kevin Bean is the General Manager and trains staff on each type of alcoholic drink, so they are knowledgeable of what they are serving. Ms. Cobb reminded Ms. Cumberland that all servers need to have their pouring permits. They ID customers and they have an outside company who comes to train servers on checking IDs.

Public Comment: No Public Comment

Ms. Cobb recommended that this license be approved and confirmed it will be on the Consent Agenda at the City Council Meeting scheduled for Monday, July 19, 2021, at 6:30 P.M. The applicant is required to appear in person should Council have any questions regarding this application. Once City Council approves the application, applicant will be allowed to pick up and pay for their license at City Hall in Community Development.

2. PH-21-AB-19

**Another Broken Egg of Alpharetta LLC
d/b/a Another Broken Egg Cafe
4075 Old Milton Parkway, Suite 1
Alpharetta, GA 30005**

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

**Owner: Another Broken Egg of Alpharetta, LLC
Registered Agent: Henry M. Feinstein**

Lisa Morchower is the attorney for Another Broken Egg of Alpharetta LLC residing at 3475 Kettering Drive, Roswell, GA 30075 and was present on the call.

This location opened about 5-6 years ago. This is a change of ownership. The previous ownership just sold the location back to the original franchisee owner and this is the reason for the alcohol license name change. Nothing about the restaurant has changed and the same employees are still working there. There is an extensive training program in place for servers including a written manual as well as undercover “secret shoppers” who will come in to make sure they are in compliance and checking ID. All managers and employees go through RASP training.

Public Comment: No Public Comment

Ms. Cobb recommended that this license be approved and confirmed it will be on the Consent Agenda at the City Council Meeting scheduled for Monday, July 19, 2021, at 6:30 P.M. The applicant is required to appear in person should Council have any questions regarding this application. Once City Council approves the application, applicant will be allowed to pick up and pay for their license at City Hall in Community Development.

**3. PH-21-AB-20 CUN Alpharetta, Inc.
 d/b/a Curry Up Now
 24 South Main Street, Suite 2A
 Alpharetta, GA 30009**

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

**Owner: CUN Alpharetta Inc.
Registered Agent: Sandeep Sunner**

Mr. Hemant Suri is a co-owner of Curry Up Now residing at 11774 Wellsley Way, Alpharetta, GA 30005 and was present on the call.

Mr. Suri stated Curry Up Now serves casual Indian food and has other locations in Georgia including Decatur and Atlanta. He has extensive experience with restaurants serving alcohol having owned a bar in mid-town in 2015 and is part owner in Taffer's Tavern which recently opened in downtown Alpharetta. He understands that all servers must have a pouring permit, checks everyone for ID and makes sure no one is overserved.

.

III. ADJOURNMENT: With no further business to discuss or items to be heard City Clerk Erin Cobb adjourned the meeting at 2:18 P.M.

Respectfully submitted,

Kiersten VanHorn

Kiersten VanHorn, Assistant City Clerk



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: July 19, 2021

I. AGENDA ITEM TITLE: PH-21-AB-18 BRANCH & BARREL, LLC
D/B/A BRANCH & BARREL
4100 AVALON BOULEVARD
ALPHARETTA, GA 30009

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

OWNERS: SEAN HYSLOP & STEVE HOGAN
REGISTERED AGENT: ROGER SANTI

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: July 19, 2021

- I. AGENDA ITEM TITLE:** PH-21-AB-19 ANOTHER BROKEN EGG OF ALPHARETTA, LLC
D/B/A ANOTHER BROKEN EGG CAFE
4075 OLD MILTON PARKWAY, SUITE 1
ALPHARETTA, GA 30005

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

OWNER: ANOTHER BROKEN EGG OF ALPHARETTA, LLC
REGISTERED AGENT: HENRY M. FEINSTEIN

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



City Council Meeting STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: July 19, 2021

I. AGENDA ITEM TITLE: PH-21-AB-20 CUN ALPHARETTA, INC.
D/B/A CURRY UP NOW
24 SOUTH MAIN STREET, SUITE 2A
ALPHARETTA, GA 30009

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

OWNER: CUN ALPHARETTA, INC.
REGISTERED AGENT: SANDEEP SUNNER

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-21-06 THE PARISH ANGLICAN CHURCH/KALEN CENTER

CITY COUNCIL:

JULY 19, 2021

This item was heard at the 6/3/2021 Planning Commission meeting. Staff recommended denial. There were 13 public comments in support and one (1) in opposition with concerns over impacts to the townhome community's shared access. After discussion, Planning Commission recommended approval subject to conditions. Vote 5-2

II. RECOMMENDATION:

Approve CU-21-06 The Parish Anglican Church/Kalen Center request for conditional use, subject to the following conditions:

1. 'Church, Synagogue' shall be added as a conditional use at 201 Vaughan Drive, and limited to no more than 80 seats.
2. The use shall be limited to worship services, pastoral counseling, community classes and other activities customarily associated with a religious facility, except that an academic school shall not be permitted.
3. Conditional use approval shall be limited to The Parish Anglican Church; no additional 'Church, Synagogue' uses or subleasing shall be permitted within the approved space.
4. There shall be no outside speakers or broadcasts, including music which is audible from outside the building or off the property.
5. Sunday hours of operation shall be limited to 6:30 AM - 1:30 PM to accommodate 2 worship services.
6. The church shall not have outdoor displays, including displaying vehicles with church advertisements that are visible from the street.
7. Applicant shall provide a traffic/parking management plan, subject to approval by Staff. Church operations personnel shall work with City Staff if the plan needs to be modified due to growth in the congregation.
8. A police officer shall be utilized for services in order to manage and direct traffic.
9. An inspection shall be required by the Fire Marshall's Office to determine whether or not the space can accommodate the proposed use and occupancy.
10. A maximum of 4 special congregation events per year shall be permitted and limited to no more than 80 seats.

III. REPORT IN BRIEF:

The applicant, The Parish Anglican Church, is requesting a conditional use to allow a 'Church, Synagogue' to operate in an existing building developed as the Kalen Center. The one (1) acre property is zoned C-2 (General Commercial), which requires approval of a conditional use in order to use the building for a church. The subject property is located at 201 Vaughan Drive near the northeast corner of Vaughan Drive and Highway 9.

DISCUSSION

The submitted request, if approved, would allow The Parish Anglican Church to operate a 'Church, Synagogue' in an existing building developed as the Kalen Center. The applicant requests a maximum occupancy of 80 seats. The applicant has reduced the requested maximum occupancy from the original request of 214 seats in an effort to address concerns of area residents and Staff. The subject property is located at 201 Vaughan Drive near the northeast corner of Vaughan Drive and Highway 9.

The Kalen Center was constructed in 2016 as a 2-story over basement, 16,500 square foot office building. The zoning of the property is C-2 (General Commercial), which allows a 'Church, Synagogue' with approval of a conditional use. Surrounding properties are zoned C-2, except that the property to the north is zoned R-8A (Dwelling, 'For-Sale', Attached/Detached – Medium Density). North Main Animal Hospital is located to the south, Chevron and Millennium Office Condos are located to the west, an office building and 321 Vaughan townhome development are located to the north and an undeveloped commercial property is located to the east.

The property has 43 on-site parking spaces, of which seventeen (17) spaces are located at the front of the building and 26 spaces to the rear of the building. Access to the rear parking lot is by way of Brindle Lane (private street) and a private parking lot at 231 Vaughan Drive. The Kalen Center, the 231 Vaughan Drive property and 321 Vaughan townhome development all share the same access, except that the front parking spaces at the Kalen Center have separate access. The Unified Development Code (UDC) requires one (1) space for each two (2) seats in the principal assembly room for a church. Therefore, 40 parking spaces are required for an 80-seat church. The applicant submitted a parking and traffic management plan, whereby a Parish Host Team member, or if necessary an Alpharetta Police Officer, would manage traffic coming and going from The Kalen Center.

Parish Anglican Church has been operating at 11940 Alpharetta Highway since 2015. That property will be redeveloped in conjunction with Phase 2 of the Village Park at Wills assisted living facility. The Parish holds Sunday services at 9:00 AM and 10:30 AM, accommodating a congregation of approximately 150 adults and children. Sunday hours of operation are from 6:30 AM to 1:30 PM. The church occasionally offers small groups or adult classes outside of regular business hours.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The subject property has shared access to its larger, rear parking lot with 231 Vaughan Drive and the 321 Vaughan townhome development. Access for the two (2) adjacent properties could be impacted during Sunday church services.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The subject property shares access to its larger, rear parking lot with two (2) adjacent properties, one of which is a 36-unit townhome development. There are concerns with the church impeding the shared access.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposal could diminish property values within the surrounding area. If a church is approved at this location, the adjacent commercial properties could be precluded from an alcohol license. City alcohol licenses are subject to the local and State distance requirements and alcohol licenses are non-transferable.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

Response: The proposal could impede development of surrounding properties. If a church is approved at this location, the adjacent commercial properties could be precluded from an alcohol license. City alcohol licenses are subject to the local and State distance requirements and alcohol licenses are non-transferable.

6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Response: The proposal, if approved, could impede access to the 321 Vaughan townhome development, as well as impede the development of surrounding properties. If a church is approved at this location, the adjacent commercial properties could be precluded from an alcohol license. City alcohol licenses are subject to the local and State distance requirements and alcohol licenses are non-transferable.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.

Response: If a church is approved at this location, the adjacent commercial properties could be precluded from an alcohol license. City alcohol licenses are subject to the local and State distance requirements and alcohol licenses are non-transferable.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the request is in conflict with the established review criteria for a conditional use permit. The request, if approved, would impact the shared access to the 321 Vaughan townhome development. In addition, approval of the request has the potential to impede the development of surrounding properties. Adjacent commercial properties could be precluded from an alcohol license. City alcohol licenses are subject to the local and State distance requirements and alcohol licenses are non-transferable.

CITIZEN PARTICIPATION PLAN

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

The City has received objections from residents in the 321 Vaughan townhome development with concerns over impacts to the shared access and potential for conflicts between vehicles and pedestrians.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on April 14, 2021. There were several comments in favor and in opposition. Concerns included impeding shared access to the 321 Vaughan townhome development and safety issues with church members making mid-block crossings on Vaughan Drive.

IV. ATTACHMENTS:

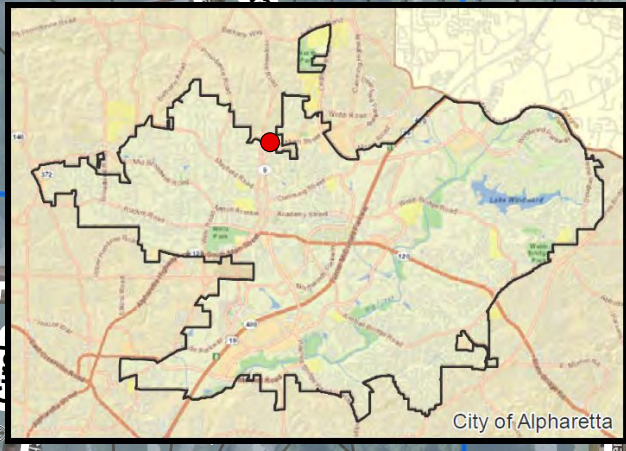
- Site Plan



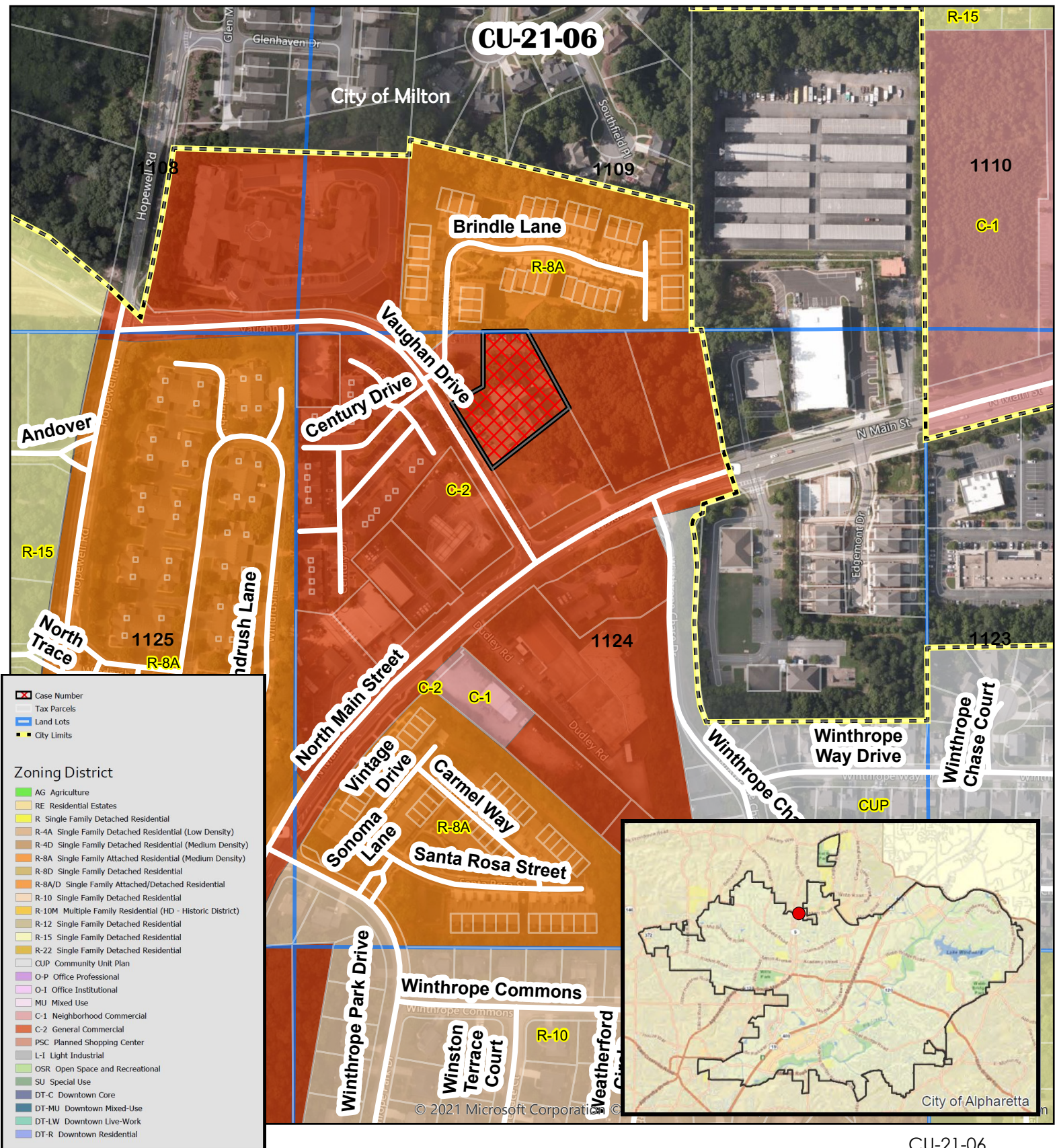
Aerial Map
 Parish Anglican Church/Kalen Center
 201 Vaughan Drive

CU-21-06
 D/LL: 2/2/1124
 PC: 5/6/21
 CC: 5/24/21

Map Source :
 Community Development GIS



Map Source :
Community Development GIS

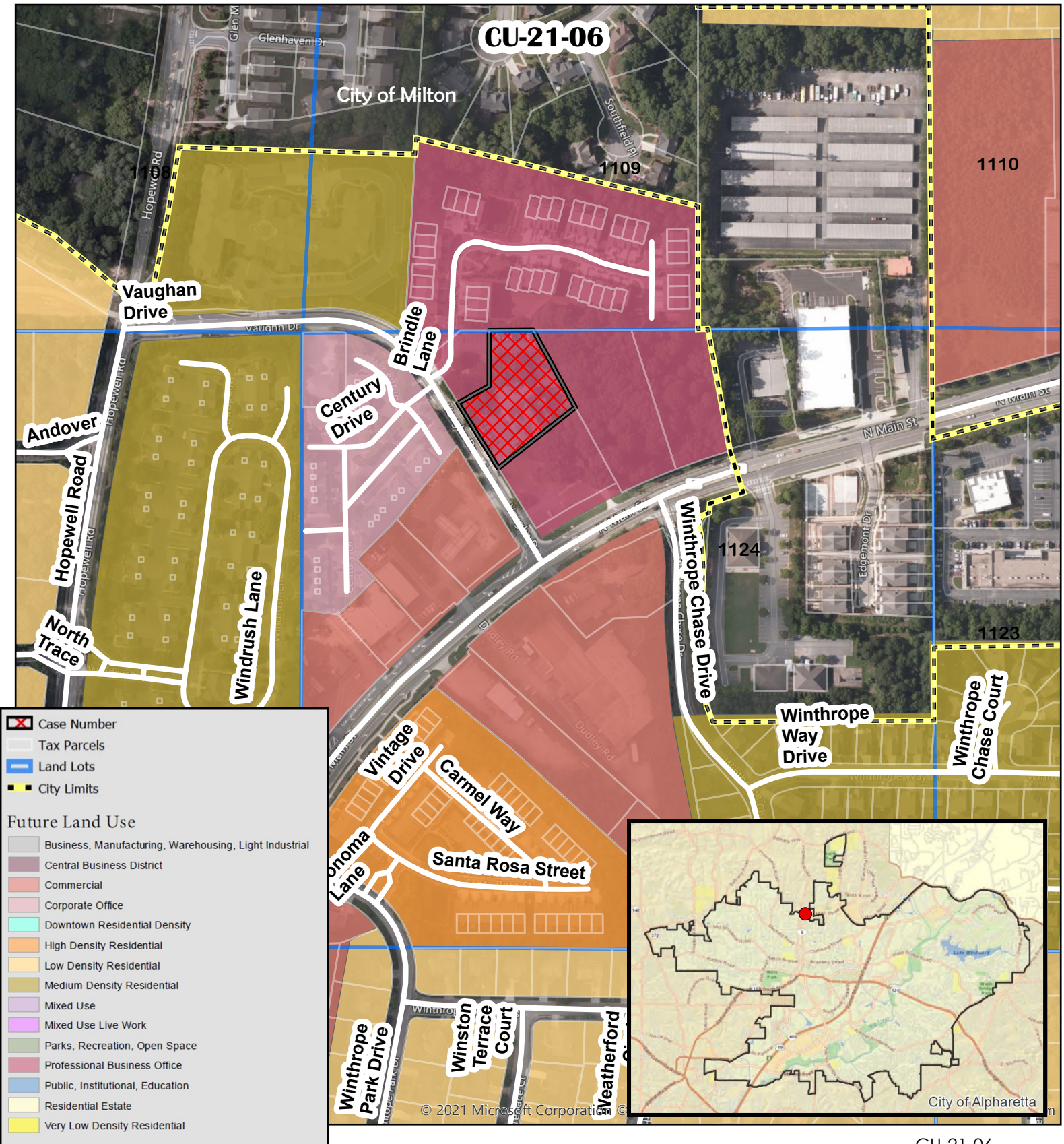


CU-21-06
D/LL: 2/2/1124
PC: 5/6/21
CC: 5/24/21



Zoning Map Parish Anglican Church/Kalen Center 201 Vaughan Drive

Map Source :
Community Development GIS



Future Land Use Parish Anglican Church/Kalen Center 201 Vaughan Drive

CU-21-06
D/LL: 2/2/1124
PC: 5/6/21
CC: 5/24/21

Map Source :
Community Development GIS

SHEET: C200

CU-21-06 PARISH ANGLICAN CHURCH

1. Occupancies of current Kalen Center? Current CO allows for a max of 250 w/round tables; they are only seeking 218 seats for approval.
2. Land Use? Zoned C-2 but requires a Conditional Use. Future land use is Professional Business Office.
3. Church Growth? In same facility for years and have maintained same size congregation.
4. Great addition – I'm supportive.
5. Growth of gathering? It is certainly possible and have made extra plans by reserving 64 spots across the street.
6. Traffic concerns? Expect ~27 cars spaced over 2 separate gatherings. Do not expect a backup of vehicles.
7. Parking? See #5
8. Property values? Downtown area has new residences being built around churches; don't think this will impact values.
9. Kalen Center website currently encourages special events of 300 people. Kalen Center was built for special events including training of up to 300 people.
10. Positive value to 321 Vaughn Dr. residents? Not an issue – should only be used about 5 ½ hours per week and most of that time is on Sunday.
11. Only opposed in a manner that would impact our neighborhood
12. Don't envision a negative impact on community – I support the church use.

18:32:27 From Sai : I could barely hear last 1min talk.

18:37:38 From Mary Jacobs : What occupancies does the current Office Building zoning of The Kalen Center allow for?

18:38:45 From Chris Owens : I have worked with The Kalen Center in the past in a volunteer capacity. They are great to have in our City, and I am supportive of their proposed use.

18:38:50 From Mary Jacobs : I am not asking occupancy capacity. I'd like to know what the land use is.

18:40:01 From Mary Jacobs : Why should we believe the church will not grow?

18:40:05 From Bo Towns : This sounds like a win-win-win...Kalen center, community, neighbors!

18:40:49 From Ben and Natalie Shields : I think this would be a great addition to the community. I'm supportive.

18:41:03 From C&R : What does it mean that future use is designated as office space?

18:41:06 From Mary Jacobs : Was your prior location immediately beside a quiet "enclave community"?

18:42:02 From Sai : Current data might not show the potential growth of gatherings. There is lot of outbound traffic towards highway, and it's already adding to traffic to the narrow road. How would this be addressed in future ?

April 14, 2021 CZIM – Meeting Minutes

18:45:00 From C&R : But you already said you booked 64 spots across the street due to expected growth.

18:46:24 From Mary Jacobs : We believe the life of the 321 Vaughn residents will be impacted. And, our property values. What evaluation have you done on this issue?

18:46:55 From Andrew Culp : I believe that this is supporting the good work that the Kalen Center is doing and I support their leasing the space to The Parish.

18:46:57 From Sai : I second Mary's concern as well

18:47:05 From Mary Jacobs : The churches were there first.

18:47:31 From Bo Towns : I am a 321 Vaughn resident and do not envision a negative impact on our neighborhood or community or traffic. Rather, it would provide great value. I'm in support of this church meeting both for them, the Kalen Center and our community.

18:48:02 From Mary Jacobs : Question to Mr. Moeller and Ms. Lister: Why does your website encourage public Special Events of up to 300 people?

18:48:16 From C&R : Please expand on the positive value to 321 Vaughn.

18:49:23 From Ashish : There are few retirements communities around, so will they be able to come there

18:50:17 From Mary Jacobs : Where would they park?

18:50:19 From Kevin Heineman : I support this proposal. Sounds like a good idea and partnership.

18:51:52 From C&R : We are not opposed to the Parish per se, we are opposed to the expanded use of the Kalin center in a manner that would negatively impact our neighborhood.

18:52:19 From Mary Jacobs : Jordan - With all due respect, once you are approved and unless there is significant controls, we cannot go back. I applaud what you do but, the concern for property values and safety is valid.

18:53:18 From Mary Jacobs : And, how do you anticipate the Cottonwood residents would safely get to The Kalen Center?

18:53:54 From Mary Jacobs : To the City: Were there parking complaints from nearby business from prior Kalen events?

18:54:05 From Ashish : I am from alpha food , neighbor, and I support the good cause

18:55:26 From Bo Towns : This is a great opportunity for our community. I hope we will be welcoming you to the Kalen Center soon. You may grow quickly, because two more from the neighborhood may walk over...we'll be careful

18:56:11 From Mary Jacobs : The neighborhood is much more diverse, Bo

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: Conditional Use Application: Parish / Kalen Center (Case #PHA210014)

Contact Name: Jordan Warner Telephone: 719-640-4149

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.

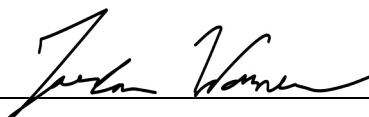
No responses received.

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> _____ |

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: April 13, 2021

Print Form



THE PARISH

Citizen
1234 Paradise Way
Alpharetta, GA 30009

*RE: Conditional Use Permit Application by The Parish Anglican Church, Inc.
for leased space at 201 Vaughan Drive, Alpharetta, GA 30009 (Case #PHA210014)*

Dear Property Owner:

The Parish Anglican Church, Inc. has filed an application for a Conditional Use Permit at The Kalen Center, located at 201 Vaughan Drive, Alpharetta GA 30009. This permit would allow the facility to be used for church services and events, primarily on Sunday mornings. There are no other changes to the approved zoning.

The City will hold a Community Zoning Information Meeting via Zoom on April 14, 2021 at 6pm. You can join the Zoom meeting at this address <https://zoom.us/j/95896318191>. This is an informal meeting to allow the Public to view current applications and speak with Applicants.

The Planning Commission meeting is scheduled for May 6, 2021 and the City Council meeting is scheduled for May 24, 2021. Both of these meetings will take place at 6:30pm in the Alpharetta City Hall Council Chambers located at 2 Park Plaza, Alpharetta, Georgia.

If you have questions or would like additional information, please contact us via email at info@parishanglican.org or by mail at The Parish, 12540 Broadwell Road, Suite 2201, Milton, GA 30004.

Sincerely,

Jordan Warner
Pastor, The Parish Anglican Church

DAVIS HEATHER
620 SOUTHFIELD PL
ALPHARETTA GA 30004

HOPEWELL ROAD PROPERTIES LLC
1452 WATERFORD GREEN CT
MARIETTA GA 30068

KAMBHAMPATI AKHILA & AKKINENI VIJAY
121 BRINDLE LANE
ALPHARETTA GA 30009

KHAN ASGHAR & SHAMAILA MARRYAM
615 SOUTHFIELD PL
ALPHARETTA GA 30004

ALPHARETTA RETIREMENT RESIDENCE LLC
9310 NE VANCOUVER MALL DR STE 200
VANCOUVER WA 98662

WATTS STUART
119 BRINDLE LANE
ALPHARETTA GA 30009

WRIGHT JEFFREY C & WRIGHT MERIDETH
L
605 SOUTHFIELD PL
ALPHARETTA GA 30004

LANHAM PROPERTIES LLC
502 N MAIN ST
ALPHARETTA GA 30009

JOHNSON ANTAR B
113 BRINDLE LN
ALPHARETTA GA 30009

PICCIRILLO MARK C
860 SOUTHFIELD LN
ALPHARETTA GA 30004

THIYAGARAJAN VENKATACHALAM & MUTHU
RAMAN MEENAKSHI
111 BRINDLE LN
ALPHARETTA GA 30009

HASTA LA VISTA LLC
15 BOONES RIDGE PKWY SE
ACWORTH GA 30102

HASTA LA VISTA LLC
15 BOONES RIDGE PKWY SE
ACWORTH GA 30102

WALL MARK DOUGLAS & CHRISTINA MARIE
109 BRINDLE LN
ALPHARETTA GA 30009

STP NUMBER ONE L L C
201 ALLEN RD # 300
ATLANTA GA 30328

MALONEY JAMES B
2560 JAY BRIDGE RD
DAHLONEGA GA 30533

FOWLER KENDAL B & BENITA E
110 BRINDLE LANE
ALPHARETTA GA 30009

D R HORTON INC
0 P.O. BOX 54
ALPHARETTA GA 30009

WINTHROPE HOMEOWNERS ASSOC
500 SUGAR MILL RD STE 200B
SANDY SPRINGS GA 30350-2887

SIDDIQUI MUHAMMAD A & SIDDIQUI MEH
REEN J
144 BRINDLE LANE
ALPHARETTA GA 30009

BUTTERS PROPERTY LLC
562 N MAIN ST
ALPHARETTA GA 30009

CHAO AMANDA & CHAO CHRISTOPHER
101 BRINDLE LANE
ALPHARETTA GA 30009

JACOBS MARY FRANCES & MICKY
116 BRINDLE LANE
ALPHARETTA GA 30009

ALPHA FOOD LLC
525 BROOK MANOR DR
JOHNS CREEK GA 30022

WESTWOOD VININGS I LLC
106 BRINDLE LANE
ALPHARETTA GA 30009

O LEARY KERRI
142 BRINDLE LANE
ALPHARETTA GA 30009

GLOBAL SPECTRUM FOUNDATION INC
1349 W PEACHTREE ST. NW ST NW STE
1010
ATLANTA GA 30309

SPEAKES ARTHUR W III & TONI W
152 BRINDLE LN
ALPHARETTA GA 30009

LEE DAVID C JR & MARRYOTT KIMBERLY
S
140 BRINDLE LANE
ALPHARETTA GA 30009

ABBOTT VIRGINIA M
128 BRINDLE LANE
ALPHARETTA GA 30009

MUKKAMALA SASIDHAR
1370 WAVERLY GLEN DR
ALPHARETTA GA 30004

CRAWFORD PAM & CRAWFORD STEVE
880 SOUTHFIELD LANE
ALPHARETTA GA 30004

CAO JENNA
126 BRINDLE LANE
ALPHARETTA GA 30009

SYASHVAR LLC
910 SOUTHFIELD LANE
ALPHARETTA GA 30004

TLM AUTOMOTIVE INC
4735 SHARRON POINT CT
ALPHARETTA GA 30004

SCHMIDT PETER A ET AL
122 BRINDLE LN
ALPHARETTA GA 30009

GREEN TERRANCE V ET AL
170 LANSBURG TURN
ALPHARETTA GA 30022

231 VAUGHN LLC
231 VAUGHN DR
ALPHARETTA GA 30009-2333

LIMA MOKWANG DENISE & LINDSAY RICH
ARD
2222 WATERS RUN
DECATUR GA 30035

INPUT PROPERTY HOLDING LLC
12705 CENTURY # #D
ALPHARETTA GA 30004

GLOBAL SPECTRUM FOUNDATION INC
1349 W PEACHTREE ST NW STE 1010
ATLANTA GA 30309

WEINGART KENNETH & DOROTHY
7105 WINDRUSH LN
ALPHARETTA GA 30009

GURU SOFTWARE SERVICES INC
12700 CENTURY DR # B
ALPHARETTA GA 30004

STIPE ASSOCIATES INC
6904 DRISKELL CIR
CUMMING GA 30041

GIOVANNITTI BERNADETTE M
7107 WINDRUSH LN
ALPHARETTA GA 30009-8337

GURU SOFTWARE SERVICES INC
12700 CENTURY DR # B
ALPHARETTA GA 30004

BOTT VALERIE
7101 WINDRUSH LN
ALPHARETTA GA 30004

GURU SOFTWARE SERVICES INC
12700 CENTURY DR # B
ALPHARETTA GA 30004

HUNTER PAYTON HOLDINGS LLC
14260 FREEMANVILLE RD
MILTON GA 30004

AGUIRRE KEARNEY LLC
5950 HOLLAND DR
CUMMING GA 30041-4630

THERAPEUTIC INVESTMENT L L C
12700 CENTURY DR STE E
ALPHARETTA GA 30009

SOUTHERN BELL TEL & TEL CO
0 P.O. BOX 2211
ATLANTA GA 30301-2211

AGUIRRE KEARNEY LLC
5950 HOLLAND DR
CUMMING GA 30041-4630

LEAK DARRELL L & IRIS D
610 SOUTHFIELD PL
ALPHARETTA GA 30004

RICHARD STEPHEN D
P O BOX 550
OAKWOOD GA 30566

JUST READING LLC
12755 CENTURY DR STE C & D
ALPHARETTA GA 30004

SHERRY BRADFORD & SHERRY KATHERINE
870 SOUTHFIELD LANE
ALPHARETTA GA 30004

STORAGE TRUST PROPERTIES L P
P.O. BOX 25025
GLENDALE CA 91201

LL FAMILY INVESTMENTS LLC
125 BROAD ST SW
ATLANTA GA 30303

ADAMS CRAIG A & ROBIN L
150 BRINDLE LN
ALPHARETTA GA 30009

FRANCOIS MIRELA PICCININ & POMPEU
JEAN POPOVICH
130 BRINDLE LANE
ALPHARETTA GA 30009

LL FAMILY INVESTMENTS LLC
125 BROAD ST SW
ATLANTA GA 30303-3437

SOWADA LAURIE JO
115 BRINDLE LN
ALPHARETTA GA 30009

DREISBACH LAUREN C
118 BRINDLE LANE
ALPHARETTA GA 30009

FSM HOLDINGS LLC
680 GREENVIEW TER
ALPHARETTA GA 30004

GILLESPIE MICHAEL D & EMILY BELCHER
148 BRINDLE LN
ALPHARETTA GA 30009

VAUGHAN COMMUNITY ASSOCIATION INC
5256 PEACHTREE RD SUITE 195
ATLANTA GA 30341

WOOD GEORGE ANNA WOOD JASON DAVID
103 BRINDLE LANE
ALPHARETTA GA 30009

GRIFFITH LORA C
112 BRINDLE LN
ALPHARETTA GA 30009

SONOMA COMMUNITY ASSOCIATION INC
4400 N POINT PKWY SUITE 295
ALPHARETTA GA 30022

AGARD MICHAEL A & BARBARA A
154 BRINDLE LANE
ALPHARETTA GA 30009

CARAHAN PAUL C & ANA
146 BRINDLE LN
ALPHARETTA GA 30009

FRANKLIN CHRISTOPHER MILES ET AL
6106 WINDRUSH LANE
ALPHARETTA GA 30009

BOMMADEVARA RAJESH BABU & ITONG RE
YES MA JURNALYN
125 BRINDLE LANE
ALPHARETTA GA 30005

HERBERT MATTHEW JUSTIN & KIMBERLY
114 BRINDLE LANE
ALPHARETTA GA 30009

NELSON JEAN L
6104 WINDRUSH LN
ALPHARETTA GA 30004

SAYE LINDA
123 BRINDLE LANE
ALPHARETTA GA 30009

ERICKSON NICHOLAS P
138 BRINDLE LANE
ALPHARETTA GA 30009

VIDMARK JUDITH A & BAGLEY LINDA V
6100 WINDRUSH LN
ALPHARETTA GA 30004

HURLEY DOUG & HURLEY JANIE
105 BRINDLE LANE
ALPHARETTA GA 30009

NICHOLSON ANTHONY & NICHOLSON CLAI
RE
136 BRINDLE LANE
ALPHARETTA GA 30009

BONSALL PRISCILLA L & MELLOTT KIMB
ERLY C
6102 WINDRUSH LANE
ALPHARETTA GA 30009

NASON ANTHONY B
108 BRINDLE LANE
ALPHARETTA GA 30009

STEFANSKY DANIEL & STEFANSKY LINDS
AY
134 BRINDLE LANE
ALPHARETTA GA 30009

MORRIS RICKARD CHARLES
7103 WINDRUSH LANE
ALPHARETTA GA 30009

SANTHANAKRISHNAN RAAJ PRADEEP
117 BRINDLE LANE
ALPHARETTA GA 30009

NUTTER KRISTIN M & NUTTER KENNETH W
132 BRINDLE LANE
ALPHARETTA GA 30009

JUST READING LLC
12755 CENTURY DR STE C & D
ALPHARETTA GA 30009

JULIE HILL GROUP LLC THE
3919 LAKE FORREST DR NE
ATLANTA GA 30342

TRI GOLD ASSOCIATES INC
482 W HARBORVIEW RD
SANTA ROSA BEACH FL 32459

THINK MOORE INC
3057 WATSONS BND
ALPHARETTA GA 30004

FIRST CAMBRIDGE LLC
12705 CENTURY DR STE A
ALPHARETTA GA 30004

REDWOOD COMMERCIAL LLC
310 OAKHURST LEAF DR
ALPHARETTA GA 30004

REYNOLDS HAROLD G
3085 HAVEN TER
MILTON GA 30004

HIGH GROUND PROPERTIES LLC
325 COACH HOUSE LANE
ALPHARETTA GA 30004

MALONEY PROPERTIES L L C
510 WESTMINSTER CT
ALPHARETTA GA 30009

321 Vaughan Research and Comments in Objection to The Parish Anglican Church's Conditional Use Permit (#PHA210014) – Leasing of The Kalen Center (201 Vaughan Drive, Alpharetta, GA)

TO: The City of Alpharetta Mayor Jim Gilvin, City Council, and the Planning Commission

FROM: Residents of 321 Vaughan (Current Opposition Group)

DATE: April 12, 2021

SUBJECT: Objections to Conditional Use Permit Application #PHA210014

The residents of the 321 Vaughan Townhouse Community listed on the attached cover letter are presenting the below information to be entered as a formal Public Record in Objection to The Parish Anglican Church's recent application for a Conditional Use Permit. We understand some of the information presented may already be known to Mayor Gilvin and the City Council; however, we believe the below commentary supports the many reasons why the City of Alpharetta should not grant the Conditional Use Permit at the Kalen Center. In general, the impact to our community will be significant, including but not limited to:

- Extreme traffic impact on streets that are too narrow to accommodate the expected 100+ vehicles (likely to grow). The increase will occur during the hours our residents are home for personal/recreational time (weekends and evenings).
- Loss of enjoyment of life and endangerment of the welfare of the residents of 321 Vaughan.
- Economic losses yet to be quantified but, including decreases in property value, additional expenses for the 321 Vaughan HOA (insurance rate increases due to the additional premises liability exposure). With the intended pedestrian traffic from the Millennium Office Condominium our residents are also exposed to personal insurance risk increases.
- Blocking of the only ingress/egress to 321 Vaughan is probable which will affect weekend deliveries (Amazon, Instacart, furniture, etc.), service calls, and safe access of residents to our community. It will also create the probability that any emergency vehicle will be delayed in entering our community during church hours due to traffic back-ups on Vaughan Drive, as well as Brindle Lane.

We appreciate your consideration and pray the Council will make the correct decision and deny Conditional Use Permit #PHA210014 to The Parish Anglican Church, Inc. *We also hope the Council will review the information regarding The Kalen Center's marketing of 201 Vaughan Drive as a "Special Events" venue for up to 300 people (per their own website) as any such usage does not fit with our understanding of their current Land Use approvals ("Office Building").*

321 Vaughan Research and Comments in Objection to The Parish Anglican Church's Conditional Use Permit (#PHA210014) – Leasing of The Kalen Center (201 Vaughan Drive, Alpharetta, GA)

Background of The Kalen Center: Fred T. Moeller ("Moeller") is the principal officer of RSM Holdings, LLC, the owner of the property known as The Kalen Center and located at 201 Vaughan Drive. The Kalen Center was built around the same time as 321 Vaughan (2016). To our knowledge (from personal history and research), the property has *always* been zoned solely for use as an Office Building. It remains so today:

https://iaspublicaccess.fultoncountyga.gov/datalets/datalet.aspx?mode=profileall_com&Index=0&idx=1&LMparent=20

Moeller's letter attached to the Conditional Use Application indicates that, *"... we built the building with the business plan in mind to rent space to a church on Sunday mornings, as it is a time when the facility is not occupied."* We are not aware of anything in Moeller's original development and construction plan indicating this building was to be used as anything other than an office building. (The plans were attached to the Conditional Use Application and even show "Proposed Office Building".) Had Moeller advised the City in 2016 of his intent to lease to a church, we cannot imagine this would have been entertained as a reasonable use by the City given there was not enough room for sufficient parking. Quite simply, this appears to us as a "new" thought intended to provide additional income to Kalen's owner. News reports show the true intended use:

https://www.appenmedia.com/archives/foster-adoption-center-to-open-in-alpharetta/article_1d6df61f-ba6d-580c-8dd0-7b0176607719.html

Fred T. Moeller: Moeller is a licensed counselor. He is listed as an officer or Registered Agent for the entities that occupy and own the Kalen Center:

Fred T. Moeller & Associates, Inc. (For Profit – Likely also a Lessee of The Kalen Center):

<https://ecorp.sos.ga.gov/BusinessSearch/BusinessInformation?businessId=1703113&businessType=Domestic%20Profit%20Corporation&fromSearch=True>

Dream Weavers of Georgia, Inc. (Non-Profit):

<https://ecorp.sos.ga.gov/BusinessSearch/BusinessInformation?businessId=1165218&businessType=Domestic%20Nonprofit%20Corporation&fromSearch=True>

FSM Holdings, LLC (Owner/Lessor - For Profit):

<https://ecorp.sos.ga.gov/BusinessSearch/BusinessInformation?businessId=1650949&businessType=Domestic%20Limited%20Liability%20Company&fromSearch=True>

321 Vaughan Research and Comments in Objection to The Parish Anglican Church's Conditional Use Permit (#PHA210014) – Leasing of The Kalen Center (201 Vaughan Drive, Alpharetta, GA)

One additional entity is registered at the 201 Vaughan Drive location. Mr. Moeller's spouse, Susan Lister (Moeller), is listed as the contact:

GCAC of Georgia, LLC (For Profit):

<https://ecorp.sos.ga.gov/BusinessSearch/BusinessInformation?businessId=393783&businessType=Domestic%20Limited%20Liability%20Company&fromSearch=True>

It appears that the above entity may receive governmental funds for their services. It appears to be growing as they currently have several opportunities listed on their website:

<https://www.gcacofgeorgia.com/employment-opportunities>

While Pastor Warner listed that neither he nor The Parish made political contributions to those on the City Council, we believe that Moeller, Mrs. Moeller, and/or his/their businesses should have to disclose the same information.

The Kalen Center: The Kalen Center's website indicates they rent out the location for Special Events and can accommodate groups of *up to 300 people*:

<https://www.kalencenter.com/>

This is extremely concerning as we all know they do not have parking to allow for events of this size. We understand past events involved attendees parking at both North Main Animal Hospital and the Millennium Office Condominium park across the street *without permission*.

It appears The Kalen Center intends to host larger functions and getting the church's occupancy approved is going to open the door for *much larger gatherings, issues, and traffic*. If this Pandora's box is opened, our community will be irreparably harmed. Our quiet "Upscale Enclave Community" will see decreased safety, security, and home values.

The Parish Anglican Church: Our community is diverse and embraces all. We believe Pastor Warner has good intentions and, of course, it is understandable that he needs a building to house his congregation. However, their application lists only (100) adults as being in the congregation. They do not mention how many children, teenagers, etc. We believe the amount of people attending services or events (including minors) could be at least double this amount – especially after a full return from Covid protocols. The Parish's Facebook page has

321 Vaughan Research and Comments in Objection to The Parish Anglican Church's Conditional Use Permit (#PHA210014) – Leasing of The Kalen Center (201 Vaughan Drive, Alpharetta, GA)

about 330 followers and they are a “growing” community, as per their own website and application.

Perhaps naively, Pastor Warner listed there would be **“no impact”** on the neighboring residential community (i.e., 321 Vaughan). We find the fact the application speaks to the benefits of Kalen, Millennium, and the Parish in quite detail but, gave only one line of consideration to the impact on 321 Vaughan insulting. The amount of people that would be clogging our ingress/egress and entering our neighborhood – via foot and/or car – is not acceptable.

Through Pastor Warren's letter and our research, we learned there are several services each Sunday (“currently” only listed as 9:00 a.m. and 10:30 a.m.). This means traffic flooding small Vaughan Drive and our even narrower Brindle Lane from 8:00 a.m. until reasonably 12:30 p.m. on Sundays. The Parrish lists various groups, including a teenage group which meets twice per month after Sunday services. This means the traffic issues will remain longer into the afternoons on the first and third Sundays of each month. They also have group and team meetings and other classes which appear to take place in the evenings during the week. We've no idea how many evening events or how many will attend these additional sessions but, as the church grows, it is reasonable to expect meetings and special events will as well.

The Parish listed the positive impacts to The Kalen Center, Dream Weavers of Georgia, The Millennium Office Condominiums, and The Alpha Food Store as reasons the Permit should be granted. They list the City's policy to support businesses from recovery after the pandemic. They failed to list GCAC of Georgia, LLC which also registered at this address and appears to be another source of lease income for The Kalen Center owners.

While Pastor Warner focused on the fact their operations would occur outside of “normal business hours” (for The Kalen Center), he failed to appreciate the fact that our residents are impacted by their presences on the weekends and after business hours. This is the time 321 Vaughan residents are home and the traffic will affect our peaceful enjoyment of our property. Quite frankly, it was concerning that no thought was really given to the impact on the welfare of our community. We assert that the impact to our residents should be given primacy over any benefits to the commercial businesses – especially The Kalen Center which (from observation of cars in their lot) appears to be thriving during weekdays. As has been presented via multiple media accounts and advertisement, we have learned that counseling services are in high demand during COVID-19.

Finally, we cannot believe that out of the over (50) properties The Parish has looked at, there is not one other with reasonable space and accommodation of parking that will not upset a residential community. It seems that a “strip mall” or similar location would suit the current intent and provide adequate unincumbered parking.

321 Vaughan Research and Comments in Objection to The Parish Anglican Church's Conditional Use Permit (#PHA210014) – Leasing of The Kalen Center (201 Vaughan Drive, Alpharetta, GA)

The Parish's Permit petition should be discounted in favor of 321 Vaughan's residents' rights to the continued quiet enjoyment of our property and avoidance of diminution of value. The cost to The Parish should not be the determinate issue.

321 Vaughan Impact: If their Conditional Use Permit is approved, it seems reasonable The Parish community will grow. Normal uses of The Kalen Center by The Parish would include weddings, special learning events, funerals/memorial services, etc. These are likely to take place on Saturdays or other weekdays/evenings, causing further traffic.

We suggest that the Council visit 321 Vaughan to see how dangerous this amount of significant ingress/egress at or near our community will be. The Parish's parking plan includes the back parking lot of The Kalen Center. This is not acceptable as the only way to reach the back lot is via 321 Vaughan's **ONLY** ingress/egress (Brindle Lane) which is also directly across the street from the parking lot exit of the Millennium Office Condominium. As the entrance of 321 Vaughan is narrow and curves, vehicles often cannot enter and exit at the same time. The residents know of this hazard and hold back for others to enter. Strangers will not know this and will put us at higher risk of a crash trying to exit our own community.

The Parish lists only an intent to use "volunteers" to "assist people" across the street. Volunteers do not have authority to stop traffic and they could create additional hazards due to ineptness, inattention, or vehicles not heading their commands. Also, "volunteers" cannot assist *our residents* in entering/exiting safely. Our residents will now also be forced into additional driving hazards with multiple pedestrians crossing the street at Brindle Lane, from Millennium.

In addition to traffic hazards, 321 Vaughan's community will be exposed to a higher risk or crime and liability. There is nothing to stop church members from entering our private road/community on foot or by vehicle. This creates a concern for the neighborhood's children who now enjoy playing outside on the weekends and after school. The 321 Vaughan HOA will be exposed to potential civil lawsuits (third parties claiming injury on our property/entrance), which would impact insurance rates. We will also have to monitor for damage to our front entrance caused by people walking on our sprinkler heads, on our grass, in our flowerbed(s), on our monument, leaving trash, etc. *Please understand that people are people no matter whether they are heading to church or not. Damages and injuries happen all the time involving good people.*

Most importantly, Brindle Lane is "No Parking by Order of the Fire Marshall". It is a narrow road that would not be permitted by the City under current codes, as has been explained. The hard to maneuver entrance, backed up traffic (possibly backing up to U.S. 9), and narrow

321 Vaughan Research and Comments in Objection to The Parish Anglican Church's Conditional Use Permit (#PHA210014) – Leasing of The Kalen Center (201 Vaughan Drive, Alpharetta, GA)

road(s) are a recipe for increased accidents and liability. We have residents with chronic health issues who may encounter emergencies. While only a “possibility”, if an ambulance could not safely/quickly enter our subdivision due to church or Special Event traffic at The Kalen Center, we would point to the negligence of The Parish, Kalen, and the City. If pedestrians were hit due to no proper authority providing traffic control, we would also point to Millennium (*who should know this is a bad lease risk*), The Parish, Kalen, and the City.

The effect on the property values in 321 Vaughan should also be considered. We are already between commercial buildings but, their occupancies have always been quiet and unpopulated. Realtors have always marketed our unique, small community as a hidden, quiet, “enclave”. The Kalen Center's intent to add full weekend use to their already existing Office Building occupancy will be noted by potential buyers – especially during weekend Open House events.

ADA-Public Safety: In addition to the above, we also want to point out that ADA compliance is questionable even though the Millennium has agreed to lease “*up to 64 spaces*”. We believe The Kalen Center should be required to submit an ADA study prior to the first in-person City Council meeting on Thursday, May 6th.

Our inquiries show that although the church might be exempt from ADA Title III requirements for most uses, they might not be fully exempt as secular events would continue to require Title III compliance. The Kalen Center (RSM Holdings, LLC) also may not enjoy the same Title III exemption as their purported tenant, The Parish Anglican Church, Inc.

The Kalen Center currently only has two handicap accessible parking spaces in a very tight lot with one ingress/egress. Title III dictates more spaces (at a minimum) would be required to become complaint. The path from off-site parking at Millennium is not “clear”; it is full of hazards, including cars that frequently speed around the blind curve on Vaughan Drive approaching Kalen and U.S. 9. Cars also turn off U.S. 9 quickly and The Kalen Center's driveway is only approximately 100 feet from the intersection. Pedestrians using the off-site Millennium location are at risk with that much traffic. Pedestrians attempting to reach The Alpha Food Store are also at risk. Please keep in mind our visually impaired and hearing communities when you make this decision. ***(At least one resident of 321 Vaughan is deaf.)***

Summary: Again, we pray that the Council will make the correct decision and deny Conditional Use Permit #PHA210014 to The Parish Anglican Church, Inc. *We also hope the Council will review the information regarding The Kalen Center's marketing of 201 Vaughan Drive as a “Special Events” venue for up to 300 people (per their own website) as any such usage does not fit with our understanding of their current Land Use approvals (“Office Building”).*

**321 Vaughan Research and Comments in Objection to The Parish Anglican
Church's Conditional Use Permit (#PHA210014) – Leasing of The Kalen Center
(201 Vaughan Drive, Alpharetta, GA)**

Should The Parish's Conditional Use Permit request be approved, we request the City require the hiring of Off-Duty Alpharetta Police Officer(s) to assist with traffic control at the intersection of Vaughan Drive and Brindle Lane. In addition, consideration should be given to a second officer in the front Kalen entrance across from The Alpha Food Store exit at Vaughan Drive and/or U.S. 9. Of course, this expense should be born by The Parish and/or The Kalen Center.

If The Kalen Center engages in building leasing for "Special Events" outside of The Parish's intended use/lease agreement, we request the City confirm this is an acceptable use within 201 Vaughan's current Land Use approvals ("Office Building"). We also request the City require advance notice to the 321 Vaughan community including the event size/type and parking/transport arrangements. We also request RSM Holdings, LLC provide approved security and/or Off-Duty Law Enforcement Officers to ensure the security of 321 Vaughan residents during any such events should they intend to utilize the rear parking lot or off-site parking effecting our entrance (whether pedestrian traffic from Millennium or off-site drop-off.)

None of the requests above are intended to extinguish any claims or potential future claims of any member or resident of the 321 Vaughan community or the 321 Vaughan HOA. They are strictly preventative requests presented by the listed residents, to protect our community and mitigate future losses which might occur or be discovered.

**RESIDENTS OPPOSING THE PARISH'S APPLICATION FOR LAND USE CHANGE AT THE
KALEN CENTER - CASE #PHA210014**

The following residents of the 321 Vaughan residential townhouse community have reviewed this matter and oppose the requested Conditional Use Change. We anticipate the addition of others, in the future:

Mary and Micky Jacobs

116 Brindle Lane

Email: [REDACTED]
[REDACTED]

Akhila Kambhampati

121 Brindle Lane

Email: [REDACTED]

Raaj Pradeep

117 Brindle Lane

Email: [REDACTED]

Linda Saye and Gerry Sookhoo

123 Brindle Lane

Email: [REDACTED]
[REDACTED]

Kaan Cuce

115 Brindle Lane

Email: [REDACTED]

Robin Adams

150 Brindle Lane

Email: [REDACTED]

Patty Cooper Martens

118 Brindle Lane

Email: [REDACTED]

Paul Carahan

146 Brindle Lane

Email: [REDACTED]

Kendal and Briana Fowler

110 Brindle Lane

Email: [REDACTED]

Sai Kiran Vudutala [REDACTED]

119 Brindle Lane

Email: [REDACTED]

Lora Coughlin

112 Brindle Lane

Email: [REDACTED]

David Lee and Kimberly Marryott

140 Brindle Lane

Email: [REDACTED]

Mjrb-tani Bommadevara

125 Brindle Lane

E-mail: TBD

From: [REDACTED]
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]
Subject: Re: Letter & Memorandum - 321 Vaughan in Opposition to the Conditional Use Permit #PHA210014 -KALEN CENTER
Date: Wednesday, April 14, 2021 1:50:42 PM

Dear Ms. Jacobs and all signatories/residents of 321 Vaughan Townhomes,

My name is Jordan and I'm the pastor of The Parish, here in Alpharetta. Thank you for sharing your concerns around our Conditional Use request.

I want to begin by simply expressing our desire to honor you and your neighborhood, and our desire to collaborate with you for the good of all involved. I hear your concern and its importance, and we want to work cooperatively with you. I wish we had the opportunity to sit with you in person prior to tonight's meeting, as I imagine some confusion and misunderstanding could have been avoided with a simple conversation. While we have already met some of the surrounding businesses/neighbors, we hadn't yet made it to the 321 Vaughan neighborhood. Please know that this was not an intentional snub and in no way was meant to be offensive or dismissive – instead it is a reflection of the fact that we are a small church juggling a number of balls and simply hadn't had the chance to meet with everyone yet.

While I won't address each element of your letter in this email, I will speak in detail to what I sense is the heart of your concern, both in this note and this evening's zoom meeting. I'd be happy to have a follow-up conversation in person to discuss each concern at length. Having said that, it seems clear that there is a significant misunderstanding around the size of our church and the scope/intention of our use at The Kalen Center. Below are some facts/figures to provide clarity on our proposed scope of use. But before I get to those, what is most important is to communicate that we intend to be good, productive neighbors for the small handful of hours we would even be at The Kalen Center each week. We would desire to partner with you for the betterment of your community and to contribute toward practical needs that exist. Put simply, our posture is *for* you, not against you, and we hope to spend our energy in ways that contribute to Alpharetta and its unity/well-being.

Here is some additional context that may not have been clear from our application:

- We have already outlined the limits and specifics of our use at Kalen to the city, which would be on average less than 6 hours per week. We have another facility we use for the vast majority of our purposes as a church (office, groups, classes, events, kids/high school meetings, etc.). Outside of Sunday morning services, we anticipate using Kalen Center for around 25 total hours per *year*.
- We are a much smaller church than it seems you are imagining – we currently have 60 families that actively participate in the church (105 adult "members"). However, in the church world, having members doesn't mean they show up every Sunday. To paint the picture, on average only 51% of our people attend on a given week, and our average attendance this year has been 92 total people, *including children/teens*, per week. Of course most kids and teens ride with other family members, so our average attendance of 54 adults per week works out to about 27 vehicles per Sunday using the City's recommended ratio of 2 seats in the primary gathering space per 1 parking space. This is well within the parking capacity of the Kalen Center today. In addition, not everyone

- arrives at the same time – our members tend to be show up over a 25-30 minute span.
- While we have intentionally planned ahead to ensure that any possible future growth wouldn't cause problems, it's not our church's style to actively pursue numerical growth (our church culture is casual and laid-back and the "growing" we talk about has to do with our inner character/development – we do not have a growth plan that refers to strategically trying to add more people, though of course all are welcome).
 - Our church would need to more than quadruple in size to reach max capacity at the Kalen Center's primary space (we understand the Certificate of Occupancy and Fire Marshal has set this capacity at 250 people). In our 8 years of existence we have never been significantly larger than we are now. For years we've met on Sundays at another facility off Hwy 9, so this move to a similar part of town wouldn't inherently lead to growth that we haven't seen since 2013.
 - We have a parking and pedestrian plan already in development, and there is no need for anyone to ever at any point step on your property.

In light of the above, I'll admit to being a bit taken aback by the tone and content of your letter. It seems a lot of energy was put into trying to expose a perceived intent to harm when we would have been happy to give you all the pieces if asked. We aren't trying to hide anything and would be happy to share with you our plans, data, and approach to mitigate any concerns you have. Loving our neighbors is one of the primary reasons we got into this whole thing in the first place.

I drove by this morning and took some time to try and sit in your shoes. I understand your concern around the narrowness of Brindle Ln. and the nearness of Kalen's back parking lot to your community. This is why we intentionally secured more than enough parking away away from 321 Vaughan in advance of this first hearing. Even so, we're happy to explore other ways we might ease your concerns. We intend to honor your community in whatever ways are practical/possible, and would not anticipate anyone ever needing to step on your property.

To that end, I'm looking forward to talking further tonight and beyond,
Jordan

Jordan Warner
The Parish

On Apr 13, 2021, 3:21 PM -0400, MARY JACOBS [REDACTED], wrote:

Dear Mr. Woodman:

Please find attached the letter and memorandum in support of the 321 Vaughan residents' Opposition to the Conditional Use Permit #PHA210014 filed by The Parish Anglican Church for revised Land Use of The Kalen Center.

Other residents will be on the Zoom call and may be added to the current opposition list. The HOA (of which I am President) has not put forth a formal position but, as residents, we are also concerned with the affect on our community's HOA exposure(s).

We would appreciate you forwarding the attached information to the Mayor, the City Council, and the Planning Committee, for review prior to tomorrow's Zoom call at 6:00 p.m.

Your kind assistance is appreciated. Should anyone have questions, we look forward to discussing our objections with all.

Sincerely

Mary F. Jacobs
Personally and o/b/o The Signatory Residents
116 Brindle Lane/321 Vaughan Townhouse Community
Mobile: [REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Re: Letter & Memorandum - 321 Vaughan in Opposition to the Conditional Use Permit #PHA210014 -KALEN CENTER
Date: Monday, April 19, 2021 11:34:33 AM

Good morning Robin, I hope you had a nice weekend!

Thanks for your email - I appreciate your words and participation in this process. While I continue to believe the preparation we've done around our limited use will mitigate against any significant impact on the community, I'm happy to create space to discuss and hear ideas you may have toward a productive plan for all involved. If you'd like to meet for coffee or via zoom to discuss further, please let me know.

Have a great day,

Jordan

P.S. I moved others on the thread to bcc so we won't fill up anyone's inbox more than is desired, but if others would like to continue to be looped in, please let me know.

Jordan Warner

The Parish

[REDACTED]

On Apr 15, 2021, 6:37 PM -0400, Robin Adams [REDACTED] >, wrote:

Hello Jordan,

As a person who practices spiritual awareness and promotes freedom of religion, this is in no way an indictment of your Parish and I strongly encourage you to see it as such.

As a resident at 321 Vaughan Drive since 2014, it is my hope that you will hear our plea and see this opposition as a deep concern for the expected significant increase in vehicle and people traffic that will no doubt cause congestion at the Vaughan Drive and Brindle Lane intersection - an area that is already challenging to navigate regardless the day of the week.

Regards,

Robin Adams

On Wednesday, April 14, 2021, 01:50:34 PM EDT, Jordan Warner [REDACTED] wrote:

Dear Ms. Jacobs and all signatories/residents of 321 Vaughan Townhomes,

My name is Jordan and I'm the pastor of The Parish, here in Alpharetta. Thank you for sharing your concerns around our Conditional Use request.

I want to begin by simply expressing our desire to honor you and your neighborhood, and our desire to collaborate with you for the good of all involved. I hear your concern and its importance, and we want to work cooperatively with you. I wish we had the opportunity to sit with you in person prior to tonight's meeting, as I imagine some confusion and misunderstanding could have been avoided with a simple conversation. While we have already met some of the surrounding businesses/neighbors, we hadn't yet made it to the 321 Vaughan neighborhood. Please know that this was not an intentional snub and in no way was meant to be offensive or dismissive – instead it is a reflection of the fact that we are a small church juggling a number of balls and simply hadn't had the chance to meet with everyone yet.

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ever at any point step on your property.

In light of the above, I'll admit to being a bit taken aback by the tone and content of your letter. It seems a lot of energy was put into trying to expose a perceived intent to harm when we would have been happy to give you all the pieces if asked. We aren't trying to hide anything and would be happy to share with you our plans, data, and approach to mitigate any concerns you have. Loving our neighbors is one of the primary reasons we got into this whole thing in the first place.

I drove by this morning and took some time to try and sit in your shoes. I understand your concern around the narrowness of Brindle Ln. and the nearness of Kalen's back parking lot to your community. This is why we intentionally secured more than enough parking away from 321 Vaughan in advance of this first hearing. Even so, we're happy to explore other ways we might ease your concerns. We intend to honor your community in whatever ways are practical/possible, and would not anticipate anyone ever needing to step on your property.

To that end, I'm looking forward to talking further tonight and beyond,

Jordan

Jordan Warner

The Parish

[REDACTED]

On Apr 13, 2021, 3:21 PM -0400, MARY JACOBS [REDACTED] wrote:

Dear Mr. Woodman:

Please find attached the letter and memorandum in support of the 321 Vaughan residents' Opposition to the Conditional Use Permit #PHA210014 filed by The Parish Anglican Church for revised Land Use of The Kalen Center.

Other residents will be on the Zoom call and may be added to the current opposition list. The HOA (of which I am President) has not put forth a formal position but, as residents, we are also concerned with the affect on our community's HOA exposure(s).

We would appreciate you forwarding the attached information to the Mayor, the City Council, and the Planning Committee, for review prior to tomorrow's Zoom call at 6:00 p.m.

Your kind assistance is appreciated. Should anyone have questions, we look

forward to discussing our objections with all.

Sincerely

Mary F. Jacobs

Personally and o/b/o The Signatory Residents

116 Brindle Lane/321 Vaughan Townhouse Community



From: [REDACTED]
To: [REDACTED]
Subject: FW: The Parish at the Kalen Center
Date: Tuesday, July 6, 2021 8:17:08 AM

From: Laura Boggs [REDACTED]
Sent: Tuesday, July 06, 2021 7:47 AM
To: Woodman, Michael [REDACTED]
Subject: The Parish at the Kalen Center

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Woodman and Alpharetta City Council Members,

I am writing to voice my hope that The Parish will be permitted to hold church services on Sunday mornings at the Kalen Center on Vaughan Drive.

I have lived in Alpharetta for 26 years. My husband has lived here since 1981; Luke went to Milton High School. Alpharetta is our home, where we've raised three daughters. We have family and dear friends here, and we plan to stay.

We have a beautiful special-needs daughter, Sadie, who lives at home with us, and The Parish has been a bright light in our (complicated) lives. Luke and I began attending The Parish in 2012—we knew from the start that this small Anglican church was one of Alpharetta's best-kept secrets. It is a jewel. We still feel that way today—there is a sweetness of spirit and an openness to everyone. **The Parish has been place-less since spring 2020, yet its members have drawn close and even attracted new members. The Parish epitomizes the idea that a church is not a building, but its people.**

The Parish is a community that supports each other—and the community as a whole. Prior to the pandemic, The Parish began focusing on “what keeps us up at night” in our area—issues that afflict our neighbors, such as loneliness, financial struggles, etc. We started praying about and planning how we could help others in our community. And attendees of The Parish have given generously to the Peace Preparatory Academy in Atlanta and Canopy Life Academy in Kenya. The Parish is outward focused, with an emphasis on openhandedness and compassion.

The Parish works extraordinarily well with others. **The church will strive to be not only respectful but a blessing to The Kalen Center's neighbors. We will try to leave any place better than we found it, from the parking lot to the interior of the Kalen Center to the surrounding area.** The Parish is a quiet church, a small church, a gentle and kind church.

I fondly refer to The Parish as *The Little Church That Could*. All within a period of a few months, we walked through the departure of a lead pastor, the beginning of the pandemic, and the loss of our gathering space. Jordan Warner, now our pastor, has led us through these challenges and been full of calm and grace at every turn.

The Kalen Center is eager to have us, and their space is perfect for The Parish, which has searched tirelessly for a meeting place for more than a year.

Thank you for taking the time to read this and for your consideration. And thank you for all you do for Alpharetta.

Sincerely,
Laura Boggs
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Renting Church across Chevron at 560 n main st
Date: Thursday, June 24, 2021 10:01:27 AM

Good morning Ashish.

Thank you for participating in the City's public hearing process. We will be sure to include your letter of objection with the associated file as it moves forward to City Council on Monday, June 28th at 6:30 PM. There will also be a public comment opportunity on Monday night as part of the City Council's consideration of the church's request.

Best regards,

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
[REDACTED]
www.alpharetta.ga.us

-----Original Message-----

From: [REDACTED]
Sent: Thursday, June 24, 2021 9:38 AM
To: Woodman, Michael [REDACTED]
Cc: [REDACTED]
Subject: Renting Church across Chevron at 560 n main st

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr Woods,

This is in regards to the church that wants to operate as a tenant across Chevron at 560 N Main Street, Alpharetta. Since, we also sell beer/wine and have been the operators since the last 22 years, and now we would consider leasing or selling our business in the next few years, the new owners/operators will have problems in acquiring the same beer/wine license on their name. There is a difference in state and city requirements and new lessee / owner would not be able to acquire city alcohol licenses due to a presence of church.

Having a church across will devalue our business and as property owners we have have paid the property taxes throughout the years.

Considering all the aspects of a business, a church as Tennant across will interfere in acquiring the city alcohol licenses. It would completely decrease our business / land value and will put many constraints on our zoning.

I kindly request an alternate location for the church since they are renting space only where as we are running the convenience store and gasoline business

From business point of view I would oppose the church across from Chevron Gas Station 560N main st. Alpharetta

Dharamvir Singh Balyan
Savita Balyan

Ashish Balyan

A Balyan

Andrew Culp
7681 Campground Rd
Cumming, GA 30040

To the City Council Members of the City of Alpharetta,

I will be out of town on the night of June 28th, 2021, and therefore unable to attend The City Council meeting at which you will hear and decide on the conditional use application for the Parish Anglican Church. Please accept this letter for consideration in my absence and in support of this conditional use request.

I want to share with you what it is like to be a business neighbor to The Parish Anglican Church. Seven years ago, my family and I moved from the northeast United States so I could take the job of Principal / Executive Director at Legacy Community Academy. I moved down before my family did to start this job, so I was at the school most days (and at all hours) and normally by myself.

No one from The Parish approached me with a flyer or asked me to come to church, but someone did see me there and invited me to lunch. Being from New Jersey, I was not used to such an invitation from a complete stranger. But, I went. Never once did this person say, "You need to come to The Parish", but he did invite me to his house. Once my family moved down, The Parish became our family. Not because they invited us to church, but because they loved us.

That's what it's like to be a business neighbor to The Parish; to be included, considered, and loved. I don't know what it's like to be a resident neighbor, but I can only imagine that the community would be blessed, as I have been.

Thank you for your consideration.

A handwritten signature in dark ink, appearing to read "Andrew Culp", with a stylized, flowing script.

Andrew Culp
Executive Director
The Anvil Academy

Mike Nelson
3645 Milton Park Drive
Alpharetta, GA 30022

Re: Conditional Use Permit Application / Parish Anglican Church and the Kalen Center

To Alpharetta City Council Members,

I am writing to you to speak in support of the Parish Anglican Church's request for conditional use at the Kalen Center. Unfortunately, I will be out of town the night of the planned City Council meeting on June 28th, 2021, so I am writing this letter to you for your consideration.

I am one of the founding members of the Parish Anglican Church. I remember sitting in various living rooms dreaming about what we wanted the Parish to be for our community. At that time, we all acknowledged that Alpharetta has some very large and impactful churches. This led us to honestly ask ourselves if Alpharetta needed another church. What could we bring to our city? We have partnered with some of the larger churches in our area, and in fact, they have been an important part of our growth and development. I mention this because we didn't ask this question from a competitive standpoint, but from a "need" standpoint. Does Alpharetta need the Parish? We prayed, we discerned, we listened, and the answer was a resounding yes. Not only was the answer yes then, but the answer is still yes today. The Parish has a way of being that will serve our community. Our values are a slower, simpler, healthier way of life. We are a church full of people that want to impact the city around us, and we want our city to impact the world around us. A common reason people are not impactful is in fact because they're so busy. Part of our heartbeat is not to grow exponentially in numbers, but more to be a slower, healthier heartbeat that impacts the community around us. Independent from a particular world view or religion, I believe everyone in Alpharetta needs a slower, healthier, more present, simpler way of being. The Parish has brought that to me personally, to my family, and to the people in our church. We would love to continue to bring that to our community, and specifically to the people in the city of Alpharetta.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Nelson', with a long horizontal flourish extending to the right.

Mike Nelson

From: [Woodman, Michael](#)
To: [Shapiro, Lauren](#)
Subject: Fwd: Support for the Parish church in Kalen Center bid
Date: Monday, July 19, 2021 9:42:59 AM

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: July 17, 2021 at 11:27:22 PM EDT
To: "Woodman, Michael" [REDACTED]
Subject: **Support for the Parish church in Kalen Center bid**

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Woodman and esteemed City Council members,

I am writing to ask you to approve the Parish Church's use of the Kalen Center in Alpharetta. My perspective is threefold: 1) 12-year resident of Milton/ Alpharetta, 2) Teacher and Department Chair at Cambridge High School (whose zone includes Vaughan Road and contiguous area), and 3) Member of different denominations of churches in various areas of the US over a lifetime.

Our family has been visiting the Parish since March, 2021. We were immediately struck by their alignment with community concerns—unlike many churches, they followed CDC guidelines on masking and distancing and took great pains to meet in an outdoor space. This was markedly different to the looser health standards we had seen at many churches (including our own). We have found The Parish to be a group of purposeful, contemplative people who are committed to bringing good to the community in a respectful and organized way. Their worship style is quiet but joyful and will not pose any noise risks to the area.

As a daughter of aging parents, I am conscious of how the Parish might interact with the surrounding retirement communities. I teach high school students who work at Cottonwood Estates (and have attended activities there in support of those students), and I know residents of the Oaks at Hopewell. I believe the Parish would offer a welcoming place for encouragement and accessible worship within walking distance for those seniors who wish to attend.

As a public school teacher, I have seen the impact faith partners can have through their support. Stone Creek Church has become Cambridge's de facto place of refuge and gathering when we have experienced tragic events. That church and First Baptist of Alpharetta often provide notes of encouragement to teachers as well as meals or snacks on professional days. These gestures are so very appreciated by teachers, and it raises morale to feel supported by community partners. The Parish could provide the same support for surrounding schools and retirement communities, and their location at the Kalen Center would facilitate that.

In my years of living across the US (Midwest, West, and South), I have seen varying approaches to allowing churches in towns and cities. In the areas that restricted or refused churches, I observed a diminished capacity in the community to meet the needs of various groups. Churches really do add value to a community, so I heartily support the Parish and ask you to approve their request to use the Kalen Center.

Thanks so much for your consideration,

Rachel Dines
530 Powers Court Avenue
Milton, GA 30004

From: [Woodman, Michael](#)
To: [Shapiro, Lauren](#)
Subject: FW: The Parish Anglican Church
Date: Friday, July 16, 2021 11:37:07 AM

From: Leigh MALONEY [REDACTED]
Sent: Friday, July 16, 2021 11:05 AM
To: Woodman, Michael [REDACTED]
Subject: The Parish Anglican Church

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Woodman,

I understand that the Parish Anglican Church application for the special use permit to operate out of the Kalen Center on Vaughan Dr. will go before city council on Monday, July 19. We want to make sure that the council knows that we have a signed parking lease with the church that is pending that approval. The church has the full support of the Association Board of Directors, as well as, all the owners within our complex.

We hope that the council will support the church and the Kalen Center, as well as, the Millennium Office Condominiums on this mutually beneficial use. Please forward our support to the council.

Thank you,
Leigh Ann Maloney

Property Manager

Millennium Office Condo Association

12750 Century Drive, Box C (mailing address only)

Alpharetta, GA 30009

[REDACTED]

From: [Jordan Warner](#)
To: [Woodman, Michael](#)
Cc: [Shapiro, Lauren](#); [Ryan Fetz](#)
Subject: Re: FW: The Parish Anglican Church
Date: Friday, July 16, 2021 1:47:50 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michael, hope you are having a nice Friday.

The reason we maintained the parking agreement was primarily because we were encouraged to do so by Planning Commission (I can send the section of the video where this came up if helpful) and also by the only resident of 321 Vaughan who spoke in opposition (he expressed concern that emergency overflow parking may still be occasionally needed and that without the Millennium spaces people may park inside 321). So we kept the agreement in order to heed the commission's guidance and honor the residents of 321.

That said, we continue to feel confident that this "emergency overflow" parking is not needed and that there is sufficient parking on-site at Kalen Center. For that reason, we don't plan to use this parking for members arriving at service times or have those arriving members cross the street except in the case of an emergency/abnormality where overflow becomes needed (we would of course still be capped at 80 seats in the primary space regardless). In short, we're just trying to thoughtfully plan for contingencies.

Hope this helps clarify and happy to answer any questions you may have. Looking forward to Monday,
Jordan

Jordan Warner
The Parish
thepari.sh

On Jul 16, 2021, 11:36 AM -0400, Woodman, Michael [REDACTED], wrote:

Hello Jordan and Ryan.

We received the email below in support of your request. So, does the church plan to utilize parking across the street? I thought that parking was no longer needed. We do need to have a full understanding as to whether or not pedestrians will be crossing the street. Can you please clarify? Thank you.

From: Leigh MALONEY [REDACTED]

Sent: Friday, July 16, 2021 11:05 AM

To: Woodman, Michael [REDACTED]

Subject: The Parish Anglican Church

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Woodman,

I understand that the Parish Anglican Church application for the special use permit to operate out of the Kalen Center on Vaughan Dr. will go before city council on Monday, July 19. We want to make sure that the council knows that we have a signed parking lease with the church that is pending that approval. The church has the full support of the Association Board of Directors, as well as, all the owners within our complex.

We hope that the council will support the church and the Kalen Center, as well as, the Millennium Office Condominiums on this mutually beneficial use. Please forward our support to the council.

Thank you,

Leigh Ann Maloney

Property Manager

Millennium Office Condo Association

12750 Century Drive, Box C (mailing address only)

Alpharetta, GA 30009

[REDACTED]



J. Ethan Underwood

July 16, 2021

NOTICE PURSUANT TO THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT

Applicant:	The Parish Anglican Church, Inc.
Subject Property:	201 Vaughan Drive, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 496011243320
Proposed Action:	Conditional Use Permit CU-21-06
Current Zoning:	C-2 – General Commercial
Proposed Zoning:	C-2 – General Commercial (same as current use)
Proposed Use:	Church, Synagogue
ROW Access:	Vaughan Drive

This letter is a supplement to the Applicant's Conditional Use Permit application submitted concurrently herewith, incorporated herein, and which contains assertions reserving constitutional rights. In this regard, the Applicant is a religious assembly or institution under the Religious Land Use and Institutionalized Persons Act ("RLUIPA"), 42 U.S.C. §2000cc, *et seq.*, and asserts and reserves its rights under RLUIPA, the First and Fourteen Amendments of the U.S. Constitution, and under the Constitution and laws of the State of Georgia.

I. Denial of the Application by the Alpharetta City Council constitutes a violation of RLUIPA's Substantial Burden Provision.

RLUIPA's substantial burden section, 42 U.S.C. §2000cc(a), specifies that:

No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly or institution – (A) is in furtherance of a compelling governmental interest; and (B) is the least restrictive means of furthering that compelling governmental interest.

While RLUIPA does not define the phrase "substantial burden," the Eleventh Circuit Court of Appeals has defined the phrase to mean:

[M]ore than an inconvenience on religious exercise; a "substantial burden" is akin to significant pressure which directly coerces the religious adherent to conform his or her behavior accordingly. Thus, a substantial burden can result from pressure that tends to force adherents to forego religious precepts or from pressure that mandates religious conduct.

Midrash Shephardi, Inc. v. Town of Surfside, 366 F.3d 1214, 1227 (11th Cir. 2004).

RLUIPA specifically states, "The use, building, or conversion of real property for the purpose of religious exercise shall be considered to be religious exercise of the person or entity that uses or intends to use the property for that purpose." 42 U.S.C. §2000cc-5(7)(B). Additionally, there is precedent that denial of zoning permission to

build a facility for a religious assembly or institution constitutes a substantial burden under RLUIPA. See *Cottonwood Christian Center v. Cypress Redevelopment Agency*, 218 F. Supp. 2d 1203 (C.D. Cal. 2002) (in which the court found that denial of a zoning permit to build a church was a substantial burden because the church's current location was too small to accommodate its growing membership); see also *Murphy v. Zoning Commission of the Town of New Milford*, 148 F. Supp. 2d 173 (D. Conn. 2001) *reversed on other grounds*, 402 F.3d 342 (2nd Cir., 2005) (in which the court held that denial of a zoning permit to hold group prayer on property was a substantial burden under RLUIPA); See also *Westchester Day School*, 417 F. Supp. 2d at 547-48 (finding substantial burden in refusal to allow zoning permission for a religious school).

Religious assemblies or institutions "cannot function without physical space adequate to their needs and consistent with their theological requirements. The right to [have] such a space is an indispensable adjunct of the core First Amendment right to assemble for religious purposes." *Vietnamese Buddhism Study Temple in Am. v. City of Garden Grove*, 460 F. Supp. 2d 1165, 1171 (C.D. Cal. 2006). Consequently, denial of the Application for the Proposed Use constitutes a substantial burden under RLUIPA.

II. Denial of the Application by the Alpharetta City Council constitutes a violation of RLUIPA's Equal Terms Provision.

All that is required to prove a violation of RLUIPA's equal terms provision is that the application of Defendant's zoning Code treats religious assemblies less favorably than similarly situated nonreligious assemblies. See *Primera Iglesia Bautista Hispana v. Broward Cty.*, 450 F.3d 1295, 1311 (11th Cir. 2006). The Eleventh Circuit has specifically held that "private clubs and lodges are similarly situated to churches and synagogues." *Midrash*, 366 F.3d at 1231. Thus, The City of Alpharetta's denial of the Application on the grounds that the Applicant is a religious assembly or institution constitutes disparate treatment in violation of RLUIPA.

III. Denial of the Application by the Alpharetta City Council constitutes a violation of RLUIPA's Unreasonable Limitation Provision.

RLUIPA's unreasonable limitations provision states that "No government shall impose or implement a land use regulation that unreasonably limits religious assemblies, institutions, or structures within a jurisdiction." 42 U.S.C. 2000cc(b)(3)(B). "The legislative history of the RLUIPA evidences that '[w]hat is reasonable must be determined in light of all the facts, including the actual availability of land and the economics of religious organizations.'" *Chabad of Nova, Inc. v. City of Cooper City*, 575 F. Supp. 2d 1280, 1289 (S.D. Fla. 2008)(quoting 146 Cong. Rec. E1563 (daily ed. Sept.22, 2000) (statement of Rep. Canady)).

The City of Alpharetta's failure to approve the Application, in light of the Applicant's attempts to appease the City by agreeing to a long list of conditions, constitutes an unreasonable limitation upon the Applicant's property rights and its rights of free exercise of religion, in violation of RLUIPA.

V. Denial of the Application by the Alpharetta City Council constitutes a violation of the Free Exercise Clause of the First Amendment, via the Fourteenth Amendment.

Because the term "substantial burden" in RLUIPA mimics the term as used in the Free Exercise context, case law holding that denying zoning permission to build on a piece of property constitutes a substantial burden under RLUIPA is applicable in the Free Exercise context. Consequently, the Applicant will be substantially

burdened, in violation of the Free Exercise Clause, if the Application is denied and the Proposed Use is prohibited.

VI. Denial of the Application by the Alpharetta City Council constitutes a violation of the Free Speech Clause of the First Amendment, via the Fourteenth Amendment.

Any restriction of a land use for religious purposes constitutes an unconstitutional assessment of the content a landowner's right to use its property in order to express and convey ideas and speech. Consequently, failure to approve the Application constitutes an unconstitutional restriction on the Applicant's right of free speech, in violation of the First and Fourteen Amendments to the U.S. Constitution.

VII. Denial of the Application by the Alpharetta City Council constitutes a violation of the Assembly Clause of the First Amendment, via the Fourteenth Amendment.

"The ability and the opportunity to combine with others to advance one's views is a powerful practical means of ensuring the perpetuation of the freedoms the First Amendment has guaranteed to individuals as against the government." *New York State Club Ass'n. v. City of New York*, 487 U.S. 1, 12 (1988). The Applicant has a sincere religious belief to gather together on its property to engage in religious exercise and speech. To be denied the right to do so because of the City of Alpharetta's denial of the Application violates the Applicant's right of assembly.

VIII. Further Reservations.

The Applicant hereby asserts and reserves all other rights and privileges under the Constitutions of the United States and the Constitution of the State of Georgia of 1983, as amended, and available at law and in equity, in the event the City of Alpharetta refuses to approve the Application as requested by the Applicant.

Accordingly, the Applicant respectfully requests that the Application be approved and that the Subject Property be permitted to be utilized for the Proposed Use, in the manner described in the Application. The Applicant reserves the right to amend this statement by attachment of further responses and documents.

Sincerely,



Ethan Underwood
Attorney for Applicant



J. Ethan Underwood

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	The Parish Anglican Church, Inc.
Subject Property:	201 Vaughan Drive, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 496011243320
Proposed Action:	Conditional Use Permit CU-21-06
Current Zoning:	C-2 – General Commercial
Proposed Zoning:	C-2 – General Commercial (same as current use)
Proposed Use:	Church, Synagogue
ROW Access:	Vaughan Drive

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (the “Application”) of the Applicant and the owners of the Subject Property and to put the City of Alpharetta on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant asserts the statements contained in the application package submitted herewith, incorporated herein by reference, and as may be amended (the “Application”) describing justification for the Application, as if such were fully stated herein. The Applicant incorporates all statements made in the Public Hearing Application submitted concurrently herewith as its letter of intent required by the City of Alpharetta.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the City of Alpharetta of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence from opponents that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for the continued use as proposed by the Applicant.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will be unconstitutional in that it will constitute a taking of the Applicant’s and owner’s property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III,

Paragraph I of the Georgia Constitution of 1983, as amended, and the Fifth and Fourteenth Amendments to the Constitution of the United States.

A denial of the Application, as requested by the Applicant, will constitute an arbitrary and capricious act by the City of Alpharetta without any basis for such, and will constitute an abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

The City of Alpharetta cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the UDC. To do so will constitute a taking of the Subject Property as set forth above, and also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and property owner that do not serve to ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and owner reserve the right to challenge any such zoning conditions and other restrictions. The Applicant and owner also reserve the right to challenge any unlawful exactions, whether they are in the form of illegal impact fees or otherwise.

Furthermore, this Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-33-5, which places the City of Alpharetta and all other agents of the City on notice of the Applicant's and owner's intent to seek monetary damages and attorney's fees against the City of Alpharetta for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property, the Applicant and the owner.

Finally, the Applicant and owner assert that the UDC, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and owner of due process under the law.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and owner respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that the City of Alpharetta include this

Page 3 of 3

Reservation with the Applicant's other application documents. The Applicant and owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood
Attorney for Applicant

From: [Jordan Warner](#)
To: [Ryan Fetz](#); [Woodman, Michael](#)
Cc: [Shapiro, Lauren](#)
Subject: RE: The Parish at Kalen Center
Date: Wednesday, June 02, 2021 4:25:52 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michael, thanks for your time this morning.

Per our conversation, we would like to reduce the maximum number of requested seats in the primary gathering space to 80 seats (down from 214 originally). This number ensures spaces are set aside for any Kalen Center staff who may need to work on Sunday (this does not include the 2 additional interior spaces within the garage).

Our hope is that this reduction to 80 seats will eliminate any safety concerns around pedestrians needing to cross Vaughan Drive, as well as resolve any impact to traffic flow caused by that pedestrian crossing. Simultaneously, we hope this additional concession will speak to our desire to cooperate in good faith with the city and surrounding community in this process.

With gratitude,
Jordan

Jordan Warner
The Parish
thepari.sh

On Jun 2, 2021, 8:11 AM -0400, Woodman, Michael <mwoodman@alpharetta.ga.us>, wrote:

That works for me. (678) 297-6072

From: Ryan Fetz <ryan.fetz@gmail.com>
Sent: Tuesday, June 01, 2021 5:07 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Jordan Warner <jordanwarner@parishanglican.org>; Shapiro, Lauren <LShapiro@alpharetta.ga.us>
Subject: Re: The Parish at Kalen Center

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Let's do 10:30 tomorrow morning. Should we call you on your office number?

Thanks,

Ryan

On Tue, Jun 1, 2021 at 4:22 PM Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:

Good afternoon Ryan.

My schedule is fairly open tomorrow. I could talk at 10:30 AM or 2 PM tomorrow. Please let me know if either works for you. Thanks.

From: Ryan Fetz <ryan.fetz@gmail.com>
Sent: Tuesday, June 01, 2021 11:21 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: Jordan Warner <jordanwarner@parishanglican.org>; Shapiro, Lauren <LShapiro@alpharetta.ga.us>
Subject: Re: The Parish at Kalen Center

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Michael. I think it would be a good idea to touch base before Thursday on procedures in the meeting and a few questions about the report. When is a good time for you to talk?

Ryan

On Tue, Jun 1, 2021 at 8:34 AM Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:

Good morning Jordan. I hope you had a nice weekend!

I saw that you found the transcript. Yes, I was copied on the responses to your email. No need to update the Citizen Part B form.

Please let me know if you have any questions about Thursday night's meeting. I'm happy to discuss meeting procedures or anything else you have questions about.

Best regards,

Michael A. Woodman, AICP

Senior Planner

City of Alpharetta

Community Development Department

2 Park Plaza

Alpharetta, Georgia 30009

(678) 297-6072

www.alpharetta.ga.us

<image001.png>

From: Jordan Warner <jordanwarner@parishanglican.org>

Sent: Friday, May 28, 2021 4:26 PM

To: Ryan Fetz <ryan.fetz@gmail.com>; Woodman, Michael
<mwoodman@alpharetta.ga.us>

Cc: Shapiro, Lauren <LShapiro@alpharetta.ga.us>

Subject: Re: The Parish at Kalen Center

Hi Michael,

Can you send along a copy of the chat transcript from the CZIM meeting and any other recording you have of that public hearing? We'd like to review it as we prepare for Thursday's meeting with the Planning Commission.

Also, as I mentioned in person last time we met, our Citi Part B report was filed before any public comments were sent to us. We later received several emails but you were cc'd on each of them and our responses so my understanding is that they are in the record already. Just wanted to make sure there was clarity on that, and please let me know if you need anything further on that front.

Thanks,
Jordan

Jordan Warner
The Parish
theperi.sh

On May 28, 2021, 2:19 PM -0400, Woodman, Michael
<mwoodman@alpharetta.ga.us>, wrote:

Good afternoon Jordan and Ryan.

Please find attached the staff report for this request. Let me know if you have any questions.

Have a nice weekend!

Best regards,

Michael A. Woodman, AICP

Senior Planner

City of Alpharetta

Community Development Department

2 Park Plaza

Alpharetta, Georgia 30009

(678) 297-6072

www.alpharetta.ga.us

<image001.png>

The Parish
Conditional Use Application Addendum
May 24, 2021

While the majority of individuals and neighboring organizations who participated in the Community Zoning Meeting (April 14, 2021) were in support of The Parish's proposed use including some residents of the nearby townhome community, we heard the concerns expressed by several residents of the townhome community.

In an effort to proactively address these concerns, The Parish deferred our application for one month to consider possible plan improvements. After reviewing possibilities, we are amending our Conditional Use Application with the changes outlined on the following page.

Additionally, we continue to desire direct dialogue with any concerned party so we can hear and respond accordingly.

Proposed Application Changes

1) Reduced Capacity Limit

In the original application, The Parish requested up to **214 seats** in the principal assembly area. This number was derived from the maximum available parking applied to a 2:1 persons-to-vehicle ratio. However, this number is far beyond our current or foreseeable need and has been understood by some as an indication that we have plans to pursue significant growth or are a larger church than we represented.

In order to provide clarity and demonstrate our commitment to the scope of use we have indicated, we are reducing our request to **120 seats** in the principal assembly area.

We believe fewer cars stemming from a reduced seat limit, combined with the proposed Parking and Traffic Management Plan below will make a significant difference in the impact of our use, as outlined in the Rationale for Support section below.

2) Parking & Traffic Management Plan

To further mitigate any negative impact on the neighboring community, we propose stationing a Parish Host Team member, or if necessary an Alpharetta Police Officer, at the entrance to the parking lot on Brindle Lane near Vaughan Drive to manage vehicles coming and going from The Kalen Center to ensure a smooth flow of traffic.

Prior to the beginning of services, this person will be responsible for directing Parish drivers toward available parking spaces, and if the rear lot reaches capacity directing them to park at Millennium so that there is no backlog of vehicles in or around the rear lot.

After the conclusion of services, this person will stop Parish traffic exiting the rear lot to prioritize the right of way that townhome owners enjoy as they approach Vaughan Drive on Brindle Lane, and to ensure that drivers exiting the rear lot do not do so until there is sufficient space to make the turn onto Vaughan Drive. This will ensure that drivers entering Brindle Lane are not blocked from entering.

Rationale for Support

No changes to existing, approved site plan

The Parish will be making no changes to the site plan or parking lot, and the City has already approved full use of the parking lot for The Kalen Center at all times under its existing zoning. This approval was originally given with the support of the developer of the townhomes. With respect to the use of existing parking lots, we believe that The Parish should be treated no differently than an office user at this location who would have the ability to make full use of the parking lot on weekends without any new approval from the city.

Improved Approach to Parking, Traffic Flow, and Public Safety

Parking, Traffic & Safety

- Under this adjusted plan, even if we ever reached parking capacity the majority of our attendees would park directly at the Kalen Center with direct access to building in the 43 available spaces.
- Additional parking spaces would be leased at Millennium Condominium Association across Vaughan Drive. However, these spaces would primarily be used by our staff/board or early arriving volunteers. This ensures the need to cross the street would not happen at the same time the majority of cars arrive, and fewer pedestrians would be crossing Vaughan Drive in general, reducing safety concerns related to large numbers of pedestrians crossing Vaughan Drive

More Accurately Reflects the Reality of Our Intended Use

While we recognize and appreciate that the city must consider any possible future growth, we reiterate that we currently average 30 cars per week, all of which are combined into one service. At the Kalen Center, we will resume two separate Sunday service times, further reducing the number of cars arriving at any time.

120 seats and 60 vehicles provides more than enough room for potential future growth. In order to fill 120 seats and 60 cars at one service, we would need to experience 200% growth, a growth rate which would far surpass anything that has happened in the history of our church. Furthermore, we believe our requirements for children's ministry spaces will likely limit church growth in this facility beyond 120 seats.

After Recording Return To:

Declaration of Joint and Reciprocal Easements

STATE OF GEORGIA

COUNTY OF FULTON

DECLARATION OF JOINT AND
RECIPROCAL EASEMENTS

This Declaration of joint and Reciprocal Easements is made, dedicated and declared on this __ day of July, 2014 by 231 Vaughan, LLC, a Georgia limited liability company, the owner of certain real property which is shown on the attached Exhibit "A" as Lot 2, and FSM Holdings, LLC, a Georgia limited liability company, the owner of Lot 3 which is shown on the attached Exhibit A. Each owner is hereinafter referred to as "Owner" and said real property is hereinafter referred to as Lot 2 and Lot 3.

W I T N E S S E T H T H A T

WHEREAS, 231 Vaughan, LLC is the present owner of Lot 2 and FSM Holdings, LLC is the present owner of Lot 3, each as shown on the attached Exhibit A, and;

WHEREAS, Owner has improved Lot 2 with a building, driveways and parking areas and other improvements, and;

WHEREAS, Lot 3 is unimproved and the owner of Lot 3 intends to construct buildings, driveways and parking areas; and

WHEREAS, Owners desire to dedicate, create and establish joint and Reciprocal Easements over and across Lot 2 and Lot 3 for the benefit of each of said Parcels. Owners desire that said Joint and Reciprocal Easements be granted in perpetuity for the use, benefit and enjoyment of each subsequent owner and successor in title to said Lot 2 and Lot 3, respectively.

NOW THEREFORE:

FOR AND IN CONSIDERATION of the premises and the benefits to be derived by Owners and each and every subsequent owner and the successor in title to either or both of Lot 2 and Lot 3, as shown on Exhibit "A", Owners hereby create, establish, promulgate, set up and declare the joint and Reciprocal Easements set forth herein, for the use, benefit and enjoyment of the parties hereto and the subsequent owners and the successors in title to that real property shown on Exhibit "A" as Lot 2 and Lot 3, respectively. Said Easements shall be hereby created and established in keeping with the remaining provisions hereof.

(1)

Owners hereby create non-exclusive Joint and Reciprocal Easements in perpetuity for vehicular and pedestrian traffic in, upon, over and across those areas shown on Exhibit "A" which are shaded and are labeled and designated as "Drive Easement" for access to and ingress and egress to and from Lot 2 and Lot 3. Said Easement areas shall continue to be used for said purpose by the present owners of said property and by the subsequent owners and successors in title to Lot 2 and Lot 3. In connection with the granting of this Easement, it is acknowledged and agreed that Lot 3 will be required to utilize the easement for access to, and ingress and egress, to and from Lot 2 onto Vaughan Drive and such Easement is critical to the future use and enjoyment of Lot 3. Any subsequent use of Lot 2 shall not be allowed to change, alter or diminish the right of both Lot 2 and Lot 3 to the use and enjoyment of said joint and Reciprocal Driveway Easements in the present locations of said Drive Easements shown on Exhibit "A".

The driveways which now exist within said areas and any new and replacement driveways within said areas shall be cleaned, maintained, repaired and replaced as a joint effort by both of the owners of the Lot 2 and the owners of Lot 3. This responsibility shall be shared on an equal basis by each of said parties, notwithstanding the respective use of said Easement areas and driveways by either of said parties. In order to protect the value of the respective properties and to insure the proper use and enjoyment of the respective properties, the owner of either parcel of property shall have the full and unrestricted right to cause the maintenance, repair and replacement to be made to said driveways as may be necessary to insure that said driveways are maintained in a good, proper and functional condition and appearance.

(2)

Owner of Lot 2 hereby grants a non-exclusive joint and Reciprocal Easement in perpetuity for parking for Lot 3 on six parking spaces located on Lot 2 as shown on the attached Exhibit A over and across the property described on Exhibit "A". The owners of Lot 2 and Lot 3 shall mutually share the expense of cleaning, maintenance and repair of said parking spaces located on Lot 2 on an equal basis. Owner of Lot 3 hereby grants a non-exclusive joint and Reciprocal Easement in perpetuity for parking and vehicular and pedestrian access for the benefit of Lot 2 as shown on the attached Exhibit A.

(3)

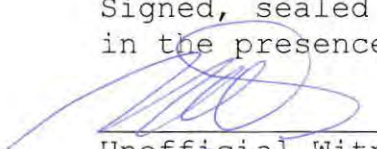
Owners and Owners' respective successors in title acknowledge and agree that this Declaration of joint and Reciprocal Easements and the easements, rights and privileges granted herein, are essential to the use and enjoyment of each respective parcel of property and that each of said respective owners shall cooperate fully with the other owners with respect to the use and enjoyment of all of the Easements, rights and privileges granted herein.

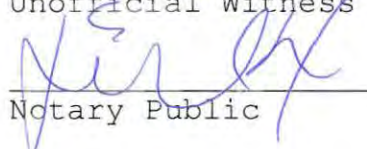
This Declaration of joint and Reciprocal Easements and the easements, rights and privileges granted herein shall be binding upon and shall inure to the benefit of Owners and their respective legal representatives, successors, heirs, grantees, assigns and successors in title to both Lot 2 and Lot 3. All of the easements, rights and privileges set forth herein shall be appurtenant to and shall run with real property which is both hereby burdened and benefited. Any conveyance of either Lot 2 or Lot 3 shall also convey the rights, privileges, duties and obligations contained in this Declaration of joint and Reciprocal Easements, regardless of whether or not specific mention is made of this Declaration and regardless of whether or not a specific conveyance is made of, or subject to, the rights, privileges, duties and obligations herein.

IN WITNESS WHEREOF, Owners have caused this Declaration of Joint and Reciprocal Easements to be duly executed and delivered under

their hands and seals, on the day and year first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

Commission Expiration Date: 12-8-2014

(Notary Seal)

OWNER Lot 2:
231 Vaughan, LLC

By: 
Name: RICHARD J. DEBBAN
Title: SOLE MEMBER



Signed, sealed and delivered
In the presence of:


Unofficial Witness


Notary Public

Commission Expiration Date: 12-8-2014

(Notary Seal)

OWNER Lot 3:
FSM HOLDINGS, LLC

By: 
Name: FRED T. MOELLER
Title: Member



3/1/21

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA210014☒ Fee PaidInitial: dh

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: Jordan Warner Telephone: (719) 640-4149

Address: 12540 Broadwell Rd. Suite: 2201Milton

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

Mobile Tel: (719) 640-4149 Email: jordanwarner@parishanglican.org

Subject Property Information:

Address: 201 Vaughan Drive Current Zoning: C2

District: _____ Section: _____ Land Lot: _____ Parcel ID: 22 496011243320

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

- | | | |
|---|--|------------------------------------|
| ☒ Conditional Use | ☐ Master Plan Amendment | ☐ Exception |
| ☐ Rezoning | ☐ Master Plan Review | |
| ☐ Variance | ☐ Public Hearing | |
| ☐ Comprehensive Plan Amendment | ☐ Other <u>/Specify/:</u> _____ | |

APPLICANT REQUEST AND INTENT

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

The Parish is a church community that exists "for the sake of others." We seek to foster spiritual, emotional, and mental health in our community, while practically serving and financially giving to support the practical needs of our local community.

The Parish is seeking to lease space at The Kalen Center, primarily between the hours of 7am - 12pm on Sunday mornings to hold worship services. Occasional adult classes may also be held in evenings or weekends several times per year and would function outside normal business/operating hours.

Applicant's Request (Please itemize the proposal):

In partnership with The Kalen Center and for the mutual benefit of our organizations, we are requesting the city's approval for a conditional use of the property:

- in order to host worship services
- in order to host adult classes or group discussions outside of normal business hours

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

This usage would facilitate The Parish operating in C2 space. Please review the attached Letter of Intent (Exhibit A) for a detailed response.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Fsm Holdings LLC (Fred Moeller / Susan Lister)Telephone: 678-386-4314Address: 680 Greenview Ter.

Suite: _____

City AlpharettaState: GAZip: 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 |

Identify Authorized Applicant:

Name of Authorized Applicant: The Parish Anglican Church / Jordan WalTelephone: 7196404149

Address: _____

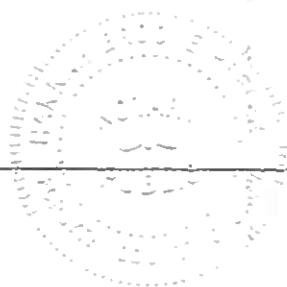
Suite: _____

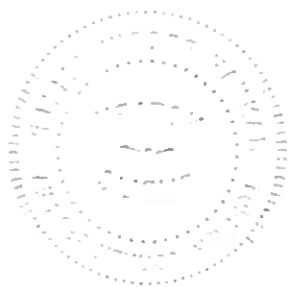
City MiltonState: GAZip: 30004

So Sworn and Attested:

Owner Signature: Date: 2-26-2021

Notary:

Notary Signature: Hannah PeelerDate: 2-26-2021



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: The Parish Anglican Church, Inc. (Jordan Warner)

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: <u>N/A</u>	Position: <u>N/A</u>
Description of Contribution: <u>N/A</u>	Value: <u>N/A</u>
Description of Contribution: <u>N/A</u>	Value: <u>N/A</u>
Description of Contribution: <u>N/A</u>	Value: <u>N/A</u>
Description of Contribution: <u>N/A</u>	Value: <u>N/A</u>
Description of Contribution: <u>N/A</u>	Value: <u>N/A</u>

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: Jordan Warner

Date: 3/1/21

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See Exhibit B for detailed responses to this section.

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

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

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

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

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

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

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: The Parish Anglican Church

Contact Name: Jordan Warner Telephone: (719) 640-4149

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 Exhibit C

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 or email

**Conditional Use Application
City of Alpharetta**

The Parish
Exhibit A: Letter of Intent



THE PARISH

RE: CITY OF ALPHARETTA LETTER OF INTENT

The Parish Anglican Church, Inc. requests approval of Conditional Use to lease space at *The Kalen Center* (201 Vaughan Drive, Alpharetta GA 30009) for worship services and occasional events.

The Parish is an Alpharetta-based church community that exists “for the sake of others.” We emphasize a practice-based faith that seeks to:

- foster spiritual, emotional, relational, and mental health in our community;
- support the work of justice, renewal, and peace;
- practically serve and give to meet evident needs in our local community.

The Parish is a church with a weekly attendance of roughly 100 adults. We are a congregation of the Anglican Church in North America, a province of over 1,000 churches across the continent. We further belong to a group of churches known as *Churches for the Sake of Others*, as an expression of our commitment to exist for the good of the community around us.

The Parish offers Sunday worship services for the community which include adult worship and instructional groups for children. We offer periodic classes in emotional health, social justice, practical peace-making and contemplative spirituality, as well as small groups which take place in homes throughout the local community. These environments are designed to form us into a community growing in love for God and neighbor.

Our use at this property would be mostly limited to worship, which currently takes place at 9am and 10:30am on Sunday mornings. Additionally, we may occasionally offer small groups or adult classes outside of regular business hours. Our offices are located off-site, so there would be little to no Monday-Friday impact as a result of this use.

As explained in our application, this proposed use benefits several commercial businesses and non-profit organizations that have been impacted by the Covid-19 pandemic, while supporting local restaurants and retail by bringing families into the downtown district each weekend.

We are grateful for your consideration and the opportunity to be a part of the Alpharetta community.

Jordan Warner

**Conditional Use Application
City of Alpharetta**

The Parish
Exhibit B: Alpharetta Planning Commission Review
Criteria

Alpharetta Planning Commission Review Criteria Application Responses

How will this proposal be compatible with surrounding properties?

- This proposal allows The Kalen Center to enact a key component of their revenue-generating strategy that has been in place since building the facility: to lease space to a church in their building.
- A church use will not interfere with business operations for other tenants of the property.
- We have worked with the Board of Directors for The Millennium Office Condominium Association (located across Vaughan Dr.) to lease supplemental parking, generating a new revenue stream for the condominium association. A Memorandum of Understanding is included in our application. This partnership ensures an abundance of parking will be available for worship services and potential future church growth while providing members of the association a direct benefit as well.
- A significant majority of our usage would be confined to Sunday morning hours, outside of traditional business operating hours.
- Nearby residential communities would experience no downside from our presence.
- The Alpha Foods Convenience Store would benefit from business opportunities with church attenders stopping for gas, snack, etc. before or after church.
- We anticipate the veterinary office adjacent to the Kalen Center would experience no negative impact from our presence.
- The undeveloped lots on Hwy 9 north of The Kalen Center may experience a restriction of their ability to develop the property for establishments that serve alcohol due to Georgia State law restrictions regarding minimum distances between houses of worship and future alcohol licensees. The Parish has no knowledge of any interest in the undeveloped land site from any bars or restaurants at this time. Additionally, it is our understanding that existing alcohol licenses are unaffected by a new church use. Nearby uses already include a foster care agency, adoption-related social services, children's counseling services, residential townhomes that include a Fulton County Schools bus stop, and the Southeast Islamic Community Center across Hwy 9, so there may already be other uses in this specific area that are incongruent with the issuance of an alcohol license.

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

- This proposed use is aligned with the city's priority of supporting existing businesses and organizations that have been impacted by the recent pandemic. This use generates revenue for several for-profit companies and undergirds the community-serving work of several non-profit organizations at the same time:
 - The Kalen Center would benefit from rent payments to support their work in foster care, adoption, and family counseling services.
 - The Millennium Office Condominiums would benefit from funds for leased parking spaces.
 - Dreamweavers of Georgia (a non-profit within The Kalen Center that exists to enrich the lives of foster children) would benefit from increased awareness of their

vital work in the community, an enlarged volunteer base, and opportunities to partner with The Parish to serve local families.

- Finally, The Parish would, in leasing the space and compensating Kalen Center accordingly, benefit from a beautiful facility that was initially built with the purpose of hosting a church in mind. After a year-long real estate search, this is clearly the best facility and financial option for our church, which has seen losses due to the pandemic and not being able to worship in person for the past year.

In summary, approving this conditional use will serve to bolster the efforts of multiple organizations and commercial properties simultaneously, while adding the presence of a new organization (The Parish) which is dedicated to the well-being and service of the surrounding area.

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

N/A

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

There would be no increase to population, and no increase in traffic during business hours. Worship gatherings held on site will occur during non-working hours, and thus traffic impact will be minimal. The Parish currently consists of roughly 60 family units consisting of 105 adult members who would utilize the primary worship space (16+ years).

The Kalen Center has approximately 45 parking spaces on site (accommodating up to 90 seats in the primary gathering space using a 2:1 persons-to-vehicle ratio).

If needed, we have entered an agreement with Millennium Condo Association across Vaughan Drive to lease up to an additional 64 parking spaces. When/if those spaces are utilized, we will provide volunteers at relevant times to assist pedestrians to safely cross Vaughan Drive.

Historically the Parish has provided 70 seats in our primary gathering space. Counting the 64 parking spaces at Millennium plus the 45 parking spaces at the Kalen Center, the Parish could accommodate future growth of up to 218 seats with the 109 parking spaces. The Certificate of Occupancy provides for a maximum of 250 seats in the primary gathering space.

Additionally, the church gathers on Sunday mornings in two separate services, thus further reducing parking need and traffic at any one time.

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

We foresee no impact on schools other than receiving the benefit of an organization that seeks to resource the community's flourishing. Similarly, impact to utilities would be minor.

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

We would be providing a house of worship that can serve the growing number of residents in the downtown district and surrounding area.

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

Both The Kalen Center and The Parish have been significantly impacted by the pandemic. The public health crisis has made the critical work of foster care and adoption even more challenging for The Kalen Center, and the funds received through this lease would support its important mission serving children and families. The Parish has not gathered for indoor worship services since March of 2020, resulting in the loss of members and decreased giving. Looking forward to the future when Covid conditions allow the Parish to regather indoors prudently, this proposed use represents a meaningful "win/win scenario" for all involved.

**Conditional Use Application
City of Alpharetta**

The Parish
Exhibit C: Public Participation Mailing Notifications
(Addresses)

3/1/21

LEAK DARRELL L & IRIS D
610 SOUTHFIELD PL
ALPHARETTA GA 30004

SOUTHERN BELL TEL & TEL CO
0 P.O. BOX 2211
ATLANTA GA 30301-2211

SAYE LINDA
123 BRINDLE LANE
ALPHARETTA GA 30009

SHERRY BRADFORD & SHERRY KATHERINE
870 SOUTHFIELD LANE
ALPHARETTA GA 30004

RICHARD STEPHEN D
P O BOX 550
OAKWOOD GA 30566

HURLEY DOUG & HURLEY JANIE
105 BRINDLE LANE
ALPHARETTA GA 30009

CRAWFORD PAM & CRAWFORD STEVE
880 SOUTHFIELD LANE
ALPHARETTA GA 30004

STORAGE TRUST PROPERTIES L P
P.O. BOX 25025
GLENDALE CA 91201

NASON ANTHONY B
108 BRINDLE LANE
ALPHARETTA GA 30009

TLM AUTOMOTIVE INC
4735 SHARRON POINT CT
ALPHARETTA GA 30004

LL FAMILY INVESTMENTS LLC
125 BROAD ST SW
ATLANTA GA 30303

SANTHANAKRISHNAN RAAJ PRADEEP
117 BRINDLE LANE
ALPHARETTA GA 30009

231 VAUGHN LLC
231 VAUGHN DR
ALPHARETTA GA 30009-2333

LL FAMILY INVESTMENTS LLC
125 BROAD ST SW
ATLANTA GA 30303-3437

ADAMS CRAIG A & ROBIN L
150 BRINDLE LN
ALPHARETTA GA 30009

GLOBAL SPECTRUM FOUNDATION INC
1349 W PEACHTREE ST NW STE 1010
ATLANTA GA 30309

FSM HOLDINGS LLC
680 GREENVIEW TER
ALPHARETTA GA 30004

SOWADA LAURIE JO
115 BRINDLE LN
ALPHARETTA GA 30009

STIPE ASSOCIATES INC
6904 DRISKELL CIR
CUMMING GA 30041

STAJDUHAR TONY EDWARD
3020 HAVEN MILL LN
ALPHARETTA GA 30004

GILLESPIE MICHAEL D & EMILY BELCHER
148 BRINDLE LN
ALPHARETTA GA 30009

CALATLANTIC GROUP INC
1000 MANSELL EXCHANGE W # 200
ALPHARETTA GA 30022

WOOD GEORGE ANNA WOOD JASON DAVID
103 BRINDLE LANE
ALPHARETTA GA 30009

GRIFFITH LORA C
112 BRINDLE LN
ALPHARETTA GA 30009

AGARD MICHAEL A & BARBARA A
154 BRINDLE LANE
ALPHARETTA GA 30009

CARAHAN PAUL C & ANA
146 BRINDLE LN
ALPHARETTA GA 30009

HUNTER PAYTON HOLDINGS LLC
14260 FREEMANVILLE RD
MILTON GA 30004

BOMMADEVARA RAJESH BABU & ITONG RE
YES MA JURNALYN
125 BRINDLE LANE
ALPHARETTA GA 30005

HERBERT MATTHEW JUSTIN & KIMBERLY
114 BRINDLE LANE
ALPHARETTA GA 30009

3/1/21

ERICKSON NICHOLAS P
138 BRINDLE LANE
ALPHARETTA GA 30009

VIDMARK JUDITH A & BAGLEY LINDA V
6100 WINDRUSH LN
ALPHARETTA GA 30004

REYNOLDS HAROLD G
3085 HAVEN TER
MILTON GA 30004

NICHOLSON ANTHONY & NICHOLSON CLAIRE
136 BRINDLE LANE
ALPHARETTA GA 30009

BONSALL PRISCILLA L & MELLOTT KIMBERLY C
6102 WINDRUSH LANE
ALPHARETTA GA 30009

HIGH GROUND PROPERTIES LLC
325 COACH HOUSE LANE
ALPHARETTA GA 30004

STEFANSKY DANIEL & STEFANSKY LINDSAY
134 BRINDLE LANE
ALPHARETTA GA 30009

MORRIS RICKARD CHARLES
7103 WINDRUSH LANE
ALPHARETTA GA 30009

MALONEY PROPERTIES L L C
510 WESTMINSTER CT
ALPHARETTA GA 30009

NUTTER KRISTIN M & NUTTER KENNETH W
132 BRINDLE LANE
ALPHARETTA GA 30009

RIPOSTELLA NICHOLAS
8107 WINDRUSH LN
ALPHARETTA GA 30004

DAVIS HEATHER
620 SOUTHFIELD PL
ALPHARETTA GA 30004

FRANCOIS MIRELA PICCININ & POMPEU
JEAN POPOVICHE
130 BRINDLE LANE
ALPHARETTA GA 30009

JUST READING LLC
12755 CENTURY DR STE C & D
ALPHARETTA GA 30009

KHAN ASGHAR & SHAMAILA MARRYAM
615 SOUTHFIELD PL
ALPHARETTA GA 30004

DREISBACH LAUREN C
118 BRINDLE LANE
ALPHARETTA GA 30009

JULIE HILL GROUP LLC THE
3919 LAKE FORREST DR NE
ATLANTA GA 30342

WRIGHT JEFFREY C & WRIGHT MERIDETH L
605 SOUTHFIELD PL
ALPHARETTA GA 30004

VAUGHAN COMMUNITY ASSOCIATION INC
5256 PEACHTREE RD SUITE 195
ATLANTA GA 30341

TRI GOLD ASSOCIATES INC
482 W HARBORVIEW RD
SANTA ROSA BEACH FL 32459

PICCIRILLO MARK C
860 SOUTHFIELD LN
ALPHARETTA GA 30004

SONOMA COMMUNITY ASSOCIATION INC
4400 N POINT PKWY SUITE 295
ALPHARETTA GA 30022

THINK MOORE INC
3057 WATSONS BND
ALPHARETTA GA 30004

HASTA LA VISTA LLC
15 BOONES RIDGE PKWY SE
ACWORTH GA 30102

FRANKLIN CHRISTOPHER MILES ET AL
6106 WINDRUSH LANE
ALPHARETTA GA 30009

FIRST CAMBRIDGE LLC
12705 CENTURY DR STE A
ALPHARETTA GA 30004

STP NUMBER ONE L L C
201 ALLEN RD # 300
ATLANTA GA 30328

NELSON JEAN L
6104 WINDRUSH LN
ALPHARETTA GA 30004

REDWOOD COMMERCIAL LLC
310 OAKHURST LEAF DR
ALPHARETTA GA 30004

D R HORTON INC
0 P.O. BOX 54
ALPHARETTA GA 30009

3/1/21

BUTTERS PROPERTY LLC
562 N MAIN ST
ALPHARETTA GA 30009

CHAO AMANDA & CHAO CHRISTOPHER
101 BRINDLE LANE
ALPHARETTA GA 30009

JACOBS MARY FRANCES & MICKY
116 BRINDLE LANE
ALPHARETTA GA 30009

ALPHA FOOD LLC
525 BROOK MANOR DR
JOHNS CREEK GA 30022

WESTWOOD VININGS I LLC
106 BRINDLE LANE
ALPHARETTA GA 30009

O LEARY KERRI
142 BRINDLE LANE
ALPHARETTA GA 30009

GLOBAL SPECTRUM FOUNDATION INC
1349 W PEACHTREE ST. NW ST NW STE
1010
ATLANTA GA 30309

SPEAKES ARTHUR W III & TONI W
152 BRINDLE LN
ALPHARETTA GA 30009

LEE DAVID C JR & MARRYOTT KIMBERLY
S
140 BRINDLE LANE
ALPHARETTA GA 30009

HOPEWELL ROAD PROPERTIES LLC
1452 WATERFORD GREEN CT
MARIETTA GA 30068

KAMBHAMPATI AKHILA & AKKINENI VIJAY
121 BRINDLE LANE
ALPHARETTA GA 30009

ABBOTT VIRGINIA M
128 BRINDLE LANE
ALPHARETTA GA 30009

ALPHARETTA RETIREMENT RESIDENCE LLC
9310 NE VANCOUVER MALL DR STE 200
VANCOUVER WA 98662

WATTS STUART
119 BRINDLE LANE
ALPHARETTA GA 30009

CAO JENNA
126 BRINDLE LANE
ALPHARETTA GA 30009

LANHAM PROPERTIES LLC
502 N MAIN ST
ALPHARETTA GA 30009

JOHNSON ANTAR B
113 BRINDLE LN
ALPHARETTA GA 30009

SCHMIDT PETER A ET AL
122 BRINDLE LN
ALPHARETTA GA 30009

THIYAGARAJAN VENKATACHALAM & MUTHU
RAMAN MEENAKSHI
111 BRINDLE LN
ALPHARETTA GA 30009

LIMA MOKWANG DENISE & LINDSAY RICH
ARD
2222 WATERS RUN
DECATUR GA 30035

HASTA LA VISTA LLC
15 BOONES RIDGE PKWY SE
ACWORTH GA 30102

WALL MARK DOUGLAS & CHRISTINA MARIE
109 BRINDLE LN
ALPHARETTA GA 30009

TAYLOR MORRISON OF GEORGIA LLC
4400 N POINT PKWY STE 295
ALPHARETTA GA 30022

MALONEY JAMES B
2560 JAY BRIDGE RD
DAHLONEGA GA 30533

FOWLER KENDAL B & BENITA E
110 BRINDLE LANE
ALPHARETTA GA 30009

TAYLOR MORRISON OF GEORGIA LLC
4400 N POINT PKWY STE 295
ALPHARETTA GA 30022

WINTHROPE HOMEOWNERS ASSOC
500 SUGAR MILL RD STE 200B
SANDY SPRINGS GA 30350-2887

SIDDIQUI MUHAMMAD A & SIDDIQUI MEH
REEN J
144 BRINDLE LANE
ALPHARETTA GA 30009

GARMON FREDDIE
5104 WINDRUSH LN
ALPHARETTA GA 30004

3/1/21

CHARLTON PATRICIA SUE & MARTIN GRAYSON
87 VICKERY ST
ROSWELL GA 30075

GREEN TERRANCE V ET AL
170 LANSBURG TURN
ALPHARETTA GA 30022

WEINGART KENNETH & DOROTHY
7105 WINDRUSH LN
ALPHARETTA GA 30009

INPUT PROPERTY HOLDING LLC
12705 CENTURY # #D
ALPHARETTA GA 30004

GIOVANNITTI BERNADETTE M
7107 WINDRUSH LN
ALPHARETTA GA 30009-8337

GURU SOFTWARE SERVICES INC
12700 CENTURY DR # B
ALPHARETTA GA 30004

BOTT VALERIE
7101 WINDRUSH LN
ALPHARETTA GA 30004

GURU SOFTWARE SERVICES INC
12700 CENTURY DR # B
ALPHARETTA GA 30004

SCOTT BETTY E & GERALD L
8101 WINDRUSH LN
ALPHARETTA GA 30009-8332

GURU SOFTWARE SERVICES INC
12700 CENTURY DR # B
ALPHARETTA GA 30004

AGUIRRE KEARNEY LLC
5950 HOLLAND DR
CUMMING GA 30041-4630

THERAPEUTIC INVESTMENT L L C
12700 CENTURY DR STE E
ALPHARETTA GA 30009

AGUIRRE KEARNEY LLC
5950 HOLLAND DR
CUMMING GA 30041-4630

JUST READING LLC
12755 CENTURY DR STE C & D
ALPHARETTA GA 30004

MUKKAMALA SASIDHAR
1370 WAVERLY GLEN DR
ALPHARETTA GA 30004

SYASHVAR LLC
910 SOUTHFIELD LANE
ALPHARETTA GA 30004

**Conditional Use Application
City of Alpharetta**

The Parish
Exhibit D: Legal Description

LEGAL DESCRIPTION OF PARENT PARCEL

ALL OF THAT TRACT OF OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1109 AND 1124 OF THE 2ND DISTRICT AND 2ND SECTION OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF VAUGHN DRIVE AND THE WEST RIGHT OF WAY OF NORTH MAIN STREET (GA HIGHWAY 9) THENCE NORTHWEST ALONG THE RIGHT OF WAY OF VAUGHN DRIVE A DISTANCE OF 175' TO A POINT BEING THE TRUE POINT OF BEGINNING ;
THENCE N 32°08'05" W A DISTANCE OF 70.25' TO A POINT;
THENCE N 31°53'10" W A DISTANCE OF 93.74' TO A POINT;
THENCE N 32°01'39" W A DISTANCE OF 49.78' TO A POINT;
THENCE N 34°08'01" W A DISTANCE OF 65.14' TO A POINT;
THENCE WITH A CURVE
TURNING TO THE LEFT
WITH AN ARC LENGTH OF 79.71',
WITH A RADIUS OF 250.99',
WITH A CHORD BEARING OF N 45°24'59" W,
WITH A CHORD LENGTH OF 79.38', TO A POINT;
THENCE N 03°22'05" E A DISTANCE OF 388.50' TO A POINT;
THENCE S 78°34'52" E A DISTANCE OF 81.15' TO A POINT;
THENCE S 78°35'22" E A DISTANCE OF 554.33' TO A POINT;
THENCE S 00°42'17" E A DISTANCE OF 238.80' TO A POINT;
THENCE N 89°50'36" W A DISTANCE OF 338.33' TO A POINT;
THENCE S 28°08'31" E A DISTANCE OF 188.76' TO A POINT;
THENCE S 54°44'26" W A DISTANCE OF 207.37' TO A POINT;
WHICH IS THE TRUE POINT OF BEGINNING, AND HAVING AN AREA OF 5.763 ACRES.,
BEING MORE PARTICULARLY DESCRIBED BY PLAT OF SURVEY PREPARED BY
LANDPRO SURVEYING AND MAPPING, INC. DATED JUNE 15, 2006 AND UPDATED
AUGUST 21, 2006.

Pendley & Pendley

**Conditional Use Application
City of Alpharetta**

The Parish
Exhibit E: Kalen Center Letter of Support

THE KALEN CENTER

February 26, 2021

Dear City of Alpharetta Staff and Council Members:

We are writing this letter as an attachment to The Parish Anglican Church application for Conditional Use to lease space from The Kalen Center located at 201 Vaughan Drive. We are excited to enter into a lease with have this organization for their use on Sunday mornings.

When we built the Kalen Center back in 2016, we built the building with the business plan in mind to rent space to a church on Sunday mornings as it is a time in which the facility is not occupied. We felt this would be a great strategy as a stream of revenue to offset our expenses associated with the upkeep of The Kalen Center.

Over the past 3 years we have talked with several church organizations concerning the leasing of the space. However; we did not move forward for one reason or another. We feel this partnership will benefit The Parish and The Kalen Center. The pandemic has greatly affected our business revenues with mandated reporters having less contact with neglected and abused children.

In closing, we know this venture is a win/win for our businesses, our community and the City of Alpharetta.

Sincerely,

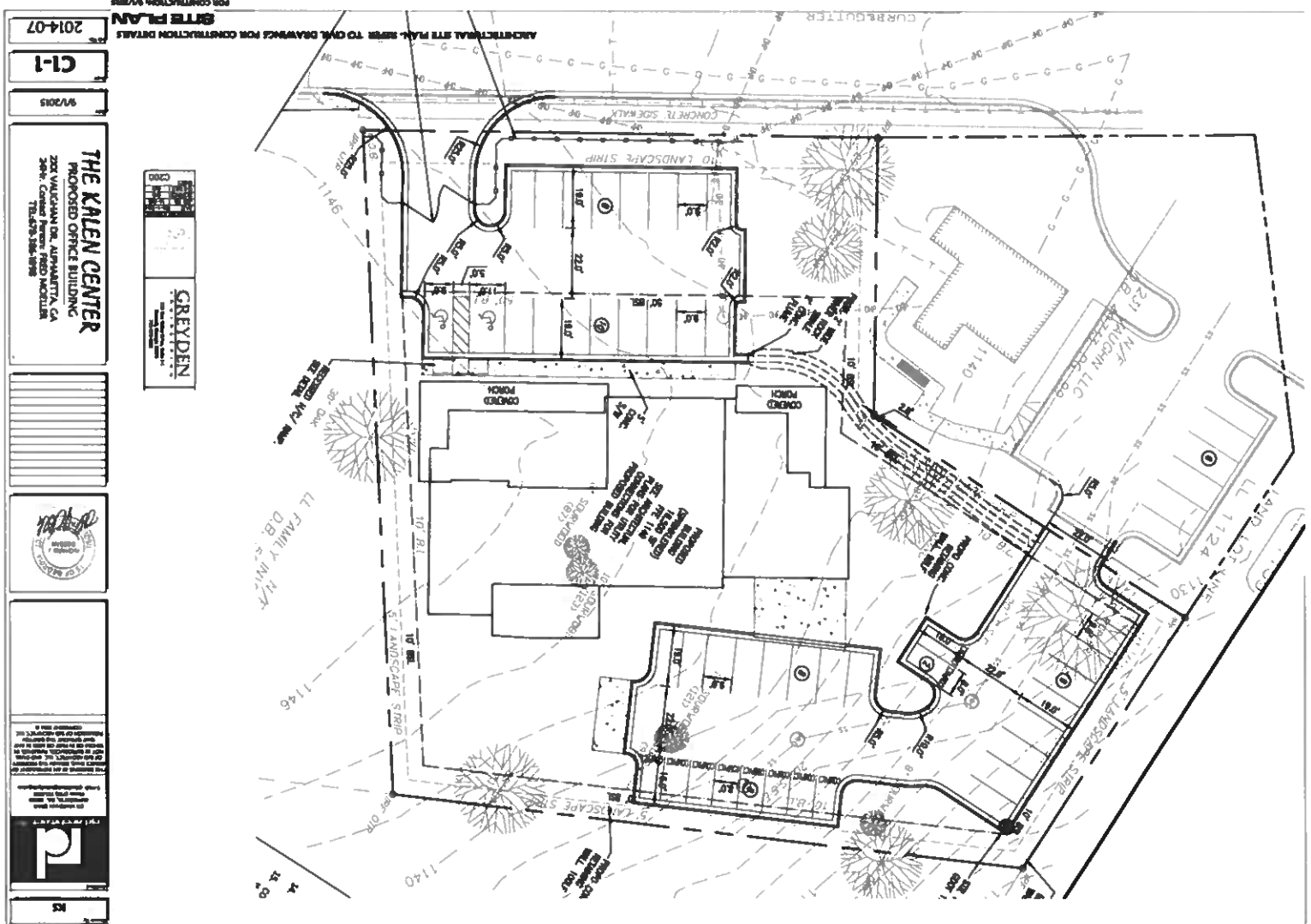


Fred T. Moeller

201 Vaughan Drive
Alpharetta, Georgia 30009
770-410-5788

**Conditional Use Application
City of Alpharetta**

**The Parish
Exhibit F: Kalen Center Site Plan**



**Conditional Use Application
City of Alpharetta**

The Parish
Exhibit G: Millennium Condo Association MOU

February 24, 2021

Ms. Leigh Ann Maloney
Property Manager
Millennium Office Condo Association

Dear Leigh Ann,

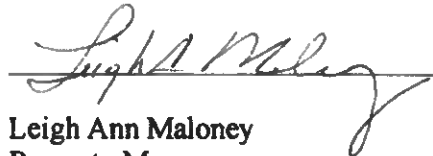
Pursuant to our recent conversations, the Parish Anglican Church is prepared to execute a contract to lease parking from Millennium Office Condo Association under the following terms and conditions:

- The Parish Parking use shall be limited Sunday mornings between 8:30-12:30
- Minimum of 10 spaces and maximum of 64 spaces at \$5 per space per Sunday. The specific number of spaces to be defined in lease. Absolutely no spaces directly in front of buildings will be used. Allowance is not given if spaces are not used.
- Payment due on the 1st of each month
- The Parish will provide volunteers to assist people with crossing the street safely.
- The Parish will monitor the parking lot to ensure that no trash is left behind.
- The Parish will provide a certificate of insurance to Millennium Office Condo Association with evidence of liability insurance and naming Millennium as additional insured and willing to accept liability related to its use.
- The Parish will provide a Waiver of Subrogation
- Initial lease for six month term. Twelve month lease considered after review at end of first term.

It is expressly understood that this letter is not binding, and that the contemplated contract when executed shall contain the full agreement between the parties. Please acknowledge your acceptance by signing in the space provided below.



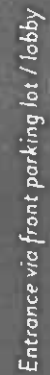
Jordan Warner
Rector
The Parish



Leigh Ann Maloney
Property Manager
Millennium Office Condo Association

Conditional Use Application City of Alpharetta

The Parish **Exhibit H: Floorplan with Proposed Use of Space** (teal = Parish proposed use)

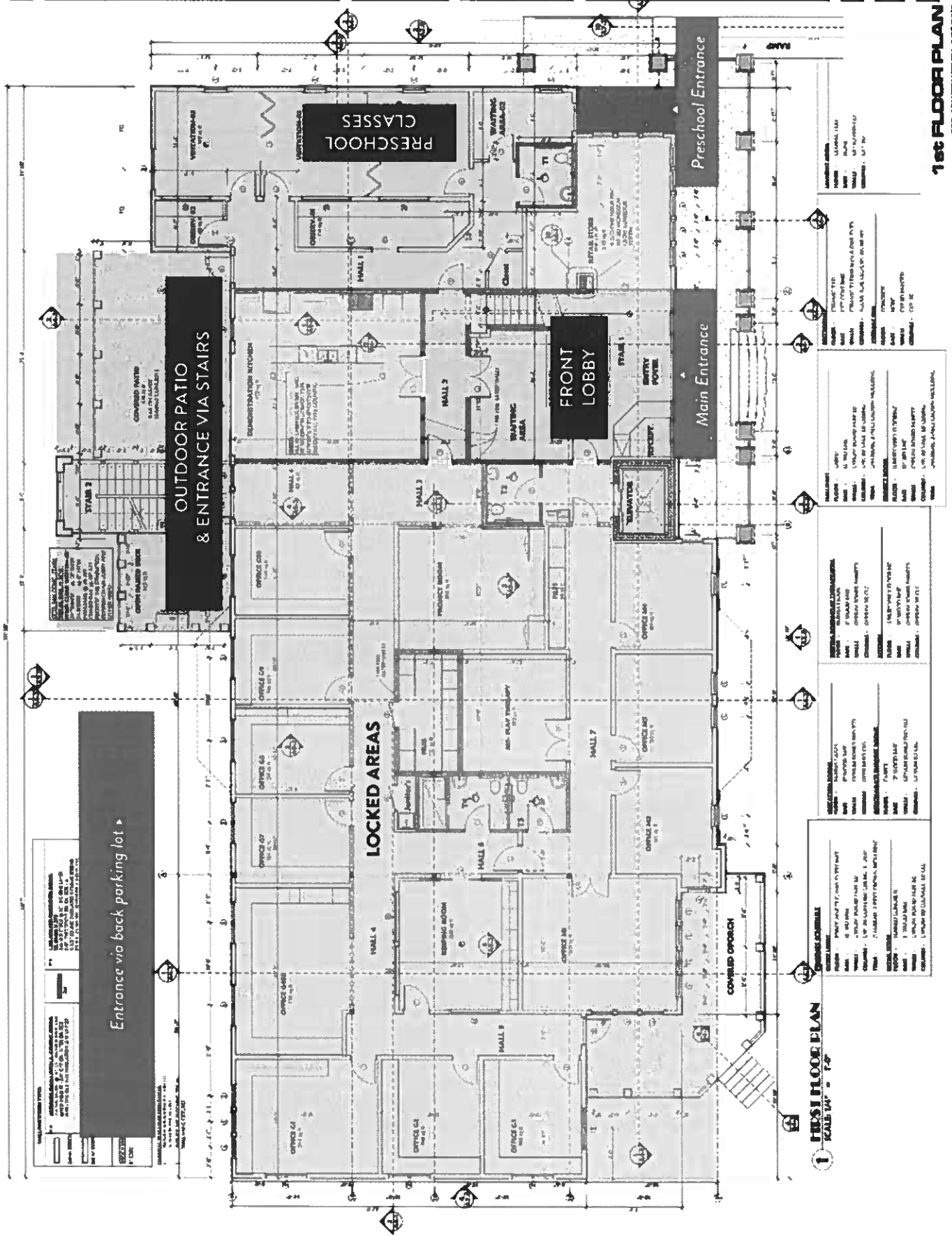


GENERAL INFORMATION		CONTACT INFORMATION	
NAME	Mr. John Doe	PHONE	(555) 123-4567
ADDRESS	123 Main St, Apt 456 City, State 12345	EMAIL	john.doe@example.com
CITY	New York, NY	COMPANY	ABC Corp
STATE	NY	POSITION	Software Engineer
COUNTRY	USA	INDUSTRY	Technology
DATE OF BIRTH	1980-01-01	EDUCATION	B.S. Computer Science
EMPLOYMENT HISTORY	Company X (2015-2018) Software Engineer Company Y (2018-Present) Senior Software Engineer	SKILLS	Java, Python, JavaScript React, Node.js, Spring
REFERENCES	Mr. Jane Smith, Manager Company X, (555) 987-6543 Mr. Alex Johnson, Director Company Y, (555) 432-1098	NOTES	Excellent candidate for the role. Strong technical skills and leadership experience.

1 **2nd FLOOR PLAN**
SCALE: 1/4" = 1'-0"

2nd Floor - 1st Floor

FOR CONSTRUCTION: 5/27/2015





City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: July 19, 2021

I. AGENDA ITEM TITLE: PH-21-13 UDC TEXT AMENDMENTS - SUPPLEMENTARY REGULATIONS ACCESSORY BACKYARD CHICKENS LOCATED IN RESIDENTIAL ZONING DISTRICTS (FIRST READING)

CONSIDERATION OF A TEXT AMENDMENT TO UNIFIED DEVELOPMENT CODE (UDC) SUBSECTION 2.3.3(C) USES CUSTOMARILY ACCESSORY TO DWELLINGS LOCATED IN RESIDENTIAL ZONING DISTRICTS, TO ADD REGULATIONS ALLOWING BACKYARD CHICKENS AS AN ACCESSORY USE ON MINIMUM ONE (1) ACRE PROPERTIES.

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:

UDC Backyard Chickens CC Staff Report, John Courtney Research + Input Redacted, Ordinance Backyard Chickens, Proposed Edits - UDC SECTION 2.2 PERMITTED USE DISTRICTS AND REGULATIONS, Proposed Edits - UDC SECTION_2.3___SUPPLEMENTARY_REGULATIONS



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

SPONSOR: COMMUNITY DEVELOPMENT STAFF

I. AGENDA ITEM TITLE: PH-21-13 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – SUPPLEMENTARY REGULATIONS, BACKYARD CHICKENS

CITY COUNCIL:

JULY 19, 2021

This item was heard at the 7/1/2021 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended approval. Vote 5-0

II. REPORT IN BRIEF:

Consideration of text amendments to Unified Development Code (UDC) Subsection 2.3.3 Supplementary Regulations, Uses Customarily Accessory to Dwellings Located in Residential Zoning Districts, to allow backyard chickens in any residential zoning district on minimum one (1) acre properties with a single-family detached dwelling. Regulations limiting the number of chickens to six (6), prohibiting roosters and requiring a minimum 25' setback for related structures would remain the same. In an effort to address water quality pollution, it is recommended that backyard chickens not be permitted within any undisturbed water buffers, wetlands or floodplain.

Staff has received several requests over the years to allow backyard chickens on residential property other than in the AG (Agriculture) zoning district. In response, the City Council approved text amendments in June 2020 allowing backyard chickens as an accessory use on minimum one (1) acre lots in the AG, RE, R, R-22, and R-15 zoning districts.

There are other residential zoning districts in the City that were not included in the recent UDC text amendments, including the R-12, R-10, R-4A/D, R-8A/D, R-10M, and CUP zoning districts. This change would still require minimum one (1) acre lots, but not designated within a specific zoning district. Staff researched jurisdictions in the area and found the following regulations for backyard chickens:

Backyard Chicken Regulations in Other Jurisdictions

City	Min. Lot Size	Structure Setbacks	Max. # Allowed	Other Information
Roswell	0.33 acres	25'	12/acre, max. 36	Allowed in single-family districts
Milton	1.01 acres	25'	75	Allowed in single-family districts, min. 4 SF/chicken
Johns Creek	any	100' (from occupied bldgs., not incl. home)	75	Allowed in single-family districts, min. 4 SF/chicken
Marietta	15,000 SF	20' from property lines, 10' from principal structure	4	Allowed in single-family districts, required to have fenced area for chickens, min. 25 SF per chicken

Staff contacted Code Enforcement offices in other jurisdictions and found they had no significant complaints regarding backyard chickens.

III. ATTACHMENTS:

- UDC Strike Through and Underline Edits

From: [Cook, Kathi](#)
To: [Shapiro, Lauren](#); [Woodman, Michael](#)
Subject: Fwd: Planning Commission - Backyard Chicken Ordinance Amendment
Date: Wednesday, June 30, 2021 8:59:31 AM

Sent from my iPhone

Begin forwarded message:

From: "Cook, Kathi" [REDACTED] >
Date: June 29, 2021 at 7:52:37 PM EDT
To: John Courtney <[REDACTED]>
Subject: Re: Planning Commission - Backyard Chicken Ordinance Amendment

The research is really good. We could consider additional regulations at a later date. We do have the max and no rooster but not the regulations regarding near water. I don't think 6 could cause a huge impact to the watershed but I understand if there are multiple properties there could be an impact. I will send to Jill, stormwater manager for input and let you know her thoughts.

Sent from my iPhone

On Jun 28, 2021, at 9:18 AM, John Courtney
<[REDACTED]> wrote:

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kathy,
Hope you are doing well! I am writing to inquire about the amendment to the Backyard Chicken ordinance up for hearing at tonight's Planning Commission meeting.

While I had seen the public notices about the hearing, it wasn't until the agenda was posted that I was able to see that amendment being considered is only to bring about a streamlining of the ordinance as documented, so that it is not repeated within multiple sections, thereby making it easier to revise in the future. Is that a correct interpretation of what is being considered tonight?

I ask only due to the recent Administrative Variance request made by a property owner who wished to make the lot size limit on

chickens reduced to 1/2 acre. I know that request was subsequently withdrawn by the applicant. However, the day before that issue was to come before City Council, I had sent a bit of research to all Council members urging them to reconsider both the request, and the ordinance as written (see attached).

Is there any move afoot to make additional amendments to the backyard chicken ordinance?

Please let me know, so I know whether or not to appear at tonight's Planning Commission meeting to request such amendment(s).

Thank you,
John Courtney

<Backyard Chicken Research.docx>

Advocate Positions	Facts from Research
Americans have always had the right to raise chickens	U.S. cities once were powered by animals. Horses provided transport through the early 1900s. Pigs and hens fed on household garbage before municipal trash collection became routine. Thousands of cattle were driven up Fifth Avenue in New York City daily in the late 19th century, occasionally trampling children and pedestrians. To reduce accidents, disease and nuisances, such as piles of smelly manure and dead animals, early public health and planning agencies wrote the first ordinances banning urban livestock. By the 1920s, farm animals and related facilities such as dairies, piggeries and slaughterhouses were barred from most U.S. cities. Exceptions were made during World War I and World War II, when meat was rationed, encouraging city dwellers to raise backyard birds. https://theconversation.com/a-chicken-in-every-backyard-urban-poultry-needs-more-regulation-to-protect-human-and-animal-health-93113
Chickens can be/are pets	Due to the prevalence of common chicken behavior (yes, “hen pecking” is real) and their excrement, CDC advises that no fowl enter and/or live in an enclosed space shared with humans. https://www.cdc.gov/healthypets/pets/farm-animals/backyard-poultry.html “Healthy People” tab Unlike common pets (e.g. cats and dogs), Chickens are rarely taken to a Veterinarian for checkups. In addition, Chickens are also not “required” to be vaccinated, nor licensed/registered. <i>(see Fulton County Laws Affecting Chickens, later in this document)</i>
Chickens provide eggs at little cost	Eggs from hens are only provided from about 14 months to 3 years, then their lifespan continues for another 4-11 years with no egg production. If a chicken starts laying at 6 months old (this is a bit later than average but it makes my numbers easy) and has essentially stopped laying by 4 years old, and lives naturally to be 8, a backyard chicken keeper is looking at 3.5 years of egg production time, and 4.5 years of “Pets Without Benefits” time. That’d be 351 pounds of feed going to a hen that isn’t making eggs! http://nwedible.com/you-absolutely-should-not-get-backyard-chickens/
Chicken waste is an excellent fertilizer	Bedding and waste from routine cleaning should be added to a bin for composting; once the compost pile is 12 - 15 inches deep, composting actively begins, and after 6 months can kill harmful bacteria. Chickens poop, A LOT! According to poultry husbandry, a normal full grown chicken produces about a quarter pound of waste in one day. Sources have translated this to the equivalent of one cubic-foot every six months. Since birds don’t have a urinary canal, all their bodily excretory wastes are discharged together, usually as a stinky, watery blob. Normally, 80% of chicken waste by weight is water. It also contains high levels of nitrogen, phosphorous, potassium, intestinal bacteria, and minerals from metabolic processes. https://www.fairfaxcounty.gov/soil-water-conservation/backyard-chickens

Practical Questions?

What happens to chickens that age out of egg production, or when their owners no longer want them: adoption, slaughter, or what?	Due to the trendiness of backyard chickens in American society, Animal Shelters are receiving hens that owners cannot cope with, or want to maintain for their full lifespan. https://www.nbcnews.com/health/backyard-chickens-dumped-shelters-when-hipsters-cant-cope-critics-say-6C10533508 http://nwedible.com/you-absolutely-should-not-get-backyard-chickens/
Who cares for the chickens if an owner is gone for more than a day?	When an owner must leave their property for several days, the chickens must still be maintained by another human. No one takes their chickens on vacation, nor is there a burgeoning industry developing for “chicken sitters”. https://atlantapetlife.com/backyard-chickens-exotic-pets-are-they-for-you/

Public Policy and related Studies

https://link.springer.com/article/10.1007/s10900-017-0462-0	Paper Published: 25 January 2018 A Method for Guarding Animal Welfare and Public Health: Tracking the Rise of Backyard Poultry Ordinances Journal of Community Health volume 43, pages 639–646 In response to a growing number of permissive urban animal agriculture ordinances across the nation, this research reviews the spatial and temporal attributes of urban poultry ordinances across 100 municipalities in Colorado. More poultry ordinances have been passed or modified in Colorado in the last 5 years than in the previous hundred. Comparing regulations to commercial operations and animal shelter surrenders, we find that permissive ordinances cluster near major urban areas even where they are in close proximity to large commercial operations. <u>Most ordinances inadequately address both human and animal health and welfare concerns. Provisions governing animal slaughter and routine veterinary care are rare, presenting a concern for monitoring and intervening in public health crises. In addition, shelters anticipate higher poultry intakes, particularly as unwanted birds are turned loose to become strays.</u>
CDC Studies 2019 & 2020: Outbreaks of Salmonella Infections Linked to Backyard Poultry https://www.cdc.gov/salmonella/backyardpoultry-05-19/index.html https://www.cdc.gov/salmonella/backyardpoultry-05-20/index.html	In 2020, CDC and public health officials in all 50 states investigated 17 multistate outbreaks of Salmonella illnesses linked to contact with poultry in backyard flocks. The number of illnesses reported in 2020 was higher than the number reported during any of the past years’ outbreaks linked to backyard flocks. In 2019, CDC and public health officials in 49 states investigated outbreak strains of Salmonella reported from 49 states and the District of Columbia. The <u>outbreaks in 2019 represent the largest recorded number of people to become sick with Salmonella</u> after contact with backyard poultry.

Backyard Chicken Coops Pose Threat of 'Viral Spillover' to People https://consumer.healthday.com/b-3-8-backyard-chicken-coops-carry-risks-for-viral-spillover-2650873474.html	Raising chickens in your backyard — a popular trend during the COVID-19 pandemic — holds risks that can come home to roost in an unwelcome way. <u>Chickens cooped up in backyards could also be breeding grounds for viruses that pose an even bigger public health threat, according to Sonia Hernandez, a professor of wildlife disease at the University of Georgia.</u>
A chicken in every backyard: Urban poultry needs more regulation to protect human and animal health https://theconversation.com/a-chicken-in-every-backyard-urban-poultry-needs-more-regulation-to-protect-human-and-animal-health-93113	We examined urban poultry regulations in Colorado – the only state that collects and makes public animal shelter surrender data. Based on our survey of Colorado, <u>we believe cities need to carefully consider their backyard chicken regulations and develop strong legal frameworks that protect animal and human health and welfare. In particular, they should develop rules that require food and water, mandate veterinary care and connect owners with animal welfare agencies.</u>
https://www.fairfaxcounty.gov/soil-water-conservation/backyard-chickens https://www.fairfaxcounty.gov/landdevelopment/faqs-resource-protection-areas	If your property is less than 2 acres, there is still a way to legally keep chickens. You must obtain a special permit from the Fairfax County Department of Planning and Zoning to allow backyard chicken keeping on your property. Even with county approvals, homeowners’ associations may prohibit keeping chickens. To avoid potential conflicts, check limitations or restrictions in the association’s covenants. Preventing Water Pollution When chicken waste is managed correctly, it is easy to prevent water quality pollution. Waste composting or pasturing of chickens should not be done within a Resource Protection Area (RPA). RPAs are regulated waterbodies and associated corridors of environmentally sensitive land that lie alongside or near the shorelines of streams, rivers and other waterways which drain into the Potomac River and eventually into the Chesapeake Bay. In their natural condition, RPAs protect water quality, filter pollutants from stormwater runoff, reduce the volume of stormwater runoff, prevent erosion, and perform other important biological and ecological functions. In Fairfax County, RPAs include any land characterized by one or more of the following features: 1. Tidal wetland; 2. Tidal shore; 3. <u>Water body with perennial flow;</u> 4. <u>Nontidal wetland connected by surface flow and contiguous to a tidal wetland or water body with perennial flow;</u> 5. <u>Buffer area that includes any land within a major floodplain and any land within 100 feet of a feature listed in 1-4.</u>

Fulton County Laws Affecting Chickens

Article IV. – DRINKING WATER SUPPLY Section 34-115. – Area Requirements	Well Separation Distance Requirements <table> <tr> <th><u>Reference Item</u></th><th><u>Minimum Separation (feet)</u></th></tr> <tr> <td>Animal or fowl enclosure</td><td>100</td></tr> </table>	<u>Reference Item</u>	<u>Minimum Separation (feet)</u>	Animal or fowl enclosure	100				
<u>Reference Item</u>	<u>Minimum Separation (feet)</u>								
Animal or fowl enclosure	100								
ARTICLE VI. - RABIES AND ANIMAL CONTROL, Definitions:	Domestic animal/fowl means any animal/fowl domesticated by humans so as to live and breed in a tame condition for the advantage of humans. Pen raised skunks are categorized as those skunks acceptable by the State of Georgia and may be kept in Georgia as pets.								
ARTICLE VI. - RABIES AND ANIMAL CONTROL Sec. 34-210. - Nuisances.	(1) Any housing or enclosure used by any domestic animal or livestock shall be well-drained, free from accumulations of animal excrement and objectionable odors and otherwise clean and sanitary. Animal excrement shall be disposed of in a manner approved by Fulton County or its designee. (2) A domestic animal or livestock shall be kept at the following minimum distances from any occupied building except the dwelling unit of the owner (exceptions: licensed veterinary hospitals, commercial kennels, grooming parlors and public or commercial horse facilities): <table> <tr> <th><u>Animal</u></th><th><u>Distance (in feet)</u></th></tr> <tr> <td>Chickens, turkeys, geese, ducks, pigeons, or similar fowl</td><td>25</td></tr> </table> (3) Except in an area zoned for agriculture, each domestic animal or livestock shall be provided with the following average minimum floor or ground area in the enclosure or housing in which it is kept (exceptions: licensed veterinary hospitals, commercial kennels, grooming parlors and public and commercial horse facilities): <table> <tr> <th><u>Animal</u></th><th><u>Area per Animal (in square feet)</u></th></tr> <tr> <td>Chickens, turkeys, geese, ducks, pigeons, or similar fowl</td><td>4</td></tr> </table>	<u>Animal</u>	<u>Distance (in feet)</u>	Chickens, turkeys, geese, ducks, pigeons, or similar fowl	25	<u>Animal</u>	<u>Area per Animal (in square feet)</u>	Chickens, turkeys, geese, ducks, pigeons, or similar fowl	4
<u>Animal</u>	<u>Distance (in feet)</u>								
Chickens, turkeys, geese, ducks, pigeons, or similar fowl	25								
<u>Animal</u>	<u>Area per Animal (in square feet)</u>								
Chickens, turkeys, geese, ducks, pigeons, or similar fowl	4								

Suggested Amendment to Alpharetta's Backyard Chicken Ordinance

Chickens are allowed in backyards only, and are 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. Backyard chickens are allowed only for personal enjoyment and not for any commercial purpose.

Additional requirements for backyard chickens include:

- 1) No chickens are allowed on any property that includes a water body with perennial flow; wetland connected by surface flow, land contiguous to a wetland or water body with perennial flow; or land that is within 100 feet of a major floodplain.
- 2) Permit is required, and requires the following:
 - Permit application with letters of approval of, or no contest to, backyard chickens from each and all property owners living within a 360 degree proximity of the property applying for permit to house chickens.
 - City review of property using GIS (Geographic Information System) for clearance of said property from water body/floodplain requirement. Permitted properties will be noted on GIS by the City for public reference.
 - In addition, said permit requires the Owner to agree by signature to:
 - provide sufficient food and water for chickens, that will be clean and present at all times,
 - store feed in rat proof container(s),
 - medically care for chickens with regard to injury, preventative vaccinations, and regular veterinary care,
 - dispose of unwanted chickens only via adoption, or veterinary supported euthanasia, no on-site slaughter or burial allowed,
 - acknowledge Fulton County standard for enclosure size for chickens of 4 square feet for each animal, as well as standards for enclosure to be maintained as well-drained, free from accumulations of animal excrement and objectionable odors and otherwise clean and sanitary,
 - acknowledge that animal excrement will be managed in a manner approved by Fulton County.
 - acknowledge that Owner has checked for limitations or restrictions with any applicable homeowner's association (HOA) and/or any applicable property covenants.
 - Upon completing permit application and agreement, a permit will be issued for the named Owner at property permitted for, at a one-time cost of \$XX.00. Permit is permanent only to the named Owner/Permit Holder for the named property.
- 3) Chickens currently existing in the City shall not be "grandfathered" or permitted to remain after the effective date of this Ordinance; however, owners of chickens will have 90 days from the effective date to come into compliance with this ordinance.

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 ON PROPERTIES WITH A SINGLE-FAMILY DETACHED DWELLING; TO DELETE BACKYARD CHICKENS REGULATIONS 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 2.2.3(C) titled "Uses Customarily Accessory to Dwellings Located in Residential Zoning Districts" 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 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", Subsection 2.2.5(B) titled "R-15-dwelling, 'for-sale', residential, Accessory Uses" and Subsection 2.2.6(B) titled "R-12-dwelling, 'for-sale', residential, Accessory Uses" of the Unified Development Code is hereby amended by revising same as set forth in Exhibit "B" attached hereto as if fully set forth herein; and

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

Section 4: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____ day of _____, 2021.

Approved:

Jim Gilvin, Mayor

Attest:

COUNCILMEMBERS

Erin Cobb, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

Exhibit “A”

- C. *Uses Customarily Accessory to Dwellings Located in Residential Zoning Districts.* Each of the following uses is considered to be a customary accessory use to a dwelling, and as such, may be situated on the same lot with the principal use to which it serves as an accessory provided that the setback and yard requirements are met and provided that the accessory structure is not located closer to a road than the principal structure. No such accessory use shall be more than 20% in size of principal use or be located in a required front yard.
1. Private garage not to exceed the following storage capacities; 'For-Sale' dwelling, 4 automobiles; 'For-Rent' dwelling, 2 automobiles per dwelling unit; group dwelling, 1½ automobiles per sleeping room. Structures shall maintain a 10 foot setback from rear and side lot lines or the same setbacks as the principal building, whichever is less.
 2. Open storage space or parking area for motor vehicles provided that such space does not exceed the maximum respective storage capacities listed above; and provided that such space shall not be used for more than 1 commercial vehicle licensed as 1 ton or more in capacity per family residing on the premises.
 3. Shed or tool room for the storage of household goods or equipment used in grounds or building maintenance. Structures shall maintain a 10 foot setback from rear and side lot lines or the same setbacks as the principal building, whichever is less.
 4. Miscellaneous free-standing structures such as gazebos shall maintain a 10 foot setback from lot lines or the same setbacks as the principal building, whichever is less.
 5. Children's playhouse and play equipment.
 6. Quarters for the keeping of pets owned by occupants for non-commercial purposes provided that such use does not generate a nuisance to adjoining properties. Such quarters shall maintain a 20 foot setback from rear and side lot lines.
 7. Private swimming pool and bathhouse or cabana. Swimming pool shall maintain a 20 foot setback from side and rear lot lines, or the same setback as the principle structure whichever is less. All other structures shall maintain a 10 foot setback from side and rear lot lines or the same setbacks as the principal building, whichever is less.
 8. Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes. Same setbacks shall apply as for the principal building.
 9. Backyard chickens on minimum 1-acre properties with a single-family detached dwelling, limited to no more than 6 chickens and no roosters allowed. Associated structures (chicken coop, run, etc.) shall maintain a minimum 25' setback from the rear and side property lines. Chicken coop and run shall not exceed 9' in height. No chickens shall be permitted within any undisturbed water buffers, wetlands, or regulated floodplain.

Exhibit “B”

2.2.1 AG agriculture.

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.~~

2.2.2 Re-residential estate.

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.~~

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

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.~~

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

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.~~

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

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.~~

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.
7. Separation from similar uses and conflicting uses.

([Ord. No. 807](#), § 2(Exh. B), 9-8-2020)

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.
 - h. Special Event Facility.
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; [Ord. No. 800](#), § 1(Exh. A), 6-22-2020; [Ord. No. 808](#), § 2(Exh. B), 9-8-2020)

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; [Ord. No. 800](#), § 1(Exh. A), 6-22-2020)

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; [Ord. No. 800](#), § 1(Exh. A), 6-22-2020)

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; [Ord. No. 800](#), § 1(Exh. A), 6-22-2020)

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; [Ord. No. 800](#), § 1(Exh. A), 6-22-2020)

SECTION 2.3 - SUPPLEMENTARY REGULATIONS

2.3.1 General exemptions.

- A. *Heights—Exclusions.* The following structures are exempt from the height limitations imposed within each zoning district:
1. Church spires, cupolas, and chimneys.
 2. Agricultural accessory structures, such as barns, silos, windmills, and the like.
 3. Parapets and structures used for ornamental or aesthetic purposes not to exceed twelve (12) feet.
 4. Elevator penthouses not to exceed fifteen (15) feet.
 5. Mechanical equipment on building roofs or rooftop antennas provided any such equipment exceeding 12 feet in height shall be contained within a structure or otherwise screened from ground view from adjoining streets and properties.
- B. *Front Yard Requirements—Existing Residential Areas.* The setback requirements of this Ordinance shall not apply to any residential lot where the average setback on developed lots located adjacent to and on each side of such lot and within the same zoning district and fronting on the same street as such lot is less than the minimum required setback. In such cases, the setback of such a lot may be less than the required setback but not less than the average of the existing setbacks on the developed lots. In no case, however, shall setbacks be less than 15 feet.

If the adjacent developed lots on both sides of a vacant residential lot, within the same zoning district and fronting on the same street as such lot, have front yard setbacks greater than the minimum required by the zoning district, then the minimum setback on the vacant lot shall be the average of the 2 adjacent developed lots.

C. *Double Frontage Lots.*

1. Double frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A landscaped or natural buffer of at least twenty feet (20'), across which shall be the right of access, shall be provided along the line of lots abutting such a traffic artery.
2. On lots having frontage on two (2) streets, but not located on a corner, the minimum front yard setback requirement shall be provided along each street frontage.

D. *Setbacks—Exclusions.*

1. No building or structure or projection thereof, including porch, deck, terrace or chimney, shall be erected closer to a property line than the applicable setback regulation prescribed herein allows. However, uncovered steps, patio slabs, driveways, walkways, retaining walls of no more than 4' in height, and roof overhangs of up to 18" may be located within setback areas.
2. Required setbacks may accommodate vegetated runoff reduction measures, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City.

E. *Flag Lots.*

1. Flag lots are prohibited for residential development. Residential building sites must meet minimum lot width requirements at the front setback line or at twice the required front setback for cul-de-sac lots.

([Ord. No. 730](#), § 6, 12-5-2016; [Ord. No. 732](#), § 2, 2-6-2017)

2.3.2 Temporary uses.

The Director may authorize a temporary use, as follows:

- A. Carnival, circus or fair, for a period not to exceed 4 days. A period not to exceed 30 days may be granted by the Director if the event is held within a designated amphitheater facility as defined by Code and confirmed by the Director. Site shall meet adequate parking and safety concerns and limit impacts to surrounding properties.
- B. Outdoor tent sales for a period not to exceed forty-five (45) days. Authorization may not be granted more than two (2) times per year, per property.
- C. Seasonal events associated with a not-for-profit for a period not to exceed seventy-five (75) days. Authorization may not be granted more than two (2) times per year, per property.
- D. Religious meeting in a tent or other temporary structure in the AG, R-10M, CUP, O-I, C-1, and C-2 Districts, for a period not to exceed sixty (60) days.
- E. Open lot sale of Christmas trees, fruit and vegetables, and other harvested products in the AG, O-I, C-1, C-2 and L-I Districts, for a period not to exceed forty-five (45) days.
- F. Real estate sales office, related to an active development, in any district, for a period not to exceed one (1) year, provided no sleeping accommodations are maintained in the structure.
- G. Contractor's office, construction trailer and equipment shed, in any district, related to an active development, for a period of one (1) year provided that such office be placed on the property to which it is appurtenant.
- H. Commercial television or motion picture filming activities not to exceed seven (7) calendar days at any residential location, or a period not to exceed twenty-one (21) days if approved by the Mayor and Council. The director or the Mayor and Council may impose conditions to the issuance of the permit to minimize the disturbance to the residential neighborhood. These conditions may include neighborhood notification requirements, parking and traffic control, and limitations on the hours of operation. In no event shall filming activities commence prior to 7:00 a.m. or continue after 10:00 p.m.
- I. All temporary certificates of zoning compliance may be renewed provided that it is determined that said use is clearly of a temporary nature, will cause no increased traffic congestion and will not create a nuisance to surrounding uses.
- J. The director may require City Council review and approval of any temporary uses.
- K. Fireworks sales in a tent or other temporary structure in the L-1 District, for a period not to exceed ninety (90) days.

([Ord. No. 688, § 1, 4-28-2014](#) ; [Ord. No. 708](#) , § 1, 8-10-2015; [Ord. No. 718](#) , § 15, 12-14-2015; [Ord. No. 808](#) , § 3(Exh. C), 9-8-2020)

2.3.3 Accessory uses and structures.

- A. *Home Occupations.* An occupation, profession or trade customarily carried on by an occupant in a dwelling unit as a secondary use which is clearly incidental to the dwelling unit for residential purposes and which meets all of the following conditions:
 - 1. The use shall be carried on wholly within the dwelling unit principal building. The attachment of an accessory building by a breezeway, roof or similar structure shall not be deemed as sufficient for the accessory building to be considered as a portion of the primary building.
 - 2. Not more than 25% of the floor area, not to exceed 500 square feet, of the dwelling unit building shall be used for the conduct of the home occupation.

3. No merchandise or articles shall be displayed for advertising purposes, nor be displayed in such a way as to be visible from outside the dwelling unit. Garage doors shall not be left in the open position when the garage is used for the storage of business related materials.
4. No merchandise or articles shall be stored other than inside the dwelling unit.
5. No equipment or business vehicles may be stored or parked on the premises except that 1 business vehicle (the carrying capacity of which shall not exceed 1andhalf; tons and shall not exceed six (6) tires and/or two (2) axles) used exclusively by the resident may be parked in a carport, garage or an approved parking space in the rear or side yard and not within the public street or right-of-way.
6. A home occupation may not generate more than six non-residential trips per day to the home, excluding occupant trips.
7. There shall be no alteration of the residential character of the dwelling unit or premises or structures on the premises.
8. No person not a resident of the dwelling unit shall work in the dwelling unit in connection with the home occupation. This prohibition shall also apply to independent contractors and employees who serve the resident of the dwelling unit.
9. One (1) off-street paved parking space for each 250 square feet of floor area devoted to the home occupation shall be provided in addition to the required parking for residential use of the building.
10. No motor power, other than electrically operated motors, shall be used and the total horsepower of such motors shall not exceed 3 horsepower or 1 horsepower for any single motor.
11. No nameplate or sign shall be displayed upon the dwelling unit or structure on the premises except 1 unlighted sign not exceeding 1 square foot in area and located not less than 20 feet from any property line.
12. No aspect of the home occupation which is noticeable to neighbors shall be conducted between the hours of 9:00 p.m. of one evening and 7:00 a.m. of the next day.

B. *Swimming Pools.* All swimming pools shall comply with the following requirements:

Construction Plan: An application for a permit to construct a swimming pool shall be submitted to and approved by the Building Official.

Pool Location: Swimming pools and their auxiliary structures shall maintain a 20' setback from side and rear property lines or the same setback as the principle structure, whichever is less. Swimming pools shall not be located within the required front yard of any lot or closer to the front lot line than the principal building on the lot. Pools may also not be located within a buffer or easement.

Accessory Buildings: Pool houses, cabanas and other structures related to a swimming pool shall be subject to all of the requirements for "accessory buildings" and shall maintain a minimum 10 foot setback from side and rear lot lines or the same setbacks as the principal.

Fencing: All swimming pools shall be enclosed by a fence that is at least 5 feet in height and constructed so as not to pass a four inch (4") diameter sphere through any opening. The fence must be maintained in good condition and shall be self-closing and self-latching. The fencing shall be located so as to not obstruct visibility at road intersections.

C. *Uses Customarily Accessory to Dwellings Located in Residential Zoning Districts.* Each of the following uses is considered to be a customary accessory use to a dwelling, and as such, may be situated on the same lot with the principal use to which it serves as an accessory provided that the setback and yard requirements are met and provided that the accessory structure is not located closer to a road than the principal structure. No such accessory use shall be more than 20% in size of principal use or be located in a required front yard.

1. Private garage not to exceed the following storage capacities; 'For-Sale' dwelling, 4 automobiles; 'For-Rent' dwelling, 2 automobiles per dwelling unit; group dwelling, 1½ automobiles per sleeping

room. Structures shall maintain a 10 foot setback from rear and side lot lines or the same setbacks as the principal building, whichever is less.

2. Open storage space or parking area for motor vehicles provided that such space does not exceed the maximum respective storage capacities listed above; and provided that such space shall not be used for more than 1 commercial vehicle licensed as 1 ton or more in capacity per family residing on the premises.
3. Shed or tool room for the storage of household goods or equipment used in grounds or building maintenance. Structures shall maintain a 10 foot setback from rear and side lot lines or the same setbacks as the principal building, whichever is less.
4. Miscellaneous free-standing structures such as gazebos shall maintain a 10 foot setback from lot lines or the same setbacks as the principal building, whichever is less.
5. Children's playhouse and play equipment.
6. Quarters for the keeping of pets owned by occupants for non-commercial purposes provided that such use does not generate a nuisance to adjoining properties. Such quarters shall maintain a 20 foot setback from rear and side lot lines.
7. Private swimming pool and bathhouse or cabana. Swimming pool shall maintain a 20 foot setback from side and rear lot lines, or the same setback as the principle structure whichever is less. All other structures shall maintain a 10 foot setback from side and rear lot lines or the same setbacks as the principal building, whichever is less.
8. Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes. Same setbacks shall apply as for the principal building.
9. Backyard chickens on minimum 1-acre properties with a single-family detached dwelling, limited to no more than 6 chickens and no roosters allowed. Associated structures (chicken coop, run, etc.) shall maintain a minimum 25' setback from the rear and side property lines. Chicken coop and run shall not exceed 9' in height. No chickens shall be permitted within any undisturbed water buffers, wetlands, or regulated floodplain.

2.3.4 Standards for dwelling, 'for-sale', detached houses.

- A. All detached 'For-Sale' dwellings shall meet or exceed the following requirements in addition to the requirements of all applicable Building Codes:
 1. Each dwelling shall be connected to a potable water supply and sanitary sewage disposal system approved by the Fulton County Development Services Department.
 2. Foundation: The structure shall be attached to a permanent foundation constructed in accordance with the Building Code.
 3. Exterior siding: Exterior siding materials shall consist of wood, brick, stone, concrete, stucco, EIFS or similar materials, or lap siding of masonite, vinyl or similar materials, or any combination of the above.

The exterior siding shall extend the full height of the exterior walls, from the surrounding grade to the bottom of the eaves or other juncture with the roof.
 4. Roofs: All roof surfaces shall have a minimum pitch of 2.25:12 (2¼ inches of rise for every 12 inches of run), except that mansard and gambrel roofs must meet this requirement only for those surfaces that rise from the eaves. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, clay tiles, slate, standing seam metal or similar materials.
 5. Houses shall be at least 20 ft. in width.

6. A porch or hard surfaced landing shall be provided at each exterior door and stairway top and bottom, which shall be at least as wide as the door it serves, but no less than 36 inches in width and 36 inches in depth.

2.3.5 Buffers and landscape requirements.

See UDC Section 3.2.8.

([Ord. No. 718](#), § 16, 12-14-2015; [Ord. No. 732](#), §§ 3, 4, 2-6-2017; [Ord. No. 737](#), § 1, 5-1-2017; [Ord. No. 739](#), 5-1-2017)

2.3.6 Fence and wall requirements.

- A. *Height.* Height of fences and walls used as fences shall not exceed six (6) feet on residential property and eight (8) feet on non residential property. These limits may be exceeded by up to 50% on sloped lots where the appearance of an even fence line is desired.
- B. *Location on Property.* In order to prevent the obstruction of visibility, no walls, fences, shrubbery or hedges over three (3) feet in height shall be located within twenty (20) feet of an intersection of two or more streets or within ten (10) feet of the edge of a driveway leading to a street. Fences and walls shall be placed at least five (5) feet from required landscape strips and buffers to accommodate construction and maintenance unless approved otherwise at a public hearing.
- C. *Materials.* Fences and walls used as fences shall be made of wood which shall be protected from decay by the use of naturally durable wood or wood that is pressure treated, metal, brick, block, vinyl or stone. The use of plywood/sheet goods as a material is prohibited. Barbed, razor wire or electrically charged fencing shall be permitted in AG and RE districts and may be permitted, subject to administrative review and approval, in other districts.
- D. *Appearance.* All fencing shall be constructed with finished side facing away from the property owners property. Fences and walls used as fences shall not be finished with bright or primary colors or be visually distracting in any other way. A privacy fence or chainlink fence along a public or private right-of-way shall only be permitted when the required landscape strip and associated landscape material is provided. Privacy and chainlink fences shall be prohibited in a front yard, except that the Director of Community Development, or designee, may approve a privacy fence in the front yard on collector or arterial streets.
- E. *Permit.* A permit for construction shall not be required to erect a fence or wall used as a fence which is built in accordance with these standards. Signage incorporated into such fences shall require a sign permit.

([Ord. No. 720](#), § 1, 2-22-2016; [Ord. No. 808](#), § 3(Exh. C), 9-8-2020)

2.3.7 Reserved.

Editor's note— [Ord. No. 730](#), § 7, adopted Dec. 5, 2016, repealed former § 2.3.7 which pertained to conditional uses.



City Council Meeting STAFF REPORT

Submitting Department: Public Works
Submitted By: Dennis Roland
Sponsored By:
Meeting Date: July 19, 2021

I. AGENDA ITEM TITLE: PROVIDENCE ROAD SIDEWALK MAYFIELD TO BATES

II. RECOMMENDATION:

Please award the contract for Providence Rd. Sidewalk Construction from Mayfield to Bates Road to Excellre Construction LLC. in the amount of \$196,800.00 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: \$196,800.00

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Providence Area Sidewalks/31741100-541420-C1829	\$196,800.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
0	\$0.00

IV. REPORT IN BRIEF:

The award of this contract is for the construction of sidewalk from Mayfield Rd. to Bates Rd. along the west side of Providence. This segment is part of three segments along Providence and Charlotte identified as part of the 2016 Bond. Two segments of the three have been completed which include the West side of Charlotte Dr. from Old Place Drive to Lillian Drive and the west side of Providence Rd. from Bates Rd. to the City limits.

The scope of work for the remaining sidewalk along the west side of Providence rd. is as follows:

Construction of approximately 575 linear feet of sidewalk along the west side of Providence Road from existing sidewalk south of Bates Road to existing sidewalk north of Mayfield Road. Curb and gutter will be installed along the entire stretch of sidewalk in keeping with the existing sidewalk. The completion of this gap will provide contiguous sidewalk along the west side of Providence Road from the City Limits to Mayfield Road.

The Department of Public Works reached out to three vendors currently on contract with the City to obtain pricing. The following prices were provided for the above scope of work:

Excellere Construction LLC.	\$196,800.00
Summit Construction	\$199,872.40
Sol Construction LLC	\$254,600.00

Excellere Construction LLC is currently under contract with the City and has completed several other projects for the City in years past. Staff feels confident that Excellere Construction LLC. can complete the outlined

scope of work provided within budget and in a timely manner. Duration for this project is anticipated to take 60 days from the date of notice to proceed.

V. ALTERNATIVES:

VI. ATTACHMENTS:

EXCELLERE BID - ITB 19-006 - Schedule of Items - Prov South - Rev 3 - FOR PRICING, Proposal Sol Construction LLC- Providence RD 2021-06-03, 21-120 PROPOSAL-signed

SCHEDULE OF ITEMS
PROVIDENCE ROAD SIDEWALK IMPROVEMENTS
FROM THE BATES ROAD TO MAYFIELD ROAD

REVISION #3

Item #	Item Description	Quantity	Unit	Unit Price	Item Price
<u>TRAFFIC CONTROL</u>					
1.01	Traffic Control	1	LS	\$ 3,489.03	\$ 3,489.03
<u>DEMOLITION</u>					
1.02	Demolition (including any necessary clearing and tree removal)	1	LS	\$ 17,630.83	\$ 17,630.83
<u>SITE DEVELOPMENT</u>					
1.03	5' Pervious Concrete Sidewalk	575	LF	\$ 32.31	\$ 18,578.25
1.04	#57 Stone (36" depth)	320	CY	\$ 61.53	\$ 19,689.60
1.05	Filter Fabric (16 ft perimeter)	10,120	SF	\$ 0.10	\$ 1,012.00
1.06	24" Curb & Gutter, including 6" GAB extending 6" behind back of curb (Alpharetta Standard 901)	570	LF	\$ 19.87	\$ 11,325.90
1.07	Wooden Fencing - Remove and replace in kind	220	LF	\$ 29.62	\$ 6,516.40
1.08	Field Wire Fencing - Remove and replace in kind	20	LF	\$ 36.98	\$ 739.60
1.09	Retaining Wall w/ outfall, brick, & handrail, splash pad (12650 Mayfield Road, Total SF of wall face)	1	LS	\$ 12,600.54	\$ 12,600.54
1.10	Relocate Water Meter	1	LS	\$ 1,316.95	\$ 1,316.95
1.11	Adjust Utilities to Finished Grade (including, but not limited to, valve boxes, meter boxes, and pull boxes)	1	LS	\$ 449.50	\$ 449.50
1.12	Relocate Signage and Mailboxes (including, but not limited to, roadway signs, for sale signs, and space available signs)	1	LS	\$ 239.73	\$ 239.73
1.13	Concrete Driveway Apron and Reconstruction, 12650 Providence Road	1	LS	\$ 4,522.00	\$ 4,522.00
1.14	Concrete Driveway Apron and Reconstruction, 12630 Providence Road	1	LS	\$ 3,145.98	\$ 3,145.98
1.15	Concrete Driveway Apron and Reconstruction, 12610 Providence Road	1	LS	\$ 2,282.01	\$ 2,282.01
<u>GRADING & DRAINAGE</u>					
1.16	Grading Complete	1	LS	\$ 59,288.66	\$ 59,288.66
1.17	Storm Sewer System Materials & Installation (including, but not limited to, catch basins, junction boxes, pipe and bedding, and modification of existing structures)	1	LS	\$ 2,079.99	\$ 2,079.99
<u>EROSION CONTROL</u>					
1.18	Erosion Control (including, but not limited to installation, maintenance, and removal)	1	LS	\$ 7,841.08	\$ 7,841.08
<u>LANDSCAPING</u>					
1.19	Sodding	125	SY	\$ 14.11	\$ 1,763.75
1.20	Permanent Seeding	1,200	SY	\$ 0.01	\$ 12.00
1.21	Tree Save Fence	1	LS	\$ 1,032.81	\$ 1,032.81
1.22	Tree Care Plan (per requirements on sheet C.100)	1	LS	\$ 2,633.90	\$ 2,633.90
1.23	Irrigation Allocation	1	LS	\$ 3,000.00	\$ 3,000.00
<u>MISCELLANEOUS CONSTRUCTION</u>					
1.24	Miscellaneous Construction Allocation	1	LS	\$ 5,750.00	\$ 5,750.00
<u>TESTING</u>					
1.25	Required Testing including, but not limited to, soil and material testing.	1	LS	\$ 7,486.22	\$ 7,486.22
<u>MOBILIZATION BONDS & INSURANCE</u>					
1.26	Mobilization Bonds & Insurance	1	LS	\$ 2,373.27	\$ 2,373.27
GRAND TOTAL					\$ 196,800.00

SCHEDULE OF ITEMS
PROVIDENCE ROAD SIDEWALK IMPROVEMENTS
FROM THE BATES ROAD TO MAYFIELD ROAD

REVISION #3

Item #	Item Description	Quantity	Unit	Unit Price	Item Price
	<u>TRAFFIC CONTROL</u>				
1.01	Traffic Control	1	LS	\$ 9,500.00	\$ 9,500.00
	<u>DEMOLITION</u>				
1.02	Demolition (including any necessary clearing and tree removal)	1	LS	\$ 52,300.00	\$ 52,300.00
	<u>SITE DEVELOPMENT</u>				
1.03	5' Pervious Concrete Sidewalk	575	LF	\$ 32.00	\$ 18,400.00
1.04	#57 Stone (36" depth)	320	CY	\$ 79.00	\$ 25,280.00
1.05	Filter Fabric (16 ft perimeter)	10,120	SF	\$ 0.30	\$ 3,036.00
1.06	24" Curb & Gutter, including 6" GAB extending 6" behind back of curb (Alpharetta Standard 901)	570	LF	\$ 23.00	\$ 13,110.00
1.07	Wooden Fencing - Remove and replace in kind	220	LF	\$ 60.00	\$ 13,200.00
1.08	Field Wire Fencing - Remove and replace in kind	20	LF	\$ 114.00	\$ 2,280.00
1.09	Retaining Wall w/ outfall, brick, & handrail, splash pad (12650 Mayfield Road, Total SF of wall face)	1	LS	\$ 17,100.00	\$ 17,100.00
1.10	Relocate Water Meter	1	LS	\$ 2,100.00	\$ 2,100.00
1.11	Adjust Utilities to Finished Grade (including, but not limited to, valve boxes, meter boxes, and pull boxes)	1	LS	\$ 2,800.00	\$ 2,800.00
1.12	Relocate Signage and Mailboxes (including, but not limited to, roadway signs, for sale signs, and space available signs)	1	LS	\$ 350.00	\$ 350.00
1.13	Concrete Driveway Apron and Reconstruction, 12650 Providence Road	1	LS	\$ 2,600.00	\$ 2,600.00
1.14	Concrete Driveway Apron and Reconstruction, 12630 Providence Road	1	LS	\$ 1,800.00	\$ 1,800.00
1.15	Concrete Driveway Apron and Reconstruction, 12610 Providence Road	1	LS	\$ 1,800.00	\$ 1,800.00
	<u>GRADING & DRAINAGE</u>				
1.16	Grading Complete	1	LS	\$ 50,200.00	\$ 50,200.00
1.17	Storm Sewer System Materials & Installation (including, but not limited to, catch basins, junction boxes, pipe and bedding, and modification of existing structures)	1	LS	\$ 5,670.00	\$ 5,670.00
	<u>EROSION CONTROL</u>				
1.18	Erosion Control (including, but not limited to installation, maintenance, and removal)	1	LS	\$ 4,640.00	\$ 4,640.00
	<u>LANDSCAPING</u>				
1.19	Sodding	125	SY	\$ 12.00	\$ 1,500.00
1.20	Permanent Seeding	1,200	SY	\$ 0.32	\$ 384.00
1.21	Tree Save Fence	1	LS	\$ 2,350.00	\$ 2,350.00
1.22	Tree Care Plan (per requirements on sheet C.100)	1	LS	\$ 4,350.00	\$ 4,350.00
1.23	Irrigation Allocation	1	LS	\$ 3,000.00	\$ 3,000.00
	<u>MISCELLANEOUS CONSTRUCTION</u>				
1.24	Miscellaneous Construction Allocation	1	LS	\$ 5,750.00	\$ 5,750.00
	<u>TESTING</u>				
1.25	Required Testing including, but not limited to, soil and material testing.	1	LS	\$ 5,200.00	\$ 5,200.00
	<u>MOBILIZATION BONDS & INSURANCE</u>				
1.26	Mobilization Bonds & Insurance	1	LS	\$ 5,900.00	\$ 5,900.00
GRAND TOTAL					\$ 254,600.00



Estimate 21-120

SUMMIT CONSTRUCTION & DEVELOPMENT, LLC
2108 BENTLEY DRIVE, STONE MOUNTAIN, GA 30087
Tel (770) 413-0093 Ext. 804 / Fax (770) 413-0050
scdestimator@summitcd.com

PROPOSAL

Date: 6/1/2021

Project: Providence Road Sidewalk Improvements from the Bates road to Mayfield Road
Location: Alpharetta, GA

To (Company): City of Alpharetta Public Works Department

Attention:

Jared W. Wislon

Address:

Mobile:

Phone: 678-297-6234

Fax: 678-297-6201

Email: jwwilson@alpharetta.ga.us

Item #	Item Description	Quantity	Unit	Unit Price	Item Price
	TRAFFIC CONTROL				
1.01	Traffic Control	1	LS	\$ 7,565.00	\$ 7,565.00
	DEMOLITION				
1.02	Demolition (including any necessary clearing and tree removal)	1	LS	\$ 28,802.50	\$ 28,802.50
	SITE DEVELOPMENT				
1.03	5' Pervious Concrete Sidewalk	575	LF	\$ 41.00	\$ 23,575.00
1.04	#57 Stone (36" depth)	320	CY	\$ 64.00	\$ 20,480.00
1.05	Filter Fabric (16 ft perimeter)	10,120	SF	\$ 0.35	\$ 3,542.00
1.06	24" Curb & Gutter, including 6" GAB extending 6" behind back of curb (Alpharetta Standard 901)	570	LF	\$ 21.50	\$ 12,255.00
1.07	Wooden Fencing - Remove and replace in kind	220	LF	\$ 27.00	\$ 5,940.00
1.08	Field Wire Fencing - Remove and replace in kind	20	LF	\$ 30.00	\$ 600.00
1.09	Retaining Wall w/ outfall, brick, & handrail, splash pad (12650 Mayfield Road, Total SF of wall face)	1	LS	\$ 28,000.00	\$ 28,000.00
1.10	Relocate Water Meter	1	LS	\$ 1,400.00	\$ 1,400.00
1.11	Adjust Utilities to Finished Grade (including, but not limited to, valve boxes, meter boxes, and pull boxes)	1	LS	\$ 1,470.00	\$ 1,470.00
1.12	Relocate Signage and Mailboxes (including, but not limited to, roadway signs, for sale signs, and space available signs)	1	LS	\$ 500.00	\$ 500.00
1.13	Concrete Driveway Apron and Reconstruction, 12650 Providence Road	1	LS	\$ 4,627.78	\$ 4,627.78
1.14	Concrete Driveway Apron and Reconstruction, 12630 Providence Road	1	LS	\$ 3,305.56	\$ 3,305.56
1.15	Concrete Driveway Apron and Reconstruction, 12610 Providence Road	1	LS	\$ 2,455.56	\$ 2,455.56
	GRADING & DRAINAGE				
1.16	Grading Complete	1	LS	\$ 27,477.00	\$ 27,477.00
1.17	Storm Sewer System Materials & Installation (including, but not limited to, catch basins, junction boxes, pipe and bedding, and modification of existing structures)	1	LS	\$ 3,625.00	\$ 3,625.00
	EROSION CONTROL				
1.18	Erosion Control (including, but not limited to installation, maintenance, and removal)	1	LS	\$ 2,607.50	\$ 2,607.50
	LANDSCAPING				
1.19	Sodding	125	SY	\$ 12.50	\$ 1,562.50
1.20	Permanent Seeding	1,200	SY	\$ 1.00	\$ 1,200.00
1.21	Tree Save Fence	1	LS	\$ 1,182.00	\$ 1,182.00
1.22	Tree Care Plan (per requirements on sheet C.100)	1	LS	\$ 1,500.00	\$ 1,500.00
1.23	Irrigation Allocation	1	LS	\$ 3,000.00	\$ 3,000.00

	MISCELLANEOUS CONSTRUCTION				
1.24	Miscellaneous Construction Allocation	1	LS	\$ 5,750.00	\$ 5,750.00
	TESTING				
1.25	Required Testing including, but not limited to, soil and material testing.	1	LS	\$ 3,250.00	\$ 3,250.00
	MOBILIZATION BONDS & INSURANCE				
1.26	Mobilization Bonds & Insurance	1	LS	\$ 4,200.00	\$ 4,200.00
				GRAND TOTAL	\$ 199,872.40

Terms and Conditions:

1. Scope of Work. Contractor agrees to furnish all material, labor, installation, insurance, equipment, and tools required for the prompt and efficient execution of the work described herein in a professional and workmanlike manner.

2. Quote Amount. Owner agrees to pay Contractor for the strict performance of his work, the sum as indicated above subject to additions and deductions for changes in the scope of work as may be subsequently agreed upon. Due to current fluctuations in the materials markets, the proposal price is based upon material pricing as of the proposal date. This proposal price is valid for 90 days.

3. Disclaimer:

Due to the constant fluctuation in material costs and fuel, pricing is subject to change. If completion is delayed as a result of major or unforeseen circumstances including but not limited to any strike, lockout, shortage of materials, riot, political or civil disturbance, exceptionally inclement weather, or any variation, act, or omission on the part of the Owner, its representative or any other cause beyond the control of Summit Construction & Development LLC, then the Owner shall not for such reason have any claim against Summit Construction & Development LLC whether for damages or otherwise; The Owner agrees to hold Summit Construction & Development LLC harmless and Summit Construction & Development LLC shall be entitled to a fair and reasonable amount of time for the completion of all works contracted.

Exclusions:

1. Any other specifications and plans provided.
3. Unsuitable soils excavation, replacement and any remediation services.
4. Rock excavation, replacement, hauling or any other related services.

Approval:

Signed By:

AN

Ajay Naidu
Estimator

Summit Construction and Development, LLC

Date 06/01/2021

Accepted By:

Owner: _____

Date _____



City Council Meeting STAFF REPORT

Submitting Department: Information Technology
Submitted By: Randy Bundy
Sponsored By:
Meeting Date: July 19, 2021

I. AGENDA ITEM TITLE: MICROSOFT AZURE CLOUD INFRASTRUCTURE AS A SERVICE (IAAS) - CHANGE ORDER

II. RECOMMENDATION:

Approve the request to provide an increase in the existing purchase order for Microsoft Azure Cloud Services (IaaS) using the Statewide Contract (SWC) 99999-SPD-T20190814-0002 for Cloud Solutions for all City Departments in the FY2021 in the amount of \$32,000 and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST: \$182,000.00

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
IT Professional Services / 10017350-523900	\$32,000.00

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

This request is to increase the existing purchase order for cloud data storage and consumption costs. This increase is primarily due to increased costs for remote service licensing and access consumption during the pandemic that was not anticipated at the time of the FY2021 budget.

Procurement is through the State of Georgia Statewide Contract (SWC) 99999-SPD-T20190814-0002 for Cloud Solutions. This provides through this negotiated state contract the best pricing and support for Microsoft Azure and cloud services using the National Association of State Procurement Officials (NASPO) "ValuePoint" that leverages the expertise and buying power of many states and other participating entities.

V. ALTERNATIVES:

None

VI. ATTACHMENTS:



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: July 19, 2021

I. AGENDA ITEM TITLE: ALPHARETTA JOBS CREATION GRANT PROGRAM

II. RECOMMENDATION:

Approve the Third Amendment to the intergovernmental contract for the Alpharetta Jobs Creation Grant Program for the period July 01, 2021 through June 30, 2022 and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT.
BUDGET: YES

TOTAL PROJECT COST: FUNDING FROM THE CITY STILL
REMAINS AVAILABLE IN DEV AUTHORITY BUDGET OF
\$32,500.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

As a means of incentivizing business location and expansion and the hiring of Alpharetta residents for jobs created through such business location and expansion, the Development Authority entered into an agreement with the City of Alpharetta to create the Alpharetta Jobs Creation Grant Program.

As the program is currently structured, for each job created in Alpharetta by a new or expanding business that qualifies for the Georgia Job Tax Credit Program and for which a current resident of the City of Alpharetta is hired, the City will pay to the business a direct grant of \$250 to \$500 per new employee up to a maximum cumulative amount of \$80,000. The grant may be claimed for eligible new full-time, permanent jobs at the Alpharetta facility and may be claimed in years two and three if the Alpharetta resident continues to be employed.

The amendment as presented was approved by the Development Authority during its June meeting and would extend the program for the period of July 01, 2021 through June 30, 2022.

It is anticipated that during the period covered by this amendment, the Director of Economic Development would undertake an in-depth analysis of all current incentive programs to ensure alignment with economic development goals and needs. Based on that analysis, a holistic package of proposed incentive programs would be brought forward for consideration.

V. ALTERNATIVES:

VI. ATTACHMENTS:

THIRD AMENDMENT TO INTERGOVERNMENTAL CONTRACT - LOCAL JOBS CREATION GRANT PROGRAM, Local Jobs Creation Grant Program (IGA COA-DA - 10-21-2013)

THIRD AMENDMENT TO INTERGOVERNMENTAL CONTRACT

THIS THIRD AMENDMENT TO INTERGOVERNMENTAL CONTRACT (the "Third Amendment") is entered into as of _____, 2021, by and between the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia (the "City"), and the Development Authority of Alpharetta, Georgia, a public body corporate and instrumentality of the State of Georgia organized and existing pursuant to the Development Authorities law (O.C.G.A. §36-62-1, et seq., as amended) (the "Authority").

WHEREAS, on or about October 21, 2013, the City and the Authority entered into an Intergovernmental Contract to administer the local jobs creation grant program to promote employment opportunities in and for the City (the "Intergovernmental Contract"); and

WHEREAS, the Intergovernmental Contract will expire as of June 30, 2021; and

WHEREAS, by this Third Amendment the parties desire to extend the Intergovernmental Contract;

NOW, THEREFORE, in consideration of the premises and undertakings as hereinafter set forth, it is agreed by and between the City and the Authority, each acting by and through its duly authorized officers pursuant to resolutions or ordinances duly adopted and properly passed, as follows:

1. The term of the Intergovernmental Contract is extended through June 30, 2022. Either party may terminate the Intergovernmental Contract, as amended, upon thirty (30) days prior written notice. Upon the termination, uncommitted funds shall be returned to the City. Committed funds shall continue to be administered by the Authority in accordance with the terms of the program.

2. Except as provided herein, the other terms of the Intergovernmental Contract, as amended, shall remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized officers, have caused this Second Amendment to be executed and their seals to be affixed and attested all as of the day and year first above written.

CITY OF ALPHARETTA, GEORGIA

By: _____ (SEAL)
Jim Gilvin, Mayor

DEVELOPMENT AUTHORITY OF ALPHARETTA, GEORGIA

By: _____ (SEAL)
Jack Nugent, Chairman

APPROVED AS TO FORM:

C. Sam Thomas, City Attorney

INTERGOVERNMENTAL CONTRACT

This Intergovernmental Contract (the "Intergovernmental Contract") is entered into as of October 21, 2013, by and between the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia (the "City"), and the Development Authority of Alpharetta, Georgia, a public body corporate and instrumentality of the State of Georgia organized and existing pursuant to the Development Authority's law (O.C.G.A. §36-62-1, et seq., as amended) (the "Authority").

WITNESSETH:

WHEREAS, the City has legal authority to provide funding to the Authority to facilitate projects or programs within the authorized purposes of the Authority; and

WHEREAS, one of the authorized purposes of the Authority is to promote employment opportunities in and for the City; and

WHEREAS, the City and the Authority have determined that a proposed program to be known as the "Local Jobs Creation Grant" program would promote employment opportunities in and for the City; and

WHEREAS, the City is willing to provide certain funding to the Authority for a Local Jobs Creation Grant program to be administered by the Authority; and

WHEREAS, the Authority is willing to implement and administer the Local Jobs Creation Grant program;

NOW, THEREFORE, in consideration of the premises and undertakings as hereinafter set forth, it is agreed by and between the City and the Authority, each acting by and through its duly authorized officers pursuant to resolutions or ordinances duly adopted and properly passes, as follows:

1. The City shall provide funding to the Authority in an initial amount not to exceed forty thousand dollars (\$40,000.00) for the sole purpose of the Authority administering the Local Jobs Creation Grant program, which is more specifically described in the attached Exhibit "A" and which is hereinafter referred to as the "Program". The City may, but shall not be required to, provide additional funding to the Authority for the

Program, but only pursuant to and in compliance with the City's standard budgetary process.

2. The Authority shall administer the Program strictly in accordance with the terms of the Program as set forth in the attached Exhibit "A". The funds provided to the Authority by the City shall be used by the Authority solely for the purpose of providing grants pursuant to the Program. The parties acknowledge that the maximum potential commitment attributable to a grant is likely to exceed the actual funds that will be paid out pursuant to the grant. The Authority shall exercise its best judgment to estimate the actual funding that will be required for each grant and shall endeavor to insure that such funding shall not exceed current funding available to the Authority. To the extent the Authority determines that a grant is likely to exceed funding available to the Authority, the Authority shall not commit to such grant without first notifying and obtaining the written consent of the City. The Authority shall, at least annually, provide to the City a written detailed report of the Authority's administration of the Program.

3. The term of the Intergovernmental Contract shall be five (5) years. After the first year of this Contract either party may terminate the Intergovernmental Contract upon thirty (30) days prior written notice. Upon termination uncommitted funds shall be returned to the City. Committed funds shall continue to be administered by the Authority in accordance with the terms of the Program.

4. This Intergovernmental Contract may be executed in several counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

5. This Intergovernmental Contract is being entered into with the intent that the laws of the State of Georgia shall govern its construction and enforcement.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized officers, have caused this Intergovernmental Contract to be executed and their seals to be affixed and attested all as of the day and year first above written.

CITY OF ALPHARETTA, GEORGIA



By: [Signature] (SEAL)

Its: Mayor

DEVELOPMENT AUTHORITY OF ALPHARETTA, GEORGIA

By: [Signature] (SEAL)

Its: Chairman

APPROVED AS TO FORM:

[Signature]
C. Sam Thomas, City Attorney



1410885



EXHIBIT 'A'

OFFICE OF ECONOMIC DEVELOPMENT

Two South Main Street Alpharetta, GA 30009

Phone: 678.297.6075 Fax: 678.297.6001 Web: www.alpharetta.ga.us

LOCAL JOBS CREATION GRANT

INCENTIVE DESCRIPTION

The Local Job Creation Incentive was created by the Alpharetta Development Authority to enhance the Georgia State Tax Credit Programs such as the Quality Jobs Tax Credit and Opportunity Zone Credit program and create jobs for City of Alpharetta residents. In special cases, this incentive can be used by itself as a recruitment incentive for projects that are deemed significant to the city.

Under the Local Job Creation Grant, the Alpharetta Development Authority will award an additional \$250 - 500 per new job created in tandem with the state incentive. The award will be capped at a maximum of \$80,000 and will only be applied to new jobs where the newly hired employee is an Alpharetta resident. The new job created must meet the same criteria as defined in the state incentive program to be eligible. In addition, the Alpharetta resident must remain employed for a minimum of one year with the company before the incentive is paid out. Only those new employees hired within the term of the state incentive are eligible for the incentive.

INCENTIVE TERMS & CONDITIONS

1. The new job created must meet the same criteria as the state incentive from a targeted industry and wage threshold OR be approved by the Alpharetta Development Authority for a stand-alone award.
2. The new employee must be a current or new Alpharetta Resident.
3. The Alpharetta resident must remain employed for a minimum of one year before the incentive is released.
4. The business must submit a Local Job Incentive Report for EACH employee within 30 days of their one-year anniversary to the Alpharetta Development Authority to receive reimbursement.
5. The incentive is capped at a maximum of \$80,000 per award.
6. The term of the incentive is one year from the end of the job creation schedule provided by the applicant. (Ex. 3 year job creation schedule = 4 year eligible incentive payout)
7. Company can only claim new positions one time for reimbursement.



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: July 19, 2021

I. AGENDA ITEM TITLE: INTERGOVERNMENTAL AGREEMENT: LEASE OF CERTAIN PROPERTY TO ALPHARETTA DEVELOPMENT AUTHORITY

II. RECOMMENDATION:

Approve, as presented, an intergovernmental agreement between the City and the Development Authority of Alpharetta for the lease of certain property located at 2970 Webb Bridge Road; 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: THE VALUE OF THE LEASE, AS
DEFINED BY THE IGA, IS \$10.00.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

Beginning in 2017, the City entered into an Intergovernmental Agreement (IGA) with the Development Authority for the purpose of leasing to the Authority certain City-owned property located at 2970 Webb Bridge Road. The Development Authority subsequently has sub-leased said property to Tech Alpharetta (known at the time of the original IGA and sublease as the Alpharetta Technology Commission) for purposes of housing the Alpharetta Technology Accelerator and the administrative offices of that organization. The initial IGA was for a period of one year.

The most recent IGA and sublease, executed in 2018, expired on January 30, 2021; however, the arrangement has since continued on a month-to-month basis, as it has met the mutual needs and goals of the City, Development Authority, and Tech Alpharetta.

Presented for consideration of the Mayor and Council is a new IGA continuing, under the same terms as the previous IGA, the lease of the property to the Development Authority for the period July 01, 2021 through June 30, 2024.

V. ALTERNATIVES:

VI. ATTACHMENTS:

IGA - City to Development Authority - ATC Building Lease - July 2021, 2018 COA ATC Bldg Lease Extension (IGA COA-DA)

STATE OF GEORGIA
COUNTY OF FULTON

INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement (the "IGA") is made and entered into this 20th day of July, 2021, by and between the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia (the "City"), and the Development Authority of Alpharetta, Georgia, a public body corporate and instrumentality of the State of Georgia organized and existing pursuant to the Development Authorities Law (O.C.G.A. §36-62-1, et seq., as amended) (the "Authority").

WHEREAS, the City has the legal authority to lease property to The Authority to facilitate projects or programs that promote economic development opportunities in and for the City of Alpharetta; and

WHEREAS, one of the authorized purposes of the Authority is to promote economic development opportunities in and for the City; and; and

WHEREAS, Tech Alpharetta is an Alpharetta-based, non-profit business association that promotes growth and development of technology companies within Alpharetta; and

WHEREAS, the City and the Authority deem it beneficial and appropriate to enter into this Intergovernmental Agreement;

NOW, THEREFORE, for and in consideration of the premises and under-takings as hereinafter set forth, it is agreed by and between the City and the Authority as follows:

1. The City hereby leases unto The Authority that certain building owned by The City and commonly known as the Finance Building, 2970 Webb Bridge Road, Alpharetta, Georgia (hereinafter referred to as the "Property").
 - a. The lease shall commence on July 1, 2021 and terminate on June 30, 2024, unless sooner terminated by reason of default or as otherwise provided herein.
 - b. The rental shall be ten and no/100 dollars (\$10.00).
 - c. During the term of the lease, the Authority, or its authorized sublessee, shall be responsible for providing the routine maintenance of the Finance Building and for

the procurement and payment of adequate utility services to the property.

- d. The lease shall not be assignable. The Finance Building may be subleased to Tech Alpharetta for a term that would terminate upon the termination of the lease between the City and the Authority. The sublease shall contain similar provisions as the lease between the City and the Authority, and such other provisions as approved by the Authority and the City Attorney. The Finance Building may only be used as a Center for Innovation, which includes the following permitted uses: incubator, accelerator, collaborative technology space, center for entrepreneurship, technology associations, technology industry, makers space, Tech Alpharetta offices and other technology-related uses. If at any point in time during the term of the lease or an applicable sublease the Finance Building ceases to be used for these purposes for a period of thirty (30) days, the lease and the sublease shall terminate. In the event that the Authority does not sublease the Finance Building to Tech Alpharetta within thirty (30) days of the commencement of the lease, the lease shall terminate without further action of the parties. Upon expiration or termination of the lease, full possession of the Finance Building shall be delivered to the City, free and clear of all tenants, debris, trash and personal property and trade fixtures, its tenants or licenses.
- e. During the term of the lease and sublease, the City, the Authority, and the sublessee shall maintain adequate insurance to protect their respective interests in the Finance Building, including casualty and liability insurance.

2. This IGA shall terminate upon any termination of the lease and/or sublease.
3. This IGA may be executed in several counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.
4. This IGA is being entered into with the intent that the laws of the State of Georgia shall govern its construction and enforcement.

IN WITNESS WHEREOF, parties hereto, acting through their duly authorized officers, have caused this IGA to be executed and their seals to be affixed and attested all as of the day and year above written..

THE CITY:

The City of Alpharetta, Georgia

By: _____
Jim Gilvin, Mayor

THE AUTHORITY:

Development Authority of Alpharetta,
Georgia

By: _____
Jack Nugent, Chairman

APPROVED AS TO FORM:

C. Sam Thomas, P.C.
City Attorney

INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement (the "IGA") is entered into as of February 1, 2018, by and between the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia (the "City"), and the Development Authority of Alpharetta, Georgia, a public body corporate and instrumentality of the State of Georgia organized and existing pursuant to the Development Authorities Law (O.C.G.A. §36-62-1, et seq., as amended) (the "Authority").

WITNESSETH:

WHEREAS, the City has legal authority to provide funding to the Authority to facilitate projects or programs within the authorized purposes of the Authority; and

WHEREAS, one of the authorized purposes of the Authority is to promote economic development opportunities in and for the City; and

WHEREAS, the Tech Alpharetta is an Alpharetta-based, non-profit business association that promotes growth and development of technology companies within Alpharetta; and

WHEREAS, the City and the Authority deem it beneficial and appropriate to enter into this Intergovernmental Agreement;

NOW, THEREFORE, in consideration of the premises and undertakings as hereinafter set forth, it is agreed by and between the City and the Authority as follows:

1. The City shall lease the land and building described in the attached Exhibit "A" (the "Finance Building") to the Authority. The material terms of such lease shall include, but shall not be limited to, the following:

- (a) The lease shall commence on February 1, 2018 and terminate on January 31, 2021, unless sooner terminated by reason of default or as otherwise provided herein.
- (b) The rental shall be ten and no/100 dollars (\$10.00).
- (c) During the term of the lease, the Authority, or its authorized sublessee, shall be responsible for

providing the routine maintenance of the Finance Building and for the procurement and payment of adequate utility services to the property.

(d) The lease shall not be assignable. The Finance Building may be subleased to Tech Alpharetta for a term that would terminate upon the termination of the lease between the City and the Authority. The sublease shall contain similar provisions as the lease between the City and the Authority, and such other provisions as approved by the Authority and the City Attorney. The Finance Building may only be used as a Center for Innovation, which includes the following permitted uses: incubator, accelerator, collaborative technology space, center for entrepreneurship, technology associations, technology industry, makers space, Tech Alpharetta offices and other technology-related uses. If at any point in time during the term of the lease or an applicable sublease the Finance Building ceases to be used for these purposes for a period of thirty (30) days, the lease and the sublease shall terminate. In the event that the Authority does not sublease the Finance Building to Tech Alpharetta within thirty (30) days of the commencement of the lease, the lease shall terminate without further action of the parties. Upon expiration or termination of the lease, full possession of the Finance Building shall be delivered to the City, free and clear of all tenants, debris, trash and personal property and trade fixtures, its tenants or licenses.

(e) During the term of the lease and sublease, the City, the Authority, and the sublessee shall maintain adequate insurance to protect their respective interests in the Finance Building, including casualty and liability insurance.

2. This IGA shall terminate upon any termination of the lease and/or sublease.

3. This IGA may be executed in several counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

4. This IGA is being entered into with the intent that the laws of the State of Georgia shall govern its construction and enforcement.

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized officers, have caused this IGA to be executed and their seals to be affixed and attested all as of the day and year first above written.

CITY OF ALPHARETTA, GEORGIA



By: [Signature] (SEAL)

Its: Mayor

DEVELOPMENT AUTHORITY OF ALPHARETTA, GEORGIA

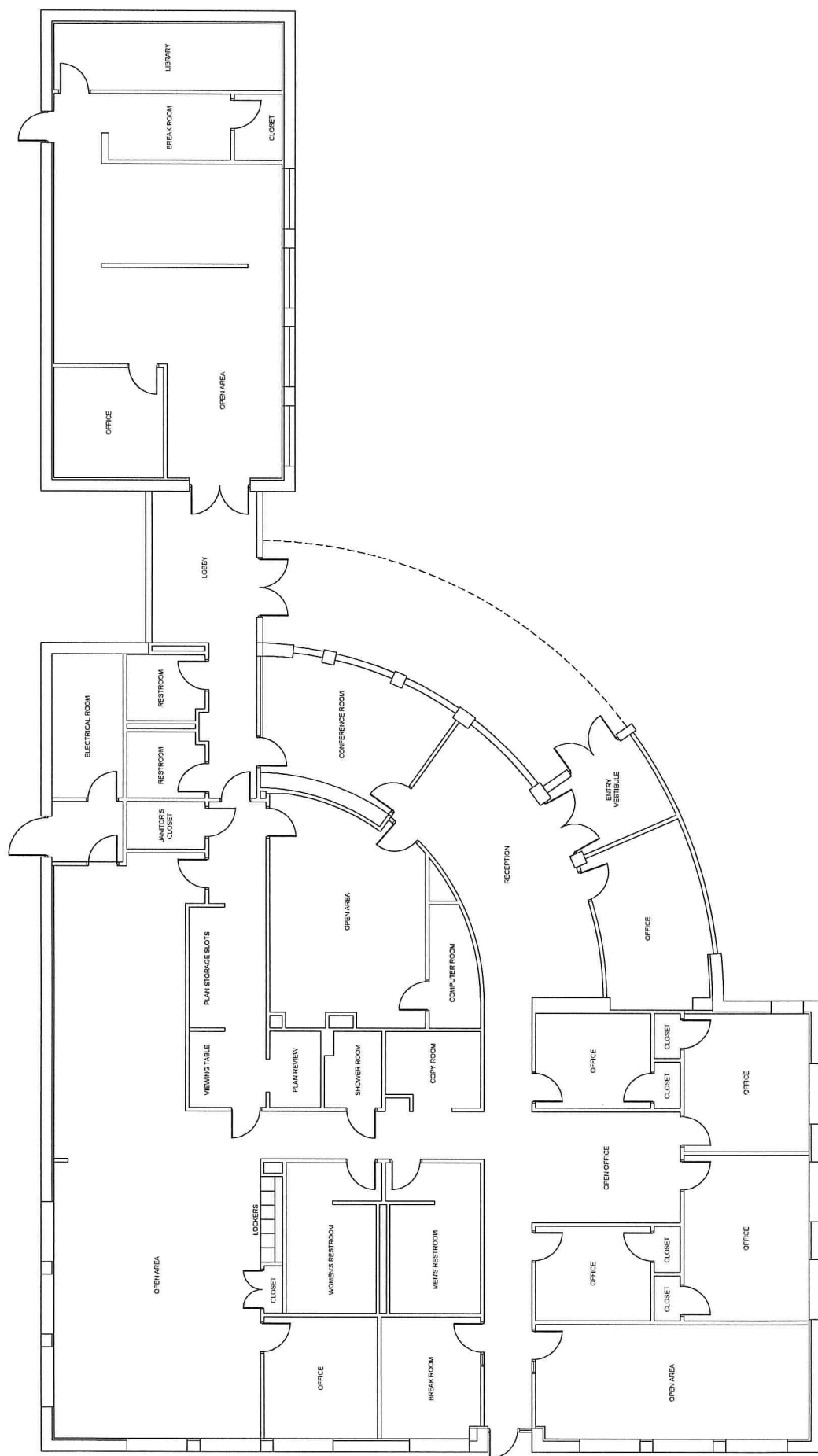
By: [Signature] (SEAL)

Its: Chairman

APPROVED AS TO FORM:

[Signature]
C. Sam Thomas, City Attorney

2691324





City Council Meeting STAFF REPORT

Submitting Department: Public Works
Submitted By: Pete Sewczwicz
Sponsored By:
Meeting Date: July 19, 2021

I. AGENDA ITEM TITLE: BIG CREEK GREENWAY/UNION HILL PARK CONNECTION

II. RECOMMENDATION:

This item is being presented for informational and discussion purposes and no formal vote is required.

III. REPORT IN BRIEF:

The Big Creek Greenway from Marconi to Union Hill Park has been opened for the last couple of months. Union Hill Park is now a trailhead of the Greenway, and representatives from Recreation/Parks/Cultural Services and Public Works have been working to develop a plan that will provide safe connectivity from the parking lot at Union Hill to the Greenway.

Attached is an exhibit depicting the proposed route of the Greenway to Union Hill Park. The proposed trail will be classified as the Greenway and will be 12' in width. This Greenway extension will not only provide a safe route to Union Hill Road (currently there is no sidewalk along the driveway from Union Hill Road to the Parking lot) as well as lead individuals to the existing restrooms at Union Hill Park.

Approximately 730 feet of 12' wide sidewalk will be constructed from the intersection of Union Hill Park's Driveway and Union Hill Road. A few trees, some are dead, will need to be removed and the old asphalt sidewalk (depicted as existing on the exhibit) will be removed and replaced with concrete. The greenway diverts towards the cul-de-sac to ensure the least amount of construction activity takes place near the large specimen pine tree.

Working with ICAN, the contractor who constructed the Greenway, the cost of these improvements will not exceed \$275k and would be accomplished in about 4-6 weeks. The current contract has \$300k remaining and staff is proposing to utilize the remaining funds in ICAN's contract to complete the connection from the Greenway to the Union Hill Park Parking Lot.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Union Hill Park Trail updated

Union Hill Park

Remove Asphalt & Replace
with 12' Concrete Greenway
Length = 270' +/-

Existing Asphalt

Width = 10'

Proposed Greenway

12' Concrete Greenway
Length = 460' +/-



McGinnis Ferry Rd

Union Hill Rd

Little Pine Trl

Greenway